

JR-022-2021

304 Cedar Crest – Sale to Adjoining Property Owner

Laura Weaver – Applicant

**Adjudicated since City, 1990 - \$17,837.24
 Parish, 1990 – \$15,724.68**

Property value – \$15,790.00

**Council City Council District 1 – Pat Lewis
 Parish Council District 5 – AB Rubin**

RESOLUTION NO. JR-022-2021

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 304 CEDAR CREST COURT TO AN ADJOINING LANDOWNER PURSUANT TO LA. R.S. 47:2202(B) FOR THE PRICE OF THE SALE'S ANTICIPATED COSTS

BE IT RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-246-2015, and subsequent amendments, establishing a process by which adjudicated properties may be sold, donated, or otherwise disposed of; and

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-155-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of Lafayette Parish, which Local Services Agreement assigns to Lafayette City-Parish Consolidated Government authority to oversee the sale, donation, or disposition otherwise of adjudicated properties; and

WHEREAS, the following political subdivisions with interests in adjudicated properties in parts or all of Lafayette Parish having agreed to the aforementioned Local Services Agreement: the City of Lafayette, the Parish of Lafayette, the Lafayette Parish Law Enforcement District and the Sheriff of Lafayette Parish; the Lafayette Parish School Board; the Lafayette Parish Library Board; the Lafayette Centre Development District; the Lafayette Economic Development Authority; the Bayou Vermilion District; the Lafayette Parish Tax Assessment District; the Lafayette Airport Commission; and the Teche-Vermilion Fresh Water District; and

WHEREAS, pursuant to La. R.S. 47:2201 *et seq.*, La. Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within Lafayette Parish, Lafayette City-Parish Consolidated Government may elect at a public meeting of the Lafayette City Council and the Lafayette Parish Council to allow an adjoining landowner, who is determined to have maintained an adjudicated property for at least one (1) year, to purchase such adjudicated property for any price set by the Lafayette City Council and the Lafayette Parish Council; and

WHEREAS, the Lafayette City-Parish Consolidated Government Code of Ordinances in Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted jointly to the councils for approval of a resolution authorizing its sale and adopting as its sale price the sale's anticipated costs; and

WHEREAS, the below-named Applicant for sale of the below-described property having submitted necessary verifying information for compliance with Louisiana statutes and the Lafayette City-Parish Consolidated Government Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government has determined conformance by the below-named Applicant with La. R.S. 47:2202(B) and with Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

SECTION 1: All of the foregoing "Whereas" clauses are adopted as part of this resolution.

SECTION 2: The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session convened, adopt pursuant to La. R.S. 47:2202(B), and Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e), Lafayette City-Parish Consolidated Government's anticipated costs in the amount of zero (\$0) dollars as the price for Non-Warranty Cash Sale of the below-described property (the "Property") to the below-named Applicant:

Applicant: Weaver Ventures, LLC – Laura Weaver

Assessment Number: 6032222

Property Address: 304 Cedar Crest Court, Lafayette, Louisiana 70501

Legal Description:

304 Cedar Crest Court, Lafayette, Louisiana 70501

"Those two (2) certain lots of ground with all improvements thereon, situated in the Souvenir Heights Addition to the City of Lafayette, Louisiana, and being more particularly known and designated as Lots Numbers 26 and 27 of Block 8 of said addition; said lots being contiguous and together have a frontage of 50 feet on Cedar Crest Court Lane (Court Lane) with depths and boundaries as shown on plat of survey of said addition on file in the Clerk of Court's office in and for the Parish of Lafayette, Louisiana; said lots bear municipal number 304 Cedar Crest Court Lane; being the same property purchased by Gordon A. Fontenot under Act Number 185358 of the records of the parish."

SECTION 3: Following the Applicant's compliance with:

a) the notice and publication requirements of, and lapse of the time periods described in, La. R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the Property or the filing of any action to annul as permitted by La. R.S. 47:2286 *et seq.*; and

b) the notice requirement imposed by Ch. 72-15(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; and

c) the filing requirement imposed by Ch. 72-16(b) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Chapter 72-12) shall upon request of the Applicant cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale to Applicant in that form attached hereto as Exhibit A. The

Administrator, however, shall decline to cause to be authenticated the Non-Warranty Cash Sale should those circumstances described by Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-18(c) arise prior to such authentication.

SECTION 4: Following authentication of the Non-Warranty Cash Sale, the Administrator shall cause Applicant to file the Non-Warranty Cash Sale in the Lafayette Parish Clerk of Court's conveyance records, along with this resolution, which shall be annexed to and incorporated by reference into the Non-Warranty Cash Sale; and to comply with the filing requirements set forth in Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth in Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances, the acquiring person(s) shall submit copies of the affidavit required by that subsection 72-16(d) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

SECTION 6: Sale of the Property to Applicant is conditioned upon compliance with the dictates of this resolution, including the following:

1) Applicant is not a tax debtor or owner of the Property, nor acting for, directly or indirectly, any tax debtor or owner of the Property;

2) Applicant is not an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government, nor any member of the immediate family of any of the above, nor any entity in which any of them has a substantial economic interest, nor acting for, directly or indirectly, any of the aforementioned, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;

3) Applicant shall permit re-entry and inspection of the Property, at reasonable times and upon reasonable notice, by the Administrator or other agents of the Government, in order to verify compliance with any conditions imposed on the sale;

4) Applicant's compliance with the notice and filing requirements imposed by this resolution, the Louisiana Revised Statutes or by the Lafayette City-Parish Consolidated Government Code of Ordinances;

5) Applicant's maintenance of the Property in a clean and sanitary condition; and

6) Applicant's adherence to that property renovation plan attached hereto as Exhibit B.

SECTION 7: Should any suspensive condition prohibited by this resolution come to pass, or any resolutory condition required by this resolution cease, the Administrator upon

learning of such circumstance shall cause to be revoked the Non-Warranty Cash Sale to Applicant.

SECTION 8: All resolutions, or parts thereof, in conflict herewith are hereby repealed.

This resolution having been submitted to a vote, the vote on behalf of the Lafayette City Council thereon was as follows:

YEAS: Lewis, A. Naquin, Hebert, Cook, Lazard

NAYS: None

ABSENT: None

ABSTAIN: None

This resolution having been submitted to a vote, the vote on behalf of the Lafayette Parish Council thereon was as follows:

YEAS: Tabor, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: K. Naquin

ABSTAIN: None

AND the resolution was declared adopted on this, the 20th day of July, 2021.

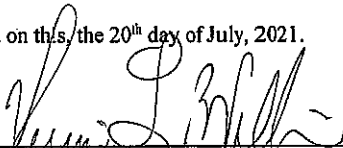

VERONICA L. WILLIAMS
LAFAYETTE CLERK OF THE COUNCIL

Exhibit B
Renovation Plan

Applicant's plan is as follows:

1. Make necessary improvements to lot
2. Build residential structure if financially feasible
 - a. One (1) single family unit on each lot; or,
 - b. One (1) duplex requiring a boundary line adjustment as well as a Conational Use Permit.
 - i. Both instances would be for rental purposes
 - ii. Any new construction may be subject to review and approval by the Development and Planning Department for neighborhood compatibility. New structures will be reviewed for neighborhood compatibility in terms of building character, setbacks and massing.
 - iii. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.
 - iv. After acquisition of the property, LCG will inspect any new rental construction every three (3) years to ensure code compliance.
3. Or sell lot

CASE NO. APD 2021-024			
APPLICANT INFORMATION			
Applicant Name	Weaver Ventures, LLC Laura Weaver	Phone	(337) 962-7847
		Email	weaverventures@bellsouth.net
Applicant Address	308 Cedar Crest Court	Applicant Municipality	Lafayette
Applicant Lives in Neighborhood		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input type="checkbox"/> N/A
Applicant Services Neighborhood		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, in what capacity?	N/A		
ADJUDICATED PROPERTY INFORMATION			
Property Address	304 Cedar Crest Court	Assessment No.	6032222
Neighborhood	Saints Street Area	Subdivision	Souvenir Heights
City District	5 Glenn Lazard	Parish District	5 Abraham Rubin
Adjudication Status	City	Parish	
Date Adjudicated	1990	1990	
Amount of Taxes Owed	\$17,837.24	\$15,724.68	
Disposition Process	Sale - Adjoining	Legislative Process	Sale/ALT to Adjoining Property Owner
<small>*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con</small>			
Minimum Bid	Value \$15,790	1st Public Sale	N/A
		2nd Public Sale	N/A
<small>*Minimum bid used in public sale process as per 72.30 (f) and 72.31©</small>			
Property Condition		Calls for Service	0
Vacant	Vacant	Law Enforcement	0
Maintained	Maintained	Environmental	0
Improved	Improved	Housing	0
RENOVATION PLAN *See Attached			
Zoning Designation	"RS-1" Residential Single-Family		
Meets Zoning Standard for District		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Assessor's Description	Res Subd Lot		
Is Consistent with Area Land Use		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Flood Zone	AE		
Mitigation-Mandatory flood insurance if property mortgaged		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Intended Use	Extend Property		
Description of Intended Use	Applicant will seek to build one (1) single family residential unit for rent on each lot, or seek lot line adjustment and Conditional Use Permit to construct one (1) duplex for rental purposes.		
Administrator Notes			
1. Applicant satisfies conditions as established in LCG O-166-2015.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Applicant is approved for this disposition proceeding.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Applicant will be considered for future disposition proceedings.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Confirmed property is adjudicated.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
6. Affidavit(s) have/have been provided.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Conditions not satisfied			
1			
2			
3			