

JR-024-2024

305 Randolph Drive – Sale to Adjoining Property Owner

Assessment No. 6042690

Aileen Comeaux – Applicant

**Adjudicated since City, 2016 - \$7,760.89
 Parish, N/A – \$4,618.20**

Property value – \$47,500.00

**Council City Council District 5 – Kenneth Boudreaux
 Parish Council District 5 – A.B. Rubin**

RESOLUTION NO. JR-024-2024

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF THE PROPERTY GENERALLY FOUND AT 305 RANDOLPH DRIVE (ASSESSMENT NUMBER 6042690) 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 jointly elect at public meeting(s) 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 to the Joint Council 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 aforescribed "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: Aileen Comeaux

Assessment Number: 6042690

Property Address: 305 Randolph Drive

Legal Description:

305 Randolph Drive, Lafayette, Louisiana 70507

"That certain lot of ground, together with all buildings, and improvements, and the component parts thereof, with all rights, ways, privileges and servitudes thereunto appertaining, situated in Section 100, T9S, R9E, Lafayette Parish, Louisiana, being known and designated as LOT 3, BLOCK 1, OF NORTHSIDE SUBDIVISION, and having such measurements, dimensions, configurations and boundaries as are more fully shown on that certain plat of survey prepared by C. K. Langlinais dated January 4, 1950 and filed with an Act of Dedication, under Entry No. 238395, records of Lafayette Parish, Louisiana, which plat of survey is made a part hereof by reference thereto; which lot bears the municipal address of 305 Randolph Drive, Lafayette, Louisiana 70501."

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(c) 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(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth in Ch. 72-16(b) and Ch. 72-16(e) 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(e) 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 resolutive 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: Broussard, Naquin, Hebert, Hooks, Boudreaux

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, Richard, Stansbury, Guilbeau

NAYS: None

ABSENT: Rubin

ABSTAIN: None

AND the resolution was declared adopted on this, the 6th day of August, 2024.

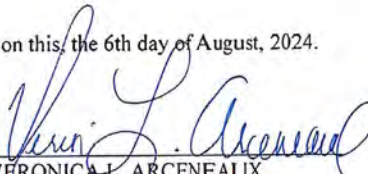

VERONICA L. ARCENEAUX
LAFAYETTE CLERK OF THE COUNCIL

Exhibit 1

Legal Description

Assessment Number: 6042690

Property Address: 305 Randolph Drive, Lafayette, LA 70507

“That certain lot of ground, together with all buildings, and improvements, and the component parts thereof, with all rights, ways, privileges and servitudes thereunto appertaining, situated in Section 100, T9S, RSE, Lafayette Parish, Louisiana, being known and designated as LOT 3, BLOCK 1, OF NORTHSIDE SUBDIVISION, and having such measurements, dimensions, configurations and boundaries as are more fully shown on that certain plat of survey prepared by C. K. Langlinais dated January 4, 1950 and filed with an Act of Dedication, under Entry No. 238395, records of Lafayette Parish, Louisiana, which plat of survey is made a part hereof by reference thereto; which lot bears the municipal address of 305 Randolph Drive, Lafayette, Louisiana 70501.”

Exhibit B
Renovation Plan

Applicant's plan for the rehabilitation of or the demolition and construction of new a single-family unit, to be used for rental purposes, shall be as follows:

1. After acquisition of the property, LCG will inspect the existing house and the applicant will have six (6) months (*upon provision of a final report by LCG staff*) to comply with the infractions stipulated in the inspection report.
2. Any and all work done to any structures considered historic or eligible to be historic using the definition in the International Building Code, must be approved by the Development and Planning Department before any permit is issued.
3. All construction shall be consistent with applicable zoning and building codes as required by Lafayette Consolidated Government.

After acquisition of the property, LCG will inspect any new rental rehabilitation or construction every three (3) years to ensure code compliance.