

JR-032-2023

1817 N. St. Antoine – Sale to Adjoining Property Owner

Assessment No. 60151353

Joseph Derouselle – Applicant

Adjudicated since City 2016, - \$13,974.88

Parish, 2019 – \$623.23

Property value – \$7,330.00

Council City Council District 1 – Pat Lewis
Parish Council District 5 – A.B. Rubin

RESOLUTION NO. JR-032-2023

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF THE PROPERTY AT 1817 NORTH SAINT ANTOINE STREET (ASSESSMENT NUMBER 6151353) 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, 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 to the Lafayette City Council and the Lafayette Parish 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 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: Joseph R. Drouelle and Francine Bellot

Assessment Number: 6151353

Property Address: 1817 North Saint Antoine Street, Lafayette, Louisiana 70501

Legal Description:

1817 North Saint Antoine Street, Lafayette, Louisiana 70501

ITEM NO. I:

“A certain irregular shaped parcel of ground, together with all buildings and improvements situated thereon and thereunto belonging, together with all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or anyway appertaining, being known and designated as: PORTIONS OF LOTS 35 and 36 of LILLIAN HEIGHTS SUBDIVISION, City and Parish of Lafayette, Louisiana. According to a plat of survey of a redivision of Lots 34, 35, and 36, Lillian Heights Subdivision prepared by Edmond E. Dupre, Jr., Land Surveyor, dated January 28, 1981, a copy of which is attached and made a part of Act No. 82-12316, these parcels are irregular, and designated as REVISED LOT 36A, having a broken frontage along Robinson St. Extension totaling 41.41 feet, a northerly line of 108.44 feet, a southerly line of 110.26 feet and a westerly line 41.06 and together by Lot 37, property of J.R. Drouelle or assigns; westerly by Southern Pacific Railroad Right-of-Way; and northerly by Lot 36B.

Being the same property acquired by Felton Joseph Tolliver, By Cash Sale dated November 7, 1984, recorded under Original Act No. 84-038820, records of the Clerk, Lafayette Parish, Louisiana.

ITEM NO. II:

A certain parcel of ground, together with all buildings and improvements situated thereon and thereunto belonging, together with all the rights, ways, privileges, servitudes,

advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the City and Parish of Lafayette, and being shown on plat of survey of a redivision of lots in Lillian Heights Subdivision prepared by Edmond E. Dupre, Jr., Registered Land Surveyor, dated January 28, 1981, a copy of which is attached to and made part of Original Act No. 82-12316, records of the Clerk, Lafayette Parish, Louisiana, said parcel of survey as LOT 36B, LILLIAN HEIGHTS SUBDIVISION, said parcel having such shape, form, metes, bounds, dimensions, configuration and boundaries as are shown on the aforesaid plat of survey.

Being the same property acquired by Felton Tolliver by Cash Sale dated April 10, 1987, recorded April 10, 1987 under Original Act No. 87-011843, records of the Clerk, Lafayette Parish, Louisiana.

LESS AND EXCEPT

TRACT 1-5

That certain tract of land currently owned by Aaron Paul Robertson, et ux, located in Lafayette Parish, Louisiana, Section 13, Township 09 South – Range 05 East. Said tract contains 515.24 Sq. Ft. and are more fully described as follows:

COMMENCING at the intersection of the centerline of North St. Antoine Street Extension and the centerline of Wilkins Street; **THENCE** South 87°00'53" West for a distance of 29.85 feet to the southeasterly corner of Lots 36A and 36B of Lillian Heights Subdivision, Phase I, also being a corner along the westerly right-of-way of North St. Antoine Street Extension, being the **POINT OF BEGINNING**, described as point A; **THENCE** South 71°03'49" West for a distance of 4.18 feet to a corner along the southerly property line described as point B; **THENCE** along a curve having a radius of 2,439.47 feet for a distance of 83.29 feet with a chord bearing North 22°29'35" West for a distance of 83.29 feet to a corner on the northerly property line described as point C; **THENCE** North 70°48'33 East for a distance of 8.69 feet to a corner on the westerly right-of-way of North St. Antoine Street Extension, described as point D; **THENCE** South 19°23'21" East for a distance of 83.71 feet along the westerly right-of-way of North St. Antoine Street Extension to the **POINT OF BEGINNING**, all containing 515.24 Sq. Ft., and being more fully described as Tract 1-5 on a map of survey titled "A Map of Survey Showing Right-Of-Way To Be Acquired By Lafayette City-Parish Consolidated Government from Aaron Paul Robertson, et ux."

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 resolatory 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 of the aforescribed "Whereas" clauses are adopted as part of this resolution.

SECTION 9: 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, K. Naquin, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 5th day of December, 2023.

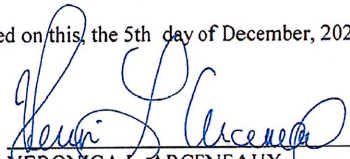

VERONICA L. ARCENEAUX
LAFAYETTE CLERK OF THE COUNCIL

Exhibit 1**Legal Description**

Assessment Number: 6151353

Property Address: 1817 North Saint Antoine Street, Lafayette, LA 70501

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A certain parcel of ground, together with all buildings and improvements situated thereon and thereunto belonging, together with all the rights, ways, privileges, servitudes, advantages and appurtenances thereunto belonging or in anywise appertaining, situated in the City and Parish of Lafayette, and being shown on plat of survey of a redivision of lots in Lillian Heights Subdivision prepared by Edmond E. Dupre, Jr., Registered Land Surveyor, dated January 28, 1981, a copy of which is attached to and made part of Original Act No. 82-12316, records of the Clerk, Lafayette Parish, Louisiana, said parcel of survey as LOT 36B, LILLIAN HEIGHTS SUBDIVISION, said parcel having such shape, form, metes, bounds, dimensions, configuration and boundaries as are shown on the aforesaid plat of survey.

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Exhibit B
Renovation Plan

Applicant's plan to utilize property for extended yard and green space.

CASE NO. APD 2023-069			
APPLICANT INFORMATION			
Applicant Name	Joseph Derouselle	Phone	(337) 257-0648
		Email	
Applicant Address	1815 N. St. Antoine Street	Applicant Municipality	Lafayette
Applicant Lives in Neighborhood		<input checked="" type="checkbox"/> Yes	<input 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	1817 N. St. Antoine Street	Assessment No.	6151353
Neighborhood	Mills Addition	Subdivision	Lillian Heights
City District	1 Pat Lewis	Parish District	5 Abraham Rubin
Adjudication Status	City	Parish	
Date Adjudicated	2016	N/A	
Amount of Taxes Owed	\$13,974.88	\$623.23	
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 \$7,330	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	Law Enforcement	0	
Maintained	Environmental	0	
Improved	Housing	0	
RENOVATION PLAN <small>*See Attached</small>			
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	X		
Will Require Mitigation		<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No <input checked="" type="checkbox"/> N/A
Intended Use	Extend Property		
Description of Intended Use	Applicant will utilize property for additional yard- and greenspace.		
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/has been provided.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Conditions not satisfied			
1			
2			
3			