

JR-041-2021

1124 East Alexander Street – Sale to Adjoining Property Owner

Susia and Larry Dural – Applicant

**Adjudicated since City, 2000 - \$1,711.13
 Parish, 2001 – \$3,788.76**

Property value – \$14,400.00

**Council City Council District 1 – Glenn Lazard
 Parish Council District 5 – AB Rubin**

RESOLUTION NO. JR-041-2021

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 1124 EAST ALEXANDER STREET 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 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 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: Susie Ann Chaisson Dural and Larry James Dural

Assessment Number: 6015374

Property Address: 1124 East Alexander Street, Lafayette, Louisiana 70501

Legal Description:

1124 East Alexander Street, Lafayette, Louisiana 70501

"That certain lot or parcel of ground, together with all buildings and improvements thereon and thereunto belonging, situated in Section 111, Township 9 south, Range 5 East, City and Parish of Lafayette, Louisiana, being known and designated as LOT 8, PARKSIDE ESTATES, PHASE I, said lot having a frontage on Alexander Street with the dimensions, boundaries, shape, form, location and configuration as shown on that certain plat of survey dated September 2, 1981, prepared by Randall J. Hebert & Associates, Inc., recorded under Entry No. 81-29608 of the records of the Lafayette Parish Clerk of Court's Office.

This sale is made and accepted subject to the restrictive covenants, easements, servitudes, mineral royalties, oil, gas and mineral leases, obligations of ownership, etc. affecting the above described property of record in the Lafayette Parish Clerk of Court's Office."

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(e) 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 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 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:

NAYS:

ABSENT:

ABSTAIN:

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

YEAS:

NAYS:

ABSENT:

ABSTAIN:

AND the resolution was declared adopted on this, the ____ day of _____, 2021.

VERONICA L. WILLIAMS
LAFAYETTE CLERK OF THE COUNCIL

Exhibit B
Renovation Plan

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

*Note: Existing drainage and utility easements on this property may limit applicant's ability to develop this property.

CASE NO. APD 2021-041

APPLICANT INFORMATION

Applicant Name Susie Dural Phone (337) 443-8949
Larry Dural Email duralsusie@gmail.com
Applicant Address 1126 E. Alexander St. Applicant Municipality Lafayette
Applicant Lives in Neighborhood Yes No N/A
Applicant Services Neighborhood Yes No N/A
If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 1124 E. Alexander St. Assessment No. 6015374
Neighborhood Canadian Heights Subdivision Parkside Estates Ph. 1
City District 5 Glenn Lazard Parish District 5 Abraham Rubin
Adjudication Status City Parish
Date Adjudicated 2000 2001
Amount of Taxes Owed \$1,711.13 \$3,788.76

Disposition Process Sale - Adjoining Legislative Process Sale/ALT to Adjoining Property Owner

*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$14,400 1st Public Sale N/A 2nd Public Sale N/A

*Minimum bid used in public sale process as per 72.30 (f) and 72.31(d)

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 Yes No N/A
Assessor's Description Res Subd Lot
Is Consistent with Area Land Use Yes No N/A
Flood Zone X
Will Require Mitigation Yes No N/A

Intended Use Extend Property

Description of Intended Use

Applicant will use lot for additional yard and green space.

Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015. Yes No N/A
2. Applicant is approved for this disposition proceeding. Yes No N/A
3. Applicant will be considered for future disposition proceedings. Yes No N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015. Yes No N/A
5. Confirmed property is adjudicated. Yes No N/A
6. Affidavit(s) have/has been provided. Yes No N/A

Conditions not satisfied

- 1
- 2
- 3