

**PR-015-2021**

**104 Lapin Road – Sale to Adjoining Property Owner**

**Mark Angelle – Applicant**

**Adjudicated since City, N/A  
Parish, 2018 – \$5,008.63**

**Property value – \$14,400.00**

**Council City Council – N/A  
Parish Council District 5 –AB Rubin**

**PARISH RESOLUTION NO. PR-015-2021**

**A RESOLUTION OF THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF THAT PROPERTY LOCATED AT 104 LAPIN ROAD (ASSESSMENT NUMBER 6091741) 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 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 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 Parish Council; and

**WHEREAS**, the Lafayette City-Parish Consolidated Government Code of Ordinances at Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted to the 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 Parish Council, that:

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

**SECTION 2:** 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:** Mark Angelle, Jr.

**Assessment Number:** 6091741

**Property Address:** 104 Lapin Road, Breaux Bridge, Louisiana 70517

**Legal Description:**

104 Lapin Road, Breaux Bridge, Louisiana 70517

"That certain lot or parcel of ground, with all buildings and improvements thereon, located in Lafayette Parish, Louisiana, Section 108, Township 8 South, Range 5 East, partially shown on that certain plat of survey prepared by Jack Stelly & Associates, Inc., Michael P. Mayeux, Registered Land Surveyor, dated April 14, 1994 (File No. 15081-MI.DWG), said plat attached hereto for reference only; commencing at the Southwest corner of the property of Glynn Robin, thence West-Southwest along the center line of the road designated as Lapin Road on above referenced plat of survey, for a distance of 200 feet for a Point of Beginning; thence East-Northeast along the center line of the road designated as Lapin Road on the above referenced plat of survey, for a distance of 200 feet to the common property corner of the property of Glynn Robin, Lot 3 and Lot 4; thence North-Northwest along the common property line of the property of Glynn Robin and Lot 3 for a distance of 126.65 feet to the common property corner of the property of Glynn Robin, Lot 2 and Lot 3; thence West-Southwest along the common property line of Lot 2 and Lot 3 for a distance of 200 feet for corner; thence South-Southeast by a straight line to the Point of Beginning; said property is bounded on the North by Lot 2, on the East by the property of Glynn Robin, on the South by the road designated as Lapin Road on above referenced plat of survey and Lot 4, and on the West by the remainder of the property of Vendor herein.

Being a portion of the same property acquired by Vendor herein by Act No. 371038 dated and recorded October 20, 1958, records of the Lafayette Parish Clerk of Court, Lafayette, Louisiana.

This sale is made and accepted subject to the restrictive covenants, easements, servitudes, rights-of-way, mineral leases, mineral reservations and obligations of ownership 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(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 at Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

**SECTION 5:** After compliance with the filing requirements set forth at 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 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 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 this property additional yard and green space.

CASE NO. APD 2021-042

APPLICANT INFORMATION

Applicant Name Mark Angelle Phone (337) 319-4719  
 Email lilmark0956@yahoo.com  
 Applicant Address 1798A Sawmill Hwy. Applicant Municipality Uninc 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 104 Lapin Road Assessment No. 6091741  
 Neighborhood N/A Subdivision N/A  
 City District 10 None Parish District 5 Abraham Rubin  
 Adjudication Status City Parish  
 Date Adjudicated N/A 2018  
 Amount of Taxes Owed N/A \$5,008.63  
 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 \$57,950 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©  
 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 Parish - Unzoned  
 Meets Zoning Standard for District  Yes  No  N/A  
 Assessor's Description Res NonSub 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

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