

RESOLUTION NO. JR-021-2021

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 222 SPRING 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 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: Tahiti Investment Group, LLC – David Adams

Assessment Number: 6045520

Property Address: 222 Spring Street, Lafayette, Louisiana 70501

Legal Description:

222 Spring Street, Lafayette, Louisiana 70501

“That certain parcel of ground, together with all improvements thereon and thereunto belonging, situated near the corporate limits of the City of Lafayette, Louisiana, and according to plat of survey of BLOCK ONE of SPRINGHILL ADDITION NUMBER ONE is known and designated as LOT FOUR OF BLOCK ONE OF SAID SPRINGHILL ADDITION NO. ONE. Said parcel having a frontage of fifty (50) feet on Spring Street by a depth between parallel lines of seventy-eight on 8/10 (78.8) feet, and is bounded as follows, to-wit: North by Lot Three of Block One of said Addition, East by Spring Street, West by Barry-Billeaud Addition and South by Springhill Addition Number Two. Being the same property acquired by Act No. 505445 of the records of the Clerk of Court’s Office for the Parish of Lafayette, Louisiana.”

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 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:

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

NON-WARRANTY CASH SALE

STATE OF LOUISIANA

PARISH OF LAFAYETTE

BE IT KNOWN, on the dates written below before the undersigned Notaries Public, duly commissioned and qualified in their respective parishes, personally came and appeared:

Lafayette City-Parish Consolidated Government,

referred to as "Seller," a political subdivision of the State of Louisiana, represented herein by Lafayette Mayor-President Joshua S. Guillory, who, authorized by Joint Resolution No. JR-____-2021 of the Lafayette City Council and the Lafayette Parish Council, declared that:

Seller sells, without any warranty of title whatsoever, either expressed or implied, even as to the return or reduction of the purchase price, except for the warranty against eviction resulting from a prior alienation by the political subdivision, but with full substitution and subrogation in and to all the rights and actions of warranty which Seller may have, to:

Tahiti Investment Group, LLC. – David Adams,

whose permanent mailing address is P.O. Box 51607, Lafayette, LA, 70505-1607, referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

This sale is made and accepted for and in consideration of the sum of "Zero Dollars" cash, which Purchaser has paid to Seller.

Purchaser acknowledges that this sale is subject to, and conditioned upon, the provisions of the aforementioned Resolution, which is incorporated herein and made part hereof, and whose recordation alongside this Act of Sale is an essential condition of this Sale.

Remainder of this page intentionally blank

Pursuant to La. R.S. § 9:2721(A), from and after the date of execution of this Non-Warranty Cash Sale by the Seller, all property taxes and assessment notices should be mailed to the Purchaser at its address first set forth on the preceding page.

Remainder of this page intentionally blank

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this _____ day of _____, _____, in the city of _____, Louisiana.

WITNESSES:

SELLER:
LAFAYETTE CITY-PARISH
CONSOLIDATED GOVERNMENT

Signature

Printed Name:

Signature

Printed Name:

Signature
Name: Joshua S. Guillory
Title: Lafayette Mayor-President

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

THUS DONE AND PASSED by Purchaser, before me, Notary, and the undersigned
competent witnesses on this _____ day of _____, _____, in the city of
_____, Louisiana.

WITNESSES:

PURCHASER(s):
Tahiti Investment Group, LLC
David Adams

Signature

Signature

Printed Name

Printed Name

Signature

Signature

Printed Name

Printed Name

NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____

Exhibit 1
Legal Description

Assessment Number: 6045520

Property Address: 222 Spring Street, Lafayette, LA 70501

“That certain parcel of ground, together with all improvements thereon and thereunto belonging, situated near the corporate limits of the City of Lafayette, Louisiana, and according to plat of survey of BLOCK ONE of SPRINGHILL ADDITION NUMBER ONE is known and designated as LOT FOUR OF BLOCK ONE OF SAID SPRING-HILL ADDITION NO. ONE. Said parcel having a frontage of fifty (50) feet on Spring Street by a depth between parallel lines of seventy-eight on 8/10 (78.8) feet, and is bounded as follows, to-wit: North by Lot Three of Block One of said Addition, East by Spring Street, West by Barry-Billeaud Addition and South by Springhill Addition Number Two. Being the same property acquired by Act No. 505445 of the records of the Clerk of Court’s Office for the Parish of Lafayette, Louisiana.”

Exhibit B
Renovation Plan

Applicant's plan is to renovate the existing structure currently located on the lot. Due to lot size, applicant is limited to renovation of existing structure. Any additional improvements may require a change in the renovation plan as well as a rezoning request.

CASE NO. APD 2021-020

APPLICANT INFORMATION

Applicant Name	David Adams	Phone	(337) 288-9838
		Email	davidadams@kw.com
Applicant Address	218 Spring Street	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	222 Spring Street	Assessment No.	6045220
Neighborhood	Old Addition	Subdivision	Springhill
City District	1 Pat Lewis	Parish District	4 John Guilbeau
Adjudication Status		City	Parish
Date Adjudicated	2017		2017
Amount of Taxes Owed	\$606.28		\$1,311.06

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	\$15,530	1st Public Sale	N/A	2nd Public Sale	N/A
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*Minimum bid used in public sale process as per 72.30 (f) and 72.31©

Property Condition	Calls for Service	0
Vacant	Law Enforcement	0
Maintained	Environmental	0
Improved	Housing	0

RENOVATION PLAN *See Attached

Zoning Designation	"RS-1" Residential Single-Family			
Meets Zoning Standard for District		<input type="checkbox"/> Yes	<input checked="" 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 type="checkbox"/> N/A

Intended Use Extend Property

Description of Intended Use

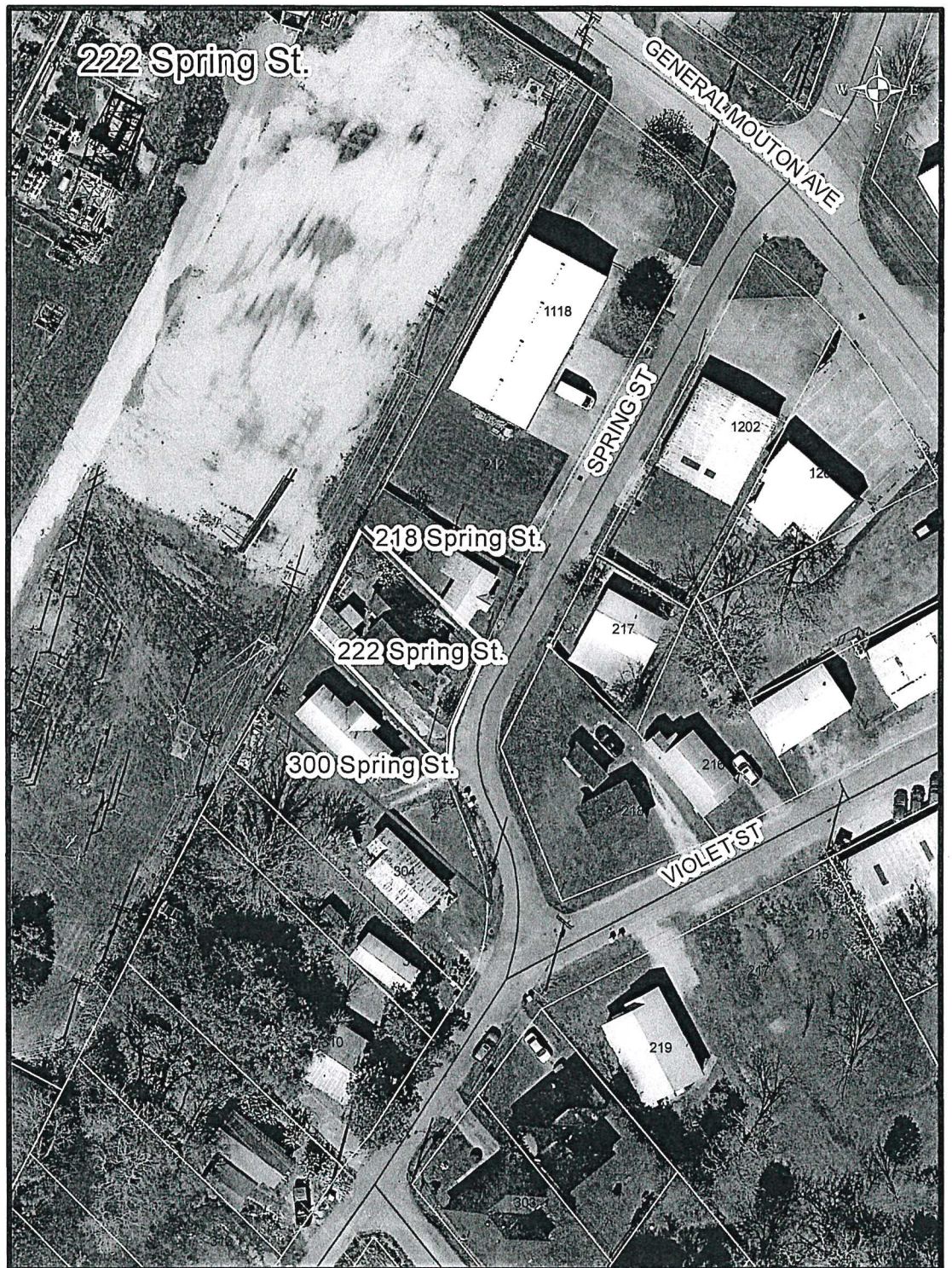
Applicant will make improvements to existing structure. Due to lot size, applicant is limited to renovation of existing structure. Any additional improvements may require a change in the renovation plan as well as a rezoning request.

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



LAFAYETTE CONSOLIDATED GOVERNMENT**APPLICATION FOR ADJUDICATED PROPERTY****PROPERTY RENOVATION PLAN**

1. Applicant Name David Adams / Tahiti Investment Group LLC
2. Project Address 222 Spring Street
Lafayette, LA 70501
3. City, State, Zip _____
4. Zoning Designation _____
5. Assessor's Description Lot 4 Blk 1 Springhill Add #1 (50 x 78.8)
6. Condition of Property Poor
7. Intended Use Will be used for single family residential
rental
8. Land Uses of Adjacent and Vicinity Properties Single family residential
rental

If your intended use includes potential improvements to the property, it is suggested your Renovation Plan include a site sketch which may consist of the following:

- All buildings and structures on your current property
- All buildings and structures proposed on adjudicated property

*Note that any (re)development on property for which disposition to an adjoining property has been applied could require additional review and approval beyond this process.

RULES FOR SALE TO AN ADJOINING PROPERTY OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Development and Planning Department, Planning Division a list of adjudicated properties throughout Lafayette Parish will be made available. You may contact the Administrator's Office at:

Lafayette Consolidated Government
Development and Planning Department, Office of the Administrator
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

Please hand deliver completed copies to the above *or* mail to:

Lafayette Consolidated Government
c/o The Development and Planning Department - Planning Division
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- In the event of a sale to an adjoining property owner, the applicant's property must share at least a portion of at least one boundary with the targeted adjudicated parcel(s). Properties across the street are not considered adjoining.
- The adjoining property owner must sign an affidavit that they have been maintaining the subject adjudicated property for more than a year.
- An applicant cannot be a tax debtor or an owner of the property applied for.
- An applicant may be an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government provided a resolution is passed by the LCG Council approving the employee's participation. In addition, any member of the immediate family of any of the above may participate in this disposition process with prior LCG Council approval.
- An applicant shall complete this application fully and in its entirety. All information and signatures requested in application must be completed, including an accurate physical address with an accurate legal description of the property as well as an adequate property/site renovation plan.
- The applicant shall be responsible for all aspects of the disposition notification process.
- The applicant shall be responsible for the recordation of all relevant forms.
- *Redemption of adjudicated property shall be favored and may be accomplished at any time prior to recordation of transfer in the conveyance records in the Clerk of Court's Office.*
- *The information contained herein is not intended as legal advice. While the information provided is believed to be accurate, applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to have counsel review the application for purchase of adjudicated property.*

Disclaimers:

Lafayette Consolidated Government makes no warranties or guarantees of any kind whatsoever, express or implied with respect to the constitutionality of the acquisition of adjudicated property. Any implied warranties of merchantability and fitness for any particular purpose are hereby disclaimed and excluded.

Lafayette Consolidated Government shall not be liable to any applicant, purchaser, owner or any third party for any special, punitive, incidental or consequential damages resulting from the disposition of adjudicated property.

The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

The use of adjudicated property as collateral and the ability to insure, resell or reconvey adjudicated property is not warranted or guaranteed. If property is encumbered with Federal tax liens, the Internal Revenue Service has the right to redeem said property beyond the date of disposition. The applicant shall not have any recourse against Lafayette Consolidated Government or the City-Parish Council or any of its officers, administrators, employees, attorneys, or any other agent for any defect of title or any defects in the property.

The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the original owner of record, nor do I hold a financial interest in the adjudicated property noted in this application for disposition of adjudicated property.

David Adams
Name (Printed)
Signature
Administrator (Documenting Receipt of Application)

3/24/21
Date
5/5/2021
Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared _____
David Adams, hereinafter called "Landowner", on this 24th day
of March, 2021, who after being duly sworn, deposed and said:

1. Landowner is the owner or one of the owners of the following property:

Address: 218 Spring Street - 70501 Assess. Number: 6036967

2. Landowner has applied to purchase the following adjudicated property, which is immediately adjoining the property he or she owns listed above.

Address: 222 Spring Street - 70501 Geog. Number: _____

Asses No: 6045520

3. Landowner has maintained the aforementioned adjudicated property continuously for one (1) year prior to the date above written.

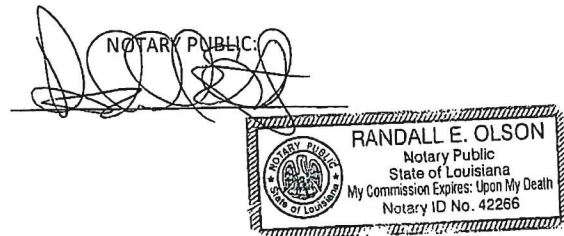
Witnesses:

[Signature]
Oliver Carichael

Landowner:

[Signature]
David Adams

NOTARY PUBLIC:



STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared _____
David Adams, hereinafter called "Landowner", on this 24th day
of March, 2021, who after being duly sworn, deposed and said:

1. Landowner has applied to purchase the following adjudicated property.

Address: 222 Spring St - 70501 Assess. Number: 6045520

2. Landowner is not an owner of the adjudicated property identified in #1 above.

3. Landowner is not a tax debtor in the Parish of Lafayette.

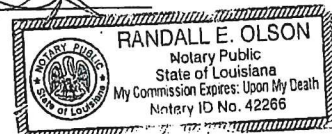
Witnesses:

[Signature]
Oliver Caribaud

Landowner:

[Signature]
David Adams

[Signature]
NOTARY PUBLIC:



Lafayette Parish Assessor's Office - Real Estate Property Assessment
Assessment No: 6045520

Property Location

222 SPRING ST LAFAYETTE 70501
Primary Use: Residential

Neighborhood: 404320.00 Old Additions Area - Moss St/LA Ave to University
Subdivision: SPRING HILL ADDITION NO 1
0004
Subdivision: SPRING HILL area
Township: 9

Range: 5

Section: 76

Legal Descriptions

LOT 4 BLK 1 SPRINGHILL ADD #1
(50X78.8)

Property Owners

LANDRY WILFRED ALEXANDER (ESTATE)
LANDRY BELLA B (ESTATE)
LAFAYETTE CITY ADJUDICATION 2016
PARISH ADJUDICATION 2016

Property Mailing Address

222 SPRING ST
LAFAYETTE, LA 70501-8842

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201700022937	06/07/2017	LANDRY WILFRED ALEXANDER ESTATE	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
201700024091	06/07/2017	LANDRY WILFRED ALEXANDER ESTATE	LAFAYETTE PARISH	\$0
201600014823	04/08/2016	PHILADELPHIA MINISTRIES/TAX YEAR 2014	LANDRY WILFRED ALEXANDER (ESTATE	\$0
201500023259	06/10/2015	LANDRY WILFRED ALEXANDER ESTATE	PHILADELPHIA MINISTRIES/TAX YEAR 2014	\$0
197800015997	07/07/1978		LANDRY WILFRED ALEXANDER + LANDRY BELLA B	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2019	\$0.00	\$0.00
2016	\$27.64	\$130.66
2015	\$20.99	\$98.15
2014	\$20.99	\$99.50
2013	\$20.99	\$96.39
2012	\$20.99	\$98.61
2011	\$20.99	\$98.90
2010	\$20.99	\$98.72
2009	\$0.00	\$0.00
2008	\$0.00	\$0.00

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$4,180	\$418
Single Family Unknown (Res) IM	\$11,350	\$1,135
Total	\$15,530	\$1,553
	Taxable Market Value	Taxable Assessed Value
City	\$15,530	\$1,553
Homestead Exemption	\$0	\$0
Parish	\$15,530	\$1,553

Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6036967

Property Location

218 SPRING ST LAFAYETTE 70501-8842
Primary Use: Residential

Neighborhood: 404320.00 Old Additions Area - Moss St/LA Ave to University
Subdivision: SPRING HILL ADDITION NO 1
0003 0004
Subdivision: SPRING HILL area
Township: 9

Range: 5

Section: 76

Legal Descriptions

S P LOT 3 BLK 1 SPRINGHILL #1 PAR
OF GRO (20X80) BEING N 29' OF LOT 4
SPRINGHILL #1

Property Owners

TAHITI INVESTMENT GROUP LLC

Property Mailing Address

PO BOX 51607
LAFAYETTE, LA 70505-1607

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201200014634	04/19/2012	GUILBEAU LUCILLE (ESTATE)	TAHITI INVESTMENT GROUP LLC	\$0
201200011127	03/26/2012	GUILBEAU LUCILLE (ESTATE) ET AL	GUILBEAU LUCILLE (ESTATE)	\$0
201200010962	03/23/2012	JACQUE LOUIS	GUILBEAU LUCILLE (ESTATE) ET AL	\$0
198900028464	09/28/1989	JACQUES LOUIS & WIFE	GUILBEAU LUCILLE + JACQUES MILDRED ANN	\$0
194400174028	01/01/1944		JACQUES LOUIS & WIFE	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2019	\$45.31	\$208.13
2018	\$44.95	\$212.75
2017	\$44.95	\$212.45
2016	\$49.92	\$235.90
2015	\$43.42	\$202.95
2014	\$43.42	\$205.75
2013	\$43.42	\$199.31
2012	\$43.42	\$203.90
2011	\$36.78	\$77.75
2010	\$36.78	\$77.62
2009	\$0.00	\$77.98
2008	\$0.00	\$77.67

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$2,250	\$225
Single Family Residence (Res) IM	\$23,000	\$2,300
Total	\$25,250	\$2,525
	Taxable Market Value	Taxable Assessed Value
City	\$25,250	\$2,525
Homestead Exemption	\$0	\$0
Parish	\$25,250	\$2,525

Lafayette Parish Assessor's Office - Real Estate Property Assessment
Assessment No: 6036968

Property Location

300 SPRING ST LAFAYETTE
304 SPRING ST LAFAYETTE
Primary Use: Residential

Neighborhood: 404320.00 Old Additions Area - Moss St/LA Ave to University
Subdivision: SPRING HILL ADDITION NO 2
0001 0002 0003
Subdivision: SPRING HILL area
Township: 9

Range: 5

Section: 76

Legal Descriptions

LOTS 1-2-3 BLK 3 SPRINGHILL EXT #2
(83X140X75X155)

Property Owners

TAHITI INVESTMENT GROUP LLC

Property Mailing Address

PO BOX 51607
LAFAYETTE, LA 70505-1607

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201200014634	04/19/2012	GUILBEAU LUCILLE (ESTATE)	TAHITI INVESTMENT GROUP LLC	\$0
201200011127	03/26/2012	GUILBEAU LUCILLE (ESTATE) ET AL	GUILBEAU LUCILLE (ESTATE)	\$0
201200010962	03/23/2012	GUILBEAU LUCILLE	GUILBEAU LUCILLE (ESTATE) ET AL	\$0
198900028464	09/28/1989	JACQUES LOUIS	GUILBEAU LUCILLE	\$0
196400452390	01/01/1964		JACQUES LOUIS	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2019	\$47.37	\$217.67
2018	\$47.00	\$222.50
2017	\$47.00	\$222.18
2016	\$47.03	\$222.28
2015	\$32.83	\$153.45
2014	\$32.83	\$155.58
2013	\$32.83	\$150.70
2012	\$32.83	\$154.18
2011	\$32.83	\$154.62
2010	\$32.83	\$154.37
2009	\$0.00	\$155.11
2008	\$0.00	\$154.49

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$9,160	\$916
Single Family Residence (Res) IM	\$6,670	\$667
Single Family Residence (Res) IM	\$10,580	\$1,058
Total	\$26,410	\$2,641
	Taxable Market Value	Taxable Assessed Value
City	\$26,410	\$2,641
Homestead Exemption	\$0	\$0
Parish	\$26,410	\$2,641

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
P O Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

LANDRY, WILFRED ALEXANDER ESTATE

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : CONVEYANCES

File Number : 2017-00022937

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana

Louis J Perret
Clerk of Court

On (Recorded Date) : 06/13/2017

At (Recorded Time) : 12:17:23PM



Doc ID - 040389020002



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ADJUDICATION OF TAX SALE TITLE

Assessment # 6045520

State of Louisiana
Lafayette Consolidated Government
Parish of Lafayette
City of Lafayette

BE IT KNOWN AND REMEMBERED, that I, Lisa Chiasson, Tax Collector for the Lafayette Consolidated Government, City of Lafayette, Louisiana in the name of said City and by virtue of the authority in me vested by the Constitution and laws of the State of Louisiana and in pursuance of the requirements of the law, having mailed and published the notice required by the law, and having strictly complied with each and every requirement of the law relating to delinquent taxes, tax debtors, and to seizures, advertisements, and sale of tax sale title to the property in full, did in the manner prescribed in the law, advertise in The Daily Advertiser, the official journal of said City, a daily newspaper published in the City of Lafayette, Parish of Lafayette, Louisiana, certain properties to be sold to satisfy the unpaid taxes and assessments due said city for the year 2016, with interest and cost being \$209.02 at the principal front door of the Lafayette Parish Sheriff Department (1010 Lafayette Street-2nd Floor, Lafayette, Louisiana) on the Wednesday June 7th thru Thursday June 8th 2017, beginning at 9:00 o'clock A.M., giving notice to all parties in interest, said advertisement having appeared in the issues of said newspaper on April 30th, 2017 and May 14th, 2017 and pursuant to said advertisement, after complying with the requirements of the law and having offered said properties for sale at public auction at the Lafayette Parish Sheriff Department on Wednesday June 7th thru Thursday June 8th, in the manner required by law, in said list as advertised the following described properties appeared in the name(s) of the following person(s):

LANDRY WILFRED ALEXANDER (ESTATE, LANDRY BELLA B (ESTATE)

Property Description:

LOT 4 BLK 1 SPRINGHILL ADD #1 (50X78.8)

And on said Wednesday June 7th thru Thursday June 8th 2017, after beginning but not completing said list, I continued the same within legal hours the next succeeding legal days offering tax sale title to said property for sale at public auction in the manner required by said laws and the whole or the undivided interest of the tax debtor therein being in the smallest amount of said property that any bidder would buy and pay the taxes and cost and the Lafayette Consolidated Government, City of Lafayette, being the bidder and having complied with the terms of sale, became the purchaser of tax sale title to the whole of the property or the undivided interest of the tax debtor therein.

NOW, THEREFORE, all the formalities of the law having complied with, I, Lisa Chiasson, Tax Collector for said Lafayette Consolidated Government, City of Lafayette, by virtue of the authority in me vested by the laws of the State of Louisiana do by these presents sell and transfer unto Lafayette Consolidated Government, 1875 W Pinhook Rd Ste B Lafayette, La 70508, tax sale title to the property or the undivided interest of the tax debtor therein. The Lafayette Consolidated Government, City of Lafayette has the right to take possession of the property and become owner of the property pursuant to R.S. 47:2231 through 2237, Lafayette Consolidated Government, City of Lafayette has the right to sell or donate the property pursuant to R.S. 47:2201, 2211, and 2237. The property may be redeemed pursuant to the provisions of R.S. 47:2241 through 2247.

IN TESTIMON THEREOF, I have hereunto signed my name officially at 1875 W Pinhook Rd Ste B Lafayette, La 70508, Parish of Lafayette, in the presence of the two undersigned competent witnesses, who also signed 6/12/2017.

Witnesses:

Crystal Benoit
Crystal Benoit

LISA CHIASSON
Tax Collector, Lafayette Consolidated Government

Karen Charlot
Karen Charlot

BY Robert Wiltz
Collection Supervisor

Lafayette Parish Recording Page

Louis J. Porret
Clerk of Court
P.O. Box 2009
Lafayette, LA 70502-2009
(337) 291-6400

First VENDOR

LANDRY, WILFRED ALEXANDER ESTATE

First VENDEE

LAFAYETTE PARISH

Index Type : CONVEYANCES

File Number : 2017-00024991

Type of Document : ADJUDICATION

Recording Pages : 2

Recorded Information

I hereby certify that the attached document was filed for registry and recorded in the Clerk of Court's office for Lafayette Parish, Louisiana

Louis J. Porret
Clerk of Court

On (Recorded Date) : 06/15/2017

At (Recorded Time) : 3:03:34PM



Doc ID - 040401280002



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PARISH OF LAFAYETTE

OWNERS: LANDRY WILFRED ALEXANDER (ESTATE), LANDRY BELLA B (ESTATE)

ASSESSMENT NUMBER: 6045520

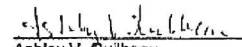
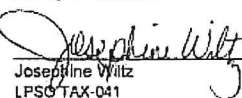
PROPERTY DESCRIPTION: PARCEL NUMBER: 6045520
LOT 4 BLK 1 SPRINGHILL ADD #1 (50X78.8)

TAXES	130.66
INTEREST	7.84
CERT. NOTICE	20.00
AD FEES	100.00
DEED PREPARATION FEE	25.00
	15.00
ONLINE TAX SALE FEE	45.00
RECORDING FEE	
TOTAL AMOUNT ADJUDICATED:	343.50

BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1951, as amended; that having published, mailed or delivered the notices as required by LSA-R.S. 47:2180, and having strictly complied with each and every requirement of said law prescribed in the premises relating to delinquent taxes and taxpayers, and to seizure, advertisement and sale of property thereof, in full as well as all amendatory laws, I did, in the manner directed in LSA-R.S. 47:2181, advertise in the Daily Advertiser, a newspaper published in the town of Lafayette in the Parish of Lafayette to be sold for State and Parish Taxes with interest and costs for the year(s) of 2016 at the Parish Government Building of this Parish of Lafayette on June 7th thru June 8th A.D. 2017 beginning at 9 o'clock a.m., giving notice to all parties in interest, and that said advertisement appeared in the issue of said newspaper on the 30th day of April 2017 and the 14th day of May 2017, and in said list as advertised the following described lands, appeared in the name of the following parties that was not sold after offering it at public auction at the Parish Government Building at Lafayette, in said Parish of Lafayette on the 7th thru the 8th day of June 2017 and there being no purchaser to said property, and after complying with the requirements of the law and having offered said properties in the manner required by LSA-R.S. 47:2181, for sale as above set forth, the following described lands in the Parish of Lafayette remained unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessments on file in my office, and are described as follows: the above described lands, failing to sell, not receiving said therefore, equal to the amount of taxes, interest and costs due thereon. I, Mark T. Garber, Sheriff and Ex-officio Tax Collector of said Parish, by virtue of the authority in me vested by the laws of the State of Louisiana, and accordance with LSA-R.S. 47:2186, aforesaid, each specific piece of property hereinbefore described, was respectively and separately adjudicated to the Parish of Lafayette. And now in pursuance of said adjudication, by virtue of the provisions of laws for such cases provided, I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector do by these presents grant, bargain, sell, assign, set over and deliver unto said the Parish of Lafayette the property herein before described with all improvements thereon, etc; provided, the said properties herein sold are subject to redemption by the said taxpayer or any person interested personally, or as heir, legatee, creditor or otherwise, at any time for the space of 3 years from the date on which this deed or act of sale shall be filed for record in the Conveyance Office of this Parish, upon payment of the said taxpayer or interested person, to the said vendee herein, or its legal representatives, the said price of adjudication with 5% penalty and interest at the rate of 1% per month until redeemed and all costs added:

IN WITNESS WHEREOF, I have hereunto signed my name at Lafayette, Parish of Lafayette this 12th day of June in the year of our Lord two thousand seventeen in the presence of Ashley V. Guilbeau, and Josephine Wiltz competent witnesses, who also sign hereunto with me.

WITNESSES


Ashley V. Guilbeau
Josephine Wiltz
LPSO TAX-041
Chief Deputy Tax Collector
Faron Hollis

Lafayette Consolidated Government
City of Lafayette
705 West University Avenue
Lafayette, LA 70506

LANDRY WILFRED ALEXANDER (ESTATE)
222 SPRING ST
LAFAYETTE, LA 70501-8842

Tax Notice#: 6045520
Parcels: 6045520

TAX YEAR 2016	
TAXES:	27.64
INTEREST/PENALTY:	112.16
REDEMPTION FEE:	150.00
CERT. NOTICE:	20.00
AD FEES:	100.00
ONLINE TAX SALE FEE:	15.00
RECORDING FEE:	45.00

TAX YEAR 2017	
TAXES:	27.64
INTEREST:	11.33

TAX YEAR 2018	
TAXES:	27.64
INTEREST:	8.02

TAX YEAR 2019	
TAXES:	27.86
INTEREST:	4.74

TAX YEAR 2020	
TAXES:	27.86
INTEREST:	1.39

Total Due: **\$606.28**

THE ABOVE FIGURES ARE GOOD THRU: 5/31/2021 , AND MUST BE RECEIVED ON OR BEFORE 5/31/2021

IN THE OFFICE OF:	LAFAYETTE CONSOLIDATED GOVERNMENT
	CITY OF LAFAYETTE
	1875 W PINHOOK RD STE B
	PO BOX 4024

LAFAYETTE, LOUISIANA 70502
TELEPHONE: (337) 291-8272

**MUST BE PAID WITH CASHIER'S CHECK OR MONEY ORDER PAYABLE TO:
LAFAYETTE CONSOLIDATED GOVERNMENT TAX COLLECTOR**



Lafayette Parish Sheriff's Office

Mark T. Garber, Sheriff and Ex-Officio Tax Collector

4/29/2021

LANDRY WILFRED ALEXANDER (ESTATE)
222 SPRING ST
LAFAYETTE, LA 70501-8842

Tax Notice#: 6045520
222 SPRING ST

TAX YEAR 2016	
TAXES:	130.66
INTEREST/PENALTY:	186.46
REDEMPTION FEE:	150.00
CERT. NOTICE:	20.00
AD FEES:	100.00
DEED PREPARATION FEE:	25.00
ONLINE TAX SALE FEE:	15.00
RECORDING FEE:	45.00

TAX YEAR 2017	
TAXES:	130.66
INTEREST:	52.26

TAX YEAR 2018	
TAXES:	130.84
INTEREST:	36.64

TAX YEAR 2019	
TAXES:	128.02
INTEREST:	20.48

TAX YEAR 2020	
TAXES:	134.65
INTEREST:	5.39

Total Due: \$1,311.06

*** MUST BE PAID WITH CASHIERS CHECK OR MONEY ORDER ***

*** PAYABLE TO: LAFAYETTE PARISH TAX COLLECTOR ***

***WE MUST RECEIVE YOUR REDEMPTION PAYMENT BY 4/29/2021. THE
Post Office Box 92590 | Lafayette, Louisiana 70509-2590 | Phone: 337-236-5880

CURRENT AMOUNT OWED IS ONLY VALID UNTIL 4/29/2021 ***

Ashley Vintroy

LPSO TAX-036



Lafayette Parish Sheriff's Office

Mark T. Garber, Sheriff and Ex-Officio Tax Collector

4/28/2021

RICKEY HORACE B (ESTATE)
C/O PRISCILLA RICKEY FOREST
100 BETTS ST
LAFAYETTE LA 70503-2504

Tax Notice#: 142477
600 PINHOOK BLK E

TAX YEAR 2009	
TAXES:	21.19
INTEREST/PENALTY:	242.62
REDEMPTION FEE:	150.00
RECORDING FEE:	40.00
CERT. NOTICE:	15.00
AD FEES:	75.00
DEED PREPARATION FEE:	25.00

TAX YEAR 2010	
TAXES:	21.13
INTEREST:	26.20

TAX YEAR 2011	
TAXES:	21.17
INTEREST:	23.71

TAX YEAR 2012	
TAXES:	21.11
INTEREST:	21.11

TAX YEAR 2013	
TAXES:	20.63
INTEREST:	18.15

TAX YEAR 2014	
TAXES:	21.30
INTEREST:	16.19

TAX YEAR 2015	
TAXES:	21.01
INTEREST:	13.45

Post Office Box 92590 | Lafayette, Louisiana 70509-2590 | Phone: 337-236-5880

TAX YEAR 2016	
TAXES:	25.23
INTEREST:	13.12
TAX YEAR 2017	
TAXES:	25.23
INTEREST:	10.09
TAX YEAR 2018	
TAXES:	25.27
INTEREST:	7.08
TAX YEAR 2019	
TAXES:	24.72
INTEREST:	3.96
TAX YEAR 2020	
TAXES:	59.12
INTEREST:	2.36

Total Due: \$1,010.15

*** MUST BE PAID WITH CASHIERS CHECK OR MONEY ORDER ***

*** PAYABLE TO: LAFAYETTE PARISH TAX COLLECTOR***

***WE MUST RECEIVE YOUR REDEMPTION PAYMENT BY 4/28/2021 , THE
CURRENT AMOUNT OWED IS ONLY VALID UNTIL 4/28/2021 ***



LPSO TAX-036



Internal Memorandum

Development and Planning Department
Office of the Director (9010)

TO: Cydra Wingerter

DATE: June 21, 2021

FROM Mary Sliman, Director

SUBJ: **222 SPRING STREET, ASSESSMENT NO. 6045520**
ADJUDICATED PROPERTY DISPOSITION BY SALE TO ADJOINING PROPERTY OWNER
JOINT COUNCIL RESOLUTION FOR ADOPTION – JULY 6, 2021

Enclosed for your review and consideration is a proposed joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of 222 Spring Street, an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of the property as the sale price.

The property proposed for disposition has been adjudicated to both the City of Lafayette and the Parish of Lafayette since 2017. Property tax and lien arrearages are \$606.28 to the City and \$1,311.06 to the Parish. For your reference, an aerial of the related properties is included.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Resolution;
3. Staff Report;
4. A site aerial of the adjudicated property and the applicant's property;
5. Application with renovation plan;
6. Affidavits;
7. Assessor's reports on 222, 218, and 200 Spring Street;
8. Adjudication Certificates; and,
9. LUS/LPSO letters documenting tax/environmental liens.

If all is in order, please submit for adoption on the July 6, 2021 City Council and Parish Council agendas.

Phil L. Lehoucq for
Mary Sliman

Mary Sliman, Director
Development and Planning Department

MS/kt

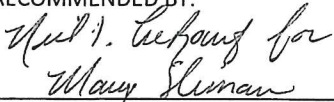
Attachments

LAFAYETTE JOINT COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To authorize a joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition of the property at 222 Spring Street (Assessment No. 6045520), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of said property as the sale price.
- 2) **ACTION REQUESTED:** Adoption of the attached resolution to authorize the sale of the aforementioned adjudicated property.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION:
 - B. FINAL ADOPTION: July 6, 2021
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Resolution (10 pages)
 - D. Staff Report (1 page)
 - E. A site aerial of the adjudicated property and the applicant's property (1 page)
 - F. Application with renovation plan (4 pages)
 - G. Affidavits (2 pages)
 - H. Assessor's reports on 222, 218, and 200 Spring Street (3 pages)
 - I. Adjudication Certificates (4 pages)
 - J. LUS/LPSO letters documenting tax/environmental liens (6 pages)
- 5) **FISCAL IMPACT:**
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
☒ No Fiscal Impact

RECOMMENDED BY:



MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:


CHIEF ADMINISTRATIVE OFFICER