

**RESOLUTION NO. JR-020-2022**

**A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 820 WEST SIMCOE 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:** Flowers Baking Company – Farley Painter

**Assessment Number:** 6036205

**Property Address:** 820 West Simcoe Street, Lafayette, Louisiana 70501

**Legal Description:**

820 West Simcoe Street, Lafayette, Louisiana 70501

“That certain parcel of ground with all improvements thereon and thereunto belonging, situated in the Mills Addition of the City of Lafayette, Louisiana, and being the western fifty (50) feet of lot thirty-one (31) of said Addition. Said property forms the corner of Simcoe and St. Antoine Streets and is bounded on the north by a portion of lot thirty-two (32) of said Mills Addition, east by the eastern portion of said lot thirty-one (31), south by Simcoe Street and west by St. Antoine Street, Being the same property acquired by Act No. 131823. Also see Act No. 404339, Clerk’s Office, Lafayette Parish, 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(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(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(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(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: 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:

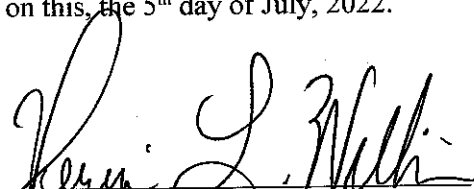
YEAS: Tabor, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: K. Naquin

ABSTAIN: None

AND the resolution was declared adopted on this, the 5<sup>th</sup> day of July, 2022.

  
VERONICA L. WILLIAMS  
LAFAYETTE CLERK OF THE COUNCIL

**EXHIBIT A**

**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-020 - 2022 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:

Flowers Baking Company of Lafayette – Farley Painter

whose permanent mailing address is 720 West Simcoe Street, Lafayette, LA, 70501, 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 13th day of July, 2022, in the city of Lafayette, Louisiana.

WITNESSES:

SELLER:  
LAFAYETTE CITY-PARISH  
CONSOLIDATED GOVERNMENT

Julie Fruge  
Signature

JULIE FRUGE  
Printed Name:

[Signature]  
Signature

Amie G. Antille  
Printed Name:

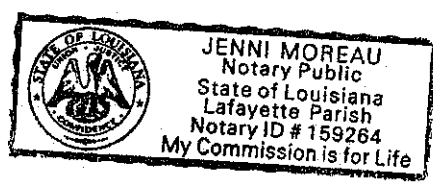
[Signature]  
Signature

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

Jenni Moreau  
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):  
Flowers Baking Company  
Farley Painter

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

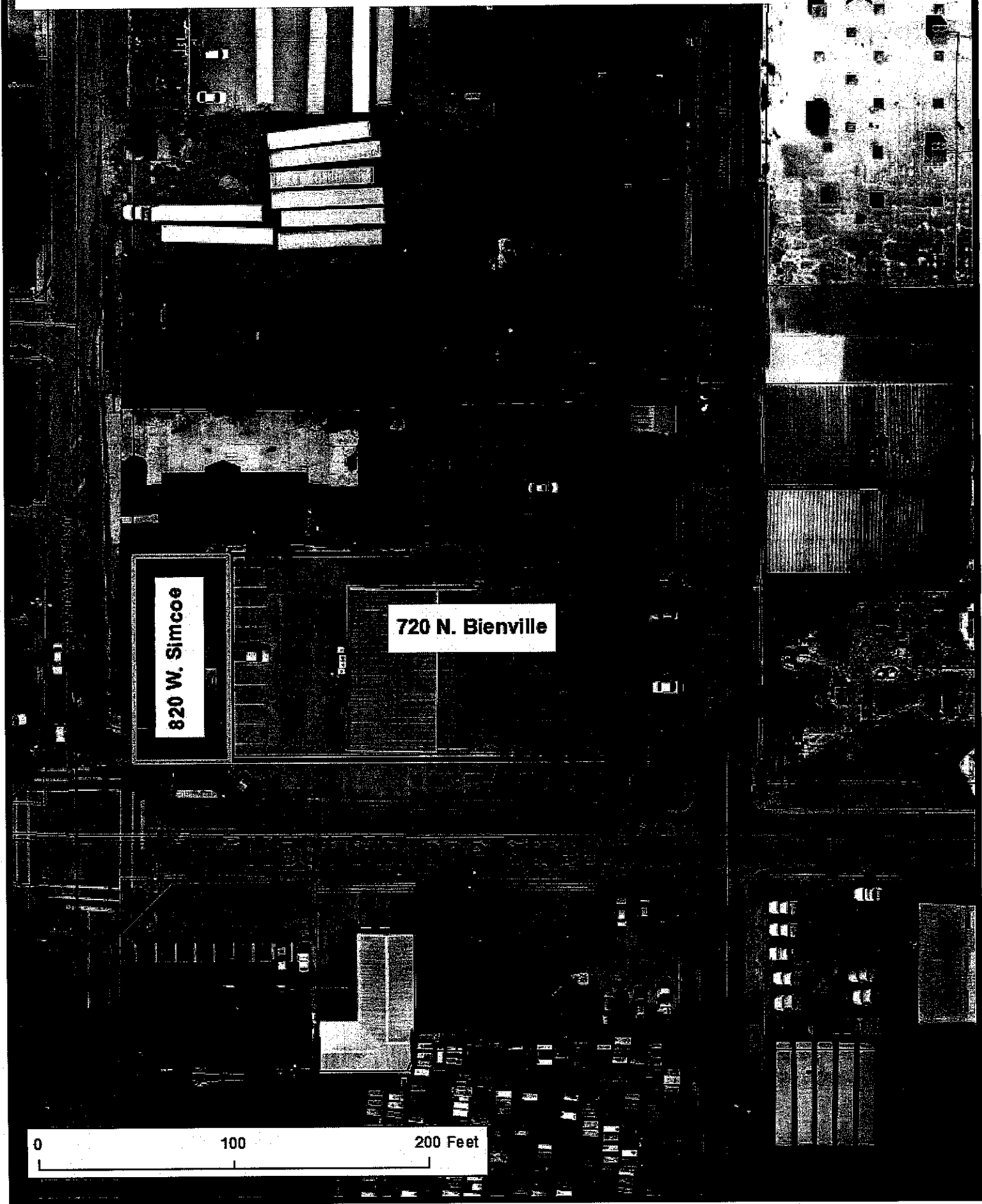
\_\_\_\_\_  
NOTARY PUBLIC

Printed Name: \_\_\_\_\_

Notary/Bar Roll No.: \_\_\_\_\_

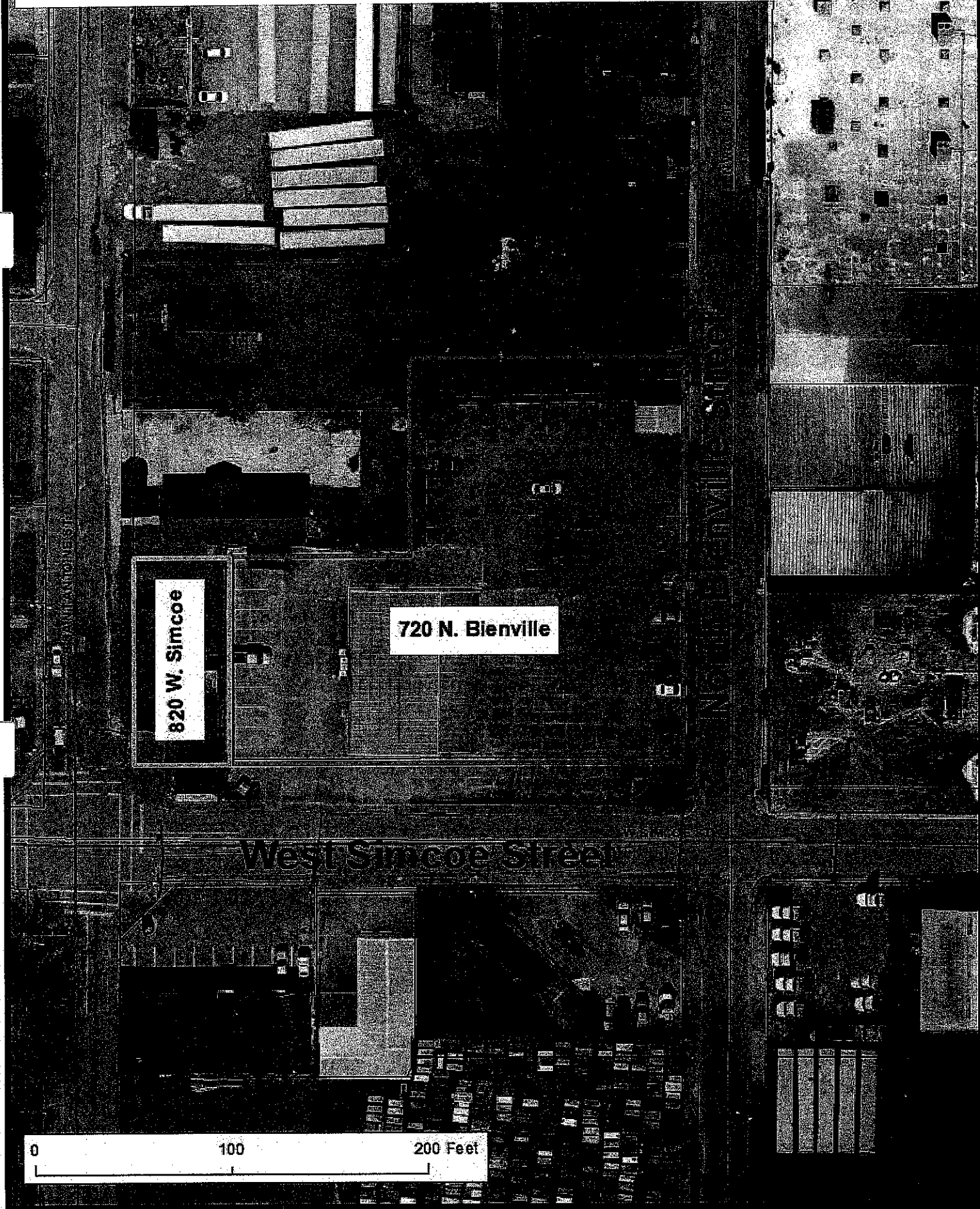


# 820 WEST SIMCOE STREET



[illegible]

# 820 WEST SIMCOE STREET



**Exhibit 1**  
**Legal Description**

**Assessment Number:** 6036205

**Property Address:** 820 West Simcoe Street, Lafayette, LA 70501

“That certain parcel of ground with all improvements thereon and thereunto belonging, situated in the Mills Addition of the City of Lafayette, Louisiana, and being the western fifty (50) feet of lot thirty-one (31) of said Addition. Said property forms the corner of Simcoe and St. Antoine Streets and is bounded on the north by a portion of lot thirty-two (32) of said Mills Addition, east by the eastern portion of said lot thirty-one (31), south by Simcoe Street and west by St. Antoine Street, Being the same property acquired by Act No. 131823. Also see Act No. 404339, Clerk’s Office, Lafayette Parish, Louisiana.”

**Exhibit B**  
**Renovation Plan**

Applicant's plan is to utilize property for additional parking and rental facility.

CASE NO. APD 2022-020

APPLICANT INFORMATION

Applicant Name	Flowers Bakery	Phone	(337) 232-1611	(337) 207-2768
	Farley Painter	Email	farley.painter@flocorp.com	
Applicant Address	720 W. Simcoe	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	820 W. Simcoe Street	Assessment No.	6036205
Neighborhood	Mills Addition	Subdivision	Mills Addition
City District	1 Pat Lewis	Parish District	5 Abraham Rubin
Adjudication Status	City	Parish	
Date Adjudicated	2016	2016	
Amount of Taxes Owed	\$1,393.31	\$4,929.68	
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 \$50,850	1st Public Sale	N/A
*Minimum bid used in public sale process as per 72.30 (f) and 72.31©			
2nd Public Sale	N/A		
Property Condition	Calls for Service	0	
Vacant	Law Enforcement	0	
Maintained	Environmental	0	
Improved	Housing	0	

RENOVATION PLAN \*See Attached

Zoning Designation	"MN-1" Mixed-Use Neighborhood	*Conditional Use Permit	
Meets Zoning Standard for District	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Assessor's Description	Commercial Subd Lot	Store/Retail	Single Family
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	Construct New Housing		
Description of Intended Use	Applicant will use property for parking and facility expansion.		

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 CITY-PARISH CONSOLIDATED GOVERNMENT  
COMMUNITY DEVELOPMENT & PLANNING DEPARTMENT - PLANNING DIVISION**

**APPLICATION FOR DISPOSITION OF ADJUDICATED PROPERTY**

- ☒ Sale to Adjoining Property Owner  
☐ Sale by Public Bid  
☐ Donation to a Qualified Non-Profit

**GENERAL INFORMATION**

1. Date of Application 4-4-22
2. Applicant Name Flowers Baking Co of Lafayette [Humm Bakery]
3. Mailing Address 720 W. Simcoe
4. Physical Address 720 W. Simcoe
5. City, State, Zip Lafayette, La 70501
6. Phone Number(s) 337-232-1611 337-207-2768 (cell)
7. Email Farley.Painter@Flocorp.com

**PROPERTY INFORMATION**

1. Jurisdiction Mills Addition Lot 31
2. Assessment No. 6036205
3. Municipal Address 820 W. Simcoe
4. City, State, Zip Lafayette, La 70501
5. Council District 5

If available, please provide the following information.

6. Improved Yes ☒ No ☐

\*Street pavement or resurfacing, curbs, gutters, sidewalks, culverts, bridges, street lights, tree plantings, open space, parking, water lines, sewer lines, sanitary and storm sewers, flood control and drainage facilities, utility lines, landscaping, and other related matters normally associated with the development of raw land into building sites (UDC Sec. 89-151 Definitions).

7. Property Description (Can be obtained from the Tax Assessor's Website) \_\_\_\_\_

W 50 ft. of Lot 31 Mills ADD 99.3 x 50 x 127.3 x 22 x 32.60  
Cast's liquor

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

1. Applicant Name Flowers Baking Co. of Lafayette (Hural Baking)
2. Project Address 820 W. Simcoe
3. City, State, Zip Lafayette, La 70501
4. Zoning Designation \_\_\_\_\_
5. Assessor's Description W 50 ft of Lot 36 MUs ADD ; Cast's liquor
6. Condition of Property Abandoned;
7. Intended Use : parking

Land Uses of Adjacent and Vicinity Properties parking ; rental

If your intended use includes potential improvements to the property, your Renovation Plan might include a site sketch which could include 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 has been applied could require additional review and approval beyond this process.



## RULES FOR THE DISPOSITION OF ADJUDICATED PROPERTY

Through the Lafayette Consolidated Government (LCG) Community 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  
Community Development and Planning Department, Office of the Administrator  
(337) 291-8007**

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

**Lafayette Consolidated Government  
c/o Community Development and Planning Department - Planning Division  
705 University Avenue, 2<sup>nd</sup> Floor  
P.O. Box 4017-C  
Lafayette, LA 70502**

### Rules

- This application must be accompanied by a sworn affidavit attesting that the applicant is neither a tax debtor in the Parish nor is an owner of the targeted property.
- In the event of an application to initiate the sale of an adjudicated property by public bid, an approved application will be forwarded to the Lafayette Consolidated Council for approval of the sale by public bid.
  - Upon approval of the requisite Council action, two notices will be posted in The Daily Advertiser; once at least thirty (30) days before the public sale, and once no more than seven (7) days prior to the public sale.
  - The date(s), time, and procedure for the public sale will be outlined in The Daily Advertiser notice.
  - A minimum bid of 75% of the fair market value will be set. In the event there is no bid, a second sale will be held wherein the minimum bid price will be reset at 33% of the fair market value.
  - The highest bid shall be determined to be the winning bidder.
  - An applicant or bidder cannot be a tax debtor or an owner of the property applied for.
- 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 applicant/adjoining property owner must sign an affidavit attesting that they have been maintaining the subject adjudicated property for more than a year.
- In the event of an application for donation to a qualified non-profit
  - The applicant must be a (and provide documentation of) non-profit organization as identified by the Internal Revenue Service.
- General Rules
  - 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.

*Forley Pasutun*

Name (Printed)

*[Signature]*

Signature

Administrator (Documenting Receipt of Application)

*4-4-22*

Date

*4/6/2022*

Date

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Farley Painter  
Flowers Bakery Co. of Lafayette, hereinafter called "Landowner", on this 5<sup>th</sup> day  
of April, 2023 who after being duly sworn, depose and said:

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

Address: 720 N. Dierville St Assess. Number: G116257

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

Address: W 820 Simcoe St Assess. Number: G036205

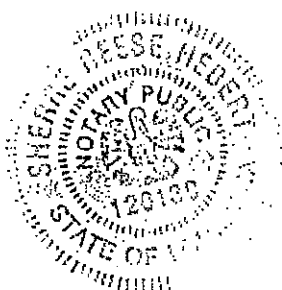
3. Landowner has maintained the aforementioned adjudicated property continuously for one (1) year prior to the date above written.

Witnesses:

Troy Lawrence Thomas  
Brian Faul

Landowner:

Flowers Bakery Co. of Lafayette  
Farley J. Painter Jr.



NOTARY PUBLIC:

Sherre Reese Hebert  
Sherre Reese Hebert #126138

MY COMMISSION IS  
LIFETIME

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Farley Painter  
Flowers Baking Co. of Lafayette, hereinafter called "Landowner", on this 5<sup>th</sup> day  
of April, 2022 who after being duly sworn, deposed and said:

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

Address: W 820 SIMCOE ST. Assess. Number: 6036205

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:

Troy Lawrence Thomas  
Brian Faul

Landowner:

Flowers Baking Co. of Lafayette  
Farley D. Painter Jr.

NOTARY PUBLIC:

Sherre Reese Hebert  
Sherre Reese Hebert #126138



MY COMMISSION IS  
LIFETIME

Lafayette Parish Assessor's Office - Real Estate Property Assessment  
Assessment No: 6036205

Property Location

W 820 SIMCOE ST LAFAYETTE

Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
Subdivision: MILLS ADDITION  
0031  
Subdivision: MILLS area  
Township: 9

Range: 4

Section: 26

Legal Descriptions

W 50FT OF LOT 31 MILLS ADD  
(99.3X50X127.3X22X39.60)  
CAST'S LIQUIOR

Property Owners

GUIDRY BEVERLY JANE (ESTATE)  
BOWLES BEVERLY JANE GUIDRY

Property Mailing Address

7600 EMMETT F LAWRY EXPRESSWAY APT 103  
TEXAS CITY, TX 77591-2451

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
201700037342	09/12/2017	ADAIR ASSET MANAGEMENT LLC BMO HARRIS	GUIDRY BEVERLY JANE	\$0
201700022947	06/07/2017	ADAIR ASSET MANAGEMENT LLC BMO HARRIS	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
201700024054	06/07/2017	ADAIR ASSET MANAGEMENT LLC BMO HARRIS	LAFAYETTE PARISH	\$0
201400025268	07/02/2014	ADAIR ASSET MANAGEMENT LLC BMO HARRIS	ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 2013	\$0
201400021524	06/11/2014	GUIDRY BEVERLY JANE	ADAIR ASSET MANAGEMENT LLC/TAX YEAR 2013	\$0
201400022176	06/11/2014	GUIDRY EVERLY JANE	ADAIR ASSET MANAGEMENT LLC/TAX YEAR 2013	\$0
201000051483	12/29/2010	GUIDRY BEULAH SAVOY	GUIDRY BEVERLY JANE	\$0
197200589597	06/30/1972		GUIDRY BEVERLY JANE	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2021	\$116.49	\$555.85
2020	\$114.89	\$555.20
2019	\$114.89	\$527.81
2018	\$113.99	\$539.53
2017	\$113.99	\$538.76
2016	\$113.99	\$538.76
2015	\$122.47	\$572.42
2014	\$122.47	\$580.34
2013	\$122.47	\$562.18
2012	\$122.47	\$575.16
2011	\$113.21	\$533.21
2010	\$113.21	\$532.32
2009	\$113.20	\$534.84
2008	\$112.57	\$532.69

Valuation

Description	Market Value	Assessed Value
Comm Subd Lot	\$7,180	\$718
Single Family Unknown (Res) IM	\$17,300	\$1,730
Store- Retail ST	\$26,370	\$3,956
Total	\$50,850	\$6,404
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$50,850	\$6,404
Homestead Exemption	\$0	\$0
Parish	\$50,850	\$6,404

Lafayette Parish Assessor's Office - Real Estate Property Assessment  
Assessment No: 6116257

Property Location

N 720 BIENVILLE ST LAFAYETTE

Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway  
Subdivision: MILLS ADDITION  
0033 0030 0031  
Subdivision: MILLS area  
Township: 9

Range: 4

Section: 26

Legal Descriptions

PT LOT 30 MILLS ADDITION  
(100X38.2X2X98X140)  
PT LOT 31 MILLS ADDITION  
(97X98)  
LOT 33 MILLS ADDITION  
100X140)

Property Owners

HUVAL BAKERY INC

Property Mailing Address

THOMSON PROPERTY TAX SERVICES  
2395 MIDWAY RD  
CARROLLTON, TX 75006-2521

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
198300001188	01/11/1983	HUVAL BAKERY INC	LAF-CITY	\$0
197600664298	04/02/1976	HUVAL BAKING COMPANY INC	HUVAL BAKERY INC	\$0
197600662337	04/01/1976	BOUSTANY FREM F SR ET AL	HUVAL BAKERY INC	\$0
197600659597	02/12/1976	WESTERN INVESTMENT CORPORATION	WESTERN INVESTMENT CORPORATION	\$0
197500654228	11/17/1975	WESTERN INVESTMENT CORP	FRANY HOLDING CORP	\$0
197500654229	11/17/1975	FRANY HOLDING CORP	BOUSTANY FREM F SR ET AL	\$0
196300440201	05/13/1963	HUVAL BAKING COMPANY INC	WESTERN INVESTMENT CORP	\$0
195900388374	11/06/1959	CORMIER ONEIL	HUVAL BAKING COMPANY INC	\$0
195000244716	06/08/1950	DOMINGUE FERNEST	HUVAL BAKING CO INC	\$0
195000244395	06/02/1950	CHIASSON CLARENCE	HUVAL BAKING CO INC	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2021	\$184.66	\$881.13
2020	\$182.12	\$880.12
2019	\$206.29	\$947.75
2018	\$204.68	\$968.80
2017	\$204.68	\$967.42
2016	\$204.68	\$967.42
2015	\$48.43	\$226.43
2014	\$48.43	\$229.56
2013	\$48.43	\$222.38
2012	\$48.43	\$227.51
2011	\$48.43	\$228.15
2010	\$48.43	\$227.77
2009	\$48.44	\$228.85
2008	\$48.17	\$227.93

Valuation

Description	Market Value	Assessed Value
Comm Subd Lot	\$23,410	\$2,341
Warehouse- Storage	\$59,850	\$8,978
Storage Building/Workshop/Garage Detached	\$1,800	\$180
Total	\$85,060	\$11,499
	<b>Taxable Market Value</b>	<b>Taxable Assessed Value</b>
City	\$85,060	\$11,499
Homestead Exemption	\$0	\$0
Parish	\$85,060	\$11,499

SR-020-2022

Lafayette Parish Recording Page

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

First VENDOR

ADAIR ASSET MANAGEMENT LLC BMO HARRIS

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : CONVEYANCES  
Type of Document : ADJUDICATION

File Number : 2017-00022947

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) : 12:24:55PM



Doc ID - 040389120002



Do not Detach this Recording Page from Original Document

File Number: 2017-00022947 Seq: 1

ADJUDICATION OF TAX SALE TITLE

Assessment # 6036205

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 pursuant 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 \$299.69 at the principal front door of the Lafayette Parish Sheriff Department (1010 Lafayette Street-2<sup>nd</sup> 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):

ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 201, GUIDRY BEVERLY JANE, BOWLES BEVERLY JANE GUIDRY

Property Description:

W 50FT OF LOT 31 MILLS ADD (99.3X50X127.3X22X39.60) CAST'S LIQUIOR

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.

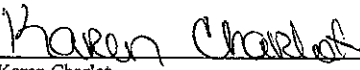
NOW, THEREFORE, all the formalities of the law having complied with, I, Lisa Chiasson, Tax Collector for said Lafayette Consolidated Government, City of Lafayette, by virtue of the authority in me vested by the laws of the State of Louisiana do by these presents sell and transfer unto Lafayette Consolidated 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.

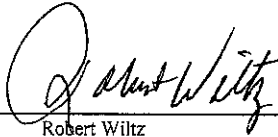
IN TESTIMON THEREOF, I have hereunto signed my name officially at 1875 W Pinhook Rd Ste B Lafayette, La 70508, Parish of Lafayette, in the presence of the two undersigned competent witnesses, who also signed 6/12/2017.

Witnesses:

  
Crystal Benoit

LISA CHIASSON  
Tax Collector, Lafayette Consolidated Government

  
Karen Charlot

BY   
Robert Wiltz  
Collection Supervisor



**Lafayette Parish Recording Page**

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

**First VENDOR**

ADAIR ASSET MANAGEMENT LLC BMO HARRIS

**First VENDEE**

LAFAYETTE PARISH

**Index Type :** CONVEYANCES**File Number :** 2017-00024054**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) :** 06/15/2017**At (Recorded Time) :** 2:43:13PM

Doc ID - 040400900002



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File Number: 2017-00024054 Seq: 1

STATE OF LOUISIANA  
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO  
TAX COLLECTOR

OWNERS: ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 201, GUIDRY BEVERLY  
JANE, BOWLES BEVERLY JANE GUIDRY

ASSESSMENT NUMBER: 6036205

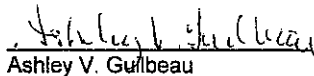
PROPERTY DESCRIPTION: PARCEL NUMBER: 6036205  
W 50FT OF LOT 31 MILLS ADD (99.3X50X127.3X22X39.60) CAST'S LIQUIOR

TAXES	538.76
INTEREST	32.33
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:	776.09

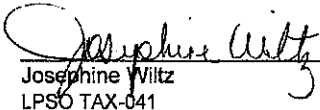
BE IT KNOWN AND REMEMBERED, THAT I, Mark T. Garber, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the requirements of Chapters 1-5, inclusive, of Title 47 of the Revised Statutes of 1950, 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 a bid 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

  
Chief Deputy Tax Collector  
Faron Hollis

  
Josephine Wiltz  
LPSO TAX-041

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

ADAIR ASSET MANAGEMENT LLC BMO HARRIS/TAX YEAR 201  
PO BOX 1414  
MINNEAPOLIS, MN 55480-1414

Tax Notice#: 6036205  
Parcels: 6036205

TAX YEAR 2016

TAXES:	113.99
INTEREST/PENALTY:	203.50
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:	113.99
INTEREST:	61.55

TAX YEAR 2018

TAXES:	113.99
INTEREST:	47.88

TAX YEAR 2019

TAXES:	114.89
INTEREST:	34.47

TAX YEAR 2020

TAXES:	114.89
INTEREST:	20.68

TAX YEAR 2021

TAXES:	116.49
INTEREST:	6.99

TAX YEAR 2015

TAXES:	0.00
INTEREST:	0.00

TAX YEAR 2014

TAXES:	0.00
INTEREST:	0.00

TAX YEAR 2013	
TAXES:	0.00
INTEREST:	0.00
CERT. NOTICE:	0.00
ONLINE TAX SALE FEE:	0.00
RECORDING FEE:	0.00
AD FEES:	0.00

**Total Due:** **\$1,393.31**

THE ABOVE FIGURES ARE GOOD THRU: 6/30/2022 , AND MUST BE RECEIVED ON OR BEFORE 6/30/2022

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**

JR-020-2022

Address      820 W Simcoe      Jurisdiction      City of Lafayette

6036205      Entity      Parish - LPSO

2021	4929.68	2002	1983
2020		2001	1982
2019		2000	1981
2018		1999	1980
2017		1998	1979
2016		1997	1978
2015		1996	1977
2014		1995	1976
2013		1994	1975
2012		1993	1974
2011		1992	
2010		1991	
2009		1990	
2008		1989	
2007		1988	
2006		1987	
2005		1986	
2004		1985	
2003		1984	

TOTAL      4929.68

Name      Ashley Ventroy

Signature      Donna Benoit

Date      4/8/2022



**RECEIVED**

JUN 20 2022

Lafayette Consolidated Government  
Chief Administrative Officer

Internal Memorandum

Community Development and Planning Department  
Office of the Director (9041)

TO: Cydra Wingerter

DATE: June 20, 2022

FROM: Mary Sliman, Director

SUBJ: **820 WEST SIMCOE, ASSESSMENT NO. 6036205**  
**ADJUDICATED PROPERTY DISPOSITION BY SALE TO ADJOINING PROPERTY OWNER**  
**JOINT COUNCIL RESOLUTION FOR ADOPTION – JULY 5, 2022**

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 820 West Simcoe Street, an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of 820 West Simcoe Street as the sale price.

The property proposed for disposition has been adjudicated to both the City of Lafayette and the Parish of Lafayette since 2016. Property tax and lien arrearages are \$1,393.31 to the City and \$4,929.68 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 and affidavits;
6. Assessor's reports on 820 West Simcoe Street and 720 North Bienville Street;
7. Adjudication Certificates; and,
8. LUS/LPSO letters documenting tax/environmental liens.

If all is in order, please submit for adoption on the July 5, 2022 City Council and Parish Council agendas.

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 820 West Simcoe Street (Assessment No. 6036205), 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 5, 2022
- 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 and affidavits (6 pages)
  - G. Assessor's reports on 820 West Simcoe St. and 720 North Bienville St. (2 pages)
  - H. City and Parish Adjudication Certificates (4 pages)
  - I. LUS/LPSO letters documenting tax/environmental liens (3 pages)

5) **FISCAL IMPACT:**

☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)

☒ No Fiscal Impact

RECOMMENDED BY:

  
MARY SLIMAN, DIRECTOR

APPROVED FOR AGENDA:

  
CYNTHIA WIGGERT, CHIEF ADMINISTRATIVE OFFICER

