

ORDINANCE NO. JO-002-2024

A JOINT ORDINANCE OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY DONATION OF THE PROPERTY LOCATED AT 1003 NORTH UNIVERSITY AVENUE (ASSESSMENT NUMBER 6046119) TO SUN COMMUNITY HOUSING DEVELOPMENT ORGANIZATION, A QUALIFIED NON-PROFIT, PURSUANT TO LA. R.S. 47:2205

BE IT ORDAINED 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 the Parish of Lafayette, 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 the Parish of Lafayette 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.*, LSA-Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within the Parish of Lafayette, Lafayette City-Parish Consolidated Government may by ordinance effect the Non-Warranty Donation of any identified adjudicated property to the extent allowed by, and for the purposes allowed by, the Louisiana Constitution; and

WHEREAS, the below-named Applicant for donation 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.

NOW, THEREFORE, BE IT FURTHER ORDAINED 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 ordinance.

SECTION 2: The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session jointly convened do hereby declare their intention to donate the below-described property (the “Property”) to the below-named donee:

Applicant: Sun Community Housing Development Organization

Assessment Number: 6046119

Physical Addresses: 1003 North University Avenue, Lafayette, Louisiana, 70501

Legal Description:

“That certain tract or parcel of ground, together with all buildings and improvements thereon, situated in the O. Daigle Subdivision in the Parish of Lafayette, Louisiana, known and designated as LOT 6 and the SOUTHERN ONE-HALF OF LOT 5 of said subdivision as per plat of survey of Val E. Smith, C.E., dated May 20, 1950, which is attached to Act of Sale by Mrs. Eliza Landry Daigle to Lloyd E. Daigle dated July 15, 1950, records of Lafayette Parish, Louisiana. Said Lot 6 having a frontage of 50 feet and Lot 5 having a frontage of 25 feet for a total frontage of 75 feet on North College Avenue (Hwy. 167) by a depth between parallel lines of 150 feet and being bounded, now or formerly, Northerly by the northern on-half of Lot 5, Southerly by the property of Joseph Babineaux, Easterly by North College Avenue (Hwy. 167) and Westerly by property of Mrs. Eliza Landry Daigle, heirs or assigns. That certain tract or parcel of ground situated in the O. Daigle Subdivision in the City and Parish of Lafayette, Louisiana, and being known and designated as the NORTHERN ONE-HALF OF LOT NO. 5 of said subdivision, as per Plat of Survey of Val e. Smith, C.E., dated May 20, 1950, duly filed in the records of the Clerk of Court of the Parish of Lafayette, Louisiana. Said parcel of ground having a front of Twenty-five (25’) feet on North College Avenue by a depth between parallel lines of One Hundred Fifty (150’) feet and being bounded on the North by Lot No. 4, South by remaining portion of Lot No. 5 of said subdivision, East by North college Avenue and West by property described above as Item 1.”

SECTION 3: Following the Donee’s compliance with, as to the above-described property:

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 appropriate 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 Donee cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Donation to Donee in that form attached hereto as Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Donation should those circumstances described by the 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 Donation, the Administrator shall cause Donee to file the Non-Warranty Donation in the Lafayette Parish Clerk of Court's conveyance records, along with this ordinance, which shall be annexed to and incorporated by reference into the Non-Warranty Donation; and to comply with the filing requirements set forth at Ch. 72-16(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

SECTION 5: After compliance with the filing requirements set forth at Ch. 72-16(b) and Ch. 72-16(e) of the Lafayette City-Parish Consolidated Government Code of Ordinances, the acquiring person(s) shall submit copies of the affidavit required by that subsection 72-16(e) to a) the Lafayette Utilities System Customer Services/Tax Collection Division and b) the Lafayette Parish Sheriff's Office Tax Collection Division.

SECTION 6: Donation of the Property to Donee is conditioned upon compliance with the dictates of this ordinance, including the following:

1) Donee 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) Donee 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, directly or indirectly, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;

3) Donee shall permit re-entry and inspection of each 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 donation;

4) Donee's compliance with the notice and filing requirements imposed by this ordinance, the Louisiana Revised Statutes or by the Lafayette City-Parish Consolidated Government Code of Ordinances;

5) Donee's maintenance of the Property in a clean and sanitary condition;

6) Donee's use of the Property for purposes consistent with Art. VII, Sec. 14(B) of the Louisiana Constitution; and

7) Donee's adherence to those property renovation plans attached hereto as Exhibits B.

SECTION 7: Should any suspensive condition prohibited by this ordinance come to pass, or any resolutive condition required by this ordinance cease, the Administrator upon learning of such circumstance shall cause to be revoked the Non-Warranty Donation to Donee.

SECTION 8: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 9: After first having been adopted by a majority of the authorized membership of both the Lafayette Parish Council and the Lafayette City Council, this joint ordinance shall become effective upon signature of this joint ordinance by the Lafayette Mayor-President, the lapse of ten (10) days after receipt by the Lafayette Mayor-President without signature or veto, or upon override of a veto, whichever occurs first.

* * * * *

EXHIBIT A

NON-WARRANTY DONATION

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 "Donor," a political subdivision of the State of Louisiana, represented herein by Joshua S. Guillory, who, authorized by Joint Ordinance No. JO- -2024 of the Lafayette City Council and the Lafayette Parish Council, declared that:

Donor donates and delivers, without any warranty of title whatsoever, either expressed or implied, 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 Donor may have, to:

Sun Community Housing Development Organization

a Louisiana nonprofit corporation, whose permanent mailing address is 3419 Northwest Evangeline Throughway, Suite F-3, Carencro, LA 70520, referred to as "Donee," all of the right, title and interest of the Donor 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 donation is accepted by Donee.

Donee warrants, acknowledges, and agrees with Donor that Donee is accepting the property subject to, and conditioned upon, the provisions of the aforementioned Ordinances, which are incorporated herein and made part hereof, and whose recordation alongside this Act of Donation is an essential condition of this donation.

Donee has been advised that the property donated can be used only for the purposes set forth in Article VII, Section 14(B) of the Louisiana Constitution.

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

Remainder of this page intentionally blank

THUS DONE AND PASSED by Donor, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2024, in the city of _____, Louisiana.

WITNESSES:

Signature

Printed Name

Signature

Printed Name

DONOR:
LAFAYETTE CITY-PARISH
CONSOLIDATED GOVERNMENT

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

NOTARY PUBLIC
Printed Name: _____
Notary/Bar Roll No.: _____

THUS DONE AND PASSED by Donee, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2023, in the city of _____, Louisiana.

WITNESSES:

Signature

Printed Name

Signature

Printed Name

DONEE:
Sun Community Housing Development Organization
Christopher Williams

By: _____
Name: Christopher Williams
Title: Executive Director

NOTARY PUBLIC
Printed Name: _____
Notary/Bar Roll No.: _____

Exhibit 1**Legal Description****Property No. 1****Assessment Number: 6046119****Physical Address: 1103 North University Avenue, Lafayette, Louisiana, 70501****Legal Description:**

“That certain tract or parcel of ground, together with all buildings and improvements thereon, situated in the O. Daigle Subdivision in the Parish of Lafayette, Louisiana, known and designated as LOT 6 and the SOUTHERN ONE-HALF OF LOT 5 of said subdivision as per plat of survey of Val E. Smith, C.E., dated May 20, 1950, which is attached to Act of Sale by Mrs. Eliza Landry Daigle to Lloyd E. Daigle dated July 15, 1950, records of Lafayette Parish, Louisiana. Said Lot 6 having a frontage of 50 feet and Lot 5 having a frontage of 25 feet for a total frontage of 75 feet on North College Avenue (Hwy. 167) by a depth between parallel lines of 150 feet and being bounded, now or formerly, Northerly by the northern on-half of Lot 5, Southerly by the property of Joseph Babineaux, Easterly by North College Avenue (Hwy. 167) and Westerly by property of Mrs. Eliza Landry Daigle, heirs or assigns. That certain tract or parcel of ground situated in the O. Daigle Subdivision in the City and Parish of Lafayette, Louisiana, and being known and designated as the NORTHERN ONE-HALF OF LOT NO. 5 of said subdivision, as per Plat of Survey of Val e. Smith, C.E., dated May 20, 1950, duly filed in the records of the Clerk of Court of the Parish of Lafayette, Louisiana. Said parcel of ground having a front of Twenty-five (25') feet on North College Avenue by a depth between parallel lines of One Hundred Fifty (150') feet and being bounded on the North by Lot No. 4, South by remaining portion of Lot No. 5 of said subdivision, East by North college Avenue and West by property described above as Item 1.”

RENOVATION PLAN

Applicant's plan for the construction of a multi-use facility, to include administrative offices as well as multi-family housing.

CASE NO. APD 2024-003

APPLICANT INFORMATION

Applicant Name Sun CHDO Phone (337) 501-7617 (337) 258-8000
 Christopher Williams Email sunchdola@gmail.com

Applicant Address 3419 NW Evangeline Thwy. Applicant Municipality Lafayette

Applicant Lives in Neighborhood Yes No N/A

Applicant Services Neighborhood Yes No N/A

If yes, in what capacity? N/A

ADJUDICATED PROPERTY INFORMATION

Property Address 1003 North University Avenue Assessment No. 6046119
 Neighborhood Mills Addition Subdivision
 City District 1 Elroy Broussard Parish District 5 Abraham Rubin

Adjudication Status City Parish
 Date Adjudicated 2009 2009
 Amount of Taxes Owed \$30,873.78 \$8,545.58

Disposition Process Donation Legislative Process Donation to Qualified Non-Profit
*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con

Minimum Bid Value \$16,160 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 Law Enforcement 0
 Maintained Environmental 0
 Improved Housing 0

RENOVATION PLAN *See Attached

Zoning Designation "CM" Commercial Mixed
 Meets Zoning Standard for District Yes No N/A

Assessor's Description Res Subd Lot
 Is Consistent with Area Land Use Yes No N/A

Flood Zone X
 Will Require Mitigation Yes No N/A

Intended Use Extend Property
 Description of Intended Use
 Applicant will utilize property for office space and multi-family residential facilities.

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

SUNCHDO

Keeling Drive

1003

North University Avenue

0 150 300 Feet



LAFAYETTE CITY-PARISH CONSOLIDATED GOVERNEMENT
PLANNING AND DEVELOPMENT 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 June 12, 2023
2. Applicant Name SUN CHDO
3. Business Name SUN CHDO
4. Non-Profit Name _____ *(if donation)
5. Primary Name Christopher Williams, PhD
6. Mailing Address 3419 NW Evangeline Thwy.
7. Physical Address Same
8. City, State, Zip Carencro, LA 70520
9. Phone Number(s) (337) 501-7617 (337) 258-0000
10. Email sunchdola@gmail.com

ADJOINING OWNER PROPERTY INFORMATION

1. Jurisdiction N/A
2. Assessment No. _____
3. Municipal Address _____
4. City, State, Zip _____

ADJUDICATED PROPERTY INFORMATION

- 5. Assessment No. 6046119
- 1. Property Address 1003 North University Avenue
- 2. City, State, Zip Lafayette, LA 70501
- 3. Council Districts City -1, Parish - 5
- 4. Zoning Designation Commercial Mixed - 1, CM-1
- 5. Assessor's Description Residential Subdivision Lot
- 6. Property Description (Can be obtained from the Tax Assessor's Website) Lots 5 and 6, Daigle O Subdivision
- 7. Condition of Property Maintained
- 8. Intended Use Wellness Center, administrative office and residential

If available, please provide the following information.

- 1. 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).

Land Uses of Adjacent and Vicinity Properties Mixed (Commercial, Residential)

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) 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
(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, 2nd 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.

- o The applicant shall be responsible for all aspects of the disposition notification process.
- o 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.

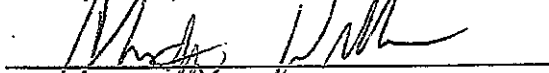
The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

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.

Christopher Williams, PhD

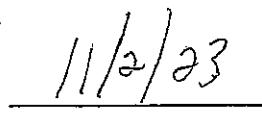
Name (Printed)



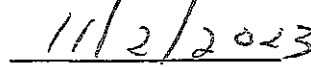
Signature



Administrator (Documenting Receipt of Application)



Date



Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared SUNCHDO,
Christopher Williams, hereinafter called "Landowner", on this _____ day
of _____, 20____, who after being duly sworn, deposed and said:

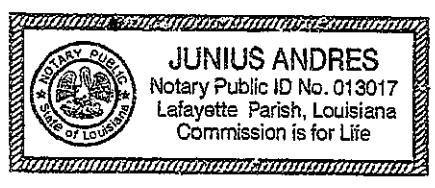
1. Landowner has applied to purchase the following adjudicated property.
Address: 1003 North Universtiy Ave., Lafayette, LA Assess. Number: 6046119
2. Landowner is not an owner of the adjudicated property identified in #1 above.
3. Landowner is not a tax debtor in the Parish of Lafayette.

Witnesses:
[Signature]
Abbenelle

Landowner:
[Signature]

NOTARY PUBLIC:

[Signature]
JUNIUS ANDRES



Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: **6046119**

Property Location

N 1003 UNIVERSITY AVE LAFAYETTE

Jurisdiction: CITY OF LAFAYETTE
 Neighborhood: 404160.00 Mills Addt/Azalea Park to I-10/Thruway
 Subdivision: DAIGLE, O area
 Subdivision: DAIGLE, O SUBDIVISION
 0005 0006
 Township: 9

Range: 4

Section: 24

Legal Descriptions

LOTS 5 & 6-O DAIGLE SUB

Property Owners

JOHNFORE LARISON (ESTATE)
 JOHNFORE HELEN STOUTE (ESTATE)

Property Mailing Address

1003 N UNIVERSITY AVE
 LAFAYETTE, LA 70506-1211

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
200900027525	07/01/2009	OGDEN ALTON JR/TAX YEAR 2007	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
200900026376	06/24/2009	OGDEN ALTON JR/TAX YEAR 2007	JOHNFORE LARISON	\$0
200900029749	06/24/2009	OGDEN ALTON JR/TAX YEAR 2007	JOHNFORE LARISON	\$0
200900020286	05/21/2009	OGDEN ALTON JR/TAX YEAR 2007	LAFAYETTE PARISH	\$0
200900018628	05/18/2009	OGDEN ALTON JR/TAX YEAR 2007	LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
200800021456	05/07/2008	JOHNFORE LARISON	OGDEN ALTON JR/TAX YEAR 2007	\$0
200400032541	07/14/2004	LATOUR MILDRED MILLER	JOHNFORE LARISON	\$30,000
200200006179	02/06/2002	LATOUR CARLTON J	LATOUR CARLTON J	\$0
199400024818	05/03/1994	LATOUR MILDRED MILLER	JOHNFORE LARISON	\$0
198900027427	09/18/1989	LATOUR CARLTON J	LATOUR MILDRED MILLER	\$0
195000246607	07/15/1950	LANDRY ELIZA	LATOUR CARLTON J	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2022	\$34.56	\$164.25
2021	\$34.56	\$164.92
2020	\$34.09	\$164.73
2019	\$34.09	\$156.60
2018	\$33.82	\$160.07
2017	\$33.82	\$159.85
2016	\$33.82	\$159.85
2015	\$17.04	\$79.66
2014	\$17.04	\$80.77
2013	\$17.04	\$78.24
2012	\$92.58	\$434.76
2011	\$92.58	\$436.01
2010	\$92.58	\$435.28
2009	\$92.57	\$437.36
2008	\$92.05	\$435.61

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$19,000	\$1,900
Total	\$19,000	\$1,900
	Taxable Market Value	Taxable Assessed Value
City	\$19,000	\$1,900
Homestead Exemption	\$0	\$0
Parish	\$19,000	\$1,900

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
PO Box 2009
800 South Buchanan
Lafayette, LA 70502
(337) 291-6400

First VENDOR

OGDEN, ALTON JR

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : Conveyances

File Number : 2009-00018628

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) : 05/18/2009

At (Recorded Time) : 11:23:01:000 AM



Doc ID - 027614550002

Do not Detach this Recording Page from Original Document

ADJUDICATION OF TAX SALE TITLE

Assessment # 46119

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 2008, with interest and costs being \$461.53 at the principal front door of the Lafayette Consolidated Council Auditorium (1010 Lafayette Street - 2nd Floor, Lafayette, Louisiana, on the 6th day of May, 2009, 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 19, 2009 and April 26, 2009 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 Consolidated Council Auditorium (1010 Lafayette Street - 2nd Floor, Lafayette, Louisiana on the 6th day of May, 2009 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):

OGDEN ALTON JR/TAX YEAR 2007
JOHNFORE LARISON
JOHNFORE HELEN STOUTE

Property Description:

LOTS 5 & 6-O DAIGLE SUB 08-21456 CITY TAX DEED 2007 FROM:
LARISON/HELEN STOUTE JOHNFORE 1003 N UNIVERSITY AVE
LAFAYETTE LA 70506-1211

And on said May 6, 2009, 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 the smallest amount of said property that any bidder would buy and pay the taxes and costs 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, 705 West University Avenue, Lafayette, Louisiana 70506, 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 TESTIMONY THEREOF, I have hereunto signed my name officially at 705 West University Avenue, Parish of Lafayette, in the presence of the two undersigned competent witnesses, who also signed this 18th day of May, 2009.

Witnesses:

Donna Rogers
Donna Rogers

LISA CHIASSON
TAX COLLECTOR, LAFAYETTE CONSOLIDATED GOVERNMENT

Karen Charlot
Karen Charlot

BY Linda Wallah
COLLECTION SUPERVISOR

Lafayette Parish Recording Page

Louis J. Perret
Clerk of Court
PO Box 2009
800 South Buchanan
Lafayette, LA 70502
(337) 291-6400

First VENDOR

OGDEN, ALTON JR

First VENDEE

LAFAYETTE PARISH

Index Type : Conveyances

File Number : 2009-00020286

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) : 05/21/2009

At (Recorded Time) : 2:52:43:000 PM



Doc ID - 027639070002

Do not Detach this Recording Page from Original Document

STATE OF LOUISIANA
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

OWNERS: OGDEN ALTON JR/TAX YEAR 2007, JOHNFORE LARISON, JOHNFORE HELEN STOUTE

ASSESSMENT NUMBER: 46119

PROPERTY DESCRIPTION: LOTS 5 & 6-O DAIGLE SUB
08-21456 CITY TAX DEED 2007 FROM:
LARISON/HELEN STOUTE JOHNFORE
1003 N UNIVERSITY AVE
LAFAYETTE LA 70506-1211

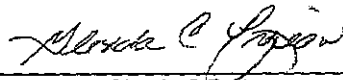
TAXES	435.61
INTEREST	21.78
CERT. NOTICE	15.00
AD FEES	70.00
DEED PREPARATION FEE	25.00
RECORDING FEE	40.00
TOTAL AMOUNT ADJUDICATED:	607.39

BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, 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, at the Parish Government Building of this Parish of Lafayette on May 7th thru May 8th A.D. 2008 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 27th of April and the 4th day of May, 2008, 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 and 8th day of May 2008, 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, Michael W. Neustrom, 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, Michael W. Neustrom, 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 May in the year of our Lord two thousand nine in the presence of Deputy Glenda C Prejean, and Deputy Ella Benoit competent witnesses, who also sign hereunto with me.

WITNESSES:


Chief Deputy Tax Collector
Charles A. Barton, Jr.


Deputy Glenda C Prejean


Deputy Ella Benoit

LPSO TAX-041

City of Lafayette
705 West University Avenue
Lafayette, LA 70506

OGDEN ALTON JR/TAX YEAR 2007
PO BOX 564
NATCHEZ, MS 39121-0564

Tax Notice#: 46119

Parcels: 46119

TAX YEAR 2008	
TAXES:	92.05
INTEREST/PENALTY:	376.05
REDEMPTION FEE:	150.00
ENVIRONMENTAL LIEN FEES:	0.00
CONVERSION PENALTY:	85.00
RECORDING FEE:	25.00
TAX YEAR 2009	
TAXES:	92.57
INTEREST:	154.59
ENVIRONMENTAL LIEN FEES:	1,110.00
CONVERSION PENALTY:	80.00
TAX YEAR 2010	
TAXES:	92.58
INTEREST:	144.42
ENVIRONMENTAL FEE:	165.00
TAX YEAR 2011	
TAXES:	92.58
INTEREST:	133.32
ENVIRONMENTAL FEE:	1,338.00
TAX YEAR 2012	
TAXES:	92.58
INTEREST:	122.21
DEMOLITION:	8,082.40
ENVIRONMENTAL FEE:	1,929.00
TAX YEAR 2013	
TAXES:	17.04
INTEREST:	20.45
ENVIRONMENTAL FEE:	2,058.00
TAX YEAR 2014	
TAXES:	17.04
INTEREST:	18.40
ENVIRONMENTAL LIEN:	1,162.00

TAXES:	17.04
INTEREST:	16.36
ENVIRONMENTAL LIEN:	1,141.00

TAX YEAR 2016	
TAXES:	33.82
INTEREST:	28.07
ENVIRONMENTAL LIEN:	1,018.00

TAX YEAR 2017	
TAXES:	33.82
INTEREST:	24.35
ENVIRONMENTAL LIEN:	434.00

TAX YEAR 2018	
TAXES:	33.82
INTEREST:	20.29
ENVIRONMENTAL LIEN:	925.00

TAX YEAR 2019	
TAXES:	34.09
INTEREST:	16.36

TAX YEAR 2020	
TAXES:	34.09
INTEREST:	12.27
ENVIRONMENTAL LIEN:	570.00

TAX YEAR 2021	
TAXES:	34.56
INTEREST:	8.29
ENVIRONMENTAL LIEN:	2,905.00

TAX YEAR 2022	
TAXES:	34.56
INTEREST:	4.15
ENVIRONMENTAL LIEN:	3,350.00

TAX YEAR 2023	
TAXES:	34.56
INTEREST:	0.00
ENVIRONMENTAL LIEN:	2,460.00

TAX YEAR 2007	
TAXES:	0.00
INTEREST:	0.00
CONVERSION PENALTY:	0.00
RECORDING FEE:	0.00

Total Due:	\$30,873.78
-------------------	--------------------

BEFORE 12/8/2023

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**

Address	1003 North University	Jurisdiction	City of Lafayette
	6046119	Entity	Parish - LPSO
2023	8,545.58	2004	1985
2022		2003	1984
2021		2002	1983
2020		2001	1982
2019		2000	1981
2018		1999	1980
2017		1998	1979
2016		1997	1978
2015		1996	1977
2014	0	1995	1976
2013	0	1994	1975
2012	0	1993	1974
2011	0	1992	1973
2010	0	1991	1972
2009	0	1990	1971
2008	0	1989	1970
2007		1988	
2006		1987	
2005		1986	

TOTAL

8545.58

Name **Ashley Ventroy**

Signature **Donna Benoit**

Date **12/12/2023**

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date:

DEC 05 2018

SUN CHDO
C/O CHRIS WILLIAM
113 ALFRED ST
LAFAYETTE, LA 70501

Employer Identification Number:
83-0967326
DLN:
17053163350009
Contact Person:
DEL TRIMBLE ID# 31309
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
June 27, 2018
Contribution Deductibility:
Yes
Addendum Applies:
No

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

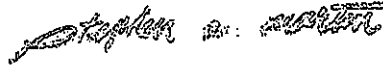
If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

SUN CHDO

Sincerely,



Director, Exempt Organizations
Rulings and Agreements

Letter 947



Internal Memorandum

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

TO: Cydra Wingerter **DATE:** December 15, 2023

FROM: Mary Sliman, Director

SUBJ: *SUN COMMUNITY HOUSING DEVELOPMENT ORGANIZATION
ADJUDICATED PROPERTY DISPOSITION BY DONATION TO A QUALIFIED NON-PROFIT
1003 NORTH UNIVERSITY (ASSESSMENT No. 6046119
ORDINANCE FOR INTRODUCTION – JANUARY 9, 2024*

Enclosed for your review and consideration is a proposed ordinance facilitating the disposition by donation to Sun Community Housing Development Organization, a qualified non-profit, of the adjudicated property found at 1003 North University Avenue (Assessment No. 6046119) as identified by the Lafayette Parish Tax Assessor's Office, by adopting the donation of that property to Sun CHDO.

The property proposed for donation has been adjudicated to both the City of Lafayette and the Parish of Lafayette since 2009. Property tax and lien arrearages are \$30,873.78 to the City and \$8,545.58 to the Parish.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Ordinance;
3. Act of Donation;
4. Staff Report;
5. Site aerial of the adjudicated property;
6. Application with renovation plan;
7. Affidavit;
8. Assessor's report on 1103 North University Avenue; and,
9. Non-Profit Documentation.

If all is in order, please submit for introduction on the January 9, 2024 agenda.

A handwritten signature in blue ink that reads 'Mary Sliman'.

Mary Sliman, Director

MS/kdt

RECEIVED

DEC 18 2023

Lafayette Consolidated Government
Chief Administrative Office

LAFAYETTE JOINT COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To adopt a joint ordinance of the Lafayette City Council and the Lafayette Parish Council authorizing the non-warranty donation of the adjudicated property found at 1103 North University Avenue to Sun Community Housing development Organization pursuant to LA. R.S. 47:2205.
- 2) **ACTION REQUESTED:** Adoption of the attached ordinance to authorize the donation of the aforementioned adjudicated properties.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION: January 9, 2024
 - B. FINAL ADOPTION: January 23, 2024
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Ordinance (4 pages)
 - D. Act of Donation (6 pages)
 - E. Staff Report (1 page)
 - F. Project Aerial (1 page)
 - G. Application with renovation plan (4 pages)
 - H. Affidavit (1 page)
 - I. Assessor's Report on 1003 North University Avenue (1 page)
 - J. Adjudication Certificates (4 pages)
 - K. LUS/LPSO letters documenting tax/environmental liens (4 pages)
 - L. Non-Profit Documentation (2 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

DISPOSITION OF ORDINANCE NO. JO-002-2024

1. This ordinance was introduced: January 9, 2024
YEAS: Tabor, Richard, Stansbury, Guilbeau, Rubin
NAYS: None
ABSENT: None
ABSTAIN: None


Final disposition by **Parish Council**:
January 23, 2024
YEAS: Tabor, Richard, Stansbury, Guilbeau, Rubin
NAYS: None
ABSENT: None
ABSTAIN: None

This ordinance was introduced:
YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux
NAYS: None
ABSENT: None
ABSTAIN: None

Final disposition by **City Council**:
YEAS: Broussard, Naquin, Hebert, Hooks, Boudreaux
NAYS: None
ABSENT: None
ABSTAIN: None

2. Notice of Public Hearing: This ordinance was published by Title and Notice of Public Hearing was published in the Advertiser on January 12, 2024.

3. This ordinance was presented to the Mayor-President for approval on January 24, 2024, at 10:00 o'clock a.m.


CLERK OF THE COUNCIL

4. Disposition by Mayor-President:

I hereby:

- A. Approve this ordinance, the 24th day of January, 2024, at 2:15 o'clock p.m.
- B. Veto this ordinance, the _____ day of _____, 2024, at _____ o'clock _____.m., veto message is attached.
- C. Line item veto certain items this _____ day of _____, 2024, at _____ o'clock _____.m., veto message is attached.


MAYOR-PRESIDENT

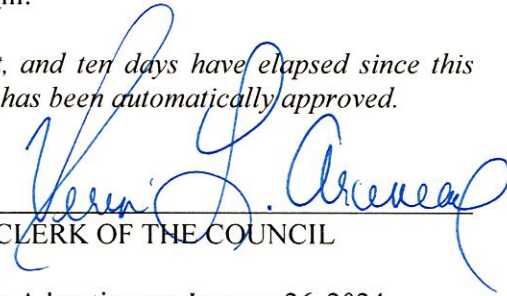
5. Returned to Council Office with/without veto message on January 24, 2024, at 2:38 o'clock p.m.

6. Reconsideration by Council (if vetoed):

On _____, 2024, the Councils did/refused to adopt this ordinance after the Mayor-President's veto.

7. Returned to the Council Office without signature of Mayor-President (*unsigned*) on _____, 2024, at _____ o'clock _____.m.

If not signed or vetoed by the Mayor-President, and ten days have elapsed since this ordinance was presented to him for action, same has been automatically approved.


CLERK OF THE COUNCIL

8. Full publication of this ordinance was made in the Advertiser on January 26, 2024.

