

ORDINANCE NO. JO-028-2025

**A JOINT ORDINANCE OF THE LAFAYETTE CITY COUNCIL AND THE
LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY
DONATION OF THAT PROPERTY LOCATED AT 103 DEBAILLON STREET
(ASSESSMENT NO. 6033783) TO SEASONS THE GREEN LEAF, A CERTIFIED 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 properties 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 sessions convened do hereby declare their intention to donate the below-described properties (the "Properties") to the below-named Applicant:

Applicant: Alzina Dural, officer of Seasons the Green Leaf

Assessment Numbers: 6033783

Physical Addresses: 103 Debaillon Street, Lafayette, Louisiana 70501

Legal Description:

"That certain lot of ground, together with all improvements thereon, situated in the Best Subdivision in the parish of Lafayette, La., and according to a plat of re-survey made by A.R. Yandle, C.E., dated January 28, 1950, and attached to Act No. 241049, is known and designated as part of Lot No. Four (4) of said subdivision; said lot having a frontage on Debaillon Street of Forty-five (45) feet by a depth between parallel lines of One hundred and twenty-five (125) feet and is bounded North by Debaillon Street; East by Lot No. 3; South by remaining portion of Lot No. 4, not herein sold, and West by Lot No. 5; being the same property acquired by vendor herein by Act #277744 of the records of the 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 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(b) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Chapter 72-12) shall upon request of the Applicant cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Donation to Applicant in that form attached hereto as Exhibit 1, as such may be amended to account for the occurrence of any of those circumstances causing one or more of the Properties to be stricken from Exhibit 1. 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 Applicant 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(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

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

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

- 1) Applicant is not a tax debtor or owner of the Properties, nor acting for, directly or indirectly, any tax debtor or owner of any of the Properties;
- 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, will become, directly or indirectly, an acquiring person, 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 each of the Properties, 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) Applicant'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) Applicant's maintenance of the Properties in a clean and sanitary condition;
- 6) Applicant's use of the Properties for purposes consistent with Art. VII, Sec. 14(B) of the Louisiana Constitution; and
- 7) Applicant's adherence to those property renovation plans attached hereto as Exhibit 2.

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 Applicant with respect to those one or more of the Properties as to which such condition occurred or ceased, as applicable.

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 elapse of ten (10) days after receipt by the Lafayette Mayor-President without signature or veto, or upon override of a veto, whichever occurs first.

* * * * *

STATE OF LOUISIANA

PARISH OF LAFAYETTE

ACT OF NON-WARRANTY DONATION

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:

CITY OF LAFAYETTE, a political subdivision of the State of Louisiana, represented herein by Monique B. Boulet, its duly authorized Mayor-President, whose mailing address is 705 West University Avenue, Lafayette, Louisiana 70506, and

PARISH OF LAFAYETTE, a political subdivision of the State of Louisiana, represented herein by Monique B. Boulet, its duly authorized Mayor-President, whose mailing address is 705 West University Avenue, Lafayette, Louisiana 70506

together referred to as "Donors," who being duly authorized by Joint Ordinance No. JO- -2025 of the Lafayette City Council and the Lafayette Parish Council, declared that:

Donors donate and deliver, without any warranty of title whatsoever, either expressed or implied, except for the warranty against eviction resulting from a prior alienation by the Donors, but with full substitution and subrogation in and to all the rights and actions of warranty which Donors may have, to:

SEASONS THE GREEN LEAF, a Louisiana non-profit corporation represented here by ALZINA DURAL, its duly authorized officer, whose mailing address is 301 Darrel Street, Lafayette, Louisiana 70501-2015

referred to as "Donee," all of the right, title and interest of the Donors 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 Donors 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.

THUS DONE AND PASSED by Donors, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

DONORS:

CITY OF LAFAYETTE
PARISH OF LAFAYETTE

Donna Meaux

Debbie Sonnier

By: _____
Monique B. Boulet
Lafayette Mayor-President

NOTARY PUBLIC
Printed Name: Patrick S. Ottinger
Notary/Bar Roll No.: 08727

THUS DONE AND PASSED by Donee, before me, Notary, and the undersigned competent witnesses, on this ____ day of _____, 2025, in the City of Lafayette, Louisiana.

WITNESSES:

PURCHASER:
SEASONS THE GREEN LEAF

By: _____
ALIZINA DURAL

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

Exhibit 1

Legal Description

Assessment Numbers: 6033783

Physical Addresses: 103 Debaillon Street, Lafayette, Louisiana 70501

“That certain lot of ground, together with all improvements thereon, situated in the Best Subdivision in the parish of Lafayette, La., and according to a plat of re-survey made by A.R. Yandle, C.E., dated January 28, 1950, and attached to Act No. 241049, is known and designated as part of Lot No. Four (4) of said subdivision; said lot having a frontage on Debaillon Street of Forty-five (45) feet by a depth between parallel lines of One hundred and twenty-five (125) feet and is bounded North by Debaillon Street; East by Lot No. 3; South by remaining portion of Lot No. 4, not herein sold, and West by Lot No. 5; being the same property acquired by vendor herein by Act #277744 of the records of the Clerk's office, Lafayette Parish, Louisiana.”

Exhibit 2

Renovation Plan

Donee plans to build a pocket park for her neighborhood, Quiet Town.

Donee must comply with all applicable zoning and other land use ordinances applicable to this Property.

CASE NO. 2025-APD-

APPLICANT INFORMATION

Applicant Name Alzina Dural Phone (337) 298-6276
Non-profit: Seasons the Green Leaf Email adural301@yahoo.com
Applicant Address 301 Darrel Street, 70501 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 301 Debaillon Street Assessment No. 6033783
Neighborhood Golf Course/Meadows Subdivision Best Subdivision
City District 5 Parish District 5
Adjudication Status City Parish
Date Adjudicated 2010 2010
Amount of Taxes Owed \$25,690.91 See note below

Disposition Process Donation Legislative Process Donation to Qualified Non-Profit

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

Minimum Bid Value N/A 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 "RS-1" Residential Single-Family
Meets Zoning Standard for District ☒ Yes ☐ No ☐ N/A
Assessor's Description Residential
Is Consistent with Area Land Use ☒ Yes ☐ No ☐ N/A
Flood Zone X
Will Require Mitigation ☐ Yes ☒ No ☒ N/A

Intended Use Neighborhood Park

Description of Intended Use

Donee wants to build a pocket park for Quiet Town Coterie.

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

Tax information not available at the time of submission.

Conditions not satisfied

- 1
- 2
- 3

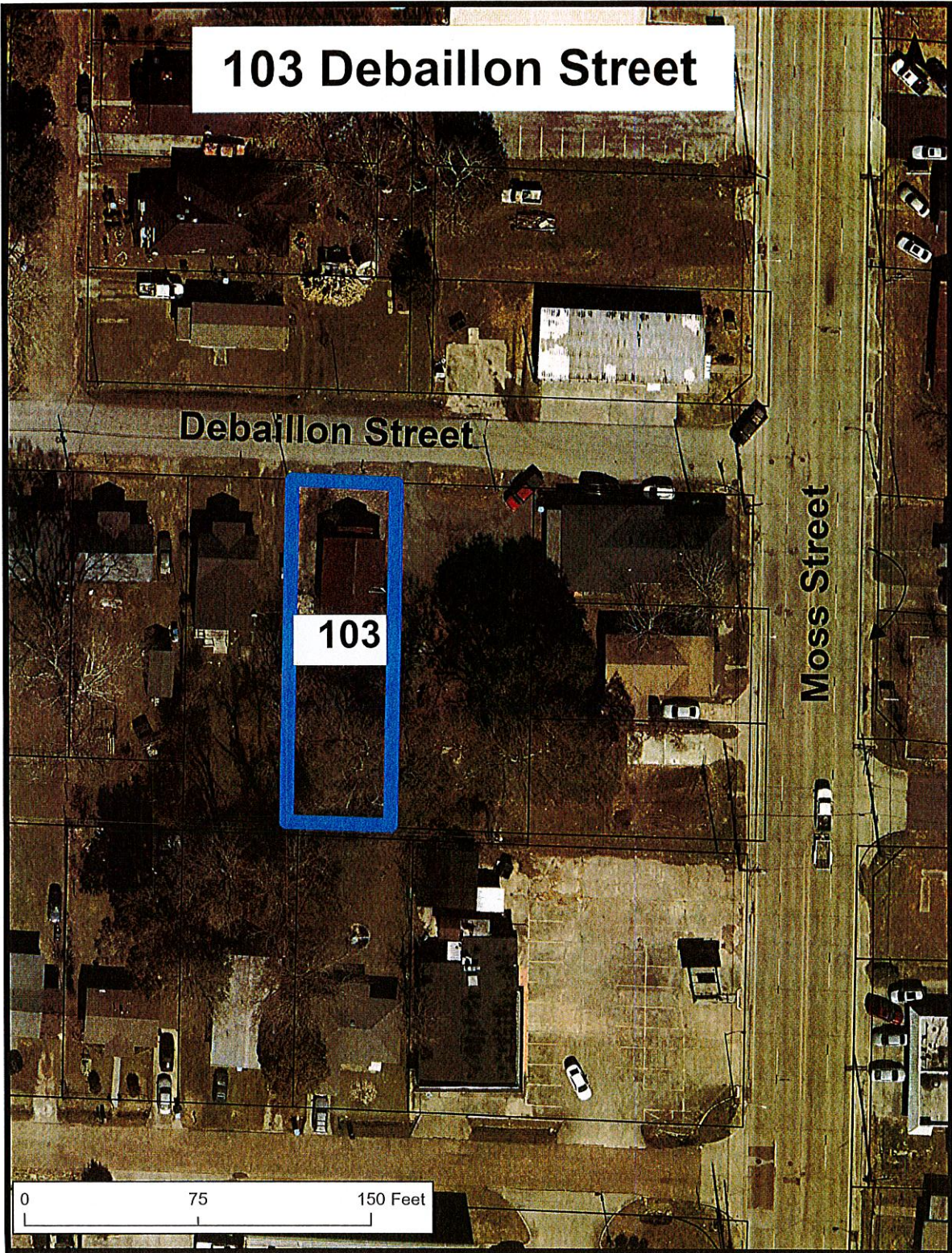
103 Debaillon Street

Debaillon Street

103

Moss Street

0 75 150 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

- GENERAL INFORMATION
1. Date of Application 09/24/2024
 2. Applicant Name Alzina Dural
 3. Business Name Seasons The Green Leaf Nonprofit
 4. Non-Profit Name Same *(If donation)
 5. Primary Name Alzina Dural
 6. Mailing Address 301 Darrel Street
 7. Physical Address 301 Darrel Street
 8. City, State, Zip Lafayette, LA. 70501
 9. Phone Number(s) 337-297-6276
 10. Email adural301@yahoo.com

ADJOINING OWNER PROPERTY INFORMATION

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

ADJUDICATED PROPERTY INFORMATION

- * 5. Assessment No. 6033783
1. Property Address 103 Debaillon Street
2. City, State, Zip Lafayette, LA. 70501
3. Council Districts #5
4. Zoning Designation Mixed use
- * 5. Assessor's Description Residential Lot
6. Property Description (Can be obtained from the Tax Assessor's Website) Portion of Lot 4, Portion of Lot 3, Portion of Lot 4 X 2
7. Condition of Property Adjudicated, blight
8. Intended Use Community Park, Community House

* 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 use

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.

- 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.

Alfina Dural
Name (Printed)

[Signature]
Signature

Administrator (Documenting Receipt of Application)

09/24/2024
Date

9/24/2024
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 Alzina A. Duraland
Seasons The Greenleaf, hereinafter called "Affiant", on this 15th day
of October, 2024, who after being duly sworn, deposed and said:

1. Affiant has applied for the donation of the following adjudicated properties:

1. 103 Debaillon Street 6033783
2. 109 Dale Street 6050166

2. Affiant is not an owner of the adjudicated properties identified in #1 above.

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

Witnesses:

Affiant:

Ashley Dahlen / Ashley Dahlen

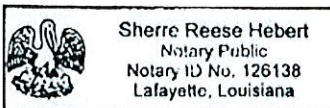
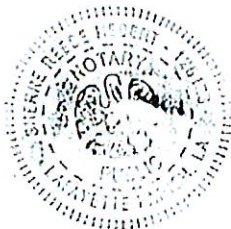
Alzina A. Duraland
Alzina A. Duraland

Adri / Adri Bourgeois

Alzina A. Duraland
Alzina A. Duraland, president

NOTARY PUBLIC:

Sherre Reese Hebert
Sherre Reese Hebert



Lafayette Parish, LA

Summary

Parcel ID 6033783
 PropertyAddress 103 DEBAILLON ST
 LAFAYETTE,
 Neighborhood Golf Course/Meadows/Best Sub Area
 Legal Description PLOT 4-BEST SUB PLOT 3 BEST SUB (25 X 45)(77-10236) P LOT
 4 BEST SUB (25 X 45)(77-10237) P LOT 4 BEST SUB (25 X 45)
 Acres 0.155
 Sect/Twp/Range
 SubdivisionName BEST SUBD
 TaxDistrict 04 - CITY OF LAFAYETTE
 Property Use Residential
 Code



Owner Information

Owner Name	Percent Interest	Roll Type
MISSISSIPPI LAND CO INC/TAX YEAR 2008	0.00 %	
MARCOMBE BRENDA/TAX YEAR 2007	0.00 %	
MISSISSIPPI LAND CO/TAX YEAR 2006	0.00 %	
MAGNOLIA GROVE RTO/TAX YEAR 2005	0.00 %	
LOUISIANA TAX INC/TAX YEAR 2004	0.00 %	
WATSON GRACIOUS UNIQUE	50.00 %	
WATSON PRECIOUS MONIQUE	50.00 %	
PARISH ADJUDICATION 2009	0.00 %	
LAFAYETTE CITY ADJUDICATION 2009	0.00 %	

Assessed Year	2024
Improvement Market Value	\$35,000
Land Market Value	\$9,200
Total Market Value	\$44,200
Total Assessed Value	\$4,420
Homestead Exemption Value	
Total Taxable Value	\$4,420

Frame Unknown
 Year Built 0
 Actual Area 0
 Finished Area 0
 Use Single Family Unknown (Res) IM
 Exterior Walls
 RoofCover
 Foundation

Condition
 Frame Unknown
 Air Conditioning
 Bedrooms
 TotalBaths
 PatioDeckType
 PorchType
 PatioDeckArea

Land Use	Total Land Units	Unit Type	Assessed Land Value
Residential Land	0.15	AC	\$920

Recording Date	Sale Date	Sale Price	Document Type	Document Number
6/8/2010	6/2/2010	\$0	Adjudication Parish	201000022508
6/8/2010	5/25/2010	\$0	Adjudication City	201000022962
6/2/2009	6/2/2009	\$0	Tax Deed City	200900022394
5/20/2009	5/6/2009	\$0	Tax Deed Parish	200900019693
5/14/2008	5/14/2008	\$0	Tax Deed Parish	200800019272
5/20/2008	5/7/2008	\$0	Tax Deed City	200800020900
5/16/2007	5/16/2007	\$0	Tax Deed City	200700021693
5/9/2007	5/9/2007	\$0	Tax Deed Parish	200700020325
5/17/2006	5/17/2006	\$0	Tax Deed Parish	200600020052
5/17/2006	5/17/2006	\$0	Tax Deed City	200600020601
6/8/2005	5/4/2005	\$0	Tax Deed Parish	200500025621
2/23/2005	2/23/2005	\$0	Redemption City	200500007372
5/19/2004	5/5/2004	\$0	Tax Deed City	200400022695
12/8/2003	12/8/2003	\$0	Redemption Parish	200300063943
6/11/2003	6/11/2003	\$0	Redemption City	200300030269
6/10/2003	5/7/2003	\$0	Tax Deed Parish	200300029842
6/30/2002	6/30/2002	\$0	Adjudication City	200200025445
3/19/2002	3/19/2002	\$0	Redemption City	200200012858
5/17/2001	5/17/2001	\$0	Adjudication City	200100018776

Lafayette Parish Recording Page

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

First VENDOR

MISSISSIPPI LAND CO INC

First VENDEE

LAFAYETTE CONSOLIDATED GOVERNMENT

Index Type : Conveyances

File Number : 2010-00022962

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) : 06/08/2010

At (Recorded Time) : 12:41:10.000 PM



Doc ID - 029958630002



Do not Detach this Recording Page from Original Document

File Number: 2010-00022962 Seq: 1

ADJUDICATION OF TAX SALE TITLE

Assessment # 33783

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 2009, with interest and costs being \$156.87 at the principal front door of the Lafayette Consolidated Council Auditorium (1010 Lafayette Street - 2nd Floor, Lafayette, Louisiana, on the 5th day of May, 2010, 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 18, 2010 and April 25, 2010 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 5th day of May, 2010 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):

MISSISSIPPI LAND CO INC/TX YR 2008
MARCOMBE BRENDA/TAX YEAR 2007
MISSISSIPPI LAND CO/TAX YEAR 2006
MAGNOLIA GROVE RTO/TAX YEAR 2005
LOUISIANA TAX INC/TAX YEAR 2004
WATSON GRACIOUS UNIQUE (ET AL)

Property Description:

P LOT 4-BEST SUB 77-10236- P LOT 3 BEST SUB (25X45) 77-10237- P LOT 4
BEST SUB (25X45) 06-20052 PARISH TAX DEED 2005
06-20601 CITY TAX DEED 2005 05-25621 PARISH TAX DEED 2004 FROM:
GRACIOUS UNIQUE WATSON (& OTHERS) 103 DEBAILLON ST LAFAYETTE LA 70501
07-20325 PARISH TAX DEED 2006 07-21693 CITY TAX DEED 2006
08-20900 CITY TAX DEED 2007 08-19272 PARISH TAX DEED 2007
09-19693 PARISH TAX DEED 2008 09-22394 CITY TAX DEED 2008

And on said May 5, 2010, 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 25th day of May, 2010.

Witnesses:

Donna Rogers
Donna Rogers

LISA CHIASSON
TAX COLLECTOR, LAFAYETTE CONSOLIDATED GOVERNMENT

Karen Charlot
Karen Charlot

BY Linda Useloh
COLLECTION SUPERVISOR

LCG FORM #1438 (R/4/09)

File Number: 2010-00022962 Seq: 2

Lafayette Parish Recording Page

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

First VENDOR

MISSISSIPPI LAND CO INC

First VENDEE

LAFAYETTE PARISH

Index Type : Conveyances

File Number : 2010-00022508

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) : 06/08/2010

At (Recorded Time) : 8:33:40:000 AM



Doc ID - 029952180002



Do not Detach this Recording Page from Original Document

File Number: 2010-00022508 Seq: 1

STATE OF LOUISIANA
PARISH OF LAFAYETTE

OFFICE OF SHERIFF AND EX-OFFICIO
TAX COLLECTOR

OWNERS: MISSISSIPPI LAND CO INC/TX YR 2008, MARCOMBE BRENDA/TAX YEAR 2007,
MISSISSIPPI LAND CO/TAX YEAR 2006, MAGNOLIA GROVE RTO/TAX YEAR 2005, LOUISIANA TAX
INC/TAX YEAR 2004, WATSON GRACIOUS UNIQUE (ET AL)

ASSESSMENT NUMBER: 33783

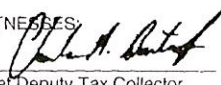
PROPERTY DESCRIPTION: PARCEL NUMBER: 33783
P LOT 4-BEST SUB 77-10236- P LOT 3 BEST SUB (25X45) 77-10237- P LOT 4
BEST SUB (25X45) 06-20052 PARISH TAX DEED 2005 06-20601 CITY TAX DEED 2005 05-25621 PARISH
TAX DEED 2004 FROM: GRACIOUS UNIQUE WATSON (& OTHERS) 103 DEBAILLON ST LAFAYETTE LA
70501 07-20325 PARISH TAX DEED 2006 07-21693 CITY TAX DEED 2006
08-20900 CITY TAX DEED 2007 08-19272 PARISH TAX DEED 2007
09-19693 PARISH TAX DEED 2008 09-22394 CITY TAX DEED 2008

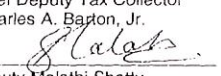
TAXES	349.21
INTEREST	20.95
RECORDING FEE	40.00
CERT. NOTICE	15.00
AD FEES	75.00
DEED PREPARATION FEE	25.00
TOTAL AMOUNT ADJUDICATED:	525.16

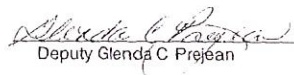
BE IT KNOWN AND REMEMBERED, THAT I, Michael W. Neustrom, Sheriff and Ex-Officio Tax Collector of the Parish of Lafayette State of Louisiana, in the name of the State and by the virtue of the power and authority in me vested by the Constitution and laws of the State of Louisiana, and in pursuance of the 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 5th thru May 7th A.D. 2010 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 18th of April and the 25th day of April, 2010, 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 5th thru the 7th day of May 2010 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 2nd day of June in the year of our Lord two thousand ten in the presence of Deputy Glenda C Prejean, and Deputy Malathi Shetty competent witnesses, who also sign hereunto with me.

WITNESSES:


Chief Deputy Tax Collector
Charles A. Barton, Jr.


Deputy Malathi Shetty


Deputy Glenda C Prejean

LPSO TAX-041



Department of the Treasury
Internal Revenue Service
Tax Exempt and Government Entities
PO Box 2508
Cincinnati, OH 45201

Seasons the Green Leaf
301 Darrel Street
Lafayette, LA 70501

Date:
October 2, 2020
Employer ID number:
84-3826846
Person to contact / ID number:
Bryan Woeste
ID# 1004831
Contact telephone number:
513-975-6701
Contact fax number:
855-850-8356
Response due date:
October 30, 2020

Dear Applicant:

Why you are receiving this letter

We need more information to consider the determination letter request you submitted on Form 1023EZ.

What you must do

Please provide the information requested and follow the submission instructions. You must submit your response by the due date above.

If you don't respond

If you don't respond to the Information Request by the due date, or don't provide all the requested information, we may close your case without making a determination. If so, we won't refund any user fee you paid, and you'll need to submit a new request and any applicable user fee payment if you want us to reconsider your request. Alternatively, if you haven't established that you meet the requirements for exemption for the subsection requested, we may make an adverse determination.

In addition, if you don't provide the requested information by the due date, you may lose your rights to get a declaratory judgment. Under Internal Revenue Code (IRC) Section 7428(b)(2), you must exhaust all administrative remedies available to you within the IRS before a court will issue a declaratory judgment about your exempt status. This requirement means you must take all reasonable steps in a timely manner to secure a determination under IRS procedures, including providing the information we need to act on your request. If you fail to timely provide the requested information, you may lose your rights to obtain a declaratory judgment under Section 7428.

Additional information

If you have questions or need additional time to respond, call me at the number at the top of this letter. If you have concerns after speaking with me, you can call my supervisor Jeffrey Gaunce at 513-975-6277.

Letter 1312 (Rev. 12-2019)
Catalog Number 35163W



Internal Memorandum

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

TO: Rachel Godeaux
FROM: Tammy Luke, Director
SUBJ: **103 DEBAILLON STREET, ASSESSMENT No. 6033783**
ADJUDICATED PROPERTY DISPOSITION BY DONATION TO A QUALIFIED NON-PROFIT
CITY COUNCIL AND PARISH COUNCIL JOINT ORDINANCE FOR INTRODUCTION – JUNE 3, 2025

DATE: May 15, 2025

Enclosed for your review and consideration is a proposed joint ordinance of the Lafayette City Council and the Lafayette Parish Council authorizing the disposition by donation to a qualified non-profit of 103 Debaillon Street (Assessment No. 6033783), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office.

The property proposed for disposition has been adjudicated to the City of Lafayette since 2010 and the Parish of Lafayette since 2010. Property tax and lien arrearages are \$25,690.91 to the City. Tax information to the Parish was not available at the time of submission. For your reference, an aerial of the property is included.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Ordinance;
3. Act of Donation;
4. Staff Report;
5. A site aerial of the adjudicated property;
6. Application with renovation plan;
7. Affidavit;
8. Assessor's report on 103 Debaillon Street;
9. Adjudication Certificates; and,
10. Non-profit documentation.

If all is in order, please submit for introduction on the June 3, 2025 Council agendas.



Tammy Luke, Director
Community Development and Planning Department

TL/lmh

Attachments

RECEIVED

MAY 16 2025

OFFICE OF THE CAO

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 property at 103 Debaillon Street (Assessment No. 6033783) to Seasons the Green Leaf, a certified non-profit, 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: June 3, 2025
 - B. FINAL ADOPTION: June 17, 2025
- 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 (5 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 103 Debaillon Street (1 page)
 - J. Certificates of Adjudication (4 pages)
 - K. Non-profit documentation (1 page)
- 5) **FISCAL IMPACT:**
☐ Fiscal Impact (will be detailed in Cost-Revenue Analysis)
☒ No Fiscal Impact

RECOMMENDED BY:



TAMMY LUKE, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER