

CITY ORDINANCE NO. CO-036-2026

AN ORDINANCE OF THE LAFAYETTE CITY COUNCIL AUTHORIZING THE LAFAYETTE MAYOR-PRESIDENT TO EXECUTE AN ACT OF CASH SALE BY AND BETWEEN THE CITY OF LAFAYETTE AND G&M PARTNERSHIP FOR THE PRICE AND SUM OF \$280,000 FOR THE ACQUISITION BY THE CITY OF LAFAYETTE OF THAT CERTAIN PROPERTY, WITH IMPROVEMENTS AND APPURTENANT SERVITUDES AND PROPERTY RIGHTS, HAVING A MUNICIPAL ADDRESS OF 113 E. SIMCOE STREET, LAFAYETTE, LOUISIANA, FOR THE PRESENT PURPOSE OF IMPROVEMENT AND EXPANSION OF THE UTILITIES DEPARTMENT AND FOR OTHER PRESENT OR FUTURE PERMISSIBLE PURPOSES

BE IT ORDAINED by the Lafayette City Council that:

WHEREAS, the Lafayette City Council deems the purchase of that certain property, with improvements and appurtenant servitudes and property rights, having a municipal address of 113 E. Simcoe Street, Lafayette, Louisiana, more fully identified in the legal description attached hereto as Exhibit A (the "Property"), to be necessary, convenient, and/or desirable for the present purpose of improvement and expansion of the Utilities Department and for such other present or future purposes as are permissible under applicable law; and

WHEREAS, the current owner of the Property, G&M Partnership, desires to sell, and the City of Lafayette desires to purchase, the Property for the price and sum of \$280,000, which price and sum is the appraised value of the Property; and

WHEREAS, the parties have entered into an Agreement to Purchase and Sell providing for the conveyance of the Property by act of cash sale free and clear of liens, mortgages, and encumbrances except those of record; and

WHEREAS, the Lafayette City Council therefore desires to authorize the Lafayette Mayor-President to execute an Act of Cash Sale to acquire the Property at the price and sum of \$280,000 for the reasons stated hereinabove.

NOW, THEREFORE, BE IT FURTHER ORDAINED by the Lafayette City Council, that:

SECTION 1: All of the aforescribed "Whereas" clauses are adopted as part of this ordinance.

SECTION 2: The Lafayette Mayor-President is hereby authorized to execute an Act of Cash Sale for the purchase of the Property for the price and sum of \$280,000 and to conduct all negotiations and enter into and sign any and all contracts and other documents necessary, incidental, convenient, or desirable to provide for the purchase of the Property.

SECTION 3: The Lafayette Mayor-President, or her designee, is hereby further authorized to take any and all actions and to execute any and all documents which are, in the judgment of the Lafayette Mayor-President, in consultation with the City-Parish Attorney or his

designee, necessary, convenient, or desirable to purchase the Property and to carry out the purposes of this ordinance, specifically including, but not limited to, any and all customary documents ancillary to a purchase and sale of real property.

SECTION 4: All ordinances or resolutions, or parts thereof, in conflict herewith are hereby repealed.

SECTION 5: This ordinance shall become effective upon signature of 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.

* * * * *

Cope Associates, L.L.C.

Gene N. Cope, A Licensed Louisiana Certified General Real Estate Appraiser No.APR.00541-CGA * Consultant (1965-2013)

Michael T. Cope, A Licensed Louisiana Certified General Real Estate Appraiser No.APR.01157-CGA * Consultant

Telephone: Office 337-234-7768 or 337-234-7906
1111 W University Ave
Lafayette, LA 70506

Mobile 337-344-2664
Email copeappraiser@yahoo.com
copeappraiser@gmail.com

November 3, 2025

Mr. Corey Auzenne
Electrical Engineering Aide Spec. II
Lafayette Utilities System
1314 Walker Rd
Lafayette, LA 70506

Re: Appraisal of light industrial real estate
for market value "as is" as of 10/29/2025
located at
113 E Simcoe St
Lafayette, LA 70501
Borrower: NA
Co-borrower: NA
Property Owner: G&M Partnership
Cope Associates, L.L.C., File No.10085

Dear Mr. Auzenne:

Pursuant to terms of your request by way of email correspondence during Fall of 2025. I am pleased to submit herewith an appraisal relative to the above referenced real estate to be acquired as a total acquisition by the Lafayette Consolidated Government. This appraisal and report address the opinion of current market value for the whole or entire subject property in total as sought for LCG Government Facilities Expansion in the overall Downtown Lafayette area with this property acquisition creating expansion area for the existing LUS City of Lafayette North Water Plant located at 200 N Buchanan St. with the current LCG ownership for the plant adjoining the subject property on its West and North property line.

This appraisal report is submitted pursuant to your request for an opinion of the current market value of the above referenced light industrial use real estate appraised subject to the readily apparent and/or obviously visible "as is" physical condition and under currently prevailing market conditions as of October 29, 2025, which is the date of the appraiser's most recent full interior/exterior comprehensive property visit. I am pleased to submit herewith a USPAP compliant appraisal report relative to the above referenced light industrial real estate owned by G&M Partnership.

Following the property visit I conducted research of the conveyance records of Lafayette Parish, and such other investigations as are appropriate to the development of pertinent data upon which to provide and form a market-based opinion of the current market value for which this appraisal was made.

The purpose of this appraisal and report is to form and provide a market based/supported opinion of value for the subject property that in this specific instance is the whole or entire property on its readily apparent and/or obviously visible "as is" physical condition and under currently prevailing market conditions as of October 29, 2025, the date of his most recent comprehensive property visit at the subject property, as this appraisal is for the total acquisition in full ownership less minerals of subject property appraised herein. For your information the definition of market value is contained elsewhere in the report.

The intended use this appraisal and report is to assist you, Mr. Corey Auzenne, Engineering Spec Aide II, Lafayette Utilities System, Lafayette Consolidated Government, on behalf of the Lafayette Consolidated Government/LUS in the negotiations and acquisition in full ownership less minerals of same.

The intended user of this appraisal is you, Mr. Corey Auzenne, Engineering Spec Aide II, Lafayette Utilities System, Lafayette Consolidated Government, the client to whom the report is addressed and anyone that has your direct and/or express permission to do so, it is also acknowledged and understood that this appraisal and appraisal report will become part of the acquisition documents for the purchase of the subject property and will essentially become part of the public record if the property is purchased as the acquisition document will be recorded at the Lafayette Parish Clerk of Court's office at the 15th Judicial District Courthouse, Lafayette, Lafayette Parish, LA.

Based on the readily apparent and/or obviously visible "as is" physical condition of the subject as of my most recent comprehensive property visit in conjunction with the analysis of available information relative to the physical property including both land or site and improvements constructed thereon. Along with the analysis and interpretation of the market data and other information developed by the research completed for this assignment, the opinion of the current market value "as is" of the subject property is as follows:

Sales Comparison Approach:	\$31,800.00 (land only)
Cost Approach:	\$311,600.00
Sales Comparison Approach:	\$285,100.00
Income Capitalization Approach:	\$270,000.00
Reconciled from the employed approaches to value:	\$280,000.00

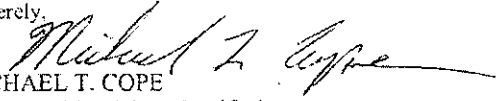
This appraisal and appraisal report are intended to provide you with my market based and supported opinion of the market value of property required in relation to the acquisition of the real estate appraised herein in full ownership less minerals.

This report represents the results of an appraisal that was completed in accordance with current USPAP (Uniform Standards of Professional Appraisal Practice) as promulgated by TAF (The Appraisal Foundation) under the supervision of the ASC (Appraisal Subcommittee).

It has been my pleasure to be of service to you in this matter and I trust that the data contained in the attached appraisal report will be sufficient for your present purposes. However, should you require any additional information in connection with this appraisal and/or appraisal report, please do not hesitate to contact the office.

Respectfully Submitted,

Sincerely,

A handwritten signature in cursive script that reads "Michael T. Cope". The signature is written in black ink and is positioned above the printed name.

MICHAEL T. COPE
A Licensed Louisiana Certified
General Real Estate Appraiser (No.G-1157)

FINAL OPINION OF CURRENT MARKET VALUE "as is" as of October 29, 2025

Sales Comparison Approach to Value:	\$31,800.00 (land only)
Cost Approach to Value:	\$311,600.00
Sales Comparison Approach to Value:	\$285,100.00
Income Capitalization Approach to Value:	\$270,000.00
Reconciled from the approaches to value employed herein:	\$280,000.00

STATE OF LOUISIANA

PARISH OF LAFAYETTE

CASH SALE

BE IT KNOWN, that on this ____ day of _____ 2026, before me, the undersigned Notary Public, in and for said Parish and State, duly commissioned and qualified as such, personally came and appeared:

G&M PARTNERSHIP, a Louisiana Partnership, with a mailing address of P.O. Box 3704, Lafayette, Louisiana, 70502, being herein represented by its General Partner, Grover L. Dunphy pursuant to that Certificate of Authority attached hereto and made a part hereof as Exhibit A, hereinafter referred to as the “**Seller**”

who declared that for the consideration hereinafter mentioned, they do by these presents sell, transfer and deliver with full guarantee of title and free from all encumbrances and with subrogation to all their rights and actions of warranty against previous owners, unto:

CITY OF LAFAYETTE, a political subdivision of the State of Louisiana, whose mailing address is P. O. Box 4017-C, Lafayette, LA 70502, being represented herein by its duly authorized representative, Monique B. Boulet, its Mayor-President, pursuant to City Ordinance _____ of the Lafayette City Council (hereinafter referred to as the “**Purchaser**”);

Purchaser appearing herein, accepting for itself, its successors and assigns, and acknowledging delivery and possession thereof, all of Selier’s right, title and interest, in and to the following immovable property (hereinafter referred to as the “**Property**”), to-wit:

That certain parcel of land, containing 0.312 acres, more or less, situated in Section 25, Township 9 South, Range 4 East, city of Lafayette, Southwestern Land District, Lafayette Parish, Louisiana, said parcel being further described on that certain plat of survey dated January 21, 2026, by Rex R. Jones, P.L.S., being attached hereto and made a part hereof as follows:

Commencing at a found crimped 1/2” iron pipe being the intersection of the northerly right-of-way of E. Simcoe Street and the southeast corner of G & M Partnership property, said point hereinafter being known as the Point of Beginning (P.O.B.) and

having a Louisiana State Plane Coordinates of North 630,241.78 and East 3,065,354.86;

Thence proceed along said northerly right-of-way, North 84° 32' 09" West a distance of 101.87 feet to the southwest corner of said G & M Partnership property, having a found 3/4" iron pipe;

Thence up said western property line, North 06° 44' 18" East a distance of 134.96 feet to the northwest corner of said G & M Partnership property, having a found crimped 1/2" iron pipe;

Thence along said northern property line, South 84° 33' 42" East a distance of 99.80 feet to the northeast corner of said G & M Partnership property, having a found 1/2" iron pipe with a 90° elbow;

Thence down said eastern property line, South 05° 51' 33" West a distance of 134.97 feet to the POINT OF BEGINNING (P.O.B.).

Being the same property acquired by G&M Partnership from Midsouth National Bank by that act of Cash Sale Without Warranty dated December 28, 2001, and recorded on January 10, 2002, under Entry No. 2002-001768 of the records of Lafayette Parish, Louisiana.

Said property bears a municipal address of 113 E Simcoe Street, Lafayette, LA 70501.

This sale is made and accepted subject to the restrictive covenants, easements, servitudes, mineral royalties, oil, gas and mineral leases, obligations of ownership, etc. affecting the above described property of record in the Lafayette Parish Clerk of Court's Office.

The payment of all taxes assessed against the property herein sold for the year 2023, 2024, and 2025 have been paid and taxes for the year 2026 have been pro-rated to the date of this sale. This sale is made and accepted for and in consideration of the sum of TWO HUNDRED EIGHTY THOUSAND AND 00/100 (\$280,000.00) DOLLARS, cash in hand paid, for which acquittance is herein granted.

Seller and Purchaser hereby acknowledge and recognize that the property being sold and purchased is to be transferred in "as is" condition, and Purchaser does hereby relieve and release Seller from any and all claims for any vices or defects and particularly for any claims or cause of

action for redhibition pursuant to Louisiana Civil Code Articles 2520, et seq., or for diminution of purchase price pursuant to Louisiana Civil Code Articles 2541, et seq. Additionally, Purchaser agrees and acknowledges that this sale is made without warranty of fitness for any ordinary or particular use pursuant to Louisiana Civil Code Article 2524.

(Purchasers' Initials to acknowledge "AS IS" condition: _____)

Pursuant to La. R.S. 41:1338(A)(1), Seller hereby waives any right to re-acquire the Property purchased herein should Purchaser desire to transfer same at a later date to a third person.

SIGNATURES APPEAR ON THE FOLLOWING PAGE(S)

THUS DONE AND PASSED at Lafayette, the Parish of Lafayette, State of Louisiana, on this ____ day of _____, 2026, in the presence of the undersigned competent witnesses, who sign with appearer and me, officer, after due reading of the whole.

WITNESSES:

SELLER:

G&M PARTNERSHIP, a Louisiana Partnership

Print Name:

By: Grover L. Dunphy
Its: General Partner

Print Name:

NOTARY PUBLIC

THUS DONE AND PASSED at Lafayette, the Parish of Lafayette, State of Louisiana, on this ____ day of _____, 2026, in the presence of the undersigned competent witnesses, who sign with appearer and me, officer, after due reading of the whole.

WITNESSES:

PURCHASER:

CITY OF LAFAYETTE

Print Name:

By: Monique B. Boulet
Its: Mayor-President

Print Name:

NOTARY PUBLIC

Exhibit A
Certificate of Authority G&M Partnership

Legal Description
PROPERTY
To Be Acquired By
CITY OF LAFAYETTE
From
G & M PARTNERSHIP

That certain parcel of land, containing 0.312 acres, more or less, situated in Sections 25, Township 9 South, Range 4 East, city of Lafayette, Southwestern Land District, Lafayette Parish, Louisiana, said parcel being further described as follows:

Commencing at a found crimped 1/2" iron pipe being the intersection of the northerly right-of-way of E. Simcoe Street and the southeast corner of G & M Partnership property, said point hereinafter being known as the **Point of Beginning (P.O.B.)** and having a Louisiana State Plane Coordinates of North 630,241.78 and East 3,065,354.86;

Thence proceed along said northerly right-of-way, North 84° 32' 09" West a distance of 101.87 feet to the southwest corner of said G & M Partnership property, having a found 3/4" iron pipe;

Thence up said western property line, North 06° 44' 18" East a distance of 134.96 feet to the northwest corner of said G & M Partnership property, having a found crimped 1/2" iron pipe;

Thence along said northern property line, South 84° 33' 42" East a distance of 99.80 feet to the northeast corner of said G & M Partnership property, having a found 1/2" iron pipe with a 90° elbow;

Thence down said eastern property line, South 05° 51' 33" West a distance of 134.97 feet to the **POINT OF BEGINNING (P.O.B.)**.

Rex R. Jones

01/21/2026



This description is based on the boundary plat or map made by Rex R. Jones, PLS dated January 21, 2026.

135 Regency Square • Lafayette, LA 70508 • 337.237.2200 phone • 337.232.3299 fax

C. H. Fenstermaker & Associates, L.L.C.



Internal Memorandum

Lafayette Utilities System
Electric Systems Construction (7084)

TO: Rachel Godeaux

DATE: April 16, 2026

THRU: Karen Hoyt *KHH*
4/14/26

Jeffrey B. Stewart

FROM: Alison Granger

JBS
6/9/16/2026

SUBJECT: 05/05/2026 City Agenda Item: Purchase of 113 E. Simcoe Street

Attached for consideration by the Lafayette City Council is an ordinance proposing to authorize the Lafayette Mayor-President to execute an Act of Cash Sale to acquire the property located at 113 E. Simcoe Street.

The public purpose to be served by this acquisition is for future expansion and operation of the Utilities Department in the immediate vicinity of said properties.

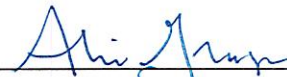
The price for the acquisition is \$280,000. LUS obtained an appraisal from Cope Associates, L.L.C. for the site which is comprised of approximately 0.31 acres - 13,500 sq ft +/- site improved with an 8,000 sq. ft. pre-fabricated metal building for a total market value of \$280,000.

Funding is provided by Work Order:
UT26203566-50207099-8952000000-121200
5020-UT-976-855-7099-895200-000000-000000-000000

The proposed ordinance, including the Cash Sale, have been approved by Assistant City-Parish Attorney Michael Hebert.

The Utilities Department is governed by the City; therefore, please place this on the agenda for the Lafayette City Council for introduction on May 5, 2026 with final adoption on May 19, 2026.

Thank you,


Alison Granger
Engineering Aide Spec II

RECEIVED

APR 16 2026

OFFICE OF THE CAO

Attachments

