

RESOLUTION NO. JR-042-2021

A JOINT RESOLUTION OF THE LAFAYETTE CITY COUNCIL AND THE LAFAYETTE PARISH COUNCIL AUTHORIZING A NON-WARRANTY CASH SALE OF 1120 EAST ALEXANDER STREET TO AN ADJOINING LANDOWNER PURSUANT TO LA R.S. 47:2202(B) FOR THE PRICE OF THE SALE'S ANTICIPATED COSTS

BE IT RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-246-2015, and subsequent amendments, establishing a process by which adjudicated properties may be sold, donated, or otherwise disposed of; and

WHEREAS, the Lafayette City-Parish Council adopted Ordinance No. O-155-2002, authorizing a Local Services Agreement among all entities having the authority to assess and collect property taxes in parts or all of Lafayette Parish, which Local Services Agreement assigns to Lafayette City-Parish Consolidated Government authority to oversee the sale, donation, or disposition otherwise of adjudicated properties; and

WHEREAS, the following political subdivisions with interests in adjudicated properties in parts or all of Lafayette Parish having agreed to the aforementioned Local Services Agreement: the City of Lafayette, the Parish of Lafayette, the Lafayette Parish Law Enforcement District, the Sheriff of Lafayette Parish, the Lafayette Parish School Board, the Lafayette Parish Library Board, the Lafayette Centre Development District, the Lafayette Economic Development Authority, the Bayou Vermilion District, the Lafayette Parish Tax Assessment District, the Lafayette Airport Commission, and the Teche-Vermilion Fresh Water District; and

WHEREAS, pursuant to La. R.S. 47:2201 *et seq.*, La. Const. Art. VII, Sec. 14, and the aforementioned Local Services Agreement among all political subdivisions levying *ad valorem* taxes on immovables within Lafayette Parish, Lafayette City-Parish Consolidated Government may elect at a public meeting of the Lafayette City Council and the Lafayette Parish Council to allow an adjoining landowner, who is determined to have maintained an adjudicated property for at least one (1) year, to purchase such adjudicated property for any price set by the Lafayette City Council and the Lafayette Parish Council; and

WHEREAS, the Lafayette City-Parish Consolidated Government Code of Ordinances in Ch. 72-30(e) permits that sale of adjudicated property to an adjoining landowner be submitted to the Joint Council for approval of a resolution authorizing its sale and adopting as its sale price the sale's anticipated costs; and

WHEREAS, the below-named Applicant for sale of the below-described property having submitted necessary verifying information for compliance with Louisiana statutes and the Lafayette City-Parish Consolidated Government Code of Ordinances; and

WHEREAS, the Lafayette City-Parish Consolidated Government has determined conformance by the below-named Applicant with La. R.S. 47:2202(B) and with Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e).

NOW, THEREFORE, BE IT FURTHER RESOLVED by the Lafayette City Council and the Lafayette Parish Council, that:

SECTION 1: All of the foregoing “Whereas” clauses are adopted as part of this resolution.

SECTION 2: The Lafayette City Council and the Lafayette Parish Council in due, regular and legal session convened, adopt pursuant to La. R.S. 47:2202(B), and Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-30(e), Lafayette City-Parish Consolidated Government’s anticipated costs in the amount of zero (\$0) dollars as the price for Non-Warranty Cash Sale of the below-described property (the “Property”) to the below-named Applicant:

Applicant: Tanya Provost Sias

Assessment Number: 6015385

Property Address: 1120 East Alexander Street, Lafayette, Louisiana 70501

Legal Description:

1120 East Alexander Street, Lafayette, Louisiana 70501

“That certain lot or parcel of ground, together with all buildings and improvements thereon and thereunto belonging, situated in Section 111, Township 9 south, Range 5 East, City and Parish of Lafayette, Louisiana, being known and designated as LOT 6, PARKSIDE ESTATES, PHASE I, said lot having a frontage on Alexander Street with the dimensions, boundaries, shape, form, location and configuration as shown on that certain plat of survey dated September 2, 1981, prepared by Randall J. Hebert & Associates, Inc., recorded under Entry No. 81-29608 of the records of the Lafayette Parish Clerk of Court's Office.

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.”

SECTION 3: Following the Applicant’s compliance with:

a) the notice and publication requirements of, and lapse of the time periods described in, La. R.S. 47:2206(A) and (B), respectively, without the occurrence either of full redemption of the Property or the filing of any action to annul as permitted by La. R.S. 47:2286 *et seq.*; and

b) the notice requirement imposed by Ch. 72-15(c) of the Lafayette City-Parish Consolidated Government Code of Ordinances; and

c) the filing requirement imposed by Ch. 72-16(b) of the Lafayette City-Parish Consolidated Government Code of Ordinances; the Administrator (as defined in Chapter 72-12) shall upon request of the Applicant cause to be authenticated by the Lafayette Mayor-President that Non-Warranty Cash Sale to Applicant in that form attached hereto as Exhibit A. The Administrator, however, shall decline to cause to be authenticated the Non-Warranty Cash Sale should those circumstances described by Lafayette City-Parish Consolidated Government Code of Ordinances Ch. 72-18(c) arise prior to such authentication.

SECTION 4: Following authentication of the Non-Warranty Cash Sale, the Administrator shall cause Applicant to file the Non-Warranty Cash Sale in the Lafayette Parish Clerk of Court's conveyance records, along with this resolution, which shall be annexed to and incorporated by reference into the Non-Warranty Cash Sale; and to comply with the filing requirements set forth in Ch. 72-16(d) of the Lafayette City-Parish Consolidated Government Code of Ordinances.

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

SECTION 6: Sale of the Property to Applicant is conditioned upon compliance with the dictates of this resolution, including the following:

1) Applicant is not a tax debtor or owner of the Property, nor acting for, directly or indirectly, any tax debtor or owner of the Property;

2) Applicant is not an employee, contractor, officer, director, elected or appointed official of Lafayette City-Parish Consolidated Government, nor any member of the immediate family of any of the above, nor any entity in which any of them has a substantial economic interest, nor acting for, directly or indirectly, any of the aforementioned, without the affirmative consent by resolution of the Lafayette City Council and the Lafayette Parish Council;

3) Applicant shall permit re-entry and inspection of the Property, at reasonable times and upon reasonable notice, by the Administrator or other agents of the Government, in order to verify compliance with any conditions imposed on the sale;

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

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

6) Applicant's adherence to that property renovation plan attached hereto as Exhibit B.

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

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

This resolution having been submitted to a vote, the vote on behalf of the Lafayette City Council thereon was as follows:

YEAS: Lewis, A. Naquin, Cook, Lazard

NAYS: None

ABSENT: Hebert

ABSTAIN: None

This resolution having been submitted to a vote, the vote on behalf of the Lafayette Parish Council thereon was as follows:

YEAS: Tabor, K. Naquin, Carlson, Guilbeau, Rubin

NAYS: None

ABSENT: None

ABSTAIN: None

AND the resolution was declared adopted on this, the 1st day of December, 2021.

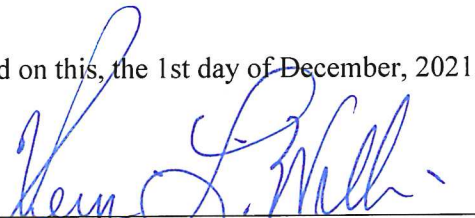

VERONICA L. WILLIAMS
LAFAYETTE CLERK OF THE COUNCIL

EXHIBIT A
NON-WARRANTY CASH SALE
STATE OF LOUISIANA
PARISH OF LAFAYETTE

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

Lafayette City-Parish Consolidated Government,

referred to as "Seller," a political subdivision of the State of Louisiana, represented herein by Lafayette Mayor-President Joshua S. Guillory, who, authorized by Joint Resolution No. JR-042-2021 of the Lafayette City Council and the Lafayette Parish Council, declared that:

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

Tanya Provost Sias

whose permanent mailing address is 1118 East Alexander Street, Lafayette, LA, 70501-2314, referred to as "Purchaser," all of Seller's right, title and interest in and to the property more fully described on Exhibit "1" attached hereto and made a part hereof, together with all appurtenances thereunto belonging or in any way appertaining, and all buildings and improvements located on the property, if any, collectively referred to as the "Property."

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

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

Remainder of this page intentionally blank

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

Remainder of this page intentionally blank

THUS DONE AND PASSED by Seller, before me, Notary, and the undersigned competent witnesses, on this 7th day of December 2021, in the city of Lafayette, Louisiana.

WITNESSES:

SELLER:
LAFAYETTE CITY-PARISH
CONSOLIDATED GOVERNMENT

Cydra Wingster
Signature

Cydra Wingster
Printed Name:

Harrette H. Antego
Signature

Harrette H. Antego
Printed Name:

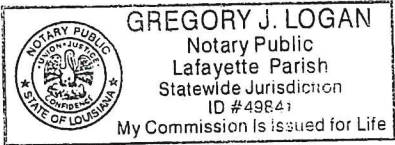
[Signature]
Signature

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

[Signature]
NOTARY PUBLIC

Printed Name: _____

Notary/Bar Roll No.: _____



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

WITNESSES:

PURCHASER(s):
Tanya Provost Sias

Signature

Signature

Printed Name

Printed Name

Signature

Signature

Printed Name

Printed Name

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

Exhibit 1
Legal Description

Assessment Number: 6015385

Property Address: 1120 East Alexander Street, Lafayette, LA 70501

“That certain lot or parcel of ground, together with all buildings and improvements thereon and thereunto belonging, situated in Section 111, Township 9 south, Range 5 East, City and Parish of Lafayette, Louisiana, being known and designated as LOT 6, PARKSIDE ESTATES, PHASE I, said lot having a frontage on Alexander Street with the dimensions, boundaries, shape, form, location and configuration as shown on that certain plat of survey dated September 2, 1981, prepared by Randall J. Hebert & Associates, Inc., recorded under Entry No. 81-29608 of the records of the Lafayette Parish Clerk of Court's Office.

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.”

Exhibit B
Renovation Plan

Applicant's plan is to utilize property for additional yard and green space.

*Note: Existing drainage and utility easements on this property will limit applicant's ability to develop this property.

APPLICANT INFORMATION

Applicant Name	Tanya Sias	Phone	(337) 945-2008
		Email	tanyasias@hotmail.com
Applicant Address	1118 E. Alexander St.	Applicant Municipality	Lafayette
Applicant Lives in Neighborhood		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No <input type="checkbox"/> N/A
Applicant Services Neighborhood		<input type="checkbox"/> Yes	<input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
If yes, in what capacity?	N/A		

ADJUDICATED PROPERTY INFORMATION

Property Address	1120 E. Alexander St.	Assessment No.	6015385
Neighborhood	Canadian Heights	Subdivision	Parkside Estates Ph. 1
City District	5 Glenn Lazard	Parish District	5 Abraham Rubin
Judication Status	City	Parish	
Date Adjudicated	1993	1993	
Amount of Taxes Owed	\$10,329.74	\$5,161.36	
Disposition Process	Sale - Adjoining	Legislative Process	Sale/ALT to Adjoining Property Owner
*If sale is to adjoining property owner, affidavit confirming one (1) year maintenance con			
Minimum Bid	Value \$14,400	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	Vacant	Law Enforcement	0
Maintained	Maintained	Environmental	0
Improved	Improved	Housing	0

RENOVATION PLAN *See Attached

Zoning Designation	"RS-1" Residential Single-Family		
Meets Zoning Standard for District	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Assessor's Description	Res Subd Lot		
Is Consistent with Area Land Use	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
Flood Zone	X		
Will Require Mitigation	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> N/A
Intended Use	Extend Property		
Description of Intended Use	Applicant will use lot for additional yard and green space.		
*Note there are existing drainage and utility easements limiting improvements on this property.			

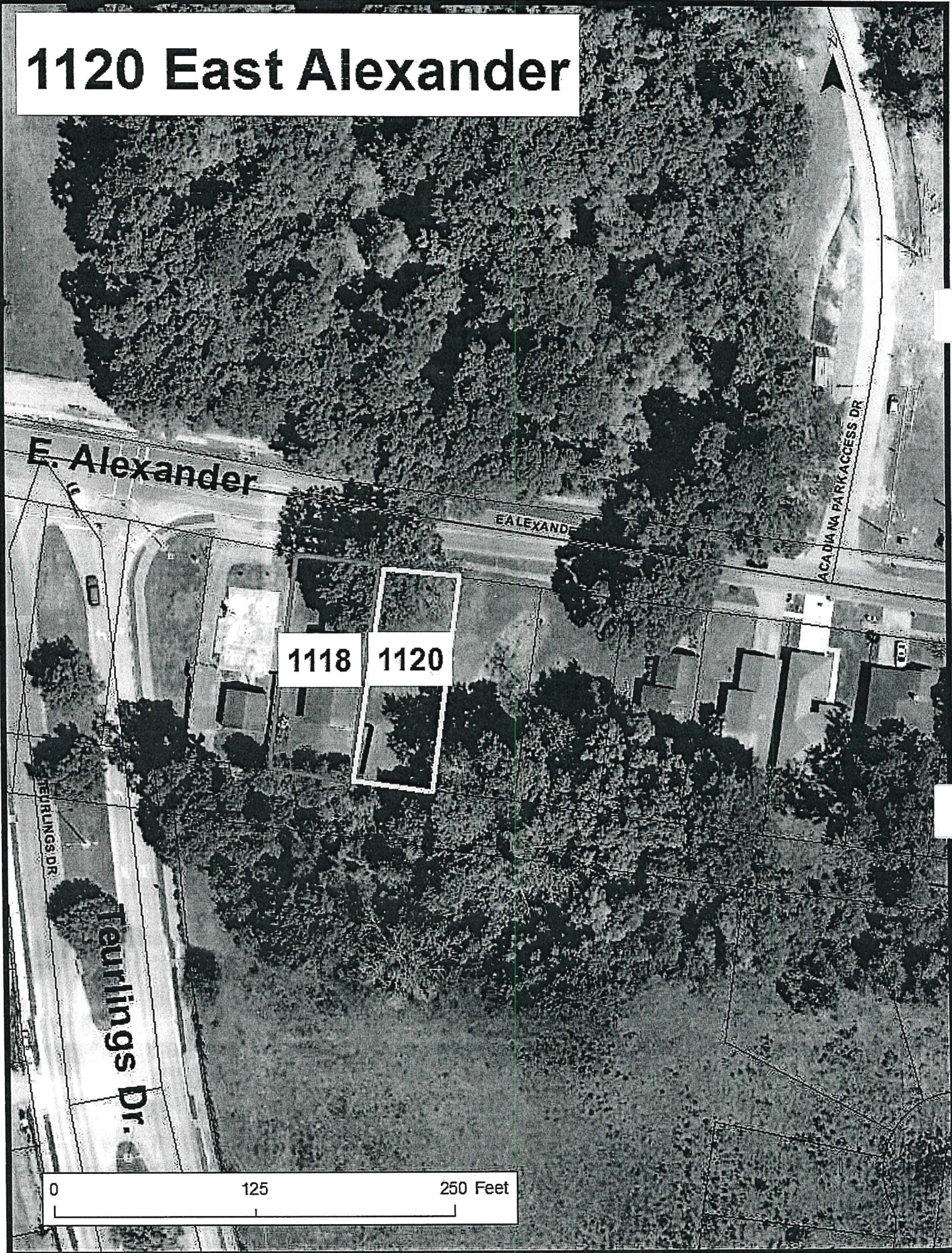
Administrator Notes

1. Applicant satisfies conditions as established in LCG O-166-2015.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
2. Applicant is approved for this disposition proceeding.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
3. Applicant will be considered for future disposition proceedings.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
4. Applicant does not satisfy conditions established in LCG O-166-2015.	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/> N/A
5. Confirmed property is adjudicated.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
6. Affidavit(s) have/has been provided.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A

Conditions not satisfied

- 1
- 2
- 3

1120 East Alexander



**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 July 12, 2021
2. Applicant Name Tanya Provost Sias
3. Mailing Address 1118 East Alexander St.
4. Physical Address 1118 East Alexander St.
5. City, State, Zip Lafayette, LA 70501
6. Phone Number(s) 337-945-2008 337-261-9729
7. Email tanyasias@hotmail.com

PROPERTY INFORMATION

1. Jurisdiction City of Lafayette
2. Assessment No. 6015385
3. Municipal Address 1120 East Alexander St.
4. City, State, Zip Lafayette, LA 70501
5. Council Districts District 5- Glenn Lazard

If available, please provide the following information.

6. Improved Yes ☐ No ☐

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

7. Property Description (Can be obtained from the Tax Assessor's Website) Lot 6
Parkside Estates Phase 1
(52 x 135.05 x 52 x 135.04)

LAFAYETTE CONSOLIDATED GOVERNMENT

APPLICATION FOR ADJUDICATED PROPERTY

PROPERTY RENOVATION PLAN

1. Applicant Name

Tanya Provost Sias

2. Project Address

1120 East Alexander St.

3. City, State, Zip

Lafayette, LA 70501

4. Zoning Designation

RS1

5. Assessor's Description

Lot 6 Parkside Estates Phase 1 (52x135.05x52x135.04)

6. Condition of Property

Good

7. Intended Use

Additional lawn space

Land Uses of Adjacent and Vicinity Properties _____

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
101 Jefferson Street, Ste. 101
Lafayette, LA 70501
(337) 291-8007

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

Lafayette Consolidated Government
c/o The Development and Planning Department - Planning Division (5901)
P.O. Box 4017-C
Lafayette, LA 70502

Rules

- ***Initiation of the Sale of an Adjudicated Property by Public Bid***
 - An approved application will be forwarded to the Lafayette City and Parish Councils 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 with the date(s), time, and procedure for the public sale outlined in The 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.
- ***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.
- ***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***
 - All applications 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. Tax debtors or the owner of an adjudicated property for which application has been made may not participate in the disposition process in any form.
 - 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 the 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.

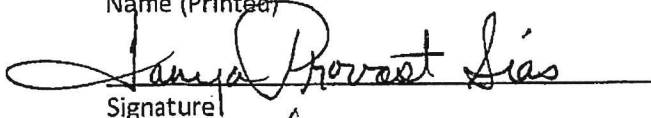
The disposition of adjudicated property is authorized under Act 819, effective January 1, 2009, as amended. All applicants are strongly advised to obtain legal counsel prior to making an application to acquire adjudicated property and to ensure legal review of the application.

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.

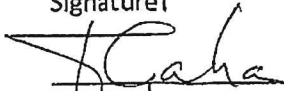
The undersigned hereby agrees and certifies that I have read and understand the application and general conditions for disposition of adjudicated property, I fully understand and agree that in accordance with said conditions, I am not the original owner of record or an immediate family member of the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

Tanya Provost Sias

Name (Printed)



Signature



Administrator (Documenting Receipt of Application)

07/12/2021

Date

7/19/2021

Date

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF ADJOINING LANDOWNER

BEFORE ME the undersigned authority personally came and appeared Tanya
Provost Sias, hereinafter called "Landowner", on this 25th day
of July, 2021, who after being duly sworn, deposed and said:

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

Address: 1118 East Alexander St. Assess. Number: 6064563

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

Address: 1120 East Alexander St. Geog. Number: _____

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

Witnesses:

Tyrese Breaux
Keytrone Sias

Landowner:

Tanya Provost Sias

NOTARY PUBLIC:

Racey Breaux

#61541 Notary I.D.
#26200 Bar Roll

STATE OF LOUISIANA
PARISH OF LAFAYETTE

AFFIDAVIT OF NON PROPERTY OWNER OR NON TAX DEBTOR

BEFORE ME the undersigned authority personally came and appeared Tanya
Provost Sias, hereinafter called "Landowner", on this 25th day
of July, 2021, who after being duly sworn, deposed and said:

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

Address: 1120 East Alexander St. Assess. Number: 6015385

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:

Tyrese Dreaux
Stephan Sias

Landowner:

Tanya Provost Sias

NOTARY PUBLIC:

Nancy King

~~#26000 Notary~~
#61541 Notary ID
#26200 Bar Roll #

Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6015385

Property Location

E 1120 ALEXANDER ST LAFAYETTE
Primary Use: Residential

Neighborhood: 404080.00 Canadian Heights to Victoria Village Area
Subdivision: PARKSIDE ESTATES area
Subdivision: PARKSIDE ESTATES PHASE I
0006
Township: 9

Range: 5

Section: 111

Legal Descriptions

LOT 6 PARKSIDE ESTATES PHASE I
(52X135.05X52X135.04)

Property Owners

J & M DEVELOPMENT INC

Property Mailing Address

P O DRAWER 3408
LAFAYETTE, LA 70502-3408

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
202100018209	04/23/2021	J & M DEVELOPMENT INC + PARISH ADJ 1992/CITY ADJ 1	CEDAR CREEK SUBDIVISION LLC	\$0
199500021358	06/30/1995		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199400023542	06/23/1994		LAFAYETTE CONSOLIDATED GOVERNMENT	\$0
199400014179	04/07/1994	BIG RIVER MORTGAGE CO INC	J & M DEVELOPMENT INC + PARISH ADJ 1992/CITY ADJ 1	\$0
198900035303	12/05/1989	J & M DEVELOPMENT INC	BIG RIVER MORTGAGE CO INC	\$45,000
198900035302	11/16/1989	GOUAUX SHIRLEY KURZWEG	J & M DEVELOPMENT INC	\$0
198600026940	08/12/1986	CAPDEPON A R JR INDIVIDUALLY & + AS TRUSTEE FOR AU	GOUAUX SHIRLEY KURZWEG	\$83,167
198600026763	08/06/1986	PARKSIDE ESTATES INC	CAPDEPON A R JR	\$0
198100029821	01/01/1981	PARKSIDE ESTATES INC	PARKSIDE ESTATES INC	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2020	\$0.00	\$0.00
2019	\$0.00	\$0.00
2009	\$0.00	\$76.28
2008	\$0.00	\$75.98

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$14,400	\$1,440
Total	\$14,400	\$1,440
	Taxable Market Value	Taxable Assessed Value
City	\$14,400	\$1,440
Homestead Exemption	\$0	\$0
Parish	\$14,400	\$1,440

Lafayette Parish Assessor's Office - Real Estate Property Assessment

Assessment No: 6064563

Property Location

E 1118 ALEXANDER ST LAFAYETTE 70501

Primary Use: Residential

Neighborhood: 404080.00 Canadian Heights to Victoria Village Area

Subdivision: PARKSIDE ESTATES area

Subdivision: PARKSIDE ESTATES PHASE I

0005

Township: 9

Range: 5

Section: 111

Legal Descriptions

LOT 5 PARKSIDE ESTATES PHASE I

(52.02X135.04X52X135.73)

Property Owners

SIAS DARIUS M

SIAS TANYA PROVOST

Property Mailing Address

1118 E ALEXANDER ST

LAFAYETTE, LA 70501-2314

Property Transactions

Doc Num	Sale Date	Grantor	Grantee	Price
199800024287	06/12/1998	SIMMONS JESSIE LEE	SIMMONS JESSIE LEE	\$0
199800024288	06/12/1998	SIMMONS JESSIE LEE & + SIMMONS BETTY JO HOLT	SIAS DARIUS M + SIAS TANYA PROVOST	\$75,000
199100001536	01/15/1991	SIAS DARIUS M + SIAS TANYA PROVOST	SIAS DARIUS M	\$0
198500042350	11/26/1985	LAWYERS TITLE INSURANCE CORP	SIMMONS JESSIE LEE	\$55,000
198500034207	09/30/1985	BREIMAYER JAMES ROLAND	LAWYERS TITLE INSURANCE CORP	\$68,000
198300007846	03/08/1983	PACESETTER HOMES INC	BREIMAYER JAMES ROLAND	\$0

Taxes by Year

Tax Year	City Taxes	Parish Taxes
2020	\$200.50	\$318.59
2019	\$200.50	\$302.87
2018	\$198.93	\$309.61
2017	\$198.93	\$309.17
2016	\$198.93	\$309.17
2015	\$174.93	\$188.73
2014	\$174.93	\$191.34
2013	\$174.93	\$185.35
2012	\$174.93	\$189.63
2011	\$174.93	\$190.17
2010	\$174.93	\$189.85
2009	\$0.00	\$190.71
2008	\$0.00	\$189.95

Valuation

Description	Market Value	Assessed Value
Res Subd Lot	\$14,400	\$1,440
Single Family Unknown (Res) IM	\$97,350	\$9,735
Total	\$111,750	\$11,175
	Taxable Market Value	Taxable Assessed Value
City	\$111,750	\$11,175
Homestead Exemption	\$75,000	\$7,500
Parish	\$36,750	\$3,675

ADJUDICATION OF REAL PROPERTY
TO CITY OF LAFAYETTE FOR NONPAYMENT OF DELINQUENT
19 94 TAXES, AND OTHER LAWFUL CHARGES

CLERK OF COURT
LAFAYETTE, LA
FILED AND RECORDED

STATE OF LOUISIANA
95-021358

95 JUN 30 AM 11:24

Parish of LAFAYETTE

BE IT KNOWN AND REMEMBERED that I, FLOYD DOMINGUE, Tax Collector of the City of Lafayette, Louisiana, in the name of said City and by virtue of the power and authority vested by the Constitution and laws of the state of Louisiana, and in pursuance of the requirements of the Acts thereto appertaining having published, mailed or delivered the notices as required by law and having strictly complied with each and every requirement of law, relating to delinquent taxes and taxpayers and to the seizure, advertisement and sale of properties thereof, did, in the manner directed 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 19 94 , with interest and costs, at the principal front door of the City Hall, 705 West University Avenue, Lafayette, Louisiana, on the 7TH day of JUNE 19 95 , 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 from the 23RD day of MAY 19 95 , to the day of MAY 23 , 19 95 , 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 principal front door of the City Hall, 705 West University Avenue, Lafayette, Louisiana on the 7TH day of JUNE , 19 95 , in the manner required by law, in said list as advertised the following described properties appeared in the names of the following persons unsold, there being no bidders therefore; said properties being assessed to the following named persons as per assessment rolls on file in my office, and are described as follows:

Assessment # 15385

Name J & M DEVELOPMENT INC

Prop. Desc:

LOT 6 PARKSIDE ESTATES PHASE I

Now, therefore, having complied with all the formalities prescribed by law, and the above described properties failing to sell, and not receiving a bid therefore equal to the amount of taxes, assessments, interest and costs due thereon, I, FLOYD DOMINGUE, Tax Collector of said City, by virtue of the authority in me vested by the constitution and laws of the State of Louisiana, did separately adjudicate each specific piece of property hereinbefore described, respectively, to the City of Lafayette, Louisiana. And now, in pursuance of said adjudication, and by virtue of the provisions of laws in such cases made and provided, I, FLOYD DOMINGUE, Tax Collector of said City, do, by these presents, grant, bargain, sell, assign, set over and deliver unto the said City of Lafayette, Louisiana, the properties hereinbefore described with all improvements thereon, provided that 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 during the time provided by law for such redemption, upon payment by the said taxpayer or interested person to the said City of Lafayette, Louisiana, of the said price of adjudication, including cost and five per cent (5%) penalty thereon, with interest at the rate of one per cent (1%) per month until redeemed.

IN TESTIMONY WHEREOF, I have hereunto signed and affixed the seal of said City of Lafayette, at 705 West University, Lafayette Parish, Louisiana, this day of JUNE 20 A.D., 19 95 , in the presence of PAM JESTER and DONNA ROGERS, competent witnesses, who also signed hereunto with me.

Witness: Pam Jester

Donna Rogers

Signed, sealed and delivered in the presence of:

Fatej Santhier

Filed: 6-29-95

FLOYD DOMINGUE

DIRECTOR OF ADMINISTRATION
CITY OF LAFAYETTE, LOUISIANA

BY

Revenue Administrator

CITY OF LAFAYETTE
P.O. BOX 4024-C
LAFAYETTE, LA 70502

NAME AND DESCRIPTION OF PROPERTY

Assessment Number: 15385

Assessed to: J & M DEVELOPMENT INC

Property Description: LOT 6 PARKSIDE ESTATES PHASE I

Amount of Taxes Due for Year 1994	3	89
GRASSCUTTING	77	00
Interest	4	78
Certified Notice	5	00
Advertising	20	00
Collector's cost, making recording and copying of deed, etc.	10	00
Total	120	67

A---AUGUST, ADAM & OTHERS-----	1
B---BIG RIVER MORTGAGE CO INC-----	2
BIG RIVER MORTGAGE CO INC-----	3
BIG RIVER MORTGAGE CO INC-----	4
BIG RIVER MORTGAGE CO INC-----	5
BIG RIVER MORTGAGE CO INC-----	6
BIG RIVER MORTGAGE CO INC-----	7
BIG RIVER MORTGAGE CO INC-----	8
BOUDREAU, J CHAPRON-----	9
BUNDRICK, GEORGE-----	10
BUNDRICK, GEORGE & WIFE-----	11
BUNDRICK, GEORGE & WIFE-----	12
BUNDRICK, GEORGE J-----	13
BUNDRICK, JOE NATHAN-----	14
D---DUHON, RUBY BROUSSARD-----	15
E---ESQUIRE INVESTMENT INC-----	16
EXBEY, PAUL ET ALS-----	17
F---FRANKLIN, KENNETH JAMES SR-----	18
G---GRIFFIN, TALMADGE WAYNE-----	19
J---J W ROMERO INC-----	20
JOHNLOUIS, CLARENCE & OTHERS-----	21
L---LANDRY, WALLACE-----	22
P---PERON, MORRIS & WIFE-----	23
PICKERING, GENEVA-----	19
PORCHE, LARRY-----	24
S---SAM, GILBERT JR & OTHERS-----	25
SOUTH HILL HOMEOWNERS ASSOC-----	26
ST FRANCIS INC-----	27
W---WARR, KENNETH WAYNE-----	28

NAME AND DESCRIPTION OF PROPERTY		
Ward No. CITY	Assessment No. 15385	
BIG RIVER MORTGAGE CO INC		
LOT 6 PARKSIDE ESTATES PHASE I		
For 19 92	Assessment	250
	State Tax	
	Interest	
	Confederate Veteran Tax	
	Good Roads Tax	
	Levee District Tax	
	Acreage Tax	
	Produce Tax	
	Interest	
	Advertising	
	Collector's Cost, Making, Recording and Copy of Deed, etc.	\$ 20 00
	Registered Notice & Advertising	\$ 25 00
	Parish Tax	\$ 22 57
	Interest	
	Drainage	
	Parish School Tax	
	Parish Special Tax & Grass Cutting Lien	
Total		

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

BIG RIVER MORTGAGE CO

Tax Notice#: 15385

Parcels: 15385

TAX YEAR 1990

TAXES:	62.33
INTEREST/PENALTY:	329.78
REDEMPTION FEE:	150.00
CERT. NOTICE:	4.50
AD FEES:	7.00
RECORDING FEE:	10.00

TAX YEAR 1991

TAXES:	4.30
INTEREST:	15.39
AD FEES:	18.00
CERT. NOTICE:	4.50
RECORDING FEE:	10.00

TAX YEAR 1992

TAXES:	3.89
INTEREST:	13.46
AD FEES:	15.00
CERT. NOTICE:	5.00
RECORDING FEE:	10.00

TAX YEAR 1993

TAXES:	3.89
INTEREST:	12.99
AD FEES:	19.50
CERT. NOTICE:	4.50
RECORDING FEE:	10.00

TAX YEAR 1994

TAXES:	80.89
INTEREST:	260.47
AD FEES:	20.00
CERT. NOTICE:	5.00
RECORDING FEE:	10.00

TAX YEAR 1995

TAXES:	3.86
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INTEREST:	11.97
TAX YEAR 1996	
TAXES:	3.31
INTEREST:	9.86
TAX YEAR 1997	
TAXES:	3.30
INTEREST:	9.44
TAX YEAR 1998	
TAXES:	8.19
INTEREST:	22.44
TAX YEAR 1999	
TAXES:	398.19
INTEREST:	1,043.26
TAX YEAR 2000	
TAXES:	127.94
INTEREST:	317.29
TAX YEAR 2001	
TAXES:	130.34
INTEREST:	308.91
TAX YEAR 2002	
TAXES:	11.53
INTEREST:	25.94
CERT. NOTICE:	10.00
AD FEES:	70.00
TAX YEAR 2003	
TAXES:	136.03
INTEREST:	288.38
CERT. NOTICE:	10.00
AD FEES:	70.00
TAX YEAR 2004	
TAXES:	136.03
INTEREST:	272.06
CERT. NOTICE:	10.00
AD FEES:	95.00
TAX YEAR 2005	
TAXES:	428.53
INTEREST:	805.64
AD FEES:	95.00
CERT. NOTICE:	15.00
TAX YEAR 2006	
TAXES:	764.53

INTEREST:	1,345.57
AD FEES:	95.00
CERT. NOTICE:	15.00

TAX YEAR 2007	
TAXES:	16.03
INTEREST:	26.29
CONVERSION PENALTY:	110.00

TAX YEAR 2008	
TAXES:	106.06
INTEREST:	161.21
CONVERSION PENALTY:	85.00

TAX YEAR 2009	
TAXES:	241.15
INTEREST:	337.61
CONVERSION PENALTY:	80.00

TAX YEAR 2010	
TAXES:	16.15
INTEREST:	20.83
ENVIRONMENTAL FEE:	165.00

TAX YEAR 2011	
TAXES:	16.15
INTEREST:	18.90
ENVIRONMENTAL FEE:	450.00

TAX YEAR 2012	
TAXES:	16.15
INTEREST:	16.96

TAX YEAR 2013	
TAXES:	16.15
INTEREST:	15.02

TAX YEAR 2014	
TAXES:	16.15
INTEREST:	13.08

TAX YEAR 2015	
TAXES:	16.15
INTEREST:	11.14

TAX YEAR 2016	
TAXES:	25.63
INTEREST:	14.35

TAX YEAR 2017	
TAXES:	25.63
INTEREST:	11.53

TAX YEAR 2018	
TAXES:	25.63
INTEREST:	8.46
TAX YEAR 2019	
TAXES:	25.83
INTEREST:	5.42
TAX YEAR 2020	
TAXES:	25.83
INTEREST:	2.32
<i>Total Due:</i>	<i>\$10,329.74</i>

THE ABOVE FIGURES ARE GOOD THRU: 9/29/2021 , AND MUST BE RECEIVED ON OR BEFORE 9/29/2021

IN THE OFFICE OF: LAFAYETTE CONSOLIDATED GOVERNMENT
 CITY OF LAFAYETTE
 1875 W PINHOOK RD STE B
 PO BOX 4024
 LAFAYETTE, LOUISIANA 70502
 TELEPHONE: (337) 291-8272

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



Lafayette Parish Sheriff's Office
Mark T. Garber, Sheriff and Ex-Officio Tax Collector

9/30/2021

3 RIVER MORTGAGE CO INC
5 WEST VERMILION STREET
LAFAYETTE, LOUISIANA 70501

Tax Notice#: 15385
1120 ALEXANDER E

TAX YEAR 1992	
TAXES:	22.57
INTEREST/PENALTY:	602.40
REDEMPTION FEE:	150.00
PENALTIES:	150.00
TAX YEAR 1993	
TAXES:	22.48
INTEREST:	75.08
TAX YEAR 1994	
TAXES:	23.10
INTEREST:	74.38
TAX YEAR 1995	
TAXES:	22.91
INTEREST:	71.02
TAX YEAR 1996	
TAXES:	20.60
INTEREST:	61.39
TAX YEAR 1997	
TAXES:	21.03
INTEREST:	60.15
TAX YEAR 1998	
TAXES:	20.91
INTEREST:	57.29
TAX YEAR 1999	
TAXES:	20.73
INTEREST:	54.31

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

TAX YEAR 2000	
TAXES:	20.22
INTEREST:	50.55
TAX YEAR 2001	
TAXES:	19.47
INTEREST:	46.14
TAX YEAR 2002	
TAXES:	73.64
INTEREST:	165.69
TAX YEAR 2003	
TAXES:	75.34
INTEREST:	160.47
TAX YEAR 2004	
TAXES:	74.96
INTEREST:	150.67
CERT. NOTICE:	10.00
AD FEES:	50.00
TAX YEAR 2005	
TAXES:	75.74
INTEREST:	143.15
TAX YEAR 2006	
TAXES:	76.12
INTEREST:	134.73
TAX YEAR 2007	
TAXES:	76.50
INTEREST:	126.23
TAX YEAR 2008	
TAXES:	75.98
INTEREST:	116.25
CERT. NOTICE:	15.00
TAX YEAR 2009	
TAXES:	76.28
INTEREST:	107.55
TAX YEAR 2010	
TAXES:	75.92
INTEREST:	97.94
TAX YEAR 2011	
TAXES:	76.05
INTEREST:	88.98
TAX YEAR 2012	
TAXES:	75.84

INTEREST:	79.63
TAX YEAR 2013	
TAXES:	74.13
INTEREST:	68.94
TAX YEAR 2014	
TAXES:	76.52
INTEREST:	61.98
TAX YEAR 2015	
TAXES:	75.48
INTEREST:	52.08
TAX YEAR 2016	
TAXES:	121.14
INTEREST:	69.05
TAX YEAR 2017	
TAXES:	121.14
INTEREST:	54.51
TAX YEAR 2018	
TAXES:	121.32
INTEREST:	40.04
TAX YEAR 2019	
TAXES:	118.67
INTEREST:	24.92
TAX YEAR 2020	
TAXES:	124.82
INTEREST:	11.23

Total Due: \$5,161.36

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

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

*** WE MUST RECEIVE YOUR REDEMPTION PAYMENT BY 9/30/2021 , THE
CURRENT AMOUNT OWED IS ONLY VALID UNTIL 9/30/2021 ***


COLLECTIONS



RECEIVED

NOV 11 2021

Lafayette Consolidated Government
Chief Administrative Officer

Internal Memorandum

Development and Planning Department
Office of the Director (9010)

TO: Cydra Wingerter
DATE: November 12, 2021

FROM: Mary Sliman, Director

SUBJ: ***1120 EAST ALEXANDER STREET, ASSESSMENT NO. 6015385
ADJUDICATED PROPERTY DISPOSITION BY SALE TO ADJOINING PROPERTY OWNER
JOINT COUNCIL RESOLUTION FOR ADOPTION – DECEMBER 1, 2021***

Enclosed for your review and consideration is a proposed joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition (by sale to an adjoining property owner) of 1120 East Alexander Street, an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of 710 North Bienville Street as the sale price.

The property proposed for disposition has been adjudicated to both the City of Lafayette and the Parish of Lafayette since 1993. Property tax and lien arrearages are \$10,329.74 to the City and \$5,161.36 to the Parish. For your reference, an aerial of the related properties is included.

Please find enclosed the following:

1. Submittal Item Justification Form;
2. Resolution;
3. Staff Report;
4. A site aerial of the adjudicated property and the applicant's property;
5. Application with renovation plan;
6. Affidavits;
7. Assessor's reports on 1120 and 1118 East Alexander Street;
8. Adjudication Certificates; and,
9. LUS/LPSO letters documenting tax/environmental liens.

If all is in order, please submit for adoption on the December 1, 2021 City Council and Parish Council agendas.

Mary Sliman, Director
Development and Planning Department

MS/kt

Attachments

LAFAYETTE JOINT COUNCIL MEETING

AGENDA ITEM SUBMITTAL FORM

- 1) **JUSTIFICATION FOR REQUEST:** To authorize a joint resolution of the Lafayette City Council and the Lafayette Parish Council facilitating the disposition of the property at 1120 East Alexander Street (Assessment No. 6015385), an adjudicated property as identified by the Lafayette Parish Tax Assessor's Office, by adopting the anticipated costs of the sale of said property as the sale price.
- 2) **ACTION REQUESTED:** Adoption of the attached resolution to authorize the sale of the aforementioned adjudicated property.
- 3) **REQUEST ACTION OF COUNCIL:**
 - A. INTRODUCTION:
 - B. FINAL ADOPTION: December 1, 2021
- 4) **DOCUMENTATION INCLUDED WITH THIS REQUEST:**
 - A. Cover letter from Director (1 page)
 - B. Submittal Form (1 page)
 - C. Resolution (10 pages)
 - D. Staff Report (1 page)
 - E. A site aerial of the adjudicated property and the applicant's property (1 page)
 - F. Application with renovation plan (4 pages)
 - G. Affidavits (2 pages)
 - H. Assessor's reports on 1120 and 1118 East Alexander Street. (2 pages)
 - I. City and Parish Adjudication Certificates (4 pages)
 - J. LUS/LPSO letters documenting tax/environmental liens (7 pages)

5) **FISCAL IMPACT:**

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

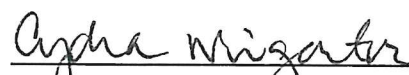
☒ No Fiscal Impact

RECOMMENDED BY:



MARY SELMAN, DIRECTOR

APPROVED FOR AGENDA:



CHIEF ADMINISTRATIVE OFFICER

