

JR-042-2025

225 Hellen Street– Sale to: Donation

Assessment No. 6065523

Applicant Name – Melinda Taylor

Adjudicated since **City, 2003- \$28,358.14**
Parish, N/A – \$ 6,717.45

Total Market Value – \$10,830

Council	City Council District number – 1 Parish Council District number – 5
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ORDINANCE NO. JO-042-2025

**A JOINT ORDINANCE OF THE LAFAYETTE CITY COUNCIL AND THE
LAFAYETTE PARISH COUNCIL AUTHORIZING THE NON-WARRANTY
DONATION OF VARIOUS ADJUDICATED PROPERTIES TO LAFAYETTE HABITAT
FOR HUMANITY, INC. 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 session jointly convened do hereby declare their intention to donate the below-described properties (the "Properties") to the below-named Applicant:

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6057292

Physical Addresses: 209 Gauthier Road, Lafayette, Louisiana 70501

Legal Description:

"That certain tract or parcel of ground together with all buildings and improvements thereon, and all the rights, ways, privileges, servitudes thereto appertaining, and all appurtenances thereof, having a frontage of one hundred (100') feet on Gauthier Road, by a depth on the South-eastern line of 123.7 feet, and a depth on its Northwestern line of 126.3 feet,, and being bounded, now or formerly, Northeasterly by property of Isac Roy (now Lots, 11, 12 and a part of Lot 10 of Agnes Addition), Southeasterly by property of Marie Louise Bienvenue Gauthier (Lot 6 of an Act of Partition according to Act No. 30822), and Southwesterly by the said Gauthier Road. Being the same property acquired by Vendor by Act No. 233183 of the records of the Clerk of Court in and for the Parish of Lafayette, Louisiana."

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6065521

Physical Addresses: 223 Hellen Street, Lafayette, Louisiana 70501

Legal Description:

"That certain lot of ground, together with all the improvements thereon and thereunto belonging, situated in the HUVAL ADDITION to the City of Lafayette, Louisiana, designated as Lot Number Three of Block [sic] Four of Extension to Joe Huval Addition, the said lot measured forty-eight feet front on Hellen Street by a depth between parallel lines of one hundred fifty feet, as shown on the plat of said addition on file in the Clerk's office, and is bounded north by lot two, said block, said addition, south by lot four, said block, said addition; east by Helen Street, and west by a part of lot no. nineteen, said block, said addition.

Being the same property acquired by vendor under Act No. 292742 from Lafayette Building Association of the records of the Clerk of Court, Parish of Lafayette, Louisiana."

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6065523

Physical Addresses: 225 Hellen Street, Lafayette, Louisiana 70501

Legal Description:

"That certain lot of ground together with all improvements thereon and thereunto belonging, situated in the Joe Huval Addition to the city of Lafayette, Louisiana, and being Lot Two (2), of Block Four (4) of said addition; the said lot measures fifty (50) feet front on Helen Street by a depth of one hundred fifty (150) feet and is bounded north by Lot One (1), said block, said addition, south by Lot 3, said block, said addition, east by Helen Street and west by Lot 19, said block, said addition.

Being a portion of the same property acquired by vendor herein under Act No. 320634 of the records of Lafayette Parish, Louisiana."

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6023424

Physical Addresses: 105 Paradise Street, Lafayette, Louisiana 70501

Legal Description:

“That certain parcel of ground together with all improvements thereon and thereunto belonging, situated in WASHINGTON HEIGHTS, a SUBDIVISION in the Parish of Lafayette, Louisiana, and according to a plat of said extension by C.K. Langlinais, C.E., dated August 18, 1955, which is on file in the Office of the Recorder of Lafayette Parish, Louisiana, said parcel is composed of LOTS FIFTY-THREE (53) AND FIFTY-FOUR (54) OF BLOCK FIVE (5) of said extensions; said lots are contiguous and together have a front on Paradise Street of fifty (50’) feet by a depth in parallel lines of ninety-two (92’) feet and together are bounded Northerly by Lot Fifty-two (52), Southerly by Lot Fifty-five (55), both of Block Five (5) of said extension, Easterly by Paradise Street and Westerly by Lots Eleven and Twelve (11 & 12) of Block Five (5) of said extension.”

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6030861

Physical Addresses: 716 Saint Charles Street, Lafayette, Louisiana 70501

Legal Description:

“Those two certain lots of ground situated in the BENDEL & VOORHIES ADDITION, an extension to the City of Lafayette, Louisiana, and in accordance with a plat of said addition on file in the Office of the Clerk of Court, Parish of Lafayette, Louisiana, are known and designated as Lots Fourteen and Fifteen (14 & 15) of Block “D” of said addition, said lots being contiguous and together have a frontage of fifty (50) feet on St. Charles Street by a depth between parallel lines of one hundred and sixteen (116) feet, and are bounded northeasterly by St. Charles Street, southwesterly by Lots 33 and 34 of Block D, southeasterly by Lot 16 of Block D and northwesterly by Lot 13 of Block D.”

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6029608

Physical Addresses: 711 Sixteenth Street, Lafayette, Louisiana 70501

Legal Description:

“That certain lot of ground, with all improvements thereon and thereunto belonging, situated in the McCOMB ADDITION to the City of Lafayette, Louisiana, and according to a map of said addition on file in the office of the Clerk of Court of said Parish, is known and designated as LOT NO. 8 of BLOCK NO. 89, having a front of 50 feet on the road or street between said lot and the Bienvenu property, or assigns, by the depth as shown on said plat; bounded Northerly by Lot No. 7, Southerly by Lot No. 9, Easterly by said road and westerly by Lot No. 3, all of said Block.”

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6020281

Physical Addresses: 1106 South Magnolia Street, Lafayette, Louisiana 70501

Legal Description:

“That certain lot of ground, together with all improvements thereon and thereunto belonging, being known and designated as LOT 284 of SUNNYSIDE

SUBDIVISION in the City of Lafayette, Louisiana, situated in Section One Hundred Thirty-four (134), Township Nine South (T9S), Range Five East (R5E); said lot having a frontage of twenty-five (25) feet on South Magnolia Street, by a depth within parallel lines of one hundred twenty-five (125) feet, and is bounded Northeasterly by said South Magnolia Street, Northwesterly by Lot Two Hundred Eighty-three (283), Southeasterly by Lot Two Hundred Eight-five (285), and Southwesterly by Lot Three Hundred Thirty-three (333) all of said SUNNYSIDE SUBDIVISION, and being the same property acquired by decedent herein by act No. 328855 of the Lafayette Parish Conveyance Records.”

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6020280

Physical Addresses: 1108 South Magnolia Street, Lafayette, Louisiana 70501

Legal Description:

“That certain lot of ground, together with all improvements thereon and thereunto belonging, situated in SUNNYSIDE SUBDIVISION in the City of Lafayette, Louisiana, being known and designated as LOT 285 thereof; said lot having a frontage on South Magnolia Street of 25 feet, by a depth within parallel lines of 125 :feet, and is bounded on the NORTHEAST by said South Magnolia Street, on the NORTHWEST by Lot No. 284, on the SOUTHEAST by Lot No. 286, and on the SOUTHWEST by Lot No. 332, all of said Sunnyside Subdivision, and more fully shown on the plat of survey of said subdivision prepared by A. R. Yandle, C. E., dated March 7, 1944, and on file in the Office of the Clerk of Court of the Parish of Lafayette. Louisiana.

Being the same property acquired by decedent by act recorded under number 640421, records of the Parish of Lafayette, Louisiana.”

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6064078

Physical Addresses: 912 South Orange Street, Lafayette, Louisiana 70501

Legal Description:

“Those two certain parcels of ground, with improvements, being known and designated as Lots 138 and 139, Sunnyside Subdivision, Parish of Lafayette, Louisiana. Said parcels having a total frontage of 50 feet on South Orange Street, and having the further dimensions and boundaries as will be shown by plat of survey of said subdivision by A.R. Yandel, dated May 22, 1948, of record in the Clerk of Court's office for the Parish of Lafayette, Louisiana.

Being that same property acquired by decedent by Act dated July 8, 1970, and recorded in the records of the Clerk of Court of the Parish of Lafayette under Entry No. 556697.”

Applicant: Lafayette Habitat for Humanity, Inc.

Assessment Number: 6071861

Physical Addresses: 910 South Sterling Street, Lafayette, Louisiana 70501

Legal Description:

“That certain tract of land with all improvements thereon and thereunto belonging situated in Lafayette Parish, State of Louisiana, which is known and designated as Lots Numbered Thirteen (13) and Fourteen (14) of Sunnyside Subdivision, Parish of Lafayette, Louisiana, with such metes and bounds as shown on a plat of survey of said Subdivision of record in the office of the Clerk of Court, Lafayette Parish, Louisiana, and being the same property acquired by vendors be inheritance from Florence Williams, Docket No. 10617 and by her by Act No. 174559, Records of

the office of the Clerk of Court, said Parish of Lafayette, 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, Applicant 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, 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 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 and 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:

LAFAYETTE HABITAT FOR HUMANITY, INC, a Louisiana non-profit corporation represented here by **MELINDA TAYLOR**, its duly authorized agent, whose mailing address is **823 West Congress, Lafayette, Louisiana 70501-5719**

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.

Exhibit 1

Legal Description

Assessment Number: 6057292

Physical Address: 209 Gauthier Road, Lafayette, Louisiana 70501

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Exhibit 2

Renovation Plan

Donee plans to build single-family affordable housing.
Donee must comply with all applicable zoning and other land use ordinances applicable to this Property.