

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3347 ORDINANCE COUNCIL SERIES NO. _____
COUNCIL SPONSOR STEFANCIK/DAVIS PROVIDED BY: PRESIDENT'S OFFICE
INTRODUCED BY MR. BAGERT SECONDED BY MR. BURKHALTER
ON THE 3RD DAY OF AUGUST 2006

ORDINANCE DECLARING LOT 18, SQUARE 4, CENTENNIAL PARK,
WARD 9, DISTRICT 11, SLIDELL, AS SURPLUS PROPERTY AND
AUTHORIZING THE SALE THEREOF.

WHEREAS, the Parish of St. Tammany owns property described as Lot 18, Square 4, Centennial Park, Ward 9, District 11, Slidell, Louisiana, said property having been adjudicated to the Parish for unpaid property taxes; and

WHEREAS, the Parish Council, through Resolution Council Series No. C-0562, adopted on July 11, 2002 recommended that properties be declared surplus and no longer needed for public purposes; and

WHEREAS, a request has been received by the Executive Counsel to the Parish President to purchase said property for the consideration of a sum in excess of the appraised value plus any and all associated costs, cash, at the time of sale; and

WHEREAS, no written opposition or higher offer has been filed with the Office of the Parish President; and

WHEREAS, the Parish Council desires to adopt this Ordinance without the need to readvertise the Notice of Intention to Sell, but merely to authorize the sale and establish the effective date of this Ordinance; and

WHEREAS, the Parish Council declares that all bidding is closed and final; and

WHEREAS, this Parish is of the opinion that this property is surplus and no longer needed for public purposes and that it would be in the public interest to convey said properties for the offered consideration.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council declares Lot 18, Square 4, Centennial Park, Ward 9, District 11, Slidell, as surplus property and authorizes the sale of said lot as follows:

Section 1. Lot 18, Square 4, Centennial Park, Slidell, Louisiana, is hereby declared to be surplus and no longer needed for public purposes.

Section 2. Fifteen days after the final adoption of this ordinance, if no restraining order has been obtained, the Parish President is authorized to execute an act of cash sale in which the Parish of St. Tammany conveys said properties to the highest bidder, in consideration of a sum in excess of the Council approved acceptance plus any and all associated costs. However, the Parish President shall not execute the act of cash sale until certification that:

- A) Purchaser has certified in writing to the Office of the Parish President that purchaser or his agent has examined the mortgage records, conveyance records, probate and civil suit records of the Clerk of Court of St. Tammany Parish and attached to the certification a written list of the names and last know addresses off all owners, mortgagees, and any other person who might have a vested or contingent interest in the property, or who has filed a request for notice as provided in LA-R.S. 47:2261. Said written certification shall contain an indemnification and hold harmless clause by the purchaser in favor of the Parish of St. Tammany, its officers, agents and employees

if the purchaser should fail to request notification to an interested party or should incorrectly identify or locate any interested party.

- B) Purchaser has made written request to the Office of the Parish President to notify those persons identified above in accordance with LA-R.S. 33:4720.17 and LA-R.S. 47:2261 and has paid the Parish the sum of five dollars per notice and/or the sum of thirty dollars per notice by publication requested or supplied evidence that the notice satisfactory to the Office of the Parish President that the notice required by LA-R.S. 33:4720.17 and LA-R.S. 47:2261 has been made by purchaser or his agents.
- C) Purchaser has recorded evidence of notice required by LA-R.S. 33:4720.17 and LA-R.S. 47:2261 in the conveyance records of St. Tammany Parish and has provided the Office of the Parish President a stamped copy of the recorded evidence on notice.
- D) Purchaser has certified in writing to the Office of the Parish President that the number of days required by LA-R.S. 33:4720.17 has elapsed since the above required notice was made or attempted and that the property has not been redeemed by the payment of the taxes owed.
- E) Purchaser has paid the consideration in cash to the Parish and the cash sale attached has been approved by the Office of the Parish President.
- F) Purchaser has deposited with the Parish of St. Tammany the amount required to be escrowed.

Section 3. If all of the requirements of Section 2 are not completed within six (6) months from the date this ordinance is adopted, the Parish President's authority to execute an act of cash sale for this property shall cease and any and all rights of the purchaser to this property shall terminate.

Section 4. This act of sale shall be without any warranty or recourse whatsoever (including warranty of title), even for the return or any reduction of the purchase price, but with subrogation to all rights and actions of warranty Parish of St. Tammany may have, and such sale shall contain such warranty limitations and other provisions as are required by the Office of the Parish President. The Parish of St. Tammany shall reserve all oil, gas and other mineral rights in and to the property to be conveyed, but shall convey the surface rights of the said property. The Parish does not guarantee good and merchantable title.

Section 5. If construction of a new residence on said property has been commenced and any impact and/or developmental fee shall have become due within one year of the sale of said property by the Parish of St. Tammany, the amount being held in escrow shall be applied to the impact fee and any excess shall be returned to the purchaser or his assign. If construction of a new residence has not been commenced or any impact and/or developmental fee shall not have become due within one year of the sale of said property by the Parish of St. Tammany, the amount being held in escrow shall be forfeited by the purchaser to the Parish of St. Tammany.

Section 6. Any and all sales of such property shall be subject to any and all servitudes and easements.

Section 7. All property to be sold subject to an "as is" clause as exclusively prepared by the Parish.

NOTE: Particulars of sale listed herein are available for review at the Parish Council Office upon completion of transaction to the highest bidder.

REPEAL: All Ordinances or parts of Ordinances in conflict herewith are hereby repealed.

SEVERABILITY: If any provision of this Ordinance shall be held to be invalid, such invalidity shall not affect other provisions herein which can be given effect without the invalid provision and to this end the provisions of this Ordinance are hereby declared to be severable.

EFFECTIVE DATE: This Ordinance shall become effective fifteen (15) days after adoption.

MOVED FOR ADOPTION BY: _____, SECONDED BY: _____

WHEREUPON THIS ORDINANCE WAS SUBMITTED TO A VOTE AND RESULTED IN THE FOLLOWING:

YEAS:

NAYS:

ABSTAIN:

ABSENT:

THIS ORDINANCE WAS DECLARED ADOPTED AT A REGULAR MEETING OF THE PARISH COUNCIL ON THE _____ DAY OF _____ 2006; AND BECOMES ORDINANCE COUNCIL SERIES NO. 06-_____.

STEVE STEFANCIK, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published introduction: July 27, 2006

Published adoption on: _____, 2006

Delivered to Parish President: _____, 2006 @ _____

Returned to Council Clerk: _____, 2006 @ _____



ST. TAMMANY PARISH
OFFICE OF THE PRESIDENT
P. O. BOX 628
COVINGTON, LA 70434
PHONE: (985) 898-2362 OR (985) 646-4082
FAX: (985) 898-5237
 e-mail: rbarnett@stpgov.org

3347

Robert A. Barnett
Executive Counsel

MEMORANDUM

OCTOBER 21, 2004

TO: DEPARTMENT HEADS
FROM: ROBERT BARNETT *[Signature]*
RE: ADJUDICATED PROPERTY

Description: Lots 18, Sq. 4, Centennial Park
 (STP file No. ADP 04-900-02)

Party requesting surplus declaration: The Level Playing Field Corporation

Parish Tax Sale

Councilmanic District No. 11
 Ward 9

In order for this property to be deemed surplus and sold per the terms of our Adjudicated Property Program, you acknowledge that your Department has determined that this specific parcel is or is not in a proper posture to be deemed surplus and sold. If your Department has determined that this parcel is needed for a public purpose or is not to be deemed as surplus, please give your reasons below:

Department of Engineering:

Recommend Do Not Recommend:
 Title: Director of Engineering

Signature: *[Signature]*
 Date: 10/21/2004, 2004

Comments/Reasons: _____

Department of Public Works:

Recommend Do Not Recommend:
 Title: Director of Public Works

Signature: *[Signature]*
 Date: 10/26/04, 2004

Comments/Reasons: _____

Department of Planning/Zoning:

Recommend Do Not Recommend: _____

Title: DIRECTOR OF PLANNING

Signature: 

Date: 11/15, 2004

Comments/Reasons: _____

Department of Environmental Services:

Recommend Do Not Recommend: _____

Title: Director

Signature: 

Date: 11/16/04, 2004

Comments/Reasons: _____

Councilman, District 11
Steve Stefancik

Recommend Do Not Recommend: _____

Signature: 

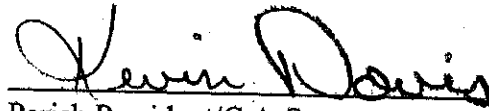
Date: Nov 13, 2004, 2004

Comments/Reasons: _____

FOR USE BY THE OFFICE OF THE PARISH PRESIDENT ONLY

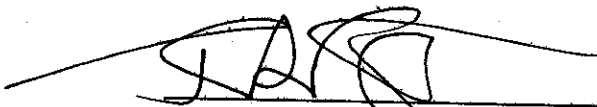
This property will will not _____ be deemed as adjudicated, surplus property.

Final Approval:



Parish President/C.A.O.

Date: Nov. 25, 2004



Robert A. Barnett, Executive Counsel

Date: Nov. 15, 2004

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OFFICE COPY

"DO NOT REMOVE"

3rd River

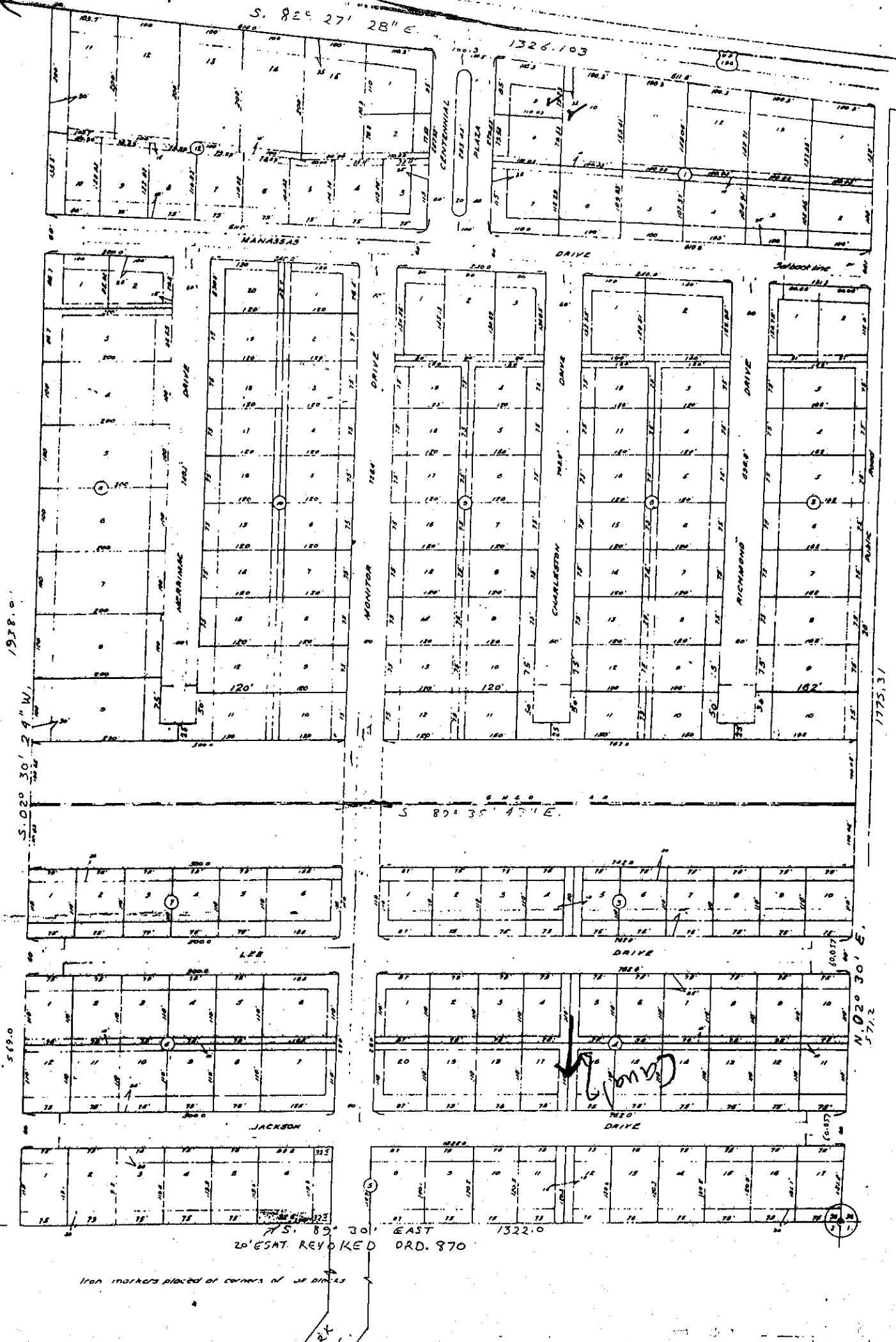
CENTENNIAL PARK
S/D

Sec 35 T.8.S, R.13E

W9

R. 13 E.

Elevation 159



T. 8 S.
T. 9 S.

20' EAST REVOKED ORD. 870

100' INDICES PLACED BY SURVEY OF 24' DIAGONALS

RK

3347

certified mail with return receipt requested.
509 & 20/06
MENT DS
ids will be received by the Parish Department of Finance, Purchasing Division, until 2:00 p.m., Tuesday, August 8, 2006 and then opened and read publicly at that time by the Purchasing Staff for the following project:
Bid #300-06-02-06-27-2 - Allen Road Subsurface
Specifications may be obtained from the St. Tammany Parish Department of Finance, Purchasing Division, 21454 Koop Drive, Suite 1D, Mandeville, LA 70471, at a cost of \$30.00 per set, plus postage (reproduction costs) non-refundable.
BID FOR HOOL - 16."

Loris Erwin,
Purchasing
Department
7/6, 13 & 20/06

Date: April 24, 2006

6/22, 29, 7/6 & 13/06

NOTICE OF INTENTION TO DECLARE ADJUDICATED TAX PROPERTY SURPLUS AND TO SELL SAME UNDER THE PROVISIONS OF LSA-R.S. 33:4720.10 ET SEQ AND LSA-R.S. 33:4712

Notice is hereby given that the St. Tammany Parish Council has received a request to declare the following listed property surplus and no longer needed for public purpose. These properties have previously been adjudicated to the Parish for unpaid taxes. An offer to purchase the property has also been received. Anyone wishing to offer a higher price for the property, or wishing to oppose the property being declared surplus, or wishing to oppose the sale must file a written offer or written opposition with the Office of the Parish President, 21490 Koop Drive, Mandeville, Louisiana, 70471, by 4:30 p.m. on Monday, July 31, 2006. The St. Tammany Parish Council will be meeting on Thursday, August 3, 2006 at 6:00 p.m., to consider the adoption of the ordinance to declare the property surplus and to authorize the sale. Anyone wishing to offer an amount greater than the minimum bid indicated below for the property shall submit with the offer, a certified check or money order in the amount of \$900.00, payable to the parish of St. Tammany. If more than one offer for any particular piece of property is received, all parties who have submitted an offer with deposit, shall be allowed to submit additional verbal bids immediately after the Council Meeting, and a recommendation shall be made to the Parish Council. For approved offer forms or for additional information, contact the Parish President's Office, at 985-898-2700.

PROPERTY

MINIMUM BID

Lot 18, Square 4
Centennial Park, Slidell

\$ 5,000.00

6/29, 7/6 & 13/06

SYTT ON 2201