

ST. TAMMANY PARISH COUNCIL

ORDINANCE

ORDINANCE CALENDAR NO. 3529 ORDINANCE COUNCIL SERIES NO. _____

COUNCIL SPONSOR BAGERT/DAVIS PROVIDED BY: Legal Department

INTRODUCED BY: _____ SECONDED BY: _____

ON THE _____ DAY OF _____, 2007

ORDINANCE TO ACCEPT THE HIGHEST BID AND
AUTHORIZE SALE OF SURPLUS PROPERTY TO PATRICE
JENKINS FOR EASTERN ½ OF LOT 23, SQUARE 2, BEN
GIORDANO S/D WARD 8 DISTRICT 14, SLIDELL

WHEREAS, the Parish of St. Tammany owns property described as the Eastern ½ of Lot 23, Square 2, Ben Giordano s/d Ward 8, District 14, Slidell, said property having been adjudicated to the Parish for unpaid property taxes; and

WHEREAS, the Parish Council, through Ordinance Calendar No.3512, adopted on April 5, 2007 has recommended that the property 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 from the below mentioned third party 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, the Parish Council declared 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 property for the offered consideration; and

WHEREAS, Patrice Jenkins was the highest, responsive and final bidder on such property in the amount of Eighteen Hundred and 00/100 (\$1800.00), plus all applicable taxes, fees, interest and costs, as per law and Ordinances related hereto.

THE PARISH OF ST. TAMMANY HEREBY ORDAINS that the Parish Council declares:

Section 1: That the lot described as eastern ½ of Lot 23, Square 2, Ben Giordano s/d, Ward 8, District 14, Slidell, Louisiana, be sold as surplus property and herewith authorizes the sale of said lot/parcel as follows: Eighteen Hundred and 00/100 (\$1800.00) to Patrice Jenkins, plus all outstanding taxes, interest, statutory penalties, and all related Parish fees and costs, all subject to a credit of \$750.00.

Section 2: That 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 property 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 her 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 of 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 had deposited with the Parish of St. Tammany the amount required to be escrowed.

Section 3. That if all of the requirements of Section 2 are not completed within one (1) year 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. That 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. That if construction of a new residence on said property has been commenced and a 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 sewer 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. That any and all sales of such property shall be subject to any and all servitudes and easements.

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

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 immediately or as per law, whichever is earliest.

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 _____ 2007; AND BECOMES ORDINANCE COUNCIL SERIES NO. 07-_____.

BARRY BAGERT, COUNCIL CHAIRMAN

ATTEST:

DIANE HUESCHEN, COUNCIL CLERK

KEVIN DAVIS, PARISH PRESIDENT

Published introduction: _____, 2007
Published adoption on: _____, 2007

Delivered to Parish President: _____, 2007 @ _____
Returned to Council Clerk: _____, 2007 @ _____