



St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043
(504) 278-4228 Fax (504) 278-4209
www.sbpsg.net

#16

EXTRACT OF THE OFFICIAL PROCEEDINGS OF THE COUNCIL OF THE PARISH OF ST. BERNARD, STATE OF LOUISIANA, TAKEN AT A REGULAR MEETING HELD IN THE COUNCIL CHAMBERS OF THE ST. BERNARD PARISH GOVERNMENT COMPLEX, 8201 WEST JUDGE PEREZ DRIVE, CHALMETTE, LOUISIANA ON TUESDAY, DECEMBER 3, 2019 AT SEVEN O'CLOCK P.M.

On motion of Mr., McCloskey, seconded by Mrs. Alcon, it was moved to adopt the following ordinance:

ORDINANCE SBPC #2220-12-19

Summary No. 3776

Introduced by: Administration on 11/19/19

Public Hearing held on 12/3/19

AN ORDINANCE AUTHORIZING CONVEYANCE OF FORMER LOUISIANA LAND TRUST PROPERTIES UNDER THE BUILDER BUNDLE VI PROGRAM.

ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

SECTION 1. The purpose of this ordinance is to encourage the construction of new homes in St. Bernard Parish utilizing former Louisiana Land Trust properties grouped in co-located bundles of multiple parcels. The St. Bernard Parish Council finds that using former Louisiana Land Trust properties in this way will promote the public health, safety and welfare of the people of St. Bernard Parish in the following ways:

- a. It will incentivize new home building.
- b. It will make St. Bernard Parish more attractive for former residents to return and for new residents to locate in the parish.
- c. It will aid in the prevention and elimination of slum and blight conditions by reducing abandonment of residential areas and ameliorating the deterioration of buildings and improvements by repopulating areas of the parish that were functionally abandoned following Hurricane Katrina.
- d. It will promote the economic recovery of the parish.

The St. Bernard Parish Council further finds that the Louisiana Land Trust has successfully implemented the Builder Bundle concept pursuant to Parish Council Resolution SBPC #1078-09-13, utilizing properties owned by Louisiana Land Trust. That Builder Bundle effort has proceeded through five programs, denominated Builder Bundle I, Builder Bundle II, Builder Bundle III, Builder Bundle IV, and Builder Bundle V. The St. Bernard Parish Council finds that the Builder Bundle program has produced several new, high quality homes currently under construction in the parish, with additional new homes expected to be under construction in the near future.

Kerri Callais
Councilmember
at Large

Richard "Richie" Lewis
Councilmember
at Large

Gillis McCloskey
Councilmember
District A

Nathan Gorbaty
Councilmember
District B

Howard Luna
Councilmember
District C

Wanda Alcon
Councilmember
District D

Manuel "Monty" Montelongo III
Councilmember
District E

Roxanne Adams
Clerk of Council



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December 3, 2019

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at Large*

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The experience of the Builder Bundle program warrants an expansion of the effort with a Builder Bundle VI program, as authorized by this ordinance.

SECTION 2. The St. Bernard Parish Council, as the Governing Authority of the Parish, does hereby authorize the St. Bernard Parish Government to convey the former Louisiana Land Trust properties listed in Exhibit "A" to interested builders in accordance with the Builder Bundle VI program established by this ordinance.

SECTION 3. The Parish President and the Chief Administrative Officer each is hereby authorized to execute all instruments necessary to effectuate the conveyances authorized by this ordinance, and are further authorized to execute any and all additional instruments necessary to implement the program, including instruments necessary to enforce the requirements of the Builder Bundle VI program or to reacquire, claw back, or accept a reversion of any property on behalf of the St. Bernard Parish in the event that a purchaser under the program fails to comply with its requirements. It is recognized and agreed the Parish President and/or Chief Administrative Officer may nominate a designee by use of a power of attorney to transfer, sell, and auction, the properties in Exhibit "A" in accordance with the laws of Louisiana.

SECTION 4. The Builder Bundle VI program shall be administered by the Community Development Department, which shall seek the cooperation of Louisiana Land Trust both to assist the parish based on its experience with Builder Bundle I, II, III, IV, and V programs.

SECTION 5. The Builder Bundle VI program shall observe the following minimum standards:

- a. Properties shall be conveyed at fair market value, as determined in accordance with the Community Development Block Grant program requirements and Action Plan Amendments.
- b. Properties shall be offered in bundles of no more than eight adjacent or nearby parcels.
- c. Bundles shall be made available for purchase incrementally at a pace designed to stimulate homebuilding and neighborhood revitalization, but with due regard for the market absorption rate for new homes.
- d. Purchasers of Bundles shall be required to commence construction on at least one new home, per the number of bundles awarded, within 60 days of



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recordation of the conveyance of the first lot(s). Four (4) award bundles requires construction of four (4) homes within 60 days. The Purchaser shall have commenced construction on all properties in all bundles within seven (7) years of recordation of the first conveyance.

- e. For seven (7) years after recording of the first conveyance, purchasers shall be prohibited from alienating any Builder Bundle VI property until the construction of a home has been commenced on the property.
- f. The Community Development Department shall establish minimum requirements for builders to qualify to purchase builder bundles. Upon qualification, a builder shall be allowed to purchase bundles of properties as they are made available.
- g. If more than one prospective purchaser proposes to acquire a specific bundle, the competing prospective purchasers shall be given the opportunity to propose how they intend to develop the properties, and the proposal most advantageous to the parish shall be selected based on predefined evaluation criteria established and published by the Community Development Department.
- h. Minimum design and construction standards shall include, but are not limited to the following:
 - i. Finished floor shall be 18" above the Base Flood Elevation (BFE) in A flood zones. Finished floor shall be 18" above the highest adjacent grade in X flood zones or 18" above the most adjacent BFE.
 - ii. Houses, with crawlspaces, shall be construed on block piers or chain wall foundations, not on banded piles.
 - iii. The first floor shall have minimum 10' ceilings.
 - iv. Roofs shall be a minimum 8:12 pitch, with roofing materials meeting or exceeding 25-year architectural asphalt shingles or standing seam metal roofing with 12" to 18" spacing and seam heights not to exceed 1.5". 5V Crimp metal roofing is allowed on porches with



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a low pitch.

- v. The crawl space in the front of each house and for 10' from the front on any side shall be covered with brick or similarly attractive finish.
- vi. The preferred materials for exterior wall coverings are brick, hardie board or weather board; vinyl siding is prohibited. Windows may be recessed mounted or surface mounted; all windows shall have a minimum 4" trim with 5/4" thickness.
- vii. The Department of Community Development shall develop further design and construction standards as needed.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon authorizing signature by the Parish President. In the event of a presidential veto, this Ordinance shall become effective upon a two-thirds favorable vote of the total membership of the Council pursuant to Sections 2-11 and 2-13 of the St. Bernard Parish Home Rule Charter.

SECTION 7. Severability. If any section, clause, paragraph, provision or portion of this ordinance shall be held invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect any other section, clause, paragraph, provision or portion of this Ordinance, the St. Bernard Parish Council hereby expresses and declares that it would have adopted the remaining portion this Ordinance with the invalid portions omitted.

SECTION 8. Other Ordinances and Codes Unaffected. Nothing herein shall be interpreted to repeal or otherwise diminish the powers of the Parish or its employees, officers, or agents under any other ordinance or code, including but not limited the Zoning Ordinance, the Building Code, and the Minimum Housing Code, all of which shall apply to Builder Bundle VI properties in addition to the provisions of this ordinance.

The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:

YEAS: McCloskey, Gorbaty, Luna, Alcon, Montelongo, Callais
NAYS: None



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ABSENT: None

The Council Chair, Mr. Lewis, cast his vote as **YEA**.

And the motion was declared **adopted** on the 3rd day of December, 2019.



ROXANNE ADAMS
CLERK OF COUNCIL

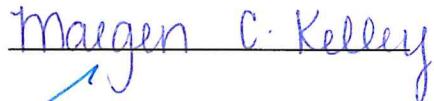


RICHARD "RICHIE" LEWIS
COUNCIL CHAIR

Delivered to the Parish President

12/5/19 12:40 pm
Date and Time

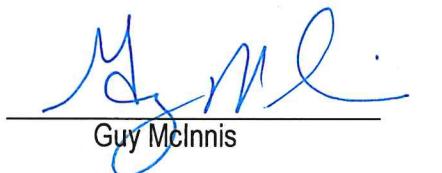
Received by



Approved



Vetoed



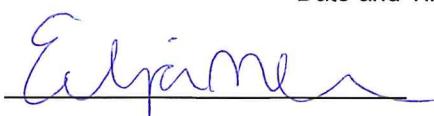
Guy McInnis

Parish President

Returned to Clerk of the Council

12/5/19 1:45pm
Date and Time

Received by



Summary No. 3776
Ordinance SBPC #2220-12-19
Exhibit "A"

Builder Bundle VI

Bundle Name	Prop ID	Address	Bundle	Lot Size
Lexington Place 1	BER-026250	3301 ST MARIE ST	1	Single
	BER-091501	4417 EHRHARD DR	1	Single
	BER-105008	4501 STELLA DR	1	Single
	BER-168772	3204 SAINT MARIE ST	1	Single
	BER-006201	4316 GENIE ST	1	Single
	BER-048787	4512 GENIE ST	1	Single
Lexington Place 2	BER-013576	4520 GENIE ST	2	Single
	BER-027192	4408 COLONY DR	2	Single
	BER-067227	3013 ST MARIE ST	2	Single
	BER-060824	4520 ANAIS ST	2	Single
	BER-057871	3000 SAINT MARIE DR	2	Single
	BER-108585	2808 MARQUEZ DR	2	Single
Cindy Park 1	BER-610574	2616 BARTOLO DR	3	Lot+half
	BER-620574	2704 BARTOLO DR	3	Lot+half
	BER-400575	2800 BARTOLO DR	3	Double
	BER-400576	2804 BARTOLO DR	3	Double
	BER-009107	2805 BARTOLO DR	3	Single
	BER-092141	2908 BARTOLO ST	3	Single
Cindy Park 2	BER-610579	3001 BARTOLO DR	4	Lot+half
	BER-620579	3009 BARTOLO DR	4	Lot+half
	BER-037817	3016 BARTOLO DR	4	Single
	BER-400587	3017 BARTOLO DR	4	Double
	BER-400592	3100 BARTOLO DR	4	Double
	BER-400588	3105 BARTOLO DR	4	Double
Cindy Park 3	BER-400589	3113 BARTOLO DR	5	Double
	BER-400590	3200 BARTOLO DR	5	Double
	BER-400591	3204 BARTOLO ST	5	Double
	BER-610593	3212 BARTOLO DR	5	Double
	BER-400594	3217 BARTOLO DR	5	Double
	BER-620593	3220 BARTOLO DR	5	Double