



St. Bernard Parish Council

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

#13

Kerri Callais
*Councilmember
at Large*

Richard "Richie" Lewis
*Councilmember
at Large*

Gillis McCloskey
*Councilmember
District A*

Joshua "Josh" Moran
*Councilmember
District B*

Howard Luna
*Councilmember
District C*

Wanda Alcon
*Councilmember
District D*

Fred Everhardt, Jr.
*Councilmember
District E*

Roxanne Adams
Clerk of Council

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, SEPTEMBER 1, 2020 AT SEVEN O'CLOCK P.M.

On motion of Mr. Lewis, seconded by Mr. Moran, it was moved to **adopt** the following ordinance:

ORDINANCE SBPC #2264-09-20

Summary No. 3830

Introduced by: Administration on 8/18/20

Public Hearing held on 9/1/20

AN ORDINANCE AUTHORIZING CONVEYANCE OF FORMER LOUISIANA LAND TRUST PROPERTIES UNDER THE BUILDER BUNDLE VII 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 six programs, denominated Builder Bundle I, Builder Bundle II, Builder Bundle III, Builder Bundle IV, Builder Bundle V, Builder Bundle VI. 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



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Extract #13 continued
September 1, 2020

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construction in the near future. The experience of the Builder Bundle program warrants an expansion of the effort with a Builder Bundle VII 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 VII 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 VII 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 VII 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 previous Builder Bundle programs.

SECTION 5. The Builder Bundle VII 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) awarded 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 VII 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 grade shall be 18" above the Base Flood Elevation or 3' above the highest adjacent, grade, whichever is greater.
 - ii. Houses shall be constructed on block piers or a chain wall foundation, not slab on grade or 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 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 stuccoed block.



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- vi. The preferred materials for exterior wall coverings are brick, hardy 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 VII 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, Moran, Luna, Alcon, Everhardt, Lewis

NAYS: None

ABSENT: None

The Council Chair, Ms. Callais, cast her vote as **YEA**.

And the motion was declared **adopted** on the 1st day of September, 2020.



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ROXANNE ADAMS
CLERK OF COUNCIL

Kerri Callais
KERRI CALLAIS
COUNCIL CHAIR

Delivered to the Parish President

9/3/2020 3:45pm
Date and Time

Received by

Margen Kelley

Approved

✓

Vetoed

Guy McInnis
Guy McInnis

Parish President

Returned to Clerk of the Council

9/4/2020 11:15am
Date and Time

Received by

Choucair Hallouy

Summary No. 3830
Exhibit "A"
Ordinance SBPC #2264-09-20

Builder Bundle 7			
Bundle #	BER#	Address	Lot Size
1	018640	1012 Cougar	Single
	073401	1000 Cougar	Single
	065666	709 Cougar	Single
	125059	701 Cougar	Single
2	400328	700 Cougar	Double (Irregular)
	042939	633 Cougar	Single
	011935	625 Cougar	Single
	055063	504 Cougar	Single
3	027527	1510 Schnell	Single
	118772	1515 Schnell	Single
	071958	1516 Schnell	Single
	054884	1539 Schnell	Single
	057491	1601 Schnell	Single
	036203	1611 Schnell	Single
4	193115	1730 Schnell	Single
	062645	1804 Schnell	Single
	048040	1820 Schnell	Single
	012740	1904 Schnell	Single
5	400380	8308 Creole Drive	Double
	610376	8412 Creole Drive	Triple
	610377	8428 Creole Drive	Triple
	610480	8449 Creole Drive	Lot + half
	400683	8505 Creole Drive	Double
	400371	8512 Creole Drive	Double
	400372	8520 Creole Drive	Double
6	190612	8324 Farifax	Single
	083406	8340 Fairfax	Single
	069899	8421 Fairfax	Single
	018504	8433 Fairfax	Single
	610479	8428 Fairfax	Triple
	400477	3705 Evangeline	Double
7	400454	3828 Evangeline	Double
	610449	8521Victory Drive	Triple
	400448	8533 Victory Drive	Double
	101225	8545 Victory Drive	Single
	610446	8544 Squadron	Triple
	400447	8536 Squadron	Double
8	400450	8524 Squadron	Double
	400443	8541 Squadron	Double
	400444	8545 Squadron	Double
	620803	3929 Kings	Lot + half
	610442	8536 Benjamin	Triple
	400461	8524 Benjamin	Double
9	400423	8400 Benjamin	Double
	610422	8404 Benjamin	Triple
	009057	8429 Benjamin	Single
	400817	4000 Evangeline	Double
	008982	4012 Evangeline	Single
	011407	8425 Hermitage Drive	Single
10	400029	79 Thornton Drive	Double
	400030	80 Thornton Drive	Double
	400031	76 Thornton Drive	Double
	081454	26 W. Claiborne Square	Single
	400809	20 W. Claiborne Square	Double
	062226	05 W. Claiborne Square	Single
	187586	12 W. Claiborne Square	Single
11	135208	95 E. Claiborne Square	Single
	049470	70 Jones Drive	Single
	121271	72 Old Hickory Street	Single
	068109	62 Patterson Drive	Single