



St. Bernard Parish Council

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

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

#13

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, FEBRUARY 2, 2021 AT SEVEN O'CLOCK P.M.

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

ORDINANCE SBPC #2292-02-21

Summary No. 3866

Introduced by: Administration on 1/19/21

Public Hearing held on 2/2/21

AN ORDINANCE AUTHORIZING CONVEYANCE OF FORMER LOUISIANA LAND TRUST PROPERTIES UNDER THE BUILDER BUNDLE VIII 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 seven programs, denominated Builder Bundle I, Builder Bundle II, Builder Bundle III, Builder Bundle IV, Builder Bundle V, Builder Bundle VI, and Builder Bundle VII. The St. Bernard Parish Council



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February 2, 2021

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. The experience of the Builder Bundle program warrants an expansion of the effort with a Builder Bundle VIII 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 VIII 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 VIII 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 VIII 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 VIII program shall observe the following minimum standards:

- a. Properties shall be conveyed at a minimum starting price. Through an auction open to the public, fair market value will be established as determined in accordance with the Community Development Block Grant requirements and Action Plan Amendments.
- b. Properties shall be offered in bundles of no more than eleven 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.



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- 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 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 VIII property until the construction of a home has been commenced on the property.
- f. Bidders who are awarded a bundle will be required to have a licensed general residential contractor apply for the building permit with the Department of Community Development.
- g. The bundles shall be awarded to the highest bidder, with the minimum bid starting at the starting price for each of the properties within the bundle.
- h. Minimum design and construction standards are listed in Exhibit "B". These minimum design and construction standards differ based on the respective areas within the parish.

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,



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all of which shall apply to Builder Bundle VIII 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:

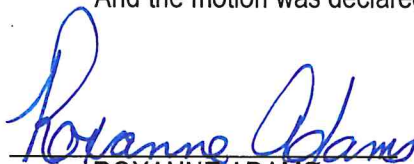
YEAS: Moran, Luna, Alcon, Everhardt, Callais

NAYS: None

ABSENT: McCloskey

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

And the motion was declared **adopted** on the 2nd day of February, 2021.


ROXANNE ADAMS
CLERK OF COUNCIL


RICHARD "RICHIE" LEWIS
COUNCIL CHAIR

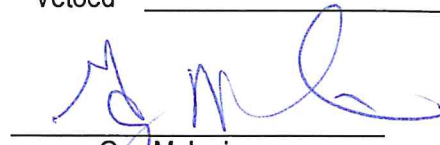
Delivered to the Parish President 2/5/21 2:19 pm
Date and Time

Received by Margen Kelley

Approved ✓

Vetoed _____

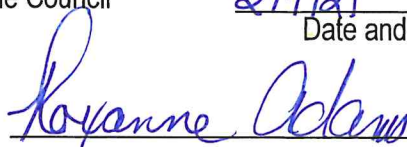
Parish President


Guy McInnis

Returned to Clerk of the Council

2/9/21 11:30 am
Date and Time

Received by



Summary No. 3866
Ordinance SBPC #2292-02-21
Exhibit "A"

	PropID	Address	City	Starting Price	Design Standard
	BER-006378	2105 BENJAMIN ST	ARABI	\$10,000	I
	BER-049882	2035 BENJAMIN	ARABI	\$10,000	I
	BER-137777	1810 SCHNELL DR	ARABI	\$10,000	I
	BER-400804	1721 AYCOCK	ARABI	\$10,000	I
1	BER-057373	113 NORTON AVE	ARABI	\$10,000	I
	BER-400358	305 NORTON AVE	ARABI	\$10,000	I
	BER-223809	1823 CENTER ST	ARABI	\$10,000	I
	BER-064291	2317 MEHLE AVE	ARABI	\$10,000	I
	BER-065673	1820 KARL ST	ARABI	\$10,000	I
	BER-098151	313 LLAMA DR	ARABI	\$10,000	I
	BER-400323	316 LLAMA DR	ARABI	\$10,000	I
	BER-400329	400 BEAR DR	ARABI	\$10,000	I
3	BER-400330	316 OCELOT DR	ARABI	\$10,000	I
	BER-055063	504 COUGAR DR	ARABI	\$10,000	I
	BER-400341	517 COUGAR DR	ARABI	\$10,000	I
	BER-400340	609 COUGAR DR	ARABI	\$10,000	I
	BER-013102	24 QUEENS CT	CHALMETTE	\$10,000	I
	BER-029088	38 QUEENS CT	CHALMETTE	\$10,000	I
4	BER-185595	3916 NORWOOD DR	CHALMETTE	\$10,000	I
	BER-186061	8541 CREOLE DR	CHALMETTE	\$10,000	I
	BER-400373	8517 PATRICIA ST	CHALMETTE	\$10,000	I
	BER-620410	8275 BENJAMIN ST	CHALMETTE	\$10,000	I
	BER-400011	8525 LIVINGSTON	CHALMETTE	\$10,000	I
	BER-142768	34 KEANE	CHALMETTE	\$10,000	I
	BER-034909	3321 ROSETTA DR	CHALMETTE	\$10,000	I
5	BER-040477	3316 ROSETTA DR	CHALMETTE	\$10,000	I
	BER-060758	3105 ROSETTA DR	CHALMETTE	\$10,000	I
	BER-115182	3408 ROSETTA DR	CHALMETTE	\$10,000	I
	BER-400054	3504 ROSETTA DR	CHALMETTE	\$10,000	I

Summary No. 3866
Ordinance SBPC #2292-02-21
Exhibit "A"

	PropID	Address	City	Starting Price	Design Standard
6	BER-400492	709 ELLEN DR	CHALMETTE	\$10,000	I
	BER-400496	3013 LYNDELL DR	CHALMETTE	\$10,000	I
	BER-400682	3608 LYNDELL DR	CHALMETTE	\$10,000	I
	BER-126413	3725 PLAZA DR	CHALMETTE	\$10,000	I
	BER-400489	3501 DECOMINE DR	CHALMETTE	\$10,000	I
7	BER-013295	3416 CHALONA DR	CHALMETTE	\$10,000	I
	BER-620081	3616 VOLPE DR	CHALMETTE	\$10,000	I
	BER-139189	3312 CHARLES CT	CHALMETTE	\$10,000	I
	BER-014233	3220 CHARLES CT	CHALMETTE	\$10,000	I
	BER-028091	3308 CAMPAGNA DR	CHALMETTE	\$10,000	I
	BER-056887	3900 CHALONA DR	CHALMETTE	\$10,000	I
	BER-118080	3720 CHALONA DR	CHALMETTE	\$10,000	I
	BER-126744	3204 CHALONA DR	CHALMETTE	\$10,000	I
	BER-153808	3624 VENTURA DR	CHALMETTE	\$10,000	I
8	BER-017259	3320 NANCY DR	MERAUX	\$5,000	II
	BER-037305	2316 WALKERS LN	MERAUX	\$5,000	II
	BER-066801	3309 MAUREEN LN	MERAUX	\$5,000	II
	BER-067227	3013 ST MARIE ST	MERAUX	\$5,000	II
	BER-075215	2905 BARTOLO DR	MERAUX	\$5,000	II
	BER-076716	3204 MAUREEN LN	MERAUX	\$5,000	II
9	BER-010276	3416 ACORN DR	VIOLET	\$5,000	II
	BER-027954	3409 ANGELIQUE DR	VIOLET	\$5,000	II
	BER-028745	2908 ASHLEY DR	VIOLET	\$5,000	II
	BER-031376	3408 OAK DR	VIOLET	\$5,000	II
	BER-040275	3201 ASHLEY DR	VIOLET	\$5,000	II
	BER-067818	2028 LICCIARDI LN	VIOLET	\$5,000	II
	BER-086398	2120 KENNETH DR	VIOLET	\$5,000	II
	BER-110309	2305 KENNETH DR	VIOLET	\$5,000	II
	BER-138073	3316 ACORN DR	VIOLET	\$5,000	II
	BER-166652	2213 KENNETH DR	VIOLET	\$5,000	II
	BER-171973	2708 TARA DR	VIOLET	\$5,000	II

Summary No. 3866
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Exhibit "A"

	PropID	Address	City	Starting Price	Design Standard
10	BER-074897	2300 RIVERBEND DR	VIOLET	\$5,000	II
	BER-084359	2508 REUNION DR	VIOLET	\$5,000	II
	BER-107989	2216 RIVERBEND DR	VIOLET	\$5,000	II
	BER-117747	2613 RIVERBEND DR	VIOLET	\$5,000	II
	BER-165324	2208 REUNION DR	VIOLET	\$5,000	II
	BER-030862	2912 RIVERBEND DR	VIOLET	\$5,000	II
	BER-011145	2217 RIVERBEND DR	VIOLET	\$5,000	II
	BER-026346	2308 RIVERBEND DR	VIOLET	\$5,000	II
	BER-202382	2816 REUNION ST	VIOLET	\$5,000	II
	BER-400611	2313 RIVERBEND DR	VIOLET	\$5,000	II
11	BER-210602	18 VICTORIAN CT	VIOLET	\$5,000	II
	BER-152428	5725 SIXTH ST	VIOLET	\$5,000	II
	BER-400619	5905 SIXTH ST	VIOLET	\$5,000	II
	BER-060224	5721 THIRD ST	VIOLET	\$5,000	II
	BER-068697	5621 THIRD ST	VIOLET	\$5,000	II
	BER-067989	2404 ELIZABETH CT	VIOLET	\$5,000	II
	BER-400620	2512 ELIZABETH CT	VIOLET	\$5,000	II
	BER-400621	4 BORGNEMOUTH CT	VIOLET	\$5,000	II
12	BER-400627	2836 GUERRA DR	VIOLET	\$5,000	II
	BER-400654	2112 GUERRA DR	VIOLET	\$5,000	II
	BER-171840	3108 GUERRA DR	VIOLET	\$5,000	II
	BER-137333	2400 GUERRA DR	VIOLET	\$5,000	II
	BER-100470	2729 GUERRA DR	VIOLET	\$5,000	II
	BER-047551	3121 GUERRA DR	VIOLET	\$5,000	II
	BER-058408	2100 GUERRA DR	VIOLET	\$5,000	II
	BER-028720	2728 GUERRA DR	VIOLET	\$5,000	II
	BER-027869	2020 GUERRA DR	VIOLET	\$5,000	II
	BER-020811	2713 GUERRA DR	VIOLET	\$5,000	II

Summary No. 3866
Ordinance SBPC #2292-02-21
Exhibit "B"

Exhibit B – Minimum Design Standards for BBVIII

Design Standards I – Arabi/ Chalmette properties

- 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. Solid masonry skirt to be installed on the front elevation and side elevations up to the fence line but not less than 10'. Approved skirt materials are brick, CMU block with a smooth stucco finish applied, and split face CMU block. No cement siding or drop skirt stucco below floor level. If a builder chooses to skirt the remainder of the home, the materials shall match the front.
- iv. The first floor shall have minimum 10' ceilings on 1st floor and 9' min. on the 2nd floor.
- v. 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.
- vi. The preferred materials for exterior wall coverings are hardie board or weather board; vinyl siding is prohibited. No stucco or brick siding. Brick accent walls to be approved through design review on a case by case basis.
- vii. Windows may be recessed mounted or surface mounted; all windows shall have a minimum 4" trim with 5/4" thickness. Exterior window trim must have a sloped sill. Faux shutters are not allowed. Windows shall be simulated or true divided light. Grilles must be permanently bonded to the inside and outside of the glass.
- viii. A wood front door is required. 8' solid core interior doors are required.
- ix. The Department of Community Development shall develop further design and construction standards as needed.

Design Standards II – Meraux/ Violet properties

- 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. Slab foundations are permitted.

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Exhibit "B"

- iii. The first floor shall have minimum 10' ceilings on the 1st floor and 9' min. on the 2nd floor.
- 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. Homes built on masonry piers shall have a solid masonry skirt installed on the front elevation and side elevations up to the fence line but not less than 10'. Approved skirt materials are brick, CMU block with a smooth stucco finish applied, and split face CMU block. No cement siding or drop skirt stucco below floor level. If a builder chooses to skirt the remainder of the home, the materials shall match the front.
- vi. The preferred materials for exterior wall coverings are brick, hardie board or weather board; vinyl siding is prohibited.
- vii. Windows may be recessed mounted or surface mounted; all windows shall have a minimum 4" trim with 5/4" thickness.
- viii. A wood or fiberglass front door is required
- ix. The Department of Community Development shall develop further design and construction standards as needed.