



# St. Bernard Parish Council

8201 West Judge Perez Drive Chalmette, Louisiana, 70043  
(504) 278-4228 Fax (504) 278-4209  
[www.sbpgr.net](http://www.sbpgr.net)

#16

**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, APRIL 6, 2021 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 #2303-04-21

### Summary No. 3879

Introduced by: Administration on 3/16/21  
Public Hearing held on 4/6/21

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

### ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

**SECTION 1.** The purpose of this ordinance is to encourage the construction of new two-family 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, Builder Bundle VII, and Builder Bundle VIII. The St.



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Extract #16 continued  
April 6, 2021

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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. The experience of the Builder Bundle program warrants an expansion of the effort with a Builder Bundle IX 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 IX 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 IX 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 IX 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 IX 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. 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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- c. 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.
- d. Purchasers of Bundles will be required to construct a two-family home on each of the properties within the bundle.
- e. For seven (7) years after recording of the first conveyance, purchasers shall be prohibited from alienating any Builder Bundle IX 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".

**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 of 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 IX 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:

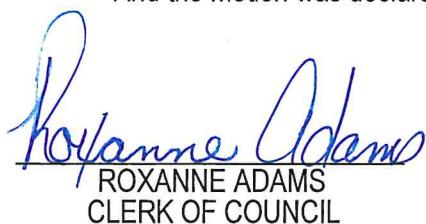
**YEAS:** Moran, Luna, Alcon, Everhardt, Callais

**NAYS:** None

**ABSENT:** McCloskey

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

And the motion was declared **adopted** on the 6<sup>th</sup> day of April, 2021.



ROXANNE ADAMS  
CLERK OF COUNCIL



RICHARD "RICHIE" LEWIS  
COUNCIL CHAIR

Delivered to the Parish President

4/9/2021 10:45 am  
Date and Time

Received by

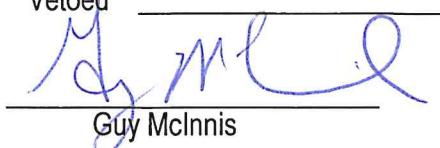


Magen Kelley

Approved



Vetoed



Guy McInnis

Parish President

Returned to Clerk of the Council

4/16/2021 9:35 am  
Date and Time

Received by



Touya Salaney

**Summary No. 3879**  
**Exhibit "A"**  
**Ordinance SBPC #2303-04-21**

PropID	Address	City	Starting		Design Standard
			Price		
1	BER-028152	4002 JUNO DR	CHALMETTE	\$10,000	50x102
	BER-054591	4116-4118 JUNO DR	CHALMETTE	\$10,000	19.10' FRT ON JUNO DR., A SECOND FRT. OF 21.03' TO A POINT, THENCE A DISTANCE OF 15.87' ALONG JUNO DR., A WIDTH IN THE REAR OF 80', BY A DEPTH OF 102' ON SIDE NEARER LOT 25, AN OPPOSITE DEPTH OF 88.91'
	BER-098162	3613 LAFONTAINE	CHALMETTE	\$10,000	46X100=4600
	BER-043126	505-507 PIERRE ST	CHALMETTE	\$10,000	50' X 100' = 5,000
	BER-011074	3409 JUPITER	CHALMETTE	\$10,000	52X98=5096
	BER-059673	9103 VIRTUE ST 9101 VIRTUE ST	CHALMETTE	\$10,000	50 X 100 = 5000

**Summary No. 3879**  
**Exhibit "B"**  
**Ordinance SBPC #2303-04-21**

**Exhibit B – Minimum Design Standards for BBIX**

- 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 1<sup>st</sup> floor and 9' min. on the 2<sup>nd</sup> 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.