



St. Bernard Parish Council

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

#24

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

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 17, 2018 AT THREE O'CLOCK P.M.

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

ORDINANCE SBPC #2052-04-18

Summary No. 3579

Introduced by: Administration on 4/3/18
Public Hearing held on 4/17/18

AN ORDINANCE AUTHORIZING CONVEYANCE OF FORMER LOUISIANA LAND TRUST PROPERTIES UNDER THE BUILDER BUNDLE IV 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 three programs, denominated Builder Bundle I and Builder Bundle II, and Builder Bundle III. The St. Bernard Parish Council finds that the Builder Bundle III program has produced several new, high quality homes currently under construction in the parish, with additional new



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April 17, 2018

homes expected to be under construction in the near future. The experience of the Builder Bundle III program warrants an expansion of the effort with a Builder Bundle IV 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 III 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 IV 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 IV 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 programs.

SECTION 5. The Builder Bundle IV 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 six 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 Builder Bundles shall be required to commence construction on at least one new home within 60 days of recordation of the conveyance of the first lot per bundle, and shall have commenced construction on all properties in a single bundle within five (5) years of recordation of each conveyance.



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- e. For five (5) years after recording of each conveyance, purchasers shall be prohibited from alienating any Builder Bundle IV 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 piers or chain wall foundations, not slab on grade.
 - 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 similarly attractive finish.
 - 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.



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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 IV 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:

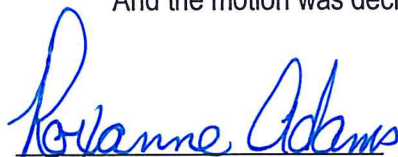
YEAS: Gorbaty, Luna, Alcon

NAYS: None

ABSENT: McCloskey, Montelongo, Lewis

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

And the motion was declared **adopted** on the 17th day of April, 2018.


ROXANNE ADAMS
CLERK OF COUNCIL


KERRI CALLAIS
COUNCIL CHAIR

Delivered to the Parish President

4/19/2018 4:15pm
Date and Time

Received by

maegen campo



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Richard "Richie" Lewis
*Councilmember
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Approved ✓

Vetoed _____

Gillis McCloskey
*Councilmember
District A*

Parish President

Guy McInnis
Guy McInnis

Nathan Gorbaty
*Councilmember
District B*

Howard Luna
*Councilmember
District C*

Returned to Clerk of the Council

4/24/2018 8:44am
Date and Time

Wanda Alcon
*Councilmember
District D*

Received by

Jennifer Lemoine

**Manuel "Monty"
Montelongo III**
*Councilmember
District E*

Roxanne Adams
Clerk of Council

Summary No. 3579
Ordinance SBPC #2052-04-18
EXHIBIT "A"

PropertyID	Address	Bundle	Bundle Description	LotSize
BER-017951	435 COUGAR DR	1	Carolyn Park South 1	Single
BER-035571	7636 PATRICIA ST	1	Carolyn Park South 1	Single
BER-071488	7628 PATRICIA ST	1	Carolyn Park South 1	Single
BER-140241	7620 PATRICIA ST	1	Carolyn Park South 1	Single
BER-400343	7612 PATRICIA ST	1	Carolyn Park South 1	Double
BER-055622	406 GENET DR	2	Carolyn Park South 2	Single
BER-118838	904 ROWLEY BLVD	2	Carolyn Park South 2	Single
BER-132977	313 GENET DR	2	Carolyn Park South 2	Single
BER-400348	405 COUGAR DR	2	Carolyn Park South 2	Double
BER-400355	204 GENET DR	2	Carolyn Park South 2	Double
BER-400474	8533 FAIRFAX DR	3	Buccaneer Villa 1	Double
BER-400475	8517 FAIRFAX DR	3	Buccaneer Villa 1	Double
BER-610476	8508 PRINCE DR	3	Buccaneer Villa 1	Lot+half
BER-610481	8536 FAIRFAX DR	3	Buccaneer Villa 1	Lot+half
BER-620476	8516 PRINCE DR	3	Buccaneer Villa 1	Lot+half
BER-017278	3700 KINGS DR	4	Buccaneer Villa 2	Single
BER-610472	8536 PRINCE DR	4	Buccaneer Villa 2	Lot+half
BER-610473	8537 FAIRFAX DR	4	Buccaneer Villa 2	Lot+half
BER-620472	8540 PRINCE DR	4	Buccaneer Villa 2	Lot+half
BER-620473	8545 FAIRFAX DR	4	Buccaneer Villa 2	Lot+half
BER-620481	8544 FAIRFAX DR	4	Buccaneer Villa 2	Lot+half
BER-049470	70 JONES DR	5	Chalmette Elementary East 1	Single
BER-068109	62 PATTERSON DR	5	Chalmette Elementary East 1	Single
BER-075537	61 JONES DR	5	Chalmette Elementary East 1	Single
BER-098659	59 EAST CHALMETTE CIR	5	Chalmette Elementary East 1	Single
BER-620036	80 JONES DR	5	Chalmette Elementary East 1	Lot+half
BER-050065	101 WEST CLAIBORNE SQ	6	Chalmette Elementary West 1	Single
BER-062226	105 W CLAIBORNE SQ	6	Chalmette Elementary West 1	Single
BER-400029	79 THORNTON DR	6	Chalmette Elementary West 1	Double
BER-400030	80 THORNTON DR	6	Chalmette Elementary West 1	Double
BER-400031	76 THORNTON DR	6	Chalmette Elementary West 1	Double
BER-013459	3628 CHALONA DR	7	Palmisano East 1	Single
BER-082551	3709 VOLPE DR	7	Palmisano East 1	Single
BER-118080	3720 CHALONA DR	7	Palmisano East 1	Single
BER-610527	3704 CHALONA DR	7	Palmisano East 1	Lot+half
BER-620527	3712 CHALONA DR	7	Palmisano East 1	Lot+half
BER-013295	3416 CHALONA DR	8	Palmisano East 2	Single
BER-038032	3520 VOLPE DR	8	Palmisano East 2	Single
BER-080575	3413 VOLPE DR	8	Palmisano East 2	Single

Summary No. 3579
Ordinance SBPC #2052-04-18
EXHIBIT "A"

PropertyID	Address	Bundle	Bundle Description	LotSize
BER-120492	3504 CHALONA DR	8	Palmisano East 2	Single
BER-144984	3421 VOLPE DR	8	Palmisano East 2	Single
BER-009472	3512 MUMPHREY RD	9	Lacoste	Single
BER-020716	3513 GALLO DR	9	Lacoste	Single
BER-091073	3409 MUMPHREY RD	9	Lacoste	Single
BER-153017	3408 MUMPHREY RD	9	Lacoste	Single
BER-184284	3501 GALLO DR	9	Lacoste	Single
BER-013576	4520 GENIE ST	10	St. Marie	Single
BER-057871	3000 SAINT MARIE DR	10	St. Marie	Single
BER-060824	4520 ANAIS ST	10	St. Marie	Single
BER-067227	3013 ST MARIE ST	10	St. Marie	Single
BER-096703	4516 COLONY DR	10	St. Marie	Single
BER-036627	3232 BRADBURY DR	11	Joe Davies East	Single
BER-057224	3017 BLOMQUIST DR	11	Joe Davies East	Single
BER-067674	3224 BRADBURY DR	11	Joe Davies East	Single
BER-073972	2817 BLOMQUIST DR	11	Joe Davies East	Single
BER-077595	2809 BLOMQUIST DR	11	Joe Davies East	Single
BER-033060	4104 NAJOLIA DR	12	Joe Davies West	Single
BER-096152	4112 NAJOLIA	12	Joe Davies West	Single
BER-100915	4116 NAJOLIA ST	12	Joe Davies West	Single
BER-117926	4105 NAJOLIA DR	12	Joe Davies West	Single
BER-121928	4001 NAJOLIA DR	12	Joe Davies West	Single