



# St. Bernard Parish Council

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

#29

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, NOVEMBER 20, 2018 AT THREE O'CLOCK P.M.

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

## ORDINANCE SBPC #2115-11-18

### Summary No. 3660

Introduced by: Administration on 11/6/18  
Public Hearing held on 11/20/18

AN ORDINANCE AUTHORIZING CONVEYANCE OF FORMER LOUISIANA LAND TRUST PROPERTIES UNDER THE BUILDER BUNDLE V 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 four programs, denominated Builder Bundle I, Builder Bundle II, Builder Bundle III, and Builder Bundle IV. 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. The experience of



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the Builder Bundle program warrants an expansion of the effort with a Builder Bundle V 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 V 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 V 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 V 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 programs.

**SECTION 5.** The Builder Bundle V 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 V 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 construed 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.



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- 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.

**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 V 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, Lewis

**NAYS:** None



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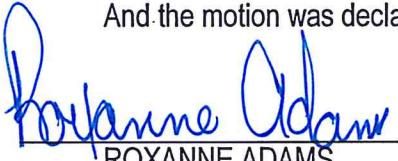
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**ABSENT:** None

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

And the motion was declared **adopted** on the 20<sup>th</sup> day of November, 2018.

  
ROXANNE ADAMS

CLERK OF COUNCIL

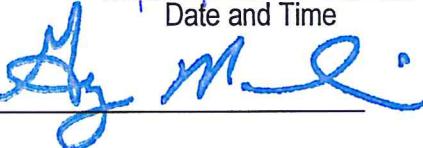
  
KERRI CALLAIS  
COUNCIL CHAIR

Delivered to the Parish President

11/26/2018 9:30am

Date and Time

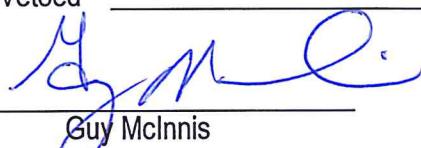
Received by



Approved



Vetoed

  
Guy McInnis

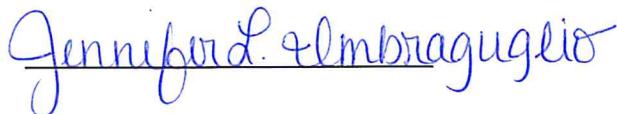
Parish President

Returned to Clerk of the Council

11/26/2018 9:33am

Date and Time

Received by

  
Jennifer L. Almbraguglio

**Exhibit "A"**  
**Summary No. 3660**  
**Ordinance SBPC #2115-11-18**

Property ID	Address	Property ID	Address
<b>Arabi Park Bundle 1</b>			
BER-610800	1821 AYCOCK ST	Property ID	
BER-620800	1901 AYCOCK ST	Carolyn Park 3	
BER-400804	1721 AYCOCK ST	BER-063024	400 OCELOT DR
BER-076375	1824 AYCOCK ST	BER-098151	313 LLAMA DR
BER-114383	1718 AYCOCK ST	BER-125753	408 OCELOT DR
BER-150352	1921 AYCOCK ST	BER-400324	321 LLAMA DR
<b>Arabi Park Bundle 2</b>			
BER-078158	2008 ESTEBAN ST	BER-400325	409 LLAMA DR
BER-400157	2009 MEHLE ST	BER-400330	316 OCELOT DR
BER-118226	1805 ESTEBAN ST	Carolyn Park 4	
BER- 610809	1728 ESTEBAN ST	BER-400320	304 CHINCHILLA DR
BER-044170	1809 ESTEBAN ST	BER-010221	305 CHINCHILLA DR
BER-610152	1822 ESTEBAN ST	BER-010680	325 CHINCHILLA DR
BER-620143	2000 ESTEBAN ST	BER-400322	304 LLAMA DR
<b>St. Claude Heights 1</b>			
BER-400822	1804 ALEXANDER AVE	BER-400323	316 LLAMA DR
BER-058867	1717 CENTER ST	BER-610484	333 CHINCHILLA DR
BER-093977	1701 CENTER ST	BER-610485	400 LLAMA DR
BER-400126	1705 CENTER ST	BER-620485	408 LLAMA DR
<b>St. Claude Heights 2</b>			
BER-075774	1911 CENTER ST	BER-143967	3901 JEAN LAFITTE PKWY
BER-083161	1923 CENTER ST	BER-400407	3920 JEAN LAFITTE PKWY
BER-125302	1819 CENTER ST	BER-400413	3933 JEAN LAFITTE PKWY
BER-223809	1823 CENTER ST	BER-400414	3929 JEAN LAFITTE PKWY
<b>Carolyn Park 1</b>			
BER-400807	2205 BENJAMIN ST	BER-610412	3937 DOMINIQUE DR
BER-400819	2301 BENJAMIN ST	BER-620412	3945 DOMINIQUE DR
BER-620802	2213 BENJAMIN ST	BER-610404	3845 DOMINIQUE DR
BER-610802	2221 BENJAMIN ST	<b>Buccaneer Villa North 1</b>	
BER-095940	2325 BENJAMIN ST	BER-143967	3901 JEAN LAFITTE PKWY
<b>Carolyn Park 2</b>			
BER-007581	312 MINK DR	BER-400407	3920 JEAN LAFITTE PKWY
BER-017471	117 BEAVER DR	BER-400413	3933 JEAN LAFITTE PKWY
BER-233555	405 MINK DR	BER-400414	3929 JEAN LAFITTE PKWY
BER-234136	125 SEAL DR	BER-610806	3937 DOMINIQUE DR
BER-400335	105 SEAL DR	BER-400813	3945 DOMINIQUE DR
BER-610311	305 MINK DR	BER-400814	3845 DOMINIQUE DR
BER-620311	313 MINK DR	BER-150058	8312 HERMITAGE DR
<b>Buccaneer Villa North 2</b>			
BER-620806		BER-620806	8332 HERMITAGE DR
BER-400821		BER-400821	8321 HERMITAGE DR
BER-610806		BER-610806	8324 HERMITAGE DR
BER-400813		BER-400813	8313 HERMITAGE DR
BER-400814		BER-400814	8316 HERMITAGE DR
BER-150058		BER-150058	8312 HERMITAGE DR
<b>Buccaneer Villa North 3</b>			
BER-610804		BER-610804	8401 HERMITAGE DR
BER-610807		BER-610807	8408 HERMITAGE DR
BER-620804		BER-620804	8409 HERMITAGE DR
BER-620807		BER-620807	8416 HERMITAGE DR
BER-400815		BER-400815	8400 HERMITAGE DR
BER-400816		BER-400816	8420 HERMITAGE DR

**Exhibit "A"**  
**Summary No. 3660**  
**Ordinance SBPC #2115-11-18**

<b>Property ID</b>	<b>Address</b>
<b>Buccaneer Villa North 4</b>	
BER-400415	8304 BENJAMIN ST
BER-400423	8400 BENJAMIN ST
BER-610422	8404 BENJAMIN ST
BER-620422	8412 BENJAMIN ST
BER-400416	8316 BENJAMIN ST
<b>Buccaneer Villa North 5</b>	
BER-610808	8405 BENJAMIN ST
BER-620808	8413 BENJAMIN ST
BER-400817	4000 EVANGELINE AVE
BER-400818	8337 BENJAMIN ST
BER-009057	8429 BENJAMIN ST
BER-139197	8329 BENJAMIN ST
<b>Buccaneer Villa North 6</b>	
BER-610803	3921 KINGS DR
BER-620803	3929 KINGS DR
BER-400810	4001 KINGS DR
BER-009776	3928 KINGS DR
BER-610439	4008 KINGS DR
BER-620439	4016 KINGS DR
<b>Buccaneer Villa North 7</b>	
BER-101225	8545 VICTORY DR
BER-400448	8533 VICTORY DR
BER-610449	8521 VICTORY DR
BER-620449	8529 VICTORY DR
<b>Buccaneer Villa North 8</b>	
BER-400443	8541 SQUADRON DR
BER-400444	8545 SQUADRON DR
BER-400447	8536 SQUADRON DR
BER-400450	8524 SQUADRON DR
BER-610446	8544 SQUADRON DR
BER-620446	8548 SQUADRON DR