

TITLE AN ORDINANCE DECLARING THE CITY'S INTENTION TO ACQUIRE FULL OWNERSHIP OF CERTAIN ADJUDICATED PROPERTIES FOR THE LEDBETTER HEIGHTS LAND BANKING PROJECT AND OTHERWISE PROVIDING WITH RESPECT THERETO.	DATE February 11, 2014	ORIGINATING DEPT./DIV. Office of the City Engineer	SPONSOR OR COUNCIL MEMBER Property Management Section
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PURPOSE

To declare the intention of acquiring full ownership of certain adjudicated properties located in the Ledbetter Heights area to facilitate the development of the Ledbetter Heights area.

This Ordinance will have direct impact on Council District: **B**

BACKGROUND INFORMATION

La. R.S. 47:2236 et. seq. allows the City to acquire full ownership of adjudicated properties after it has given due notice to the original owners and persons with property interests such as mortgage holders.

TIMETABLE

Introduction:	February 11, 2014
Final Passage:	February 25, 2014

MASTER PLAN CONSIDERATION

The subject properties are located inside the established loop boundary or in areas identified as revitalization areas; therefore, the proposed resolution is consistent with the Master Plan recommendations and strategies to promote smarter growth through revitalization of the City core (Chapter 11, Smarter Growth: City Revitalization and Chapter 12, Future Land Use, Zoning and Urban Design).

FINANCES

\$6,500 for title work that will be paid from the Ledbetter Heights Capital Project.

SOURCE OF FUNDS

Ledbetter Heights Capital Project

CONCLUSION

The Office of the City Engineer recommends adoption of this Ordinance.

FACT SHEET PREPARED BY:

Malcolm Stadtlander
Administrator, Property Management Section

ORDINANCE NO. _____ OF 2014

AN ORDINANCE DECLARING THE CITY'S INTENTION TO ACQUIRE FULL OWNERSHIP OF CERTAIN ADJUDICATED PROPERTIES FOR THE LEDBETTER HEIGHTS LAND BANKING PROJECT AND OTHERWISE PROVIDING WITH RESPECT THERETO.

WHEREAS, the City of Shreveport, has a tax interest in the herein below described properties which have been adjudicated for the non-payment of City property taxes, said properties being more fully described below along with the names of the last known owners of record of the properties; and

WHEREAS, under La. R. S. 47:2236 et. seq. when property has been adjudicated to a political subdivision, the political subdivision may declare by ordinance that it intends to acquire a full ownership interest in the property; and

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Shreveport in due, regular and legal session convened, that it does hereby declare its intention to acquire the following properties in full ownership:

Parcel #	Geographical #	Physical Address	Legal Description	Assessed Owner
P-25A	181437-049-0040-00	23871 None	Lot 14, Coulters Sub, TAL 20, Shreveport less triangular tract in east corner, measuring 17.62 ft on NE line & 45.43 ft on SE line	Donald M. Kern 9/40, Etal
P-55	181437-050-0053-00	129 Christian St	Lot 53, Coulters Sub, TAL 20, Shreveport	Billie Barrett Haynes ¼, Ethel Barrett Speed ¼, and the Succession of Rufus Barrett ½
P-89A	181437-056-0036-00	11587 None	NW'ly ½ of Lot 9 & NE'ly 85 ft of Lot 10, & SE'ly ½ of Lot 11, less Streets, W.R. Carter Sub, TAL 22	BBCP Investments, Inc
P-90A	181437-056-0029-00	23905 None	Sly/2 of Lot 9, W.R. Carter Sub, TAL 22, Shreveport	Felmar Properties
P-91A	181437-056-0033-00	23908 None	NWly/2 of Lot 8, W.R. Carter Sub, TAL 22, Shreveport	J. Harman Chandler ½ & Thomas M Rosenblath ½
P-95A	181437-056-0004-00	146 Christian St	Lot 4, W.R. Carter Sub, TAL 22, Shreveport	Albert T. Bell, Jr.
P-96A	181437-056-0003-00	148 Christian St	Lot 3, W.R. Carter Sub, TAL 22, Shreveport	Emerald W. & Nannie Lou A. Leech c/o Harry B. Lee

P-103	181437-059-0020-00	23912 None	Lot 20, Schumpert Sub, TAL 23, Shreveport	Ashby C. Long
P-104A	181437-059-0024-00	1224 Travis St	S. 78 ft. of Lot 21, Schumpert Sub, TAL 23, Shreveport	Lewis James Lee & Omeria Shyne Lee
P-105A	181437-059-0025-00	31000 Unknown	N. 40 ft. of Lot 21, Schumpert Sub, TAL 23, Shreveport	Joseph Lee
P-106A	181437-059-0031-00	1227 Fannin St	NW ^{ly} 77.5 ft of Lot 8 as measured along the Schumpert St R/W and as measured on the common line between Lots 8 & 9, Schumpert Sub, TAL 23, Shreveport	PR Enterprises of Shreveport, Inc
P-109A	181437-056-0023-00	23903 None	Nly 1/2 of Lot 21, W.R. Carter Sub, TAL 22, Shreveport	Randy E. Collins
P-112A	181437-056-0018-00	207 Schumpert St	Lot 18, W.R. Carter Sub, TAL 22, Shreveport	Ashby C. Long

BE IF FURTHER ORDAINED, that in accordance with La. R. S. 47:2236 (B) this ordinance shall be filed with the recorder of mortgages, who shall index the names of the tax debtor and the City of Shreveport as mortgagees.

BE IT FURTHER ORDAINED, that in accordance with La. R. S. 47:2236 (C) AND (D), notice shall be given to all persons whose interests the city intends to terminate, and notice shall be published in the official journal. Both notices shall state that the tax sale parties (defined by La. R. S. 47:2122) shall have sixty days after the date of the notice, if five years have elapsed from the filing of the tax sale certificate, or six months after the date of notice, if five years have not elapsed from the filing of the tax sale certificate, to redeem the property or otherwise challenge the acquisition in a court of competent jurisdiction.

BE IT FURTHER ORDAINED, that in accordance with La. R. S. 47:2236 (E), if the properties are not redeemed within said time limits, this ordinance shall become operative and the City of Shreveport shall acquire full ownership of the properties, subject only to such rights as determined by a final judgment rendered in an action filed within the time limits set forth above.

BE IT FURTHER ORDAINED, that in accordance with La. R. S. 47:2236 (E), the City shall file a notice in the conveyance records indicating that it has acquired full ownership of the properties in compliance with the statute.

BE IT FURTHER ORDAINED, that if any provision or item of this Ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this Ordinance

which can be given affect without the invalid provisions, items or applications and to this end the provisions of this Ordinance are hereby declared severable.

APPROVED AS TO LEGAL FORM:

City Attorney's Office