

OFFERED BY:

SECONDED BY:

ORDINANCE NO. _____

AN ORDINANCE TO AUTHORIZE THE PARISH PRESIDENT (OR ADMINISTRATION) TO PERFORM DUE DILIGENCE INSPECTIONS AND ACQUIRE ON BEHALF OF TERREBONNE PARISH CONSOLIDATED GOVERNMENT (TPCG) TERREBONNE PARISH PARCEL NOS. 20809 AND 20812, SITUATED AT 7910 MAIN STREET, HOUMA, LA 70360 PLUS THE PARKING LOT SITUATED AT THE CORNER OF ROUSSELL AND BELANGER STREETS CURRENTLY OWNED BY HANCOCK WHITNEY BANK; TO AUTHORIZE THE EXECUTION OF ANY PURCHASE AGREEMENTS, ACT OF SALES, AND ANY OTHER DOCUMENTS NECESSARY OR REASONABLE TO FACILITATE SAME; AND TO AUTHORIZE THE PARISH PRESIDENT (OR ADMINISTRATION) TO EXECUTE ON BEHALF OF TPCG AN AGREEMENT AND ANY OTHER NECESSARY DOCUMENTS WITH THE LOUISIANA OFFICE OF COMMUNITY DEVELOPMENT TO OBTAIN AND FACILITATE FUNDING FOR THE PURCHASE OF SAID IMMOVABLE PROPERTY.

WHEREAS, Section 1-05. of the Terrebonne Parish Charter provides that “The parish government shall have and exercise such other powers, rights, privileges, immunities, authority and functions not inconsistent with this charter as may be conferred on or granted to a local governmental subdivision by the constitution and general laws of the state, and more specifically, the parish government shall have and is hereby granted the right and authority to exercise any power and perform any function necessary, requisite or proper for the management of its affairs, not denied by this charter, or by general law, or inconsistent with the constitution”; and

WHEREAS, the acquisition of immovable property by the TPCG requires approval by ordinance of the Terrebonne Parish Council; and

WHEREAS, TPCG provides parish-wide programs of social welfare through its Department of Housing and Humans Services, and it provides law enforcement services in the Houma City limits through the Houma Police Department; and

WHEREAS, the Housing and Human Resources Department and the detective division of the Houma Police Department operated out of separate buildings within the Houma City limits (respectively, Town Hall on Barrow Street and the Judicial Service District’s building on Park Avenue) prior to Hurricane Ida; and

WHEREAS, Hurricane Ida destroyed Town Hall and the Judicial Service District’s building, causing the displacement of the Housing and Human Services Department and the Houma Police Department; and

WHEREAS, TPCG was able to acquire a federally funded five-year lease for the temporary placement of these departments in the Shamrock Building on Highway 311, outside of the city limits, which expires in December 2026; and

WHEREAS, the Hancock Whitney Bank situated at 7910 Main Street, Houma, and an adjacent parking lot situated at the corner of Roussell Street and Belanger Street is available for purchase, and the representatives of the bank have expressed an interest in selling the immovable property to TPCG; and

WHEREAS, TPCG wishes to purchase the building and its adjacent parking lot to serve as permanent replacement office space for the office space TPCG lost to Hurricane Ida; and

WHEREAS, TPCG further has an opportunity to obtain HUD grant funds through current recovery programs administered by the Louisiana Office of Community Development (OCD), and TPCG wishes to use the OCD grant to fund its purchase of the Hancock Whitney Bank building

and its adjacent parking lot; and

WHEREAS, TPCG wishes to acquire such funding to facilitate the purchase of the Hancock Whitney Bank building and adjacent parking lot and wishes to enter into an agreement with OCD (or execute any other documents necessary and reasonable) for the acquisition of such funds to facilitate the operation of permanent office space in a central location of Terrebonne Parish for those parish departments displaced by Hurricane Ida, and office space for other departments or subdivisions operated or funded by the TPCG; and

NOW THEREFORE BE IT ORDAINED by the Terrebonne Parish Council on behalf of the Terrebonne Parish Consolidated Government that:

Section I

The Parish President (or Administration) is authorized to perform due diligence inspections and acquire on behalf of Terrebonne Parish Consolidated Government (TPCG) Terrebonne Parish Parcel Nos. 20809 and 20812, situated at 7910 Main Street, Houma, LA 70360 plus the parking lot situated at the corner of Roussell and Belanger Streets, more fully described as follows:

Parcel ID 20809:

LOT ON MAIN STREET. BOUNDED ABOVE BY JOSEPH JACCUZZO ETALS, NOW FIRST NATIONAL BANK. BOUNDED BELOW BY DAVID PACHTER. ALSO LOT IN REAR THEREOF FACING BELANGER STREET. ALSO LOTS 4 & 5 AND PORTIONS OF LOTS 2 & 3 BLOCK 38, LESS TRIANGLE SHAPED LOT SOLD TO SIG MASUR & SONS CB 235/160. ALSO 65.63' X 185.35' LOT ON SOUTH SIDE OF EAST MAIN STREET. BOUNDED ABOVE BY PERCIVAL R. JOHNSON ETALS FORMERLY, NOW FIRST NATIONAL BANK. BOUNDED BELOW BY FIRST NATIONAL BANK. ALSO LOT 33.90 FT. ON SOUTH SIDE OF EAST MAIN STREET, BEING PORTION OF BLOCK 35. ALSO 15' STRIP IN REAR OF CHARLES DAVIDSON, ETALS (NOW FIRST NATIONAL BANK). ALSO STRIP 4 X 21' IN REAR. ALSO LOT 62.10' X DEPTH OF 178.75' ON CORNER OF EAST MAIN & ROUSSELL STREETS, BEING PORTION OF BLOCK 35. ALSO 50 X 121' LOT IN BLOCK 35 ROUSSELL ST. (LESS LOT 4 X 21' SOLD CB 209/256) ALSO LOT IN BLOCK 35 EAST OF ROUSSELL STREET BEING 47' 10" X 121'. BOUNDED NORTH BY MRS. WILLIAM BLAND, NOW FIRST NATIONAL BANK. BOUNDED EAST BY SIDNEY FABREGAS NOW OR FORMERLY. BOUNDED SOUTH BY WIDOW AND HEIRS OF LEE P. LOTTINGER, NOW FIRST NATIONAL BANK SUBJECT TO BOUNDARY AGREEMENT CB 220/223. ALSO 28 X 120' LOT ON EAST SIDE OF ROUSSELL STREET IN BLOCK 35. BOUNDED NORTH BY FIRST NATIONAL BANK OF HOUMA. BOUNDED SOUTH BY BELANGER STREET.

Parcel ID 20812:

90' 7" X 168' BEING PART OF LOT 1 BLOCK 34 ROUSSELL & BELANGER STREETS.

together with all improvements thereon, and all of the rights, ways, privileges, servitudes, appurtenances and advantages thereunto belonging or in anywise appertaining.

for a purchase price not exceeding the fair market value as established by appraisal.

Section II

The Parish President (or Administration) is authorized to execute any purchase agreements, acts of sales, and any other documents necessary or reasonable to facilitate the acquisition and purchase of the above described property, subject to the approval of the TPCG legal department.

Section III

The Parish President (or Administration) is authorized to execute on behalf of TPCG an agreement and any other documents necessary and reasonable for grant applications with the Louisiana Office of Community Development to obtain and facilitate funding for the purchase of the above-described immovable property, subject to the approval of the TPCG legal department.

Section IV

If any word, clause, phrase, section or other portion of this ordinance shall be declared null, void, invalid, illegal, or unconstitutional, the remaining words, clauses, phrases, sections and other portions of this ordinance shall remain in full force and effect, the provisions of this ordinance hereby being declared to be separable.

Section V

This ordinance shall become effective upon approval by the parish president (or administration) or as otherwise provided in Section 2-13 (b) of the Home Rule Charter for a Consolidated Government for Terrebonne Parish, whichever occurs sooner.

This ordinance having been introduced and laid on the table for at least two weeks, was voted upon as follows:

THERE WAS RECORDED:

YEAS:

NAYS:

ABSTAINING:

ABSENT:

The chairman declared the ordinance adopted on this, the _____ day of _____ 2023.

Chairwoman
Terrebonne Parish Council

Council Clerk
Terrebonne Parish Council

Date and time delivered to Parish President:

approved _____ vetoed

Gordon E. Dove, Parish President
Terrebonne Parish Consolidated Government

Date and time return to Council Clerk:

I, Council Clerk for Terrebonne Parish Council, do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the assembled council in regular session on _____ 2023, at which meeting a quorum was present.

Given under my official signature and seal of this office on this _____ day of _____ 2023.

Council Clerk
Terrebonne Parish Council