



# St. Bernard Parish Council

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

**Fred Everhardt, Jr.**  
*Councilmember  
at Large*

**Gillis McCloskey**  
*Councilmember  
at Large*

**Patrice Cusimano**  
*Councilmember  
District A*

**Joshua "Josh" Moran**  
*Councilmember  
District B*

**Cindi Meyer**  
*Councilmember  
District C*

**Ryan Randall**  
*Councilmember  
District D*

**Amanda Mones**  
*Councilmember  
District E*

**Roxanne Adams**  
*Clerk of Council*

**#16**

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 WEDNESDAY, MARCH 5, 2025 AT SEVEN O'CLOCK P.M.

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

## **ORDINANCE SBPC #2638-03-25**

### **Summary No. 4245**

Introduced by: Councilmember Cusimano on 2/18/25  
Public Hearing held on 3/5/25

AN ORDINANCE TO AUTHORIZE AN EXTENSION OF TWO (2) YEARS FOR PURCHASERS OF PROPERTIES UNDER THE BUY AND BUILD PROGRAM TO COMPLY WITH THEIR OBLIGATIONS THEREUNDER AND RELATED MATTERS.

**WHEREAS**, to encourage the redevelopment of vacant lots into new homes utilizing former Louisiana Land Trust properties, the St. Bernard Parish Council has provided for certain of those properties to be sold via the Buy and Build Program, said program to be administered by the Office of Community Development; and,

**WHEREAS**, the Acts of Sale for said properties sold pursuant to the Buy and Build Program contained certain restrictive covenants which required the purchaser to complete construction of a single-family home within a certain period of time; and,

**WHEREAS**, due to a variety of factors including, but not limited to, COVID-19, rising interest rates, rising costs of construction materials, and rising insurance premiums, certain participants in the Buy and Build Program have been unable to comply with the timing provisions of that program; and

**WHEREAS**, the Office of Community Development has reported that a total of one hundred fifty-nine (159) properties sold via the Buy and Build Program are out of compliance with their obligations, and that fifty-eight (58) of that total actually have structures built on them but are out of compliance due to their failure to complete construction within the relevant time frames of the program; and

**WHEREAS**, the action directed herein would best serve the purpose of encouraging the redevelopment of those lots still vacant.



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ST. BERNARD PARISH COUNCIL DOES HEREBY ORDAIN:

**SECTION 1.** The St. Bernard Parish Council, the Governing Authority, does hereby authorize the following action:

- 1). To the extent a property currently has a structure built upon it but is considered non-compliant with the Buy and Program because the construction of said structure was not completed timely, said property is to be deemed compliant.
- 2). Owners of the remaining non-compliant vacant lots shall be granted a two (2) year extension beginning March 15, 2025, to bring their properties into compliance with the Buy and Build Program.
- 3). Owners of non-compliant vacant lots may sell their properties within this two (2) year period pursuant to the rules and conditions set forth in the attached **Exhibit "A"**. Purchasers of non-compliant vacant lots shall be subject to the normal restrictions of the Buy and Build Program.

**SECTION 2.** Effective Date. This Ordinance shall become effective immediately upon the 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 3.** 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 expressing and declaring that it would have adopted the remaining portion(s) of this Ordinance with the invalid portion(s) omitted.



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The above and foregoing having been submitted to a vote, the vote thereupon resulted as follows:


**YEAS:** Cusimano, Moran, Meyer, Randall, Mones

**NAYS:** Everhardt

**ABSENT:** None

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

And the motion was declared **adopted** on the 5<sup>th</sup> day of March, 2025.

  
\_\_\_\_\_  
ROXANNE ADAMS  
CLERK OF COUNCIL

  
\_\_\_\_\_  
GILLIS MCCLOSKEY  
COUNCIL CHAIR

Delivered to the Parish President 3-7-25 12:44pm  
Date and Time

Received by Shelly Bengel 3/7/25 12:51 p.m.

Approved \_\_\_\_\_ Vetoed \_\_\_\_\_

Parish President \_\_\_\_\_  
Louis Pomes

Returned to Clerk of the Council 3/20/25 8:21am  
Date and Time

Received by Roxanne Adams



## BUY AND BUILD TRANSFERS

One of the conditions of the Buy and Build Program through St. Bernard Parish is that individuals will file for a building permit and begin the construction on their home within a year of closing. Naturally, this past year and life generally is filled with uncertainty. If for some reason you are unable to begin construction on the property you purchased, you may sell this lot to another individual. All of the Buy and Build conditions would transfer to this individual and the Parish would have to act as an intervenor in the sale. Here are the important things you need to know if you are considering transferring ownership of your Buy and Build property:

If you are considering selling your Buy and Build property without building, you can only sell the property for the price paid plus the cost to maintain. The Parish has set the maintenance cost at \$500/year. The restriction on sales price is based on the property being noncompliant. This is because these properties are part of a state-monitored Community Development Block Grant program in which value is not allowed to be created if program requirements are not met. Additionally, St. Bernard Parish will charge a \$500 fee/file. This check must be received at the time of closing in order to obtain the necessary release from the Parish.

1. The first step is to email the Department of Community Development at [pcarroll@sbsp.net](mailto:pcarroll@sbsp.net) for a price evaluation of what you may market your property for. You will be able to recoup your closing costs, an estimate of your grass cutting expenses, any property taxes paid. If you feel as if there are unaccounted costs in the price you are given, it is your responsibility to provide receipts for review.
2. After determining the price for which you may sell your property for, it is your responsibility to find a new purchaser for the property and obtain a signed purchase and sale agreement (PSA). Once the PSA is completed, please send it to a title company (title company to be chosen by the buyer) and Pamela Carroll at [pcarroll@sbsp.net](mailto:pcarroll@sbsp.net). The title company will need a specific Act of Cash Sale from the Parish; therefore, it is imperative that the title company you chose to work with reaches out to our Department.
3. When it is time for the closing, a representative of the Parish will need to attend the closing to sign as an intervenor. The title company will need to have a \$500 check available for the Parish in order to obtain the release.

If you have any questions in regards to the above procedure, please email Pamela Carroll at [pcarroll@sbsp.net](mailto:pcarroll@sbsp.net).