



<u><b>TITLE</b></u> An ordinance authorizing the Mayor, to sell, to Caddo Parish Communications District Number One, a Political Subdivision of the State, surplus City-owned immovable property (i.e. real property) and all improvements thereon located at 2890 Southland Park Drive, Shreveport, Louisiana, 71118, commonly referred to as the former Fire Station 17, and to otherwise provide with respect thereto.	<u><b>DATE</b></u> December 15, 2020	<u><b>ORIGINATING DEPARTMENT</b></u> SPAR <u><b>COUNCIL DISTRICT</b></u> E <u><b>SPONSOR</b></u> Flurry
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**PURPOSE**

This ordinance will grant the authority to the Mayor to sell, to Caddo Parish Communication District Number One, a Political Subdivision of the State, surplus City-owned immovable property (i.e. real property) and all improvements thereon at 2890 Southland Park Drive, Shreveport, Louisiana, 71118, commonly referred to as the former Fire Station 17.

**BACKGROUND INFORMATION**

Resolution 136 of 2018 declared former Fire Station 17 located at 2890 Southland Park Drive, Shreveport, Louisiana, 71118 as *surplus* property. During the public notice of surplusizing the property and planning the sale of the property it was discovered that Caddo Parish Communications District Number One had a communication tower on a portion of the property and a long-term lease with the City for the use of the land for the communication tower. The appraisal did not find that portion of the site was owned by the City or the lease because that portion of the property was inaccurately listed as owned by another entity with the Caddo Tax Assessor. In addition the Caddo Parish Communications District One long-term lease provides for an easement to the tower through the main fire station property. The City and Caddo Parish Communications District Number One agree that it is advantageous for all parties if the Caddo Parish Communication District Number One purchase the property pursuant to LSA-R.S. 33:1321 et seq., the Local Services Law which authorizes the sale of property by private sale between two public bodies without the necessity of advertising, bidding or public auction. This communication tower supports law enforcement and fire operations and will remain in the public domain following its sale.

The City desires to now *sell* the former Fire Station 17 to Caddo Parish Communication District for the purpose of providing greater economy and efficiency in the operation of local services and the benefits of such services.

**TIMETABLE**

Introduction: February 9, 2021

**ATTACHMENT(S)**

Exhibit "A" – Appraisal

Final Passage: February 23, 2021

Exhibit "B" - Deed

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**SPECIAL PROCEDURAL REQUIREMENTS**

None

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**FINANCES**

Estimated \$115,000 + from sale

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**SOURCE OF FUNDS**

Sale of Property

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**ALTERNATIVES**

(1) Adopt the ordinance as submitted, or (2) Amend the ordinance, or (3) Reject the ordinance.

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**RECOMMENDATION**

Recommend adoption of the ordinance.

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**FACT SHEET PREPARED BY:**

Shelly Ragle,  
SPAR Director

**ORDINANCE NO. \_\_\_\_\_ OF 2021**

An ordinance authorizing the Mayor, to sell, to Caddo Parish Communications District Number One, a Political Subdivision of the State, surplus City-owned immovable property (i.e. real property) and all improvements thereon located at 2890 Southland Park Drive, Shreveport, Louisiana, 71118, commonly referred to as the former Fire Station 17, and to otherwise provide with respect thereto.

**BY COUNCILMEMBER:            FLURRY**

**WHEREAS**, the City of Shreveport (“City”) is the owner of immovable property (i.e. real property) and all improvements thereon, 2890 Southland Drive, Shreveport, Louisiana, 71118, commonly referred to as the former Fire Station 17 (hereinafter referred to as the “Property” or “Former Fire Station 17”); and

**WHEREAS**, the City has constructed the new Fire Station 17 located at 2901 Baird Road, Shreveport, Louisiana 71118 which will house the operations of the Shreveport Fire Department; and

**WHEREAS**, since all fire department operations in that area have moved from the former Fire Station 17 to the new Fire Station 17 in the City, **Resolution No. 136 of 2018**, declared the former Fire Station 17 as *surplus property* in accordance with Shreveport City Code [26-291 \(f\)](#); and

**WHEREAS**, selling this Property to Caddo Parish Communications District Number One, will allow for the ease of access and continued support of law enforcement and fire operations that benefits the community; and

**WHEREAS**, pursuant to [Shreveport City Charter Section 2.03\(a\)](#) the City may sell immovable property (i.e. real property); and

**WHEREAS**, the provisions of LSA-R.S. 33:1321 et seq., (“Local Services Law”) make it unnecessary to follow public bid requirements as it was intended to provide greater economy and efficiency in the operation of local services and the benefits of such services particularly when the property in question is not being transferred out of the public domain as is here; and

**WHEREAS**, pursuant to “Local Services Law”, any parish, municipality or political subdivision of the state, or any combination thereof, may make agreements between or among themselves to engage jointly in construction, acquisition or improvement of any public project or improvement, the promotion and maintenance of any undertaking or the exercise of any power, provided that at least one of the participants to the agreement is authorized under a provision of general or special law to perform such activity or exercise such power as may be necessary for completion of the undertaking; and

**WHEREAS**, such arrangements may provide for the joint use of funds, facilities, personnel or property or any combination thereof necessary to accomplish the purposes of the agreement, and such agreements may include but are not limited to activities concerning police, fire and health protection; and

**WHEREAS**, [Article VII, §14 of the Louisiana Constitution of 1974](#), provides that except as otherwise provided, the property or things of value of the City shall not be loaned, pledged, or donated to any person, association, or corporation, public or private, and therefore it can be said that [Section 14](#) mandates that, at a minimum, a public entity must recover *fair market value* when selling surplus immovable property (i.e. real property); and

**WHEREAS**, the appraisal identified the market value of the Property as ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$115,000); and

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Shreveport, Louisiana, in due, regular and legal session convened, that:

1. **Resolution No. 136 of 2018**, declared that the City-owned immovable property (i.e. real property) and all improvements thereon, located at 2890 Southland Drive, Shreveport, Louisiana 71118, commonly referred to as the former Fire Station 17 (hereafter referred to as the “Property”), is *surplus property*. Shreveport City Code [26-291 \(f\)](#).
2. As required by La. R.S. [33:4712\(B\)](#), it is hereby stated that it has been determined by this City Council that it is in the best interest of the City *to sell the Property*.
3. The *Appraisal* is attached hereto and made part hereof as **Exhibit “A”**.

4. The price for the sale of the Property, shall be fixed and set at ONE HUNDRED FIFTEEN THOUSAND DOLLARS (\$115,000), which is the *appraised fair market value* of the property as of January 8, 2020.

As required by La. R.S. [33:4712\(B\)](#), the Property, including any and all improvements, is described as: LOTS 2, 3, 4, Summer Grove Estates, SHREVEPORT, Geographic Number: 161409-009-0023-00.

5. This is the first advertised attempt the sale of this property.
6. To the extent permitted by law, the City shall reserve unto itself *all oil, gas and other minerals and mineral rights*, whatsoever, *in, on or under* the described Property to be transferred.
7. The sale of the Property shall be "AS IS". There shall be no warranty of fitness, condition or title. The City does not warrant the use of the property for any particular purpose. The City does not warrant that the property does not contain hazardous substances such as, but not limited to, asbestos, lead or lead paint.
8. As required by La. R.S. [38:2213](#), the City shall disclose in the official record at least seven (7) days prior to the sale (or purchase) of any land by it, the names of any person known to be: (1) An elected official of the state or any of the City who has a pecuniary interest in the purchase or sale of such land; or (2) An appointed official or employee of the City making the purchase or sale and having a pecuniary interest in the purchase or sale of the land.
9. The Mayor of the City of Shreveport is hereby authorized to execute any and all documents necessary to carry out the sale of the Property or take any action in furtherance or necessary to complete the terms and intent of this Ordinance.
10. The City's Property Management Division, or its designee, shall prepare the Act of Sale and conduct the closing.
11. The City Council declares and confirms in accordance with La. R.S. [33:4712](#), that notice of this ordinance was published at least three (3) times within fifteen (15) days, one week apart prior to adoption of said ordinance and all other procedural requirements have been met.
12. Subject to the requirements of La. R.S. [33:4712\(C\)](#), this ordinance shall not become effective until ten (10) days after its passage, during which time any interested citizen may apply to the district court having jurisdiction of the municipality for an order restraining the disposition of the property.
13. Subject to the conditions expressed in the above paragraph and in accordance with the requirements of La. R.S. [33:4712\(C\)](#), *if* no order restraining the disposition of the property has been issued by the District Court, the **effective date of this Ordinance shall be ten (10) days after its adoption/passage** and cannot be contested for any reason thereafter.

**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 effect without the invalid provisions, items or applications and to this end the provisions of this Ordinance are hereby declared severable.

**BE IT FURTHER ORDAINED** that all Ordinances or parts thereof in conflict herewith are hereby repealed.

**THUS DONE AND ORDAINED** by the City Council of the City of Shreveport, Louisiana.

**APPROVED AS TO LEGAL FORM:**

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City Attorney's Office