

ORDINANCE FACT SHEET

<u>Title</u>	<u>Date</u>	<u>Originating Department</u>
AN ORDINANCE DECLARING CERTAIN CITY PROPERTY TO BE SURPLUS PROPERTY; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.	April 18, 2022	SPAR
		<u>Council District</u> District G
		<u>Sponsor:</u> SPAR

Purpose

This ordinance will declare certain City owned property, Fair Grounds Field and all its contents, as surplus property.

Background Information

Fair Grounds Field opened in 1986 as one of the top ballparks for minor league baseball. However, it was built as a large concrete structure that became obsolete very quickly and did not fit the new boom in baseball stadium design, which included “retro” ballparks. There were some inherent problems from the beginning, such as the bat infestation, stadium flooding and ground water infiltration due to its design and construction. The stadium also lacked some amenities that would make it attractive to use today and does not meet the standard required by Major League Baseball. Over the years, the cost of operation became increasing more expensive, and the utilities averaged over \$5,000/month.

The stadium was constructed at a cost of \$3.5 million to house the Shreveport Captains, an affiliated minor league baseball team. The captains were associated with several MLB franchises; the last was the San Francisco Giants. The Shreveport Captains managed and paid expenses for the stadium until around 1996, when the City took on the daily maintenance of the stadium. The stadium has not been used for MLB since 2002 when the Captains/Swamp-dragons moved to Frisco, Texas. There has not been any baseball or other activities in the stadium since 2011.

The City has heard proposals from several groups and each time there has not been a follow-up meeting or they have come back and asserted that the stadium repairs are too expensive. The stadium no longer meets building codes and would have to be renovated for any use. There are no tenants or prospective tenants who can realize a return on investment with the amount it would take to renovate the stadium.

The stadium continues to deteriorate due to lack of use and is an eyesore for our City. At this stage, the best course of action is to declare Fair Grounds Field and its contents as surplus and move on to demolition. This will remove the blight and allow for a better and higher use of the property.

Timetable

Introduction: April 26, 2022
Final Passage: May 10, 2022

Special Procedural Requirements

None

Finances

None

Discussion

None

Alternatives

1. Adopt the resolution as submitted.
 2. Amend the resolution.
 3. Deny the resolution.
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Conclusion

Alternative Number 1 is recommended.

FACT SHEET PREPARED BY:

Shelly Ragle,
Director, SPAR

ORDINANCE NO. ____ OF 2022

AN ORDINANCE DECLARING CERTAIN CITY PROPERTY TO BE SURPLUS PROPERTY; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

WHEREAS, Fair Grounds Field opened in 1986 at a cost of \$3.5 million as the new home to the Shreveport Captains an affiliated Minor League Baseball franchise; and

WHEREAS, Fair Grounds Field is located on the State Fair Grounds property at 3223 Bolinger Drive, more specifically at the corner of Bolinger Drive and Kings Highway; and

WHEREAS, there has been no Major League Baseball played in Fairgrounds Field since 2002 and no other baseball or activities since 2011; and

WHEREAS, Fairgrounds Field and its contents are rendered unusable and unsafe due to the lack of amenities, the conditions and the immense cost for rehabilitation; and

WHEREAS, over the last eleven (11) years there has not been a viable plan to renovate or revive Fair Grounds Field; and

WHEREAS, the said property and its contents are not needed by the City for a public purpose and should be therefore be declared to be surplus property; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of Shreveport in due, regular and legal session convened that the property and its contents located at 3223 Bolinger (corner of Bolinger and Kings Highway) known as Fair Grounds Field are hereby declared to be surplus property and not needed by the City of Shreveport for a public purpose and the property and its contents shall be disposed of and demolished.

BE IT FURTHER ORDAINED that if any provision or item of this resolution or the application thereof is held invalid, such invalidity shall not affect other provisions, items or applications of this resolution which can be given effect without the invalid provisions, items or application, and to this end, the provisions of this resolution are hereby declared severable; and

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

APPROVED AS TO LEGAL FORM:

CITY ATTORNEY'S OFFICE