

ORDINANCE NO. 99 OF 2025

AN ORDINANCE AUTHORIZING THE PURCHASING AGENT TO ADVERTISE FOR AND SOLICIT SEALED BIDS TO SELL TO THE HIGHEST RESPONSIBLE BIDDER, SURPLUS CITY-OWNED IMMOVABLE PROPERTY (I.E. REAL PROPERTY) AND ALL IMPROVEMENTS THEREON LOCATED 3830 GREENWOOD ROAD, SHREVEPORT, LOUISIANA, 71109, COMMONLY REFERRED TO AS THE FORMER FIRE STATION 14, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.

BY COUNCILMEMBER: BOUCHER  
DISTRICT: G

WHEREAS, the City of Shreveport (“City”) is the owner of immovable property (i.e. real property) and all improvements thereon, 3830 Greenwood Road, Shreveport, Louisiana, 71109, commonly referred to as the former Fire Station 14 (hereinafter referred to as the “Property” or “Former Fire Station 14”); and

WHEREAS, the City has constructed the new Fire Station 14 located at 3880 Greenwood Road, Shreveport, Louisiana 71109 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 14 to the new Fire Station 14 the City, in Ordinance No. 74 of 2025, declared the former Fire Station 14 as *surplus property* and it is *not needed for public purposes* in accordance with Shreveport City Code 26-291 (f); and

WHEREAS, selling this Property will allow for development of the property and allows the City to repurpose all proceeds of the sale for the benefit of the community; and

WHEREAS, before disposition can be made of City-owned immovable property (i.e. real property) under the provisions of La. R.S. 33:4712(B) the following is required an ordinance must be introduced: (1) giving the reasons for the action on the part of the governing authority, (2) fixing the minimum price and (3) terms of the *sale, lease, exchange, or other contract* to be made with reference to the property; and

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

WHEREAS, pursuant to Shreveport City Charter Section 2.03(a), no real property or rights to real property shall be sold by the City except upon *sealed bids* or at *public auction* and after due advertisement, all as the City Council may from time to time determine and direct; and

**WHEREAS**, pursuant to Shreveport City Charter Sec. 10.07, *all sales* made by the Purchasing Agent shall be made on the basis of *competitive bids* after such public notice as may be prescribed by the City Council by Ordinance and all sales shall be to the *highest responsible bidder*; and

**WHEREAS**, “[t]he sale of surplus public property shall be by competitive bids after public notice” pursuant to Shreveport City Code Sec. 26-292; 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 initial appraisal identified the market value of the Property as ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000); 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. Ordinance No. 74 of 2025, declared that the City-owned immovable property (i.e. real property) and all improvements thereon, located at 3830 Greenwood Road, Shreveport, Louisiana 71109, commonly referred to as the former Fire Station 14 (hereafter referred to as the “Property”), is *surplus property* and is *not needed for public purposes*. 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 *Technical Appraisal Review* is attached hereto and made part hereof as **Exhibit “A”**.
4. In accordance with Shreveport City Charter Section 2.03(a) the Purchasing Agent, and/or her designee, is hereby authorized to *advertise for and solicit sealed bids* and to sell the Property, to the *highest responsible bidder* under the terms, substantially in accordance with **IFB # \_\_\_\_\_** attached hereto and made part hereof as **Exhibit “B”**.
5. As required by law and the MINIMUM BID PRICE, for the sale of the Property, shall be fixed and set at ONE HUNDRED THIRTY THOUSAND DOLLARS (\$130,000), which is the *appraised fair market value* of the property as of May 20, 2025.
6. Pursuant to Shreveport City Charter Sec. 10.07, all sales made by the Purchasing Agent shall be made on the basis of *competitive bids* after such public notice as may be prescribed by law and all sales shall be to the *highest responsible bidder*.
7. As required by La. R.S. 33:4712(B), the Property, including any and all improvements, is described as: Tract of land In Lot 21, Jewella 14 Acre Sub Per Assrs City Plat 1778, Tr. 24 Fire Station #14, Caddo Parish, LA.
8. This is the first advertised attempt to sell this property.

9. 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.
10. To the extent permitted by law, the City shall reserve unto itself *all air rights*, whatsoever, *in or above* the described Property to be transferred to the extent it does not infringe on federal regulations or statutory impositions.
11. 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. By submitting a bid, the Purchaser acknowledges this waiver of any warranty which shall be permanent and irrevocable.
12. Pursuant to Shreveport City Charter Sec. 10.07, the Purchasing Agent may reject any and all bids and readvertise for bids with the approval of the City Council.
13. The invitation for bids (IFB), a request for proposals, or other solicitation may be cancelled, or all bids or proposals may be rejected, if it is determined in writing by the Purchasing Agent, or her designee, that such action is taken in the best interests of the City. La. R.S. 39:1605.
14. If the City fails to sell the property because the maximum bid received was not equal to or greater than the minimum bid established, by this ordinance, the Purchasing Agent shall reject all bids and is hereby granted the authority to readvertise to solicit bids under a newly issued invitation for bid (IFB) and is hereby granted the authority to repeat the process until the Property is sold or as otherwise directed by the City Council.
15. 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.
16. 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.
17. The City's Property Management Division, or its designee, shall prepare the Act of Sale and conduct the closing.
18. 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.

19. 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.

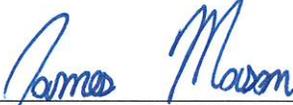
20. Subject to the conditions expressed in the above paragraph and in accordance with the requirements of La. R.S. 33:4712(C), *if* no order restraining the disposition of the property has been issued by the District Court, the effective date of this Ordinance shall be ten (10) days after its adoption/passage 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:**

  
\_\_\_\_\_  
City Attorney's Office

**ORDINANCE NO. 99 OF 2025**

**September 9, 2025**

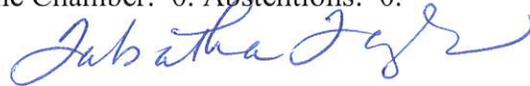
Read by title and as read motion by Councilman Green seconded by Councilman Boucher for Introduction

**September 23, 2025**

Having passed first reading on September 9, 2025 was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilman Green seconded by Councilwoman Bowman to postpone until the next regular meeting. Approved by the following vote: Ayes: Councilmembers Tabatha Taylor, Gary Brooks, Grayson Boucher, Alan Jackson, James Green, and Ursula Bowman. 6. Nays: 0. Absent: Councilmember Jim Taliaferro. 1. Out of the Chamber: 0. Abstentions: 0.

**October 14, 2025**

Having passed first reading on September 23, 2025 was read by title and on motion ordered passed to third reading. Read by title and as read motion by Councilman Boucher seconded by Councilman Jackson for adoption. Approved by the following vote: Ayes: Councilmembers Tabatha Taylor, Gary Brooks, Jim Taliaferro, Grayson Boucher, Alan Jackson, James Green, and Ursula Bowman. 7. Nays: 0. Absent: 0. Out of the Chamber: 0. Abstentions: 0.



\_\_\_\_\_  
Tabatha Taylor, Chairwoman

Approved:



\_\_\_\_\_  
Tom Arceneaux, Mayor

Approved by the City Council OCT 14 2025

Approved by the Mayor OCT 16 2025

And Effective on OCT 24 2025

at 12:01 O'clock A.M."



\_\_\_\_\_  
LaTonya Bogan, Clerk of Council

**FACT SHEET**

**CITY OF SHREVEPORT, LOUISIANA**

**TITLE**

An ordinance authorizing the Purchasing Agent to advertise for and solicit sealed bids to sell to the highest responsible bidder, surplus City-owned immovable property (i.e. real property) and all improvements thereon located at 3830 Greenwood Road, Shreveport, Louisiana, 71109, commonly referred to as the former Fire Station 14, and to otherwise provide with respect thereto.

**DATE**

August 26, 2025

**ORIGINATING DEPARTMENT**

SPAR

**COUNCIL DISTRICT**

G

**SPONSOR**

**PURPOSE**

This ordinance will grant the authority to the Purchasing Agent to advertise for and solicit *sealed bids* to sell to the highest responsible bidder, the surplus City-owned immovable property (i.e. real property) and all improvements thereon at 3830 Greenwood Road, Shreveport, Louisiana, 71109, commonly referred to as the former Fire Station 14.

**BACKGROUND INFORMATION**

The City of Shreveport constructed the new Fire Station 14 located at 3880 Greenwood Road, Shreveport, Louisiana, 71109. This new facility houses the operations of the Shreveport Fire Department in that area.

Ordinance No. 74 of 2025 declared the former Fire Station 17 located at 3830 Greenwood Road, Shreveport, Louisiana, 71109 as *surplus* property *not needed for public purposes*.

The City desires to *sell* the Property..

**TIMETABLE**

Introduction: September 9, 2025  
Final Passage: October 14, 2025

**ATTACHMENT(S)**

Exhibit "A" – Technical Appraisal Review  
Exhibit "B" – Invitation For Bid (IFB #00-000)

**SPECIAL PROCEDURAL REQUIREMENTS**

Notice of the *proposed* ordinance shall be advertised three (3) times in fifteen days, one (1) week apart. La. R.S. 33:4712

If there is any opposition to the proposed ordinance, the opposition shall be made in writing, filed with the Shreveport Clerk of Council within fifteen (15) days after posting of the notice *or* its first advertised publication.

- If an opposition is filed, the governing authority shall not adopt the ordinance until a [public] hearing has been held.

If the ordinance is adopted, it 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.

- After the ordinance becomes effective, it cannot be contested for any reason.

Buyers' names if applicable, as required by La. R.S. 38:2213, shall be disclosed seven (7) days prior to the purchase.

**FINANCES**

Estimated \$130,000 + from sale

**SOURCE OF FUNDS**

Sale of Property

**ALTERNATIVES**

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

**RECOMMENDATION**

Recommend adoption of the ordinance.

**FACT SHEET PREPARED BY:** Shelly Ragle, SPAR Director