

2023 Regular Session

HOUSE BILL NO. 505

BY REPRESENTATIVE NEWELL

Prefiled pursuant to Article III, Section 2(A)(4)(b)(i) of the Constitution of Louisiana.

PUBLIC PROPERTY: Authorizes the exchange of certain state property in Orleans Parish

1 AN ACT

2 To authorize and provide for the transfer of certain state property; to authorize the exchange
3 of certain state property in Orleans Parish; to provide for property descriptions; to
4 provide for the reservation of mineral rights; to provide terms and conditions; to
5 provide an effective date; and to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. The commissioner of administration and the Louisiana Stadium and
8 Exposition District, or either of them, notwithstanding any provision of law to the contrary,
9 are hereby authorized and empowered to convey, transfer, assign, lease, or deliver any
10 interest, excluding mineral rights, the state may have in and to all or any portion of the
11 following described property to the city of New Orleans for the property described in Section
12 2 of this Act:

13 DUNCAN PLAZA AND HEAL GARAGE PARCELS

14 Three certain parcels or portions of ground, together with all buildings and
15 improvements thereupon, situated in the First Municipal District of the City of New
16 Orleans which are more fully described as follows:

17 Parcel "A"

18 A certain portion of ground designated as A in Square 340 bounded by LaSalle,
19 Gravier, S. Liberty, and Perdido Streets, commencing at the intersection of S. Liberty
20 and Gravier Streets and thence measuring 436.10' along S. Liberty Street, thence at
21 an interior angle of 81°08'40" a distance and front of 199.89' along the new property
22 line of Perdido Street, thence at an interior angle of 98°50'40" a distance and front
23 of 436.26' along the new property line of LaSalle Street, thence at an interior angle
24 of 81°03'55" a distance and front of 199.85' along Gravier Street, to the point of
25 beginning.
26

1 Parcel "B"
 2 A certain portion of street area in S. Liberty Street designated as B bounded by
 3 Square 340, Gravier Street, Square 333, and Perdido Street, commencing at the
 4 intersection of Gravier and S. Liberty Streets and measuring along the front of
 5 Square 340 a distance of 436.10', thence at an interior angle of 98°51'15" a distance
 6 of 38.82' along the new property line of Perdido Street projected, thence at an
 7 interior angle of 81°08'45" a distance of 436.03' along the front of Square 333,
 8 thence at an interior angle of 98°56'40" a distance of 38.83' along the property line
 9 of Gravier Street, projected to the point of beginning.

10
 11 Parcel "C"
 12 A certain portion of ground designated as C in Square 333 bounded by S. Liberty,
 13 Gravier, Loyola, and Perdido Streets, commencing at the intersection of S. Liberty
 14 and Gravier Streets, and measuring a distance of 436.03' along the front of Square
 15 333, thence at an interior angle of 32°26'46" a distance of 469.54', thence at an
 16 interior angle of 66°29'42" a distance of 255.03' along the property line of Gravier
 17 Street to the point of beginning.

18
 19 All in accordance with survey by C.A. Wethern, Jr., Asst. Survey and Research
 20 Engineer, and approved by L.M. Buja, Chief Engineer, Engineering Division,
 21 September 10, 1954, bearing Drawing #1/1-E-la-7872.

22 Section 2. In exchange for the above described property in Section 1, the
 23 commissioner of administration and the Louisiana Stadium and Exposition District, or either
 24 of them, notwithstanding any provision of law to the contrary, are hereby authorized and
 25 empowered to accept, in addition to any other consideration, delivery of title to all or any
 26 portion of the following described property from the city of New Orleans:

27 ORLEANS CIVIL DISTRICT COURT PARCEL

28 A certain tract or parcel of land, together with the improvements thereon, being
 29 situated in the city of New Orleans at the northwest corner of the intersection of
 30 Poydras Street and Loyola Avenue and currently occupied by the Orleans Civil
 31 Courts building, containing approximately 36,100 square feet, but excluding the land
 32 and improvements occupied by the New Orleans City Hall and related facilities,
 33 being a portion of the property more fully described as:

34 A portion of ground, together with all buildings and improvements thereupon,
 35 situated in the First Municipal District of the City of New Orleans, Parish of Orleans,
 36 State of Louisiana, bounded by Loyola Avenue, Poydras, LaSalle and Perdido Streets
 37 and more fully described as follows:

38 Commencing at the northeast intersection of Poydras Street and Loyola Avenue
 39 being the point of beginning, thence proceed along the R/W line of Poydras Street
 40 running in the direction of and to LaSalle Street a distance of 763.27' to a point and
 41 corner; thence proceed along the R/W line of LaSalle Street in the direction of
 42 Perdido Street a distance of 401.14' to a point and corner; thence proceed along the
 43 R/W line of Perdido Street and in the direction of Loyola Avenue a distance of
 44 666.45' to a point; thence proceed along the R/W line of Loyola Avenue running in
 45 the direction of and to Poydras Street a distance of 398.09' to a point, being the point
 46 of beginning.

47 All measurements are more or less, being composed of portions of Squares 305, 332,
 48 and 341 and portions of former S. Liberty Street, and former Loyola Avenue.

1 The municipal address of the improvements is: Civil District Court, 421 Loyola
2 Avenue, New Orleans, LA 70112.

3 LA SALLE STREET PARCEL

4 A 60,267.04 square foot parcel of land located in the First Municipal District, City
5 of New Orleans, Orleans Parish, State of Louisiana; beginning at a point at the
6 intersection of the southern right of way of Poydras Street and the western right of
7 way of LaSalle Street. From the point of beginning, thence S77°20'03"E along the
8 southern right of way line of Poydras Street for a distance of 69.21 feet to a point at
9 the intersection of the Eastern right of way line of LaSalle Street, thence
10 S23°21'35"W along the eastern right of way line of LaSalle Street for a distance of
11 892.69 feet to a point at the intersection of the northern right of way line of Girod
12 Street, thence N66°38'25"W along the northern right of way line of Girod Street for
13 a distance of 68.00 feet to a point at the intersection of the western right of way line
14 of LaSalle Street, thence N23°21'34"E along the western right of way of LaSalle
15 Street for a distance of 879.85 feet to the point of beginning.

16 DAVE DIXON DRIVE PARCELS

17 Two certain parcels or portions of ground, together with all buildings and
18 improvements thereupon, designated as Parcels 20 AN-1 and 20 AN-2, respectively,
19 and situated in the First Municipal District of the City of New Orleans, which
20 according to a plan by Adloe Orr, Jr. & Associates, Consulting Engineers and Land
21 Planners, dated March 10, 1971, are more fully described as follows:

22 Commencing at the intersection of the eastern right of way line of Magnolia Street
23 and the northern right of way line of Julia Street proceed in an easterly direction
24 along the northern right of way line of Julia Street a distance of 69.28' to a point.
25 Thence in a northerly direction at an angle of 74°07'12" with the last previously
26 described line a distance of 46.81' to a point. Thence in a westerly direction at an
27 angle of 90°00'00" with the last previously described line a distance of 630.62' to a
28 point. Thence in a northerly direction at an angle of 74°04'12" with the last
29 previously described line a distance of 77.53' to the point of beginning. Thence
30 continue in a northerly direction on a projection of the last previously described line
31 a distance of 5.67' to a point. Thence in an easterly direction at an interior angle of
32 105°55'48" with the last previously described line a distance of 1335.78' to a point.
33 Thence in a northerly direction at an interior angle of 270°00'00" with the last
34 previously described line a distance of 67.05' to a point. Thence in an easterly
35 direction at an interior angle of 79°19'52" with the last previously described line a
36 distance of 69.20' to a point. Thence in a southerly direction at an interior angle of
37 100°40'06" with the last previously described line a distance of 35.56' to a point.
38 Thence in an easterly direction along the arc of a curve to the left having a radius of
39 264.87' a distance of 242.99' to a point of reverse curvature. Thence along the arc of
40 a curve to the right having a radius of 354.27' a distance of 71.09' to a point on the
41 northern right of way line of Cypress Street. Thence in an easterly direction along
42 the northern right of way line of Cypress Street a distance of 12.79' to a point.
43 Thence in a northerly direction at an interior angle of 240°20'01" with the last
44 previously described line a distance of 8.11' to a point. Thence in an easterly
45 direction at an interior angle of 109°26'56" with the last previously described line a
46 distance of 6.66' to a point. Thence in a southerly direction at an interior angle of
47 89°34'30" with the last previously described line a distance of 104.87' to a point.
48 Thence in a southwesterly direction along the arc of a curve to the left having a
49 radius of 259.27' a distance of 35.31' to a point of reverse curvature. Thence along
50 the arc of a curve to the right having a radius of 359.87' a distance of 270.08' to a
51 point of tangency. Thence in a westerly direction a distance of 1143.28' to a point.
52 Thence in a northwesterly direction at an interior angle of 164°07'12" with the last
53 previously described line a distance of 272.46' to the point of beginning.

1 Said parcel contains 139,512 square feet.

2 AND

3 Commencing at the intersection of the eastern right of way line of Magnolia Street
4 and the northern right of way line of Julia Street proceed in an easterly direction
5 along the northern right of way line of Julia Street a distance of 69.28' to a point.
6 Thence in a northerly direction at an angle of 74°07'12" with the last previously
7 described line a distance of 46.81' to a point. Thence in a westerly direction at an
8 angle of 90°00'00" with the last previously described line a distance of 347.28' to the
9 point of beginning. Thence continue in a westerly direction on a projection of the
10 last previously described line a distance of 283.34' to a point. Thence in a northerly
11 direction at an angle of 74°04'12" with the last previously described line a distance
12 of 77.53' to a point. Thence in an easterly direction at an interior angle of 90°03'00"
13 with the last previously described line a distance of 272.46' to the point of beginning.

14 Said parcel contains 10,562 square feet.

15 WEST STADIUM DRIVE PARCEL

16 A certain parcel or portion of ground, together with all buildings and improvements
17 thereupon, designated as Parcel 20 AL and situated in the First Municipal District of
18 the City of New Orleans, which according to a plan by Adloe Orr, Jr. & Associates,
19 Consulting Engineers and Land Planners, dated March 10, 1971, is more fully
20 described as follows:

21 Commencing at the intersection of the southern right of way line of Poydras Street
22 and the eastern right of way line of South Claiborne Avenue proceed in a southerly
23 direction along the eastern right of way line of South Claiborne Avenue a distance
24 of 99.42' to the point of beginning. Thence continue in a southerly direction along
25 the eastern right of way line of South Claiborne Avenue a distance of 476.62' to a
26 point. Thence in a southerly direction at an interior angle of 151°15'180" with the
27 last previously described line a distance of 52.00' to a point. Thence in a southerly
28 direction at an interior angle of 180°38'07" with the last previously described line a
29 distance of 324.25' to a point. Thence in an easterly direction at an interior angle of
30 119°32'51" with the last previously described line a distance of 95.18' to a point.
31 Thence in a northerly direction at an interior angle of 74°07'12" with the last
32 previously described line a distance of 851.46' to a point. Thence in a northeasterly
33 direction along the arc of a curve to the right having a radius of 119.42' a distance
34 of 3.59' to a point. Thence in a westerly direction a distance of 65.32' to the point of
35 beginning.

36 Said parcel contains 107,022 square feet.

37 Section 3. The commissioner of administration and the Louisiana Stadium and
38 Exposition District, or either of them, are hereby authorized to enter into such agreements,
39 covenants, conditions, and stipulations and to execute such documents as may be necessary
40 to properly effectuate any conveyance, transfer, assignment, lease, or delivery of title,
41 excluding mineral rights, to the property described in Section 1 of this Act, and as more
42 specifically described in any such agreements entered into and documents executed by and
43 between the parties in exchange for consideration, including the property described in

1 Section 2 of this Act, proportionate to the appraised value of the property in Section 1 of this
2 Act.

3 Section 4. This Act shall become effective upon signature by the governor or, if not
4 signed by the governor, upon expiration of the time for bills to become law without signature
5 by the governor, as provided by Article III, Section 18 of the Constitution of Louisiana. If
6 vetoed by the governor and subsequently approved by the legislature, this Act shall become
7 effective on the day following such approval.

DIGEST

The digest printed below was prepared by House Legislative Services. It constitutes no part of the legislative instrument. The keyword, one-liner, abstract, and digest do not constitute part of the law or proof or indicia of legislative intent. [R.S. 1:13(B) and 24:177(E)]

HB 505 Engrossed

2023 Regular Session

Newell

Authorizes the commissioner of administration and the La. Stadium and Exposition District to exchange certain state property in Orleans Parish for certain property owned by the city of New Orleans. Provides for the reservation of mineral rights to the state.

Effective upon signature of governor or lapse of time for gubernatorial action.

Summary of Amendments Adopted by House

The Committee Amendments Proposed by House Committee on Natural Resources and Environment to the original bill:

1. Add authority for the La. Stadium and Exposition District to transfer state property in exchange for city property.
2. Add property descriptions for the state properties the commissioner and La. Stadium and Exposition District are authorized to transfer and the city properties they are authorized to receive in exchange.