

2022 Regular Session

HOUSE BILL NO. 773

BY REPRESENTATIVE GLOVER

PROPERTY/PUBLIC: Authorizes the transfer of certain state property in Caddo Parish

1 AN ACT

2 To authorize and provide for the transfer of certain state property; to authorize the transfer  
3 of certain state property in Caddo Parish; to provide for the property description; 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, notwithstanding any provision of  
8 law to the contrary, is hereby authorized and empowered to convey, transfer, assign, lease,  
9 exchange, or deliver any interest, excluding mineral rights, the state may have in and to all  
10 or any portion of the following described property to the Shreveport Implementation and  
11 Redevelopment Authority:

12 A certain tract of land in the Southeast Quarter of the Northwest Quarter of  
13 the Northeast Quarter (SE 1/4 of NW 1/4 of NE 1/4) of Section 1, Township  
14 17 North, Range 14 West, City of Shreveport, Parish of Caddo, State of  
15 Louisiana, bounded on the North by the South line of Jordan Street, on the  
16 West by the East line of Fairfield Avenue, on the South by the North line of  
17 Margaret Place, and on the East by the West line of the property owned by  
18 The Congregation of St. John's Roman Catholic Church (hereinafter called  
19 St. John's Church), which tract of land is more particularly described as  
20 follows:

21 Beginning at the Northeast Corner of the intersection of Margaret Place and  
22 Fairfield Avenue, Shreveport, Louisiana, allowing 10 feet 2 inches for a  
23 sidewalk on Fairfield Avenue, running THENCE East along said Margaret  
24 Place 400 feet to the property owned by St. John's Church; THENCE North  
25 parallel to Fairfield Avenue along the West line of the property owned by St.  
26 John's Church a distance of 149.50 feet; THENCE East parallel to Margaret  
27 Place along the North line or boundary of the property purchased by St.  
28 John's Church, on the 1<sup>st</sup> day of February, 1947, from Reverend Charles P.  
29 Greco, as per deed recorded in Conveyance Book 544, page 99, of the  
30 Records of Caddo Parish, Louisiana, a distance of 15.85 feet; THENCE

1 North parallel to Fairfield Avenue along the West line or boundary of the  
 2 property owned by St. John's Church a distance of 538.93 feet to the South  
 3 line of Jordan Street; THENCE West along the South line of Jordan Street  
 4 416.0 feet to the intersection of the East line of Fairfield Avenue with the  
 5 South line of Jordan Street, allowing 10 feet 2 inches for a sidewalk on  
 6 Fairfield Avenue; THENCE South along the East line of Fairfield Avenue  
 7 690.25 feet to the point of beginning, together with all buildings and  
 8 improvements located thereon.

9 Lots 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 67, 68, 69, 70, 71, 72, 73, 74 and  
 10 75 and East Half (E 1/2) of Lot 46 of MOSES GREENWOOD  
 11 SUBDIVISION, a subdivision of the City of Shreveport, as per plat thereof  
 12 recorded in Book "S", page 589, of the Conveyance Records of Caddo  
 13 Parish, Louisiana; and that portion of the alley lying between Jordan Street  
 14 and Gary Street and running from a line drawn between the Southwest corner  
 15 of the aforesaid Lot 44 and the Northwest corner of the aforesaid Lot 75 of  
 16 the aforesaid MOSES GREENWOOD SUBDIVISION (East of Fairfield  
 17 Avenue) to the East line of the aforesaid Lots 36 and 67 and the East line of  
 18 said MOSES GREENWOOD SUBDIVISION, closed and abandoned by  
 19 Ordinance No. 21 of 1963 adopted by the City of Shreveport, a copy of  
 20 which resolution is recorded in Book 988, page 714, under Registry No.  
 21 318853, of the Conveyance Records of Caddo Parish, Louisiana; together  
 22 with all buildings and improvements thereon.

23 Section 2. The commissioner of administration is hereby authorized to enter into  
 24 such agreements, covenants, conditions, and stipulations and to execute such documents as  
 25 may be necessary to properly effectuate any conveyance, transfer, assignment, lease, or  
 26 delivery of any interest, excluding mineral rights, to the property described in Section 1 of  
 27 this Act, and as more specifically described in any such agreements entered into and  
 28 documents executed by and between the commissioner of administration and the Shreveport  
 29 Implementation and Redevelopment Authority, in exchange for consideration proportionate  
 30 to the appraised value of the property, or as otherwise provided by law. In addition to the  
 31 foregoing, the commissioner is authorized to enter into any preliminary agreements with the  
 32 Shreveport Implementation and Redevelopment Authority prior to any transfer of interest  
 33 for the purposes stated in Section 3 of this Act.

34 Section 3. The commissioner shall make a good faith effort to effectuate a transfer  
 35 of the property described in this Act, including allowing reasonable access to the property  
 36 by the Shreveport Implementation and Redevelopment Authority or prospective developers  
 37 of the property prior to any transfer of interest in the property for the purposes of due  
 38 diligence, inspection, planning, and design, provided that the Shreveport Implementation  
 39 and Redevelopment Authority or prospective developers do not interfere with the use of the

1 property by the current occupants. Such access shall be granted no later than the date by  
2 which the state has finalized plans to move the current occupants into a different building.

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.

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#### 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)]

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HB 773 Engrossed

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Glover

Authorizes the transfer of certain state property in Caddo Parish to the Shreveport Implementation and Redevelopment Authority. Provides for the reservation of mineral rights to the state. Provides for access to the property for due diligence and planning.

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 an additional property description for a parking lot adjacent to the property described in the original bill.
2. Add authority for the commissioner of administration to exchange any interest in the described property in addition to the other methods by which the property interests may be transferred.
3. Require the commissioner of administration to make a good faith effort to effectuate a property transfer as contemplated by the Act.
4. Require the commissioner of administration to allow reasonable access to the property by the Shreveport Implementation and Redevelopment Authority or prospective developers for the purposes of performing due diligence and planning prior to the transfer of any interest to the property and no later than the date by which the state has finalized plans to relocate the current occupants of the described property.
5. Provide that access to the property by the Shreveport Implementation and Redevelopment Authority or prospective developers for these purposes may not interfere with the current occupants' use of the property.
6. Authorizes the commissioner of administration to enter into any preliminary agreements that may be necessary to allow the access required for due diligence and planning purposes.
7. Make technical changes.