

ACT No. 475

2022 Regular Session

HOUSE BILL NO. 773

BY REPRESENTATIVES GLOVER AND JENKINS

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AN ACT

To authorize and provide for the transfer of certain state property; to authorize the transfer of certain state property in Caddo Parish; to provide for the property description; to provide for the reservation of mineral rights; to provide terms and conditions; to provide an effective date; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. The commissioner of administration, notwithstanding any provision of law to the contrary, is hereby authorized and empowered to convey, transfer, assign, lease, exchange, or deliver any interest, excluding mineral rights, the state may have in and to all or any portion of the following described property to the Shreveport Implementation and Redevelopment Authority:

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

Beginning at the Northeast Corner of the intersection of Margaret Place and Fairfield Avenue, Shreveport, Louisiana, allowing 10 feet 2 inches for a sidewalk on Fairfield Avenue, running THENCE East along said Margaret Place 400 feet to the property owned by St. John's Church; THENCE North parallel to Fairfield Avenue along the West line of the property owned by St. John's Church a distance of 149.50 feet; THENCE East parallel to Margaret Place along the North line or boundary of the property purchased by St. John's Church, on the 1st day of February, 1947, from Reverend Charles P. Greco, as per deed recorded in Conveyance Book 544, page 99, of the Records of Caddo Parish, Louisiana, a distance of 15.85 feet; THENCE North parallel to Fairfield Avenue along the West line or boundary of the property owned by St. John's Church a distance of 538.93 feet to the South line of Jordan Street; THENCE West along the South line of Jordan Street 416.0 feet to the intersection of the East line of Fairfield Avenue with the South line of Jordan Street, allowing 10 feet 2 inches for a sidewalk on Fairfield Avenue; THENCE South along the East line of Fairfield Avenue

1 690.25 feet to the point of beginning, together with all buildings and
2 improvements located thereon.

3 Lots 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 67, 68, 69, 70, 71, 72, 73, 74 and
4 75 and East Half (E 1/2) of Lot 46 of MOSES GREENWOOD
5 SUBDIVISION, a subdivision of the City of Shreveport, as per plat thereof
6 recorded in Book "S", page 589, of the Conveyance Records of Caddo
7 Parish, Louisiana; and that portion of the alley lying between Jordan Street
8 and Gary Street and running from a line drawn between the Southwest corner
9 of the aforesaid Lot 44 and the Northwest corner of the aforesaid Lot 75 of
10 the aforesaid MOSES GREENWOOD SUBDIVISION (East of Fairfield
11 Avenue) to the East line of the aforesaid Lots 36 and 67 and the East line of
12 said MOSES GREENWOOD SUBDIVISION, closed and abandoned by
13 Ordinance No. 21 of 1963 adopted by the City of Shreveport, a copy of
14 which resolution is recorded in Book 988, page 714, under Registry No.
15 318853, of the Conveyance Records of Caddo Parish, Louisiana; together
16 with all buildings and improvements thereon.

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

28 Section 3. The commissioner shall make a good faith effort to effectuate a transfer
29 of the property described in Section 1 of this Act, including allowing reasonable access to
30 the property by the Shreveport Implementation and Redevelopment Authority or prospective
31 developers of the property prior to any transfer of interest in the property for the purposes
32 of due diligence, inspection, planning, and design, provided that the Shreveport
33 Implementation and Redevelopment Authority or prospective developers do not interfere
34 with the use of the property by the current occupants. Such access shall be granted no later
35 than the date by which the state has finalized plans to move the current occupants into a
36 different building.

37 Section 4. The Board of Supervisors of Louisiana State University, notwithstanding
38 any provision of law to the contrary, is hereby authorized and empowered to convey,

1 transfer, assign, lease, exchange, or deliver any interest, excluding mineral rights, the state
2 may have in and to all or any portion of the following described property to the Caddo Parish
3 Public School Board:

4 A parcel containing approximately 2.6 acres located in the Southeast corner
5 of the LSUS campus, bordered to the North by south Loop Drive, to the West
6 by the existing baseball field, to the south by the existing paved drainage
7 ditch and to the East by the existing soccer field along Harts Island Road.

8 Section 5. The Board of Supervisors of Louisiana State University is hereby
9 authorized to enter into such agreements, covenants, conditions, and stipulations and to
10 execute such documents as necessary to properly effectuate any conveyance, transfer,
11 assignment, lease, or delivery of title, excluding mineral rights, to the property described in
12 Section 4 of this Act, and as more specifically described in any such agreements entered into
13 and documents executed by and between the Board of Supervisors of Louisiana State
14 University and the Caddo Parish School Board, in exchange of consideration proportionate
15 to the appraised value of the property.

16 Section 6. If an agreement authorized by this Act is not entered into by December
17 31, 2023, the office of state lands is authorized to proceed with a sale of the property
18 described in this Act in accordance with the procedures set forth in Title 41 of the Louisiana
19 Revised Statutes of 1950.

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

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____