Introduced May 13, 2025, by Councilwoman Haggerty, seconded by Councilman Disanti, (by request of Administration)

RESOLUTION R25-14

A resolution authorizing the basis upon which to recognize the donative portion of the sale/donation of lands by P & F Lumber Company (2000), L.L.C., St. Tammany Land Co., L.L.C., PF Monroe Properties, L.L.C., and Markle Interests, L.L.C. to the City of Slidell for the City's Transmission Line Relocation Project, and to authorize any adjustments needed to the property description based on title review.

WHEREAS, in Ordinance No. 4223, the City of Slidell authorized the acquisition of certain lands from P & F Lumber Company (2000), L.L.C., St. Tammany Land Co., L.L.C., PF Monroe Properties, L.L.C., and Markle Interests, L.L.C. for the City's Transmission Line Relocation Project, which is part of its Capital Improvement Plan; and

WHEREAS, the acquisition contemplates the City's recognition of a donation by the Sellers for the value of the lands over the purchase price cap of $6,500/acre; and

WHEREAS, a question has arisen as to whether the donative value is to be computed from the cap to an "averaged" appraised price per acre or to the most recent appraised price per acre from The McEnery Company; and

WHEREAS, the City is willing to accept a donation of the "excess" value amount from the cap to the most recent appraised price per acre from The McEnery Company; and

WHEREAS, the City is also willing to agree to any adjustments to the property description for the acquisition that may be necessary as a result of the title review.

NOW THEREFORE, be it resolved by the Slidell City Council that the City is authorized to recognize any donative value received in the land acquisition authorized in Ordinance No. 4223 in excess of the purchase price cap per acre up to the appraised price

per acre received from The McEnery Company, and, for the avoidance of doubt, the City, acting through its Mayor, is authorized to agree to any adjustments to the property description for the acquisition that may be necessary as a result of the title review.

ADOPTED this 13th day of May, 2025.

Megan Haggerty
President of the Council
Councilwoman District C

Thomas P. Reeves
Council Administrator

Introduced February 25, 2025, by Councilwoman Haggerty, seconded by Councilman DiSanti, (by request of Administration)

Item No. 25-02-3577

ORDINANCE NO. 4223

An ordinance authorizing the City of Slidell's acquisition of certain lands owned by P & F Lumber Company (2000), L.L.C., St. Tammany Land Co., L.L.C., PF Monroe Properties, L.L.C., and Markle Interests, L.L.C. in Secs. 7 and 8, T8S-R14E, as part of the Slidell Airport's Capital Improvement Plan and to provide for ancillary matters in connection therewith.

WHEREAS, as part of the Slidell Airport's Capital Improvement Plan, the City has been working with local electric utilities, the Louisiana Public Service Commission, the Louisiana DOTD Aviation Division, and the FAA on a plan to relocate and maintain certain transmission lines in the area around the Slidell Airport; and

WHEREAS, P & F Lumber Company (2000), L.L.C., St. Tammany Land Co., L.L.C., PF Monroe Properties, L.L.C., and Markle Interests, L.L.C. are the owners of approximately 50.639 acres of land +/- in Secs. 7 and 8, T8S-R14E, in an area adjacent to the Slidell Airport, described as follows:

> Commencing at NGS Monument L 393, having coordinates X: 3,779,941.312 Y: 679,735.248 US State Plane NAD83, Louisiana 1702 South Zone; THENCE, N 81°22'39" E a distance of 20,419.31' to a point; THENCE, N 39°23'19" W a distance of 283.28' to point A; THENCE, N 01°14'10" W a distance of 2,030.78' to point AA, being the Point of Beginning 2; THENCE, N 01°14'10" W a distance of 5,060.98' to point B; THENCE, S 88°45'50" W a distance of 5,554.74' to point C; THENCE, S 00°02'12" W a distance of 2,367.54' to point DD; THENCE, S 89°34'40" W a distance of 125.00 to point CC; THENCE, N 00°02'12" E a distance of 2,540.81' to point F; THENCE, N 88°45'50" E a distance of 5,850.88' to point G; THENCE, S 01°14'10" E a distance of 5,236.93' to point BB; THENCE, S 89°04'35" W a distance of 175.00' to point AA, the Point of Beginning 2.
>
> All as shown on a plat prepared by Providence Engineering and Environmental Group LLC, under the supervision of Terral J. Martin, Jr.,

P.L.S. No. 5030, titled: "PLAT SHOWING PROPOSED TRANSMISSION LINE SERVITUDE FOR THE CITY OF SLIDELL (TOTAL ACRES: 66.781) LOCATED IN SECTIONS 7, 8 & 17 T8S-R14E ST. TAMMANY PARISH, LOUISIANA GREENSBURG LAND DISTRICT", and dated April 6, 2021, revised March 29, 2022.

that has been determined to be a suitable location for a portion of the proposed transmission line relocation; and

WHEREAS, said owners may also own one or more smaller "carve out" pieces of land within the proposed transmission line servitude area; and

WHEREAS, the City desires to acquire fee title to the said lands, on the terms and conditions set forth below.

NOW THEREFORE, BE IT ORDAINED by the Slidell City Council that it does hereby authorize the Mayor of the City of Slidell to acquire, on behalf of the City of Slidell, the following lands in fee title from P & F Lumber Company (2000), L.L.C., St. Tammany Land Co., L.L.C., PF Monroe Properties, L.L.C., and Markle Interests, L.L.C. (or any transferees or assignees or co-owners of same):

1. Approximately 50.639 acres of land +/- in Secs. 7 and 8, T8S-R14E, in an area adjacent to the Slidell Airport, described as follows:

   Commencing at NGS Monument L 393, having coordinates X: 3,779,941.312 Y: 679,735.248 US State Plane NAD83, Louisiana 1702 South Zone; THENCE, N 81°22'39" E a distance of 20,419.31' to a point; THENCE, N 39°23'19" W a distance of 283.28' to point A; THENCE, N 01°14'10" W a distance of 2,030.78' to point AA, being the Point of Beginning 2; THENCE, N 01°14'10" W a distance of 5,060.98' to point B; THENCE, S 88°45'50" W a distance of 5,554.74' to point C; THENCE, S 00°02'12" W a distance of 2,367.54' to point DD; THENCE, S 89°34'40" W a distance of 125.00 to point CC; THENCE, N 00°02'12" E a distance of 2,540.81' to point F; THENCE,

N 88°45'50" E a distance of 5,850.88' to point G; THENCE, S 01°14'10" E a distance of 5,236.93' to point BB; THENCE, S 89°04'35" W a distance of 175.00' to point AA, the Point of Beginning 2.

All as shown on a plat prepared by Providence Engineering and Environmental Group LLC, under the supervision of Terral J. Martin, Jr., P.L.S. No. 5030, titled: "PLAT SHOWING PROPOSED TRANSMISSION LINE SERVITUDE FOR THE CITY OF SLIDELL (TOTAL ACRES: 66.781) LOCATED IN SECTIONS 7, 8 & 17 T8S-R14E ST. TAMMANY PARISH, LOUISIANA GREENSBURG LAND DISTRICT", and dated April 6, 2021, revised March 29, 2022.

2. Any other smaller parcels which may be owned by P & F Lumbar Company (2000), L.L.C., St. Tammany Land Co., L.L.C., PF Monroe Properties, L.L.C., and Markle Interests, L.L.C. (or any transferees or assignees or co-owners of same) within the noted proposed transmission line servitude area.

On the following terms:

The sales/purchase price shall be not less than $4,500 per acre and not greater than $6,500 per acre. Pre-closing, current landowners/sellers may obtain a secondary fee simple market appraisal of the lands by a state certified appraiser with The McEnery Company. If that secondary McEnery appraisal valuation is at or less than $4,500 per acre, the sales/purchase price shall be $4,500 per acre. If the secondary McEnery appraisal valuation is more than $4,500 per acre, a standard averaging calculation shall be used by adding $4,500 per acre to the amount determined by the McEnery appraisal valuation and dividing by 2 to arrive at the sales/purchase price, subject to a $6,500 per acre sales/purchase price cap. In the event that the average price per acre according to such calculation exceeds $6,500 per acre, the City shall accept a donation of the excess value.

The City shall also be responsible for any closing costs assessable to it with respect to its interests.

BE IT FURTHER ORDAINED that City shall also be responsible for the costs associated with the release of any timber lease of record on the lands or for acquiring the lands subject to such lease(s). The Mayor is authorized to seek and obtain such release(s).

BE IT FINALLY ORDAINED that the Mayor of the City of Slidell shall be authorized to execute any documents related to the noted transaction, including any binding letter agreement or purchase agreement and any closing documents and, in connection with same, the Mayor shall be authorized to agree to restrictions on the future disposition of the lands, the reservation of mineral rights, rights of access across the lands, and any other contractual conditions the Mayor determines to be reasonable or necessary in connection with the transaction.

ADOPTED this 11th day of March, 2025.

Megan Haggerty
President of the Council
Councilwoman, District C

Bill Borchert
Mayor

Thomas P. Reeves
Council Administrator

DELIVERED 3/13/25
8:30 am to the Mayor
RECEIVED 3/17/25
10:20 am from the Mayor