

1 Introduced, February 21, 2017, by Councilman  
2 Newcomb, seconded by Councilman Abney

3  
4 **Item No. 17-02-3181**

5 **ORDINANCE NO. 3852**

6  
7 An ordinance authorizing the Mayor of the City of Slidell to acquire real  
8 property presently known as the Pinewood Country Club, Slidell, Louisiana.

9  
10 WHEREAS, Louisiana Constitution Art. 6, § 23, Acquisition of Property,  
11 states, "Section 23. Subject to and not inconsistent with this constitution and subject to  
12 restrictions provided by general law, political subdivisions may acquire property for any  
13 public purpose by purchase, donation, expropriation, exchange, or otherwise"; and  
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15  
16 WHEREAS, City of Slidell Home Rule Charter, Part I, Article I, Sections 1-05  
17 and 1-06, and Article II, Section 2-10(A)(12) provides authorization, via ordinance, for the  
18 acquisition/purchase of property for a public purpose; and  
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20  
21 WHEREAS, Pinewood Country Club, Inc. ("Seller") desires to sell a certain  
22 piece of property, publically known as the Pinewood Country Club ("Property"), located  
23 within the City limits; and  
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26 WHEREAS, City of Slidell ("City") desires to acquire the Property identified  
27 as the Pinewood Country Club and is more specifically described herein below, for public  
28 purposes; and  
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31 WHEREAS, acquisition of said Property serves the public purposes of  
32 providing land for additional detention ponds and drainage enhancements for the benefit of  
33 our citizens; and  
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36 WHEREAS, Property is further described as a parcel in Country Club  
37 Subdivision, Slidell, Louisiana, Lots 141 142 143 144 EA MEAS 100 X 50 AND 44.4653  
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4 ACS ON COUNTRY CLUB BLVD SLIDELL COUNTRY CLUB ESTATES CB 360 187 408  
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6 272 50.4 ACS SECS 35, 36 8 14 CB 408 274 LESS PT HWY [SLIDELL HISTORICAL];  
7 and  
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9 WHEREAS, Resource Bank caused the Property to be appraised by the firm  
10 of Murphy Appraisal Services, LLC (Copy of excerpts of Appraisal attached hereto); and  
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12 WHEREAS, the appraised value of the Property was set at One Million Five  
13  
14 Hundred Thousand Dollars (\$ 1,500,000.00); and  
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16 WHEREAS, the Pinewood Country Club, Inc. ("Seller") set an asking price of  
17 One Million Two Hundred Thousand dollars (\$1,200,000.00); and  
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19 WHEREAS, City has reviewed and has accepted the Appraisal issued by  
20 Murphy Appraisal Services, LLC; and  
21

22 WHEREAS, City and St. Tammany Parish Government ("Parish") have  
23 agreed to enter into a Cooperative Endeavor Agreement for the development of additional  
24 detention ponds and drainage improvements on the Property for the benefit of citizens  
25 located both in the incorporated area (City of Slidell) and unincorporated areas of St.  
26  
27 Tammany Parish; and  
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30 WHEREAS, the City Council authorizes the Mayor to enter into and execute  
31 a Cooperative Endeavor Agreement with the Parish for the reasons stated hereinabove;  
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33 and  
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4 WHEREAS, the City Council authorizes the Mayor to enter into and execute  
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6 a Buy/Sell Agreement and all related real estate closing documents to conclude the  
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8 purchase of said Property in its entirety or portion thereof.

9 NOW THEREFORE BE IT ORDAINED by the Slidell City Council that it does  
10  
11 hereby authorize the Mayor of the City of Slidell to enter into and execute an Agreement to  
12  
13 Purchase and Sell and all related real estate closing documents to conclude the purchase  
14  
15 of the following described property in its entirety or portion thereof.

16 **Property Description:**

17 Country Club Subdivision, Slidell, Louisiana, Lots 141 142 143 144 EA MEAS 100 X  
18 50 AND 44.4653 ACS ON COUNTRY CLUB BLVD SLIDELL COUNTRY CLUB  
19 ESTATES CB 360 187 408 272 50.4 ACS SECS 35, 36 8 14 CB 408 274 LESS PT  
20 HWY [SLIDELL HISTORICAL] (the "Property"), together with all of Seller's right,  
21 title, and interest in and to all buildings, landscaping, plants or shrubbery and other  
22 improvements situated thereon; all members and appurtenances pertaining thereto,  
23 including any right, title and interest of Seller in and to adjacent streets, roads,  
24 alleys, and rights-of-way, if any; all fixtures, equipment, and machinery forming a  
component part of the buildings and other improvements situated on the Property.

25 BE IT FURTHER ORDAINED that the purchase price for said Property shall  
26  
27 be determined following negotiations by and between City and Seller.

28 BE IT FINALLY ORDAINED by the Slidell City Council that it does hereby  
29  
30 authorize the Mayor of the City of Slidell to enter into and execute a Cooperative Endeavor  
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32 Agreement with the St. Tammany Parish Government ("Parish") for the development of  
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34 additional detention ponds on the Property for the benefit of citizens located both in the  
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36 incorporated area (City of Slidell) and unincorporated areas of St. Tammany Parish.  
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7 **ADOPTED** this 28th day of March, 2017.  
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10 Jay E. Newcomb  
11 President of the Council  
12 Councilman, District F  
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15 Freddy Drennan  
16 Mayor  
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19 Thomas P. Reeves  
20 Council Administrator  
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DELIVERED	3/30/17
10:00 am	to the Mayor
RECEIVED	3/31/17
9:02 am	from the Mayor