

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.,

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

9 that has been determined to be a suitable location for a portion of the proposed
10 transmission line relocation; and
11

12 WHEREAS, said owners may also own one or more smaller "carve out"
13
14 pieces of land within the proposed transmission line servitude area; and

15 WHEREAS, the City desires to acquire fee title to the said lands, on the
16
17 terms and conditions set forth below.

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19 NOW THEREFORE, BE IT ORDAINED by the Slidell City Council that it
20 does hereby authorize the Mayor of the City of Slidell to acquire, on behalf of the City of
21 Slidell, the following lands in fee title from P & F Lumber Company (2000), L.L.C., St.
22 Tammany Land Co., L.L.C., PF Monroe Properties, L.L.C., and Markle Interests, L.L.C. (or
23
24 any transferees or assignees or co-owners of same):
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- 27 1. Approximately 50.639 acres of land +/- in Secs. 7 and 8, T8S-R14E, in an
28
29 area adjacent to the Slidell Airport, described as follows:

30 Commencing at NGS Monument L 393, having coordinates X:
31 3,779,941.312 Y: 679,735.248 US State Plane NAD83, Louisiana
32 1702 South Zone; THENCE, N 81°22'39" E a distance of 20,419.31' to
33 a point; THENCE, N 39°23'19" W a distance of 283.28' to point A;
34 THENCE, N 01°14'10" W a distance of 2,030.78' to point AA, being
35 the Point of Beginning 2; THENCE, N 01°14'10" W a distance of
36 5,060.98' to point B; THENCE, S 88°45'50" W a distance of 5,554.74'
37 to point C; THENCE, S 00°02'12" W a distance of 2,367.54' to point
38 DD; THENCE, S 89°34'40" W a distance of 125.00 to point CC;
39 THENCE, N 00°02'12" E a distance of 2,540.81' to point F; THENCE,

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

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

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

19 On the following terms:
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21 The sales/purchase price shall be not less than \$4,500 per acre and not greater than
22 \$6,500 per acre. Pre-closing, current landowners/sellers may obtain a secondary fee
23 simple market appraisal of the lands by a state certified appraiser with The McEnery
24 Company. If that secondary McEnery appraisal valuation is at or less than \$4,500 per acre,
25 the sales/purchase price shall be \$4,500 per acre. If the secondary McEnery appraisal
26 valuation is more than \$4,500 per acre, a standard averaging calculation shall be used by
27 adding \$4,500 per acre to the amount determined by the McEnery appraisal valuation and
28 dividing by 2 to arrive at the sales/purchase price, subject to a \$6,500 per acre
29 sales/purchase price cap. In the event that the average price per acre according to such
30 calculation exceeds \$6,500 per acre, the City shall accept a donation of the excess value.
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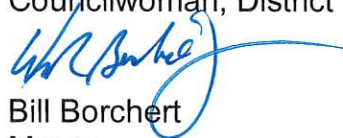
4 The City shall also be responsible for any closing costs assessable to it with respect to its
5 interests.
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7 BE IT FURTHER ORDAINED that City shall also be responsible for the costs
8 associated with the release of any timber lease of record on the lands or for acquiring the
9 lands subject to such lease(s). The Mayor is authorized to seek and obtain such
10 release(s).
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13 BE IT FINALLY ORDAINED that the Mayor of the City of Slidell shall be
14 authorized to execute any documents related to the noted transaction, including any
15 binding letter agreement or purchase agreement and any closing documents and, in
16 connection with same, the Mayor shall be authorized to agree to restrictions on the future
17 disposition of the lands, the reservation of mineral rights, rights of access across the lands,
18 and any other contractual conditions the Mayor determines to be reasonable or necessary
19 in connection with the transaction.
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26 **ADOPTED** this 11th day of March, 2025.

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29 
30 Megan Haggerty
31 President of the Council
32 Councilwoman, District C

33 
34 Bill Borchert
35 Mayor

36 
37 Thomas P. Reeves
38 Council Administrator
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DELIVERED	3/13/25
8:30 am	to the Mayor
RECEIVED	3/17/25
12:20 am	from the Mayor