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LOUISIANA COMMUNITY & TECHNICAL COLLEGE SYSTEM

TO: Dr. Monty Sullivan
LCTCS President

THROUGH: Joseph F. Marin *JFM*
Chief Operations Officer

FROM: Anthony Brown
Director of Operations, Risk and Emergency Management

DATE: April 29, 2020

SUBJECT: Disposal of the Former Baton Rouge Community College Westside Campus

FOR BOARD ACTION

Recommendation: Staff recommends that the Board authorize the President to complete all of the requirements necessary to sell the former Baton Rouge Community College Westside Campus located at 59125 Bayou Road, Plaquemine to the Iberville Parish School Board. Conveyance documents for the sale of this property will be filed with the local Clerk of Courts and the State Land Office.

Background: A new facility for the BRCC Plaquemine Campus, currently operated by River Parishes Community College, was constructed in 2012 through Act 391 funding. Since the former campus was no longer needed by the LCTCS, Iberville Parish School Board entered into a Cooperative Endeavor Agreement (CEA) with the LCTCS to use this site as a maintenance and storage facility in 2013. The Iberville Parish School Board proposes to renovate this facility and add additional space for their use; therefore, they desire to purchase this facility from the LCTCS.

A recent appraisal of the property concluded that it had an appraised value of \$795,000. The School Board has been providing maintenance and upkeep to this facility since 2013. According to information provided by the School Board, they have expended more than \$400,000 on maintenance items at this campus since they have occupied it. The facility needs a new roof, estimated at \$250,000 for replacement. The CEA of 2013 included a provision that the Iberville Parish School Board would provide lawn care services for the new Plaquemine Campus, which they have been providing. The School Board offered \$250,000 for the cash purchase of this property. Given the appraised value, the amount the School Board has already paid for repairs, and the amount needed for the roof replacement, the staff recommends accepting this offer for the property.

LCTCS owns this property with no reversionary clauses or any other restrictions that would prohibit its sale. Staff will perform all due diligence requirements necessary to ensure compliance with all state regulations and policies regarding disposal of LCTCS owned property.

Fiscal Impact: \$250,000

History of Prior Actions: During the September 2011 meeting, the Board approved the transfer of this property to the State Land Office as surplus property designated for disposal. However, the State Land Office no longer conducts sales of property for higher education management boards.

Benefits to the System: The disposal of this property will eliminate all costs and liabilities associated with the ownership of this facility.

Monty Sullivan
Approved for Recommendation to the Board
Dr. Monty Sullivan, President

May 6, 2020
Date

APPROVED
slk 5/6/20
LCTCS BOARD OF SUPERVISORS