

ORDINANCE 25-03

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER DISCON; MOVED FOR ADOPTION BY COUNCIL MEMBER _____; SECONDED FOR ADOPTION BY COUNCILMEMBER _____

ORDINANCE NO. 25-03

AN ORDINANCE OF THE CITY OF MANDEVILLE AMENDING THE PROVISIONS OF SECTION 10-70 OF THE CODE OF ORDINANCES OF THE CITY OF MANDEVILLE

WHEREAS, under current City regulations, it is a violation of law to park a vehicle permanently in that area between the north side of Lakeshore Dr. and Lake Pontchartrain from the west end of Lakeshore Dr to Jackson Street only;

WHEREAS, there have been issues with permanent parking in “Town Center District”, which is the area bound by Woodrow Street, General Pershing Street, Girod Street and Carroll Street;

WHEREAS, “Permanent parking” is currently defined as parking in excess of six (6) hours;

WHEREAS, recognizing that the current time limitation on parking in the above-described areas imposes a hardship on the City of Mandeville Police’s record keeping efforts of “permanent parking”; and

WHEREAS, it is necessary to redefine “prohibited parking” and parking areas in order to promote the orderly use of the above-described areas, preserve the interests of all citizens seeking to use said areas, and support the efficient use of City of Mandeville Police resources.

NOW, THEREFORE, BE IT ORDAINED that the City Council of the City of Mandeville hereby amends “**Section 10-70 Permanent parking prohibited; definition; penalty for violation**” of the Code of Ordinances of the City of Mandeville to read as follows:

(a) "Permanent parking" shall be defined as parking ~~in excess of six (6) hours.~~ between the hours of 2:00am-6:00am.

(b) Permanent parking shall be prohibited in:

(1) The area between the north side of Lakeshore Dr. and Lake Pontchartrain from the west end of Lakeshore Dr. to Jackson Street.

(2) Both sides of Woodrow St. from Girod St. to Carroll St., except for the residents of the condos at the corner of Lafitte St. and Woodrow St.

(3) General Pershing St. from Girod St. to Carroll St., except residents of 2143 General Pershing St. apartments

(4) City owned parking lot for the Trail head

(c) Whoever shall violate this section shall be fined under the penalty provisions under section 1-9 for each violation.

(d) The prohibition of this section shall not be intended to restrict prohibitions of parking in other areas.

BE IT ORDAINED that this ordinance shall be effective following the Mayor's signature; and

NOW, THEREFORE, BE IT FURTHER ORDAINED that the Clerk of this Council be and is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

And the ordinance was declared adopted this ___ day of _____, _____.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

ORDINANCE 25-05

CERTAIN THE FOLLOWING RESOLUTION WAS INTRODUCED BY CITY COUNCIL MEMBER _____; AND SECONDED FOR INTRODUCTION BY COUNCIL MEMBER _____

ORDINANCE NO. 25-05

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE TO EFFECT THE ANNEXATION OF A CERTAIN PORTION OF LOT 3 AND LOT 4 SITUATED IN TOWN OF MANDEVILLE (OUTSIDE OF CORPORATE LIMITS), SECTION 46, TOWNSHIP 8 SOUTH RANGE 11 EAST INTO THE CORPORATE LIMITS OF THE CITY OF MANDEVILLE DESIGNATING AND ASSIGNING THE PROPERTY FOR PURPOSES OF ZONING AS B-2, HIGHWAY BUSINESS DISTRICT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Planning Department has received a petition by Stewart Private Equity Holdings, LLC seeking the annexation of two Parcels of Ground being more fully described as a certain portion of ground being Lots 3 and 4 situated in Square 117 in Town of Mandeville (outside of corporate limits), Section 46, Township 8 South, Range 11 East containing 2.89 acres as surveyed by Kelly McHugh & Associates dated July 19, 2018 into the corporate limits of the City of Mandeville attached as Exhibit A; and

WHEREAS, the said petition is made and signed by the owners of the said property and there are no registered voters currently residing on the said property; and

WHEREAS, the property is contiguous to the present boundaries of the City of Mandeville; and

WHEREAS, the proposed annexation will serve the best interests of the City of Mandeville and of its citizens by providing enhanced development of a commercial area of the City, promoting additional tax revenues for the City and employment opportunity for area citizens; and

WHEREAS, the City of Mandeville desires to include in its corporate limits all properties along major corridors and gateways which, because of their visibility, define the character of Mandeville to both residents and visitors alike; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the municipal limits of the City of Mandeville be and they are hereby enlarged to include the below described immovable property which is hereby annexed into the City of Mandeville:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in the Parish of St. Tammany, State of Louisiana, better described as follows, to-wit:

Parcel 1:

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Square #117, in the Town of Mandeville (outside corporate limits) St. Tammany Parish, Louisiana, being Lot #4, which is also the SW 1/4 of said square. Said Lot #4 fronts 250 feet (French measurement) on Florida Street, by a depth and frontage of 237.50 feet (French measurement) on Foy Street, all between equal and parallel lines. Said Square #117 is composed of Lots 1 thru 4, inclusive, and is bounded on the North by Orleans Street, on the South by Florida Street, on the East by Clausel Street, and on the West by Foy Street.

LESS AND EXCEPT, those rights to that portion of the property transferred to the Department of Transportation and Development of the State of Louisiana for the widening of US 190 recorded February 19, 2003 as Instrument No. 1349927, which property is described therein and depicted on the survey attached thereto, but transferring to Purchaser herein the mineral rights reserved to vendor in such transfer.

Being property acquired by Ruth Appleton DeGrado, wife of/and Joseph DeGrado, Jr. by Cash Sale dated and recorded February 22, 1990 in the conveyance records of St. Tammany Parish as Instrument No. 743365, COB 1413, Page 476.

Parcel 2:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 8 South, Range 11 East, Town of Mandeville, Parish of St. Tammany, State of Louisiana, being a portion of Square designated as No. 117, forming the corner of Florida Street (U.S. Hwy. 190) and Clausel Street, and measuring 266.45 feet front on the said Florida Street (U.S. Hwy. 190) same width on the rear line, between equal and parallel lines of 253.10 feet.

All in accordance with the survey of Kelly J. McHugh and Associates, Inc. dated March 13, 2002, Job No. 02-050, a copy of which is annexed to instrument No. 1292968.

LESS AND EXCEPT, those rights to that portion of the property transferred to the Department of Transportation and Development of the State of Louisiana for the widening of US 190 recorded September 11, 2003 as instrument No. 1391539, which property is described therein and depicted on the survey attached thereto but transferring to Purchaser herein the mineral rights reserved to vendor in such transfer.

BE IT FURTHER ORDAINED, that upon annexation into the municipal limits of the City of Mandeville the above described property be designated for purposes of zoning as a B-2, Highway Business District, as defined and regulated by the provisions of The Comprehensive Land Use Regulations Ordinance of the City of Mandeville, and that the Official Zoning Map of the City of Mandeville be amended to reflect this annexation and zoning.

BE IT FURTHER ORDAINED, that this property will be located in Council District Three (3); and

BE IT FURTHER ORDAINED, that following the annexation of the above-described immovable property into the corporate limits of the City of Mandeville that the boundaries of the City of Mandeville shall thereafter be as set forth and described on the process verbal attached hereto and made a part hereof

BE IT FURTHER ORDAINED, that this site is located in the Annexation Area 1 for annexation and that all generated Sales Tax Revenues shall be shared 80% to the City and 20% to the District in accordance with Ordinance No. 90-10 and that certain Sales Tax Enhancement Plan entered into by and between the City of Mandeville and the Parish of St. Tammany on September 20, 1990, or as modified by written agreement between the Parish of St. Tammany and the City of Mandeville by subsequent Annexation Growth Plan(s); and

BE IT FURTHER ORDAINED, that all sections and provisions of this ordinance be deemed separate and severable, and that in the event that any one or more of the provisions of this ordinance be deemed unenforceable or unconstitutional by any final judgment, order, or decree of any court of competent jurisdiction, that such finding shall have no effect on the remaining sections and provisions of this ordinance.

BE IT FURTHER ORDAINED that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAYS:

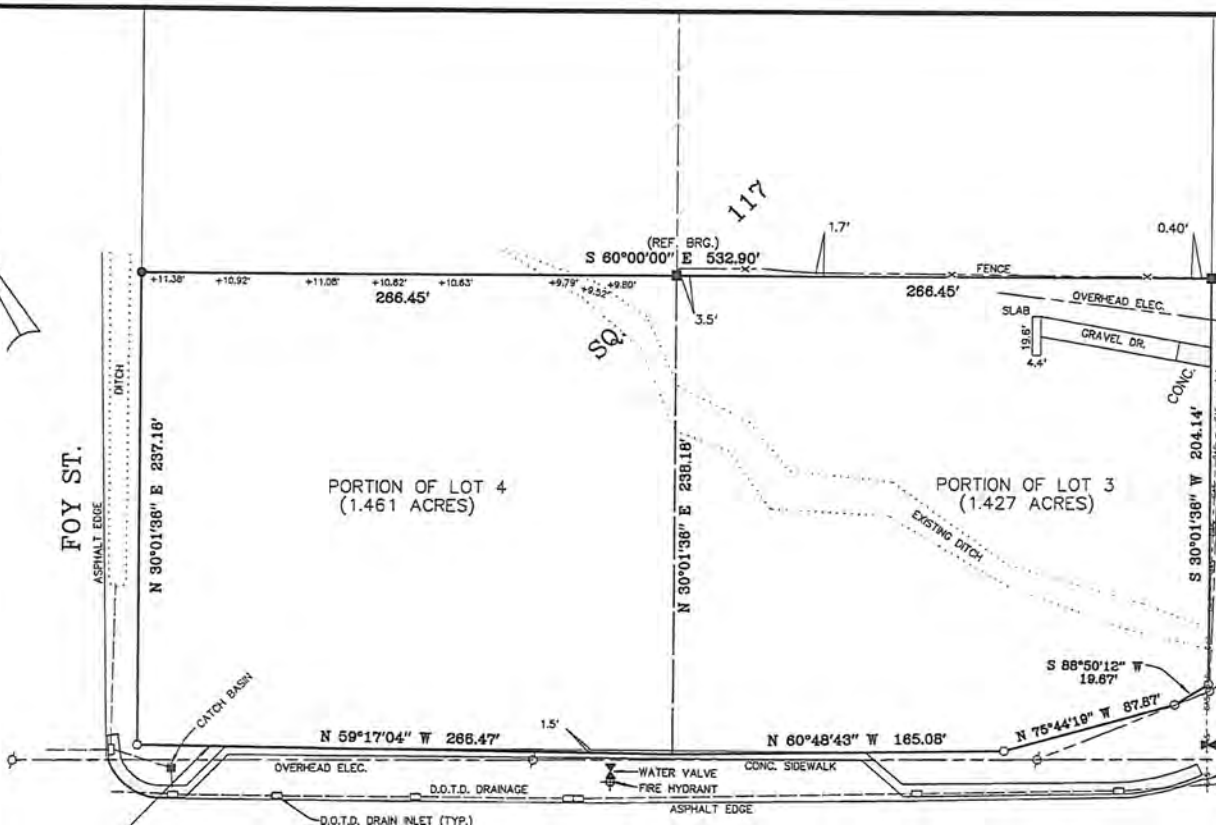
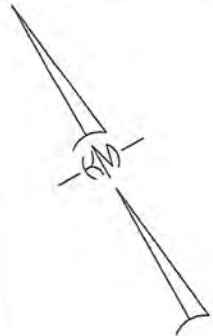
ABSENT:

ABSTENTIONS:

and the ordinance was declared adopted this ____ day of _____ 2025

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman



- LEGEND**
- = 1/2" IRON ROD SET
 - = 1/2" IRON ROD FOUND
 - = 1/2" IRON PIPE FOUND
 - ⊕ = POWER POLE
 - +10.50' = SPOT ELEVATIONS

HC-2 HIGHWAY COMMERCIAL
ZONING CLASSIFICATION

ELEVATIONS SHOWN HEREON ARE REFERENCED TO MSL, NAVD83, GEOID 12(A).

THIS PROPERTY IS LOCATED IN FLOOD ZONE "C"; BASE FLOOD ELEV. N/A; FIRM PANEL NO. 225205 0360 C; REV. 04/02/91

- REFERENCE:
- 1) A SURVEY OF A PORTION OF SQ. 117, BY THIS FIRM. JOB NO. 02-050, DATED 03/13/02
 - 2) A R.O.W. MAP BY JOHN S. TEEGARDEN, STATE PROJECT NO. 013-12-0044, DATED 05/02/01

FLORIDA ST. (U.S. HWY. 190)

NEW R.O.W. LINE AS PER JOHN S. TEEGARDEN
STATE PROJECT NO. 013-12-0044, DATED 05/02/01

LOUISIANA ONE CALL INFORMATION

UTILITIES: THE UTILITIES SHOWN ARE DEPICTED FROM VISIBLE UTILITIES AND THOSE LOCATED FROM "LOUISIANA ONE CALL TICKET NUMBER 180347175." THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES COMPRISE ALL THE UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED. THE SURVEY HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, EXCEPT FOR ABOVE GROUND VISIBLE UTILITY FEATURES.

UTILITY COMPANIES NOTIFIED VIA LOUISIANA ONE CALL TICKET NUMBER 180347175:

- ST. TAMMANY PARISH GOVERNMENT/TAMMANY UTILITIES
- CHARTER COMMUNICATIONS
- CLECO POWER, LLC
- CITY OF MANDEVILLE
- AT&T DISTRIBUTION
- ATMOS ENERGY
- SOUTHERN LIGHT
- WASHINGTON ST. TAMMANY ELECTRIC

NOTE:
NO ATTEMPT HAS BEEN MADE BY KELLY McHUGH & ASSOC., INC. TO VERIFY TITLE, ACTUAL LEGAL OWNERSHIP, SERVITUDES, EASEMENTS, RIGHTS OF WAY, DEED RESTRICTIONS, WETLANDS OR ENVIRONMENTAL ISSUES OR OTHER ENCUMBRANCES ON THIS PROPERTY OTHER THAN THOSE FURNISHED BY THE CLIENT.



Kelly J. McHugh
Kelly J. McHugh, REG. NO. 4443

7-19-18

CERTIFIED CORRECT AND IN ACCORDANCE WITH A PHYSICAL SURVEY MADE ON THE GROUND AND COMPLYING WITH THE CURRENT APPLICABLE STANDARDS OF PRACTICE FOR A CLASS "C" SURVEY.

PREPARED FOR:	
CHAFFE McCALL, LLP	
SURVEY OF:	
PORTION OF LOT 3 & PORTION OF LOT 4, SQ. 117, TOWN OF MANDEVILLE, (UNINCORP.) ST. TAMMANY PARISH, LA.	
KELLY McHUGH & ASSOCIATES CIVIL ENGINEERS & LAND SURVEYORS MANDEVILLE, LOUISIANA	
SCALE: 1" = 60'	DATE: 07/19/18
DRAWN: DB	JOB NO.: 18-109
CHECKED: KJM	DWG. NO.: 18-109-UTIL



Call before you dig.
1-800-272-3020

Parcel 1:

A CERTAIN PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Square #117, in the Town of Mandeville (outside corporate limits) St. Tammany Parish, Louisiana, being Lot #4, which is also the SW 1/4 of said square. Said Lot #4 fronts 250 feet (French measurement) on Florida Street, by a depth and frontage of 237.50 feet (French measurement) on Foy Street, all between equal and parallel lines. Said Square #117 is composed of Lots 1 thru 4, inclusive, and is bounded on the North by Orleans Street, on the South by Florida Street, on the East by Clausel Street, and on the West by Foy Street.

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Being property acquired by Ruth Appleton DeGrado, wife of/and Joseph DeGrado, Jr. by Cash Sale dated and recorded February 22, 1990 in the conveyance records of St. Tammany Parish as Instrument No. 743365, COB 1413, Page 476.

Parcel 2:

ALL THAT CERTAIN PIECE OR PORTION OF GROUND, together with all the buildings and improvements thereon, and all the rights, ways, privileges, servitudes, appurtenances, and advantages thereunto belonging or in anywise appertaining, situated in Section 46, Township 8 South, Range 11 East, Town of Mandeville, Parish of St. Tammany, State of Louisiana, being a portion of Square designated as No. 117, forming the corner of Florida Street (U.S. Hwy. 190) and Clausel Street, and measuring 266.45 feet front on the said Florida Street (U.S. Hwy. 190) same width on the rear line, between equal and parallel lines of 253.10 feet.

All in accordance with the survey of Kelly J. McHugh and Associates, Inc. dated March 13, 2002, Job No. 02-050, a copy of which is annexed to instrument No. 1292968.

LESS AND EXCEPT, those rights to that portion of the property transferred to the Department of Transportation and Development of the State of Louisiana for the widening of US 190 recorded September 11, 2003 as instrument No. 1391539, which property is described therein and depicted on the survey attached thereto but transferring to Purchaser herein the mineral rights reserved to vendor in such transfer

ORDINANCE 25-06

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCILMAN ZUCKERMAN;
MOVED FOR ADOPTION BY COUNCIL MEMBER _____; SECONDED FOR
ADOPTION BY COUNCIL MEMBER _____.

ORDINANCE NO. 25-06

AN ORDINANCE FOR THE CITY OF MANDEVILLE AMENDING SECTION 2-6 OF THE CODE
OF ORDINANCES FOR THE CITY OF MANDEVILLE REGARDING INDEMNITY OF CITY
COUNCILMEMBERS AND PROVIDING FOR OTHER MATTERS IN CONNECTION
THEREWITH

WHEREAS, the City of Mandeville approved and adopted Ordinance 17-08, which was
codified as Section 2-6 of the Code of Ordinances of the City of Mandeville to address the
indemnification of city councilmembers;

WHEREAS, Section 2-6, entitled Indemnity, provides that the City shall indemnify and
hold harmless city councilmembers against judgments arising out of the performance of
duties within the scope of their official capacity as councilmembers;

WHEREAS, the intent of Section 2-6 is to encourage public service by protecting all
City officials and employees from personal liability in the good faith conduct of city affairs
while also allowing the City official to exercise his or her discretion in selecting his or her
counsel so long as there are no conflicts with such representation;

WHEREAS, said section of the Code of Ordinances should be amended for the benefit
of the citizens of Mandeville and in the interest of governmental efficiency.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Mandeville,
the Section 2-6, entitled Indemnity, of the Code of Ordinances of the City of Mandeville,
Louisiana previously enacted through Ordinance 17-08, be amended to read as follows:

Sec. 2-6. Indemnity.

(a) Indemnification - Limitation. The City of Mandeville shall indemnify, hold
harmless, and defend city employees, officers, and officials, including council members and
members of boards and commissions established by this code, from any claim or cause of
action arising from the good faith performance of duties within the scope of their
employment or official capacity and in a manner he or she reasonably believed to be in the
best interests of the City of Mandeville. ~~The City shall retain the right to select counsel for the
purpose of such defense. The City employee, officer, and official seeking the defense shall be
allowed to select his or her counsel for the purpose of such defense, subject to the approval
of the city council, which shall not be unreasonably withheld. Officials or employees may
select their own counsel at their own expense.~~ It is the intent of this section to encourage
public service by protecting officials and employees from personal liability in the good faith
conduct of city affairs.

(b) Period of Indemnification and Persons Covered. The period of indemnification shall include incidents which arise during the entire period in which any elected or appointed official or employee shall have been serving in an official capacity for or employed by the City. This period shall include lawsuits filed prior to the date of the passage of the ordinance codified in this section, as well as those filed subsequent to its passage and shall further apply to those named as defendants who may no longer be officials of or employed by the City, so long as they were serving in such capacity at the time of the alleged act or omission.

(c) Exclusions.

The hold harmless, indemnity, and defense provisions of this section shall not apply to:

- (1) Damages resulting from acts or omissions which are not reasonably related to the legitimate governmental objective for which the policymaking, discretionary power or administrative authority exists;
~~or~~
- (2) Damages resulting from acts or omissions which constitute criminal, fraudulent, malicious, bad faith, knowingly violates the law, intentional, willful, outrageous, reckless, or flagrant misconduct;
- (3) Damages resulting from acts or omissions done outside of the course and scope of the individual's employment or official capacity;
- (4) Lawsuits, claims, or actions of any kind against an individual brought by or at the request of the City, including, without limitation, disciplinary proceedings; or
- (5) Punitive damages awards.

(d) The City of Mandeville shall pay all reasonable expenses, including attorneys' fees, incurred in the defense of any city employees, officers, and officials. However, if the said city employee, officer, or official, is found liable for an act described in Section (c) of this Ordinance, the city employee, officer, or official shall reimburse the City for all said costs and fees. Any city employee, officer, or official who accepts a defense as provided under this provision shall sign an acknowledgment of the duty to reimburse should the said city employee, officer, or official be found liable for an act described in Section (c), and a recognition that if any legal action is necessary in order to enforce the reimbursement provision, that such city employee, officer, or official shall also be liable for the reasonable attorneys' fees incurred by the City in enforcing said reimbursement obligation.

BE IT FURTHER ORDAINED that this Ordinance shall take effect immediately upon the signature of the Mayor; and

BE IT FURTHER ORDAINED that the Clerk of this Council be, and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this Ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

and the ordinance was declared and adopted this ___ day of _____, 2025

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

SUBMITTAL TO MAYOR

The foregoing Ordinance was **SUBMITTED** by me to the Mayor of the City of Mandeville this ___ day of _____, 2025 at _____ o'clock a.m.

CLERK OF COUNCIL

APPROVAL OF ORDINANCE

The foregoing Ordinance is by me hereby **APPROVED**, this ___ day of _____, 2025 at _____ o'clock a.m.

CLAY MADDEN, MAYOR

VETO OF ORDINANCE

The foregoing Ordinance is by me hereby **VETOED**, this ___ day of _____, 2025, at _____ o'clock a.m.

CLAY MADDEN, MAYOR

RECEIPT FROM MAYOR

The foregoing Ordinance was **RECEIVED** by me from the Mayor of the City of Mandeville this ____ day of ____ 2025, at ____ o'clock a.m.

CLERK OF COUNCIL

CERTIFICATE

I, THE UNDERSIGNED Clerk of the City Council of the City of Mandeville do hereby certify that the foregoing is a true and correct copy of an ordinance adopted by the City Council of the City of Mandeville at a duly noticed, called and convened meeting of said City Council held on the ____ day of _____, 2025 at which a quorum was present and voting. I do further certify that said Ordinance has not thereafter been altered, amended, rescinded, or repealed.

WITNESS MY HAND and the seal of the City of Mandeville this ____ day of _____, 2025.

Alicia Watts, **CLERK OF COUNCIL**

Special Events
Milestone Project
Services



INTEROFFICE MEMO

TO: Alicia Watts
Elizabeth Sconzert

FROM: Alia Casborné

DATE: January 15, 2025

SUBJECT: Special Events Application Recommendations

Please find below the Special Events Applications received and recommended for Council approval by the Mayor.

Milestone Project Services

Applicant: *Brittney Chabert*

Krewe of Eve Parade – Viewing Stage

Date/Time: Friday, February 21, 2025 – 4:00 p.m -10:00 p.m.

Rain Date: NA

Location: 1265 West Causeway Approach Median (See Map)

Approval Requests:

- Permission to set up a stage in the median to view the parade (50 people)
- Council approval of location

Contingencies:

- Certificate of Insurance (COI)
- Council approval of location
- Agree to remove the stage after the parade ends

City of Mandeville
675 Lafitte Street Mandeville,
LA 70448



www.cityofmandeville.com
Telephone: (985) 624-3127 or 624-3147
Fax: (985) 624-3128

Mayor Clay Madden

SPECIAL EVENT PERMIT APPLICATION

Name of Organization or Group Milestone Project Services
Name of Authorized Representative Brittney Chabert Non-Profit/Tax-Exempt # 27-0727428
Mailing Address 1265 West Causeway Approach
City Mandeville State La Zip 70471
Applicant Phone # 504-616-8882 Alt. Phone # _____
E-Mail bchabert@milestone-ps.com Application Fee Paid? ___ YES X NO

Name of Event: Krewe of Eve Parade Party - viewing stand
Date(s) of Event: Day 2/21/25 Date ___ / ___ / ___ Time 4 pm Rain Dates(s) _____
Event Location: On the grass median across from our parking lot
Type of Event: New Recurring
 Fundraiser Concert Race/Run/Walk Parade Wedding
 Festival, Carnival or Market Other: _____
Description/Purpose of Event Parade viewing stand Estimated Attendance 50

EVENT DETAILS - Check all that apply:

1	Are patron admission, entry or participant fees charged?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
2	Is the event open to the public?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
3	Are Street Closures Requested? If yes, please contact Mandeville Police Dept.	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
4	Will you require barricades for the event?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
5	Are you requesting that Police be present during the event?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
6	If you answered YES, to number 5, how many officers are you requesting		
7	If you are requesting Police, will they need to direct traffic?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
8	Will alcohol be consumed, distributed, or sold at this event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
9	Will food be distributed, prepared or sold at this event?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
10	Will there be canopies or tents?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
11	Will there be vendor booths? Merchandise or product sales?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
12	Are you planning to have inflatable attractions, games or rides?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
13	Will there be bleachers, stages, fencing or other structures?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

City of Mandeville
675 Lafitte Street
Mandeville, LA 70448



www.cityofmandeville.com
Telephone: (985) 624-3127 or 624-3147
Fax: (985) 624-3128

14	Do you plan to provide portable toilets? * See Guidelines*	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
15	Will there be security staff?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
16	Are you planning to have amplified sound?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
17	Will you need access to power or water? (please circle)	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
18	Will there be any signs, banners, decorations, or special lighting?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No

1. If "Yes" is checked for any of the Event Detail questions, please refer to the Special Events Guidelines for instructions.
2. If police presence is required, contact Mandeville Police Department at (985) 626-9711 to reserve a Police Detail.
3. If alcohol is being served, please complete the City Liquor License Application and Appendix A to include with the application. The City permit is required to apply for the State permit.
4. A Site Plan MUST be included with the application illustrating a detailed layout of the event, showing the precise location of stages, tents, power, food vendors, alcohol sales, portable toilets, etc. Run/Walk events also require a detailed map indicating the route to be taken, where safety personnel will be stationed, and the location of temporary traffic control personnel (if applicable).

INSURANCE/INDEMNITY

The City of Mandeville requires a minimum \$1,000,000 liability insurance certificate with an insurer that is acceptable to the City of Mandeville, with an AA-@ or better rating, authorized to do business in the State of Louisiana, and naming the City of Mandeville as an additional insured. A copy of the Insurance Certificate is to be included as an attachment to this application. The Insurance Certificate must be submitted to the City Clerk no later than 30-days prior to the event in order for the Special Events Permit to be issued.

The Mayor of Mandeville has the right to revoke any permit application or permit. The applicant shall comply with all permit directions and conditions, and with applicable laws and ordinances. The event organizer or other authorized representative heading such activity shall carry the permit upon his person during the conduction of the event.

The undersigned applicant, by signature below, shall hold harmless the City of Mandeville, its officers, agents, and employees and shall indemnify and, if requested, defend the City, its officers, agents, and employees for any claim or injury to property or persons that may arise as a result of any activity which may arise from operations under or in connection with the permit.

The undersigned has read and submitted the completed application, including all required attachments and documentation. The applicant or applicant's representative has read the Special Events Guidelines and agrees to comply with the terms and conditions as defined therein. Failure to comply with these terms and conditions is subject to fines and penalties as set forth by City Ordinance.

Signed By: *Brittney Chabert*
Printed Name: Brittney Chabert
Organization Represented: Milestone Project Services
Office Held Business Development Date 1/2/2025

Please email completed application to acasborne@cityofmandeville.com.

Thoroughly read the information outlined in the Special Events Guidelines and throughout this Application.



SPECIAL EVENTS DEPARTMENT USE ONLY

Any expenses required of the event organizer must be paid in advance at least 30 days prior to event date.

Fee received Date 1/7/25

Certificate of Insurance? YES _____ NO _____

	DEPARTMENTAL EXPENSES	INITIALS
Police Department	_____	<u>AC</u>
Fire District #4	_____	<u>AC</u>
Public Works	_____	<u>AC</u>
TOTAL COSTS	_____	

Recommendation of Special Events Committee:
Required to provide Certificate of Insurance

Approved:
L.C. Madden
Mayor Clay Madden

1-15-25
Date

City Council Approval

Alcohol Permit:
_____ Yes _____ No Date Approved: _____

Waiver of Lakefront Food & Drink Ordinance:
_____ Yes _____ No Date Approved: _____



Restaurants

Hotels

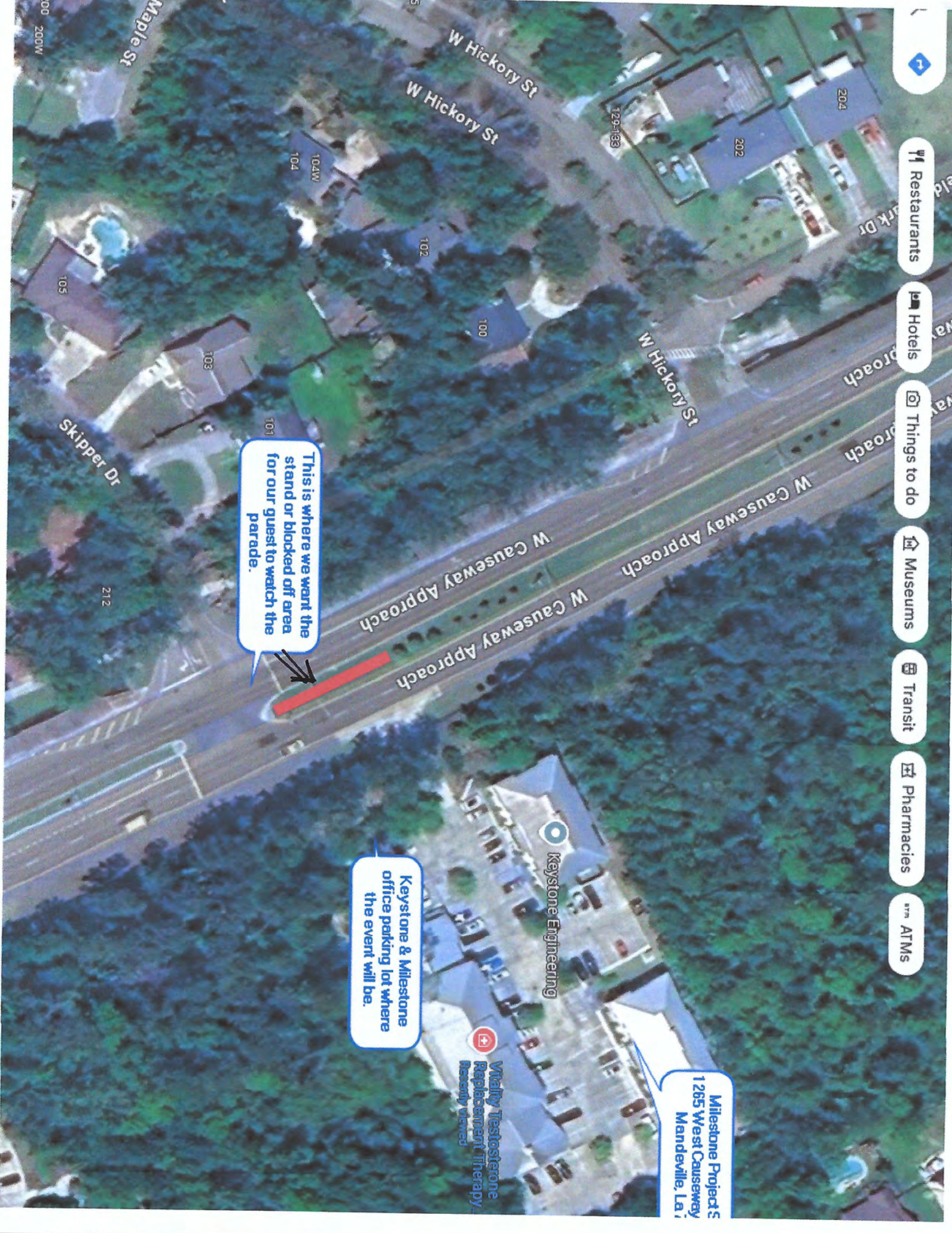
Things to do

Museums

Transit

Pharmacies

ATMs



This is where we want the stand or blocked off area for our guest to watch the parade.

Keystone & Milestone office parking lot where the event will be.

Milestone Project S
1265 West Causeway
Mandeville, La.

Keystone Engineering

Wally Testosterone Replacement Therapy
Recently Viewed

200 200W

Maple St

W Hickory St

W Hickory St

W Causeway Approach

W Causeway Approach

Skipper Dr

212

105

103

101

104W
104

102

100

129-183

202

204

Ord 24-46

THE FOLLOWING ORDINANCE WAS SPONSORED BY COUNCIL MEMBER VOGELTANZ; MOVED BY COUNCIL MEMBER _____, AND SECONDED BY COUNCIL MEMBER _____

ORDINANCE NO. 24-46

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR TO EXECUTE ALL NECESSARY DOCUMENTS FOR THE ESTABLISHMENT AND PURCHASE OF A DRAINAGE AND ACCESS SERVITUDE ON LOTS 1 & 2, LEWISBURG SUBDIVISION, CITY OF MANDEVILLE AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, the Mandeville City Council authorized the Mayor to conduct a drainage study in Old Golden Shores and to retain High Tide Consultants, LLC to improve the primary outfall channel in Old Golden Shores Subdivision that runs from Elm Street to Lake Pontchartrain;

WHEREAS, it is the recommendation of the Department of Works to obtain a drainage and access servitude on Lots 1 and 2 of the Lewisburg Subdivision to improve that portion of the Old Golden Shores drainage which crosses the property bound by Esquinance Street on the north and Lake Pontchartrain on the south;

WHEREAS, the City obtained an appraisal from Murphy Appraisal Services for a 29,558 square foot servitude, and the appraisal dated November 22, 2024 estimated the fair market value of the servitude to be \$307,403.00. Total costs of the appraisal was \$1,600.00, and it is attached hereto as Exhibit A; and

WHEREAS, the City of Mandeville is desirous of obtaining the drainage and access servitude on said property as described above for the purpose of improving drainage for the surrounding areas; and

WHEREAS, the Owner of that certain real property, Live Oak Development, LLC, is desirous of granting a servitude to the City of Mandeville for a price of \$307,403.00; and

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Mandeville that the Mayor of the City of Mandeville be authorized and empowered to execute all necessary documents on behalf of the City of Mandeville with the Owner in order to purchase the servitude identified in the property description included in Exhibit B for an amount up to but not to exceed \$307,403.00, plus reasonable closing costs, if any, associated with said transaction, and said conveyance from Seller shall be free and clear of any encumbrances.

BE IT FURTHER ORDAINED, that this Ordinance shall take effect immediately upon the signature of the Mayor of the City of Mandeville; and

BE IT FURTHER ORDAINED that the Clerk of this Council be and she is hereby authorized and empowered to take any and all actions which she, in the exercise of her discretion, deems necessary to promulgate the provisions of this ordinance.

The ordinance being submitted to a vote, the vote thereon was as follows:

AYES:

NAY:

ABSTENTIONS:

ABSENT:

and the Ordinance was declared adopted this ____th day of _____, 2024

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

NAME OF PROJECT: Old Golden Shores Drainage
PARISH: St. Tammany Parish
OWNER: Live Oak Development, LLC
LDOTD REPORT TYPE: Form "A"
USPAP REPORT TYPE: Appraisal Report

APPRAISAL REPORT OF CAPTIONED PROPERTY FOR:

Ms. Elizabeth S. Sconzert
Blue Williams, LLC
1060 West Causeway Approach
Mandeville, Louisiana 70471

REPORT DATED
November 22, 2024

BY:



Neal Scott Meyer, R/W-AC
Murphy Appraisal Services, L.L.C.
400 Poydras, Suite 1160
New Orleans, Louisiana 70130
Phone: (504) 274-2682
Fax: (504) 274-2683



November 22, 2024

Ms. Elizabeth S. Sconzert
Blue Williams, LLC
1060 West Causeway Approach
Mandeville, Louisiana 70471

Ms. Sconzert:

As per your request, the undersigned appraiser has inspected and analyzed the property identified by the captioned parcel number and ownership. The purpose of the effort is to estimate Real Estate Related Compensation to the owner for property which is to be acquired for the referenced project. **Real Estate Related Compensation consists of the combination of the value of property which is to be acquired, damages to any remaining property, and the effects of other real estate related quantifiable economic changes on the ownership.** This acquisition type valued in this analysis is a partial acquisition, therefore a remainder does exist. It has been determined that damages or a loss to the remainder of the owner's property could have resulted from this partial acquisition; therefore, a "before" the acquisition appraisal and "after" the acquisition appraisal is required in the body of this Appraisal Report.

Purpose of the Appraisal:

The purpose of this appraisal is to develop an opinion of compensation for property rights required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*).

Definition of Market Value:

The Louisiana Supreme Court definition:

"Fair market value is 'defined as the price a buyer is willing to pay after considering all of the uses that the property may be put to where such uses are not speculative, remote or contrary to law.' Exxon Pipeline Co. v. Hill, 2000-2535 (La. 5/15/01, 8), 788 So.2d 1154, 1160; St. Bernard Port, Harbor & Terminal Dist. v. Violet Dock Port, Inc., LLC, 2017-0434 (La. 1/30/18, 13), 239 So.3d 243, 253, cert. denied, 139 S.Ct. 375 (2018)."

Ms. Sconzert
Page 2
November 22, 2024

Intended Use of the Appraisal:

The intended use of this appraisal is to provide a basis for compensating Live Oak Development, LLC for the required property rights (drainage servitude).

Intended Users of the Appraisal:

The intended users of this appraisal are The City of Mandeville and Blue Williams, LLC.

Type of Appraisal Performed:

An appraisal has been accomplished adhering to USPAP standards and my findings are reported to the client in this Appraisal Report.

Appraisal Guidelines:

This appraisal report follows the guidelines of the Louisiana Department of Transportation and the guidelines of the Uniform Standards of Professional Appraisal Practice of the Appraisal Standards Board of the Appraisal Foundation. Pursuant to current Louisiana jurisprudence, the Assignment Condition pertains to the USPAP Standard 1-4(f). Louisiana Revised Statute 48:453 (A) requires the appraiser to develop opinions of value before the acquisition without considering any change in value caused by the proposed roadway improvement. Additionally, the appraiser adheres to the ethics and guidelines of the Appraisal Institute.

The appraisal report is not limited to the information found herein. The reader may consult with the Appraiser's project files to find more comprehensive definitions; broad area analysis; comparable factual data; and additional assumptions and limiting conditions. This appraiser considers such additional information a part of this analysis and is available upon request.

The measure of compensation to the owner as of November 6, 2024, is estimated as follows:

Compensation for property rights (drainage servitude):	\$307,403
Compensation for real property (improvements):	\$0
Diminution in Value of Remaining Real Estate:	\$0
Additional Compensation:	<u>\$0</u>
<i>Total compensation for property required:</i>	<i>\$307,403*</i>

Respectfully submitted,



Neal Scott Meyer, R/W-AC
Louisiana State Certified
General Real Estate Appraiser #G1589

* This value is based on the Extraordinary Assumptions made in this analysis.

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DATA SOURCES

In the appraisal of the larger parcel, the appraiser obtained data from the following sources:

Right of Way Maps (High Tide Consultants, LLC)

Louisiana DOTD Operations Manual, Revised December 13, 2018

Uniform Standards of Professional Appraisal Practice, 2024

Onsite inspection of the larger parcel and real estate market area

Gathering and investigating real estate market data and parish government:

Public records, real estate agents, real estate appraisers, sellers and purchasers

FEMA Flood Zone Data

Analysis of land use trends

Analysis of local area demographic data

MLXchange, CoStar, Loopnet, Narrative 1

Marshall Valuation Service Swift Estimator

Marshall Valuation Service, Residential Cost Estimator

SUMMARY OF SALIENT FACTS & CONCLUSIONS:

Property Address: No municipal address noted on the south side of Esquinance Street, Mandeville, Louisiana 70448

Owner: Live Oak Development, LLC

Owner's Address: 1115 North Causeway Boulevard, Suite 200, Mandeville, Louisiana 70471

Legal Description: Lots 1 and 2, Lewisburg Subdivision, City of Mandeville, St. Tammany Parish, State of Louisiana

Property Rights Appraised: Full Ownership - Less Mineral Rights (to establish the underlying land value)
Partial Interest – Perpetual Drainage Servitude

LDOTD Report Type: Form “A”

Compensation Estimate:

Compensation for property rights (drainage servitude): \$307,403

Compensation for real property (improvements): \$0

Diminution in Value of Remaining Real Estate: \$0

Additional Compensation: \$0

Total compensation for property required: \$307,403*

* This value is based on the Extraordinary Assumptions made in this analysis.

Date of Value Estimate: September 10, 2023 (original inspection)
November 6, 2024 (current inspection)

Date of Appraisal Report: November 22, 2024

Right of Way Map Dated: April 2, 2024

Right of Way Map Last Revision: 4/12/2024, 4/22/2024, 8/22/2024

Date of Notification Letter: August 31, 2023 (for original appraisal)

TITLE/OWNERSHIP SUMMARY/TAXES

Owner:

Live Oak Development, LLC

Five Year Sales History:

A review of the title data provided indicates no transactions have occurred on the larger parcel within the past five years, known at this time.

Real Estate Taxes:

Property Information	
Parish Mills	122.93
City Mills	8.21
Parish Taxes	\$5,865
City Taxes	\$394.08
Total Taxes	\$6,259.08
Fair Market Value Improvement	\$0
Fair Market Value Land	\$480,000
Total Fair Market Value	\$480,000
Assessed Value Land	\$48,000
Assessed Value Improvements	\$0
Total Assessed Value	\$48,000
Homestead Value	\$0
Other Exemptions Value	\$0
Taxable Value	\$48,000
Freeze Type	None (default)
Exemption Type	None

BASIS FOR SUMMARY OF FAIR MARKET VALUE

SITE AREAS:

	Whole Property	Required Area	Remainder Area	Interest Required
SF	216,491	29,558	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude

IMPROVEMENTS:

1. The following items are considered **real property** located within the required area:
 - a. Drives, gates and existing drainage pipe - see extraordinary assumption
2. The following items are considered as **personal property** located within the right of way:
 - a. None noted at this time
3. The following items are considered **real property** located outside the required area:
 - a. None noted at this time
4. The following items are in the **ownership of others** and are located within the required area:
 - a. None noted at this time

REMARKS:

N/A

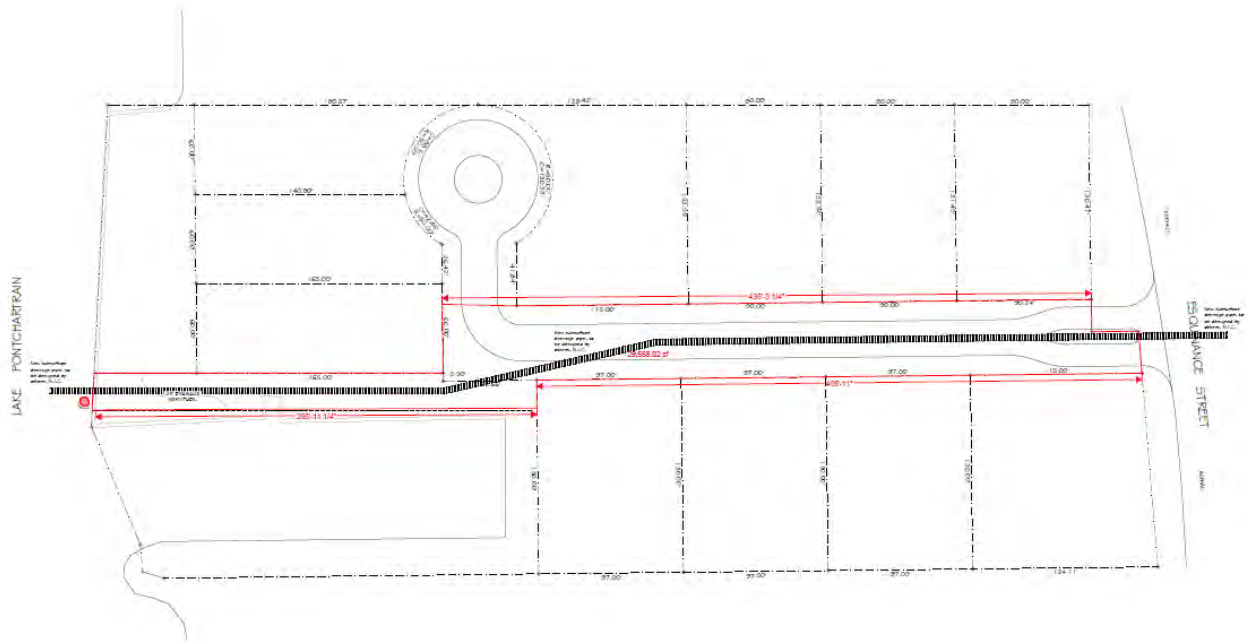
DISCUSSION OF THE APPRAISAL PROBLEM (SCOPE OF WORK)

Description of Larger Parcel:

The larger parcel is a 4.97-acre residential zoned waterfront site that is bulk-headed, mostly cleared and level and undeveloped.

Appraisal/Project Scope:

The City of Mandeville would like to acquire a drainage servitude within the larger parcel. This drainage servitude will run from Esquinance Street to Lake Pontchartrain as shown below:



The servitude varies in width and totals 29,558 SF. The servitude has been designed to run in unison with a proposed subdivision plat of the entire larger parcel. An existing drainage line runs along parts of the proposed servitude, but no existing servitude agreement exists. The client has requested that I estimate compensation to the property owner to acquire these servitude rights and determine if any damages exist based on the plat shown above.

Type of acquisition:

Partial acquisition (drainage servitude).

Purpose of the Appraisal:

The purpose of this appraisal is to develop an opinion of compensation for property rights required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*).

Definition of Severance Damages:

"In a partial acquisition a decline in the market value of the remainder that arises as a result of the acquisition and or the construction of the proposed improvement."

Definition of Just Compensation:

"Just Compensation" is defined by the Dictionary of Real Estate Appraisal, Seventh Edition as,

“In condemnation, the amount of loss for which a property owner is compensated when property is taken. Just Compensation should put the owner in as good a position pecuniarily as he or she would have been if the property had not been taken”

Definition of Market Value:

The Louisiana Supreme Court definition:

"Fair market value is 'defined as the price a buyer is willing to pay after considering all of the uses that the property may be put to where such uses are not speculative, remote or contrary to law.' Exxon Pipeline Co. v. Hill, 2000-2535 (La. 5/15/01, 8), 788 So.2d 1154, 1160; St. Bernard Port, Harbor & Terminal Dist. v. Violet Dock Port, Inc., LLC, 2017-0434 (La. 1/30/18, 13), 239 So.3d 243, 253, cert. denied, 139 S.Ct. 375 (2018)."

LADOTD Format of Appraisal Procedure:

In accordance with my appraisal assignment, the appraisal is based on the Department's Form "A" Land Only Appraisal Format. The fee for this assignment is \$1,600 This format will:

1. Estimate the market value, as defined in the letter of transmittal, of the property (land only) "before" the acquisition.
2. Estimate the market value, as defined in the letter of transmittal, of the property (land only) within the required property rights.
3. Estimate the market value, as defined in the letter of transmittal, of the property (land only) "after" the acquisition plus estimate additional compensation, if any.

In the final analysis, the total value estimate of the required area, severance damages and any additional compensation will result in the estimate of just compensation.

Intended use of the Appraisal:

The intended use of this appraisal is to provide a basis for compensating Live Oak Development, LLC for the required property rights (drainage servitude).

Intended Users of the Appraisal:

The intended users of this appraisal are The City of Mandeville and Blue Williams, LLC.

Effective Date of the Appraisal:

The effective date of this appraisal or the date on which this value estimate applies is November 6, 2024.

Property Rights Appraised:

As previously set forth, the property rights appraised herein are "full ownership interests, less minerals," to establish the underlying land value and "partial interest" to estimate compensation for the drainage servitude.

Definition of Fee Simple Interest:

Fee simple ownership is defined in the Dictionary of Real Estate Appraisal, Seventh Edition, published by the Appraisal Institute, as "Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat."

Type of Appraisal Performed:

An appraisal has been accomplished adhering to USPAP standards and my findings are reported to the client in this Appraisal Report. This analysis has employed the Sales Comparison Approach to estimate the land value and a Cost Approach to estimate the value of all site improvements. The Income Approach is not applicable given the owner-occupied nature of the improvements and the land of rental market surrounding the subject.

Analysis of the Appraisal Problem:

The larger parcel includes the valuation of land and improvements located within the required right of way. This estimate will include the depreciated value of any site improvements and the value of the land to be acquired.

This analysis is based upon the right of way maps and ownership information provided by the client. I reserve the right to revisit this analysis if any discrepancies are found at a later date.

Assignment Conditions:

Revised Statute 48:453(A) requires the appraiser to develop opinions of value before the acquisition without considering any changes in value caused by the proposed project. As the purpose of the appraisal is to estimate real estate related just compensation for the proposed parcel, the Scope of Work for this assignment assumes the anticipated public project will not be recognized. A jurisdictional exception was not required for this item.

USPAP Standard 1-2 (c) requires the market value be linked to a specific exposure time. Exposure time is not a component of the definition of market value used in the appraisal. As such, a jurisdictional exception was not utilized.

Hypothetical Condition:

The after analysis is written under a Hypothetical Condition that the servitude has been acquired. Making this condition could alter assignment results.

Extraordinary Assumptions:

This appraisal is written under the Extraordinary Assumption that the City of Mandeville will repair or replace any improvements it damages within the right of way. Given such, any improvements located within the required area will not be valued. Making an Extraordinary Assumption within an appraisal could alter assignment results.

Competency Statement:

I, Neal Meyer disclose that I have completed appraisals on similar right-of-way projects. The complexity of analyze and valuation techniques completed on these past assignments are similar to the identified property. My experience from past appraisal assignments are adaptable to this valuation.

PHOTOGRAPHS*



Date Taken: November 6, 2024

View of larger parcel looking south towards Lake Pontchartrain. Above taken through trellis fence, below taken from the roadway.



*** Neal Meyer took all photographs in this appraisal.**

PHOTOGRAPHS



Date Taken: September 10, 2023

View of larger parcel looking south towards Lake Pontchartrain

PHOTOGRAPHS



Date Taken: September 10, 2023

View of property entrance looking south

PHOTOGRAPHS



Date Taken: September 10, 2023

View of bulkheaded boat inlet on larger parcel

PHOTOGRAPHS



Date Taken: September 10, 2023

View of infrastructure related to existing drainage ditch

PHOTOGRAPHS



Date Taken: September 10, 2023

View of Lake Pontchartrain frontage and
owners pier

AREA, CITY AND NEIGHBORHOOD DATA

The term “neighborhood” is defined as “a group of complementary land uses; a congruous grouping of inhabitants, buildings, or business enterprises.” The four forces which create, modify, and destroy the value of real estate are: social trends, economic circumstances, government controls and regulations, and environmental conditions. The boundaries of a neighborhood can be identified by determining the area within which the four forces affect all properties in the same manner. A clear distinction can be drawn between a neighborhood and a district. A district is a type of neighborhood that is characterized by homogeneous land use. A residential neighborhood, for example, may contain single-family homes and commercial properties that provide services for local residents. Districts are commonly composed of apartments, commercial, or industrial properties.

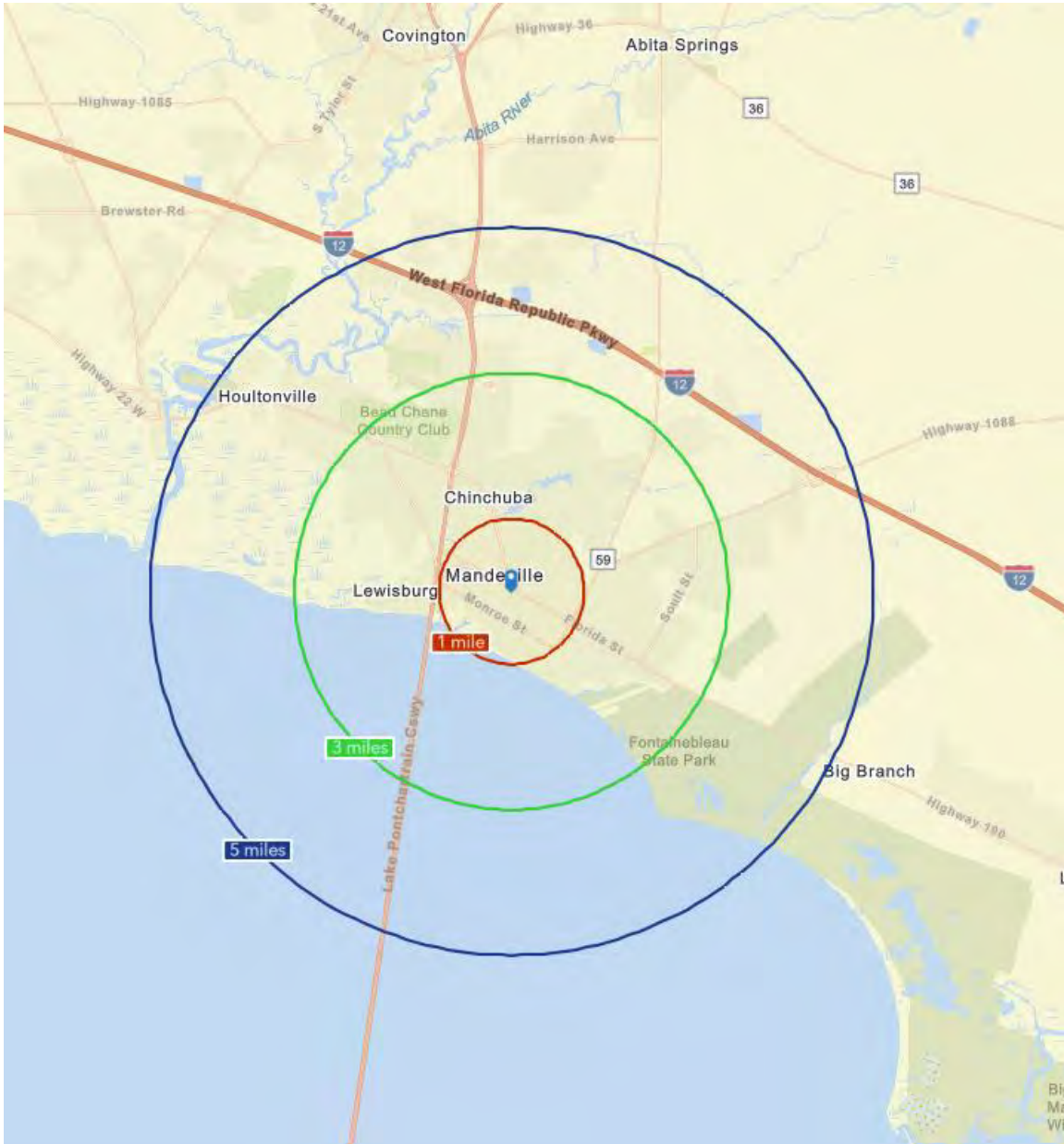
Location and Neighborhood Boundaries:

The subject property is located in a historic waterfront residential pocket located on west of the Causeway in Mandeville, Louisiana. Florida Street (US Highway 190) serves as the northern boundary of the City of Mandeville and the southern boundary of unincorporated St. Tammany Parish. Florida Street is a four-lane asphalt surfaced thoroughfare and is an “off-shoot” of US Highway 190 (Highway 22). This has historically been the major east west interconnecting traffic artery for the southern portion of St. Tammany Parish running parallel to Lake Pontchartrain connecting with US Highway 90 to the east (Slidell) and Highway 190 West (Hammond and Baton Rouge). This commercial corridor is geographically identified as a commercial and residential corridor lying between the intersections of US 190 North, North Causeway Boulevard and Louisiana Highway 22 on its western extremity and Fontainebleau State Park as the eastern geographical anchoring feature. This strip is a three-mile long neighborhood of mixed land uses with a heavy emphasis on commercial activity at the western end and a gradual movement to mixed use and rural containments at its eastern end. The bounding features of this corridor extend to a depth of several blocks on either side of the corridor.

East Causeway Boulevard is a four-lane asphalt surfaced thoroughfare that provides easier access to the Causeway leading to New Orleans. This roadway is a highly traveled roadway by local residents, commuters, and people drawn to Mandeville for shopping and service needs. Mandeville is best defined by the historic uses as a summer resort location given its proximity to Lake Pontchartrain, and the recent development of the Mandeville area a primary bed room community to the City of New Orleans. The explosive growth in the population of Mandeville in the past thirty years has caused many changes in its land use patterns placing strains on its accessibility, the neighborhood land uses, the adequacy and condition of the streets and utility infrastructure. In addition, Mandeville and its surrounding environments are becoming an employment center providing necessary services and jobs to the growing population.

Demographic Data:

On the following pages, tables are displayed as excerpted from a report generated by the appraisers using the ESRI database. The tables and charts show population and demographic data from the three radiuses surrounding the subject property.





Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 30.38873
 Longitude: -90.07505

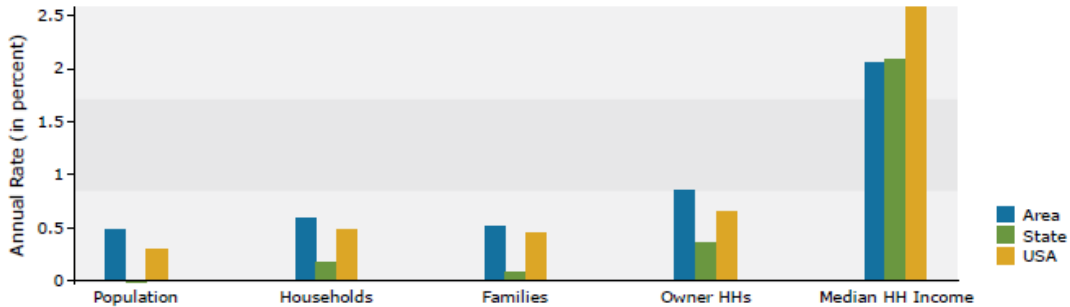
Summary	Census 2010	Census 2020	2023	2028
Population	7,894	7,988	8,076	8,272
Households	3,132	3,304	3,373	3,474
Families	2,208	-	2,292	2,351
Average Household Size	2.52	2.42	2.39	2.38
Owner Occupied Housing Units	2,257	-	2,466	2,573
Renter Occupied Housing Units	875	-	907	901
Median Age	40.8	-	43.2	43.6

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.48%	-0.02%	0.30%
Households	0.59%	0.18%	0.49%
Families	0.51%	0.08%	0.44%
Owner HHs	0.85%	0.36%	0.66%
Median Household Income	2.05%	2.08%	2.57%

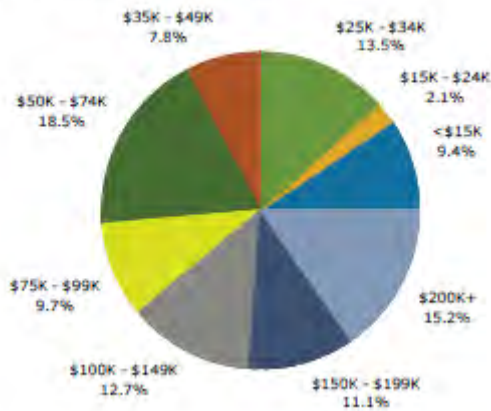
Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	318	9.4%	296	8.5%
\$15,000 - \$24,999	72	2.1%	59	1.7%
\$25,000 - \$34,999	456	13.5%	416	12.0%
\$35,000 - \$49,999	263	7.8%	257	7.4%
\$50,000 - \$74,999	625	18.5%	627	18.0%
\$75,000 - \$99,999	327	9.7%	333	9.6%
\$100,000 - \$149,999	427	12.7%	434	12.5%
\$150,000 - \$199,999	373	11.1%	465	13.4%
\$200,000+	512	15.2%	587	16.9%

Median Household Income	\$72,358	\$80,087
Average Household Income	\$119,172	\$132,788
Per Capita Income	\$49,147	\$55,064

Trends 2023-2028



2023 Household Income





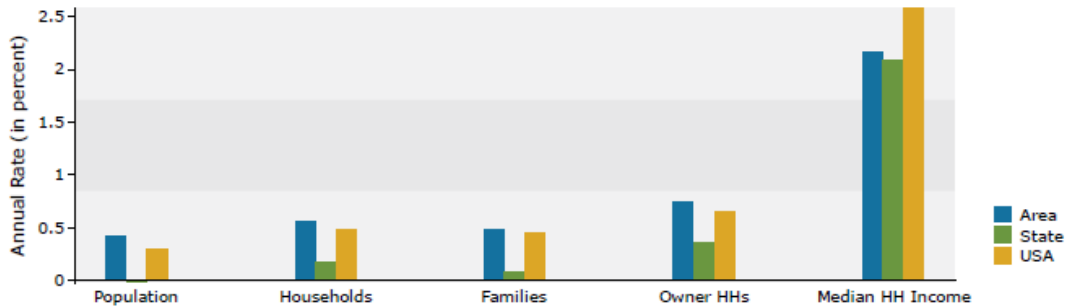
Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448
 Ring: 3 mile radius

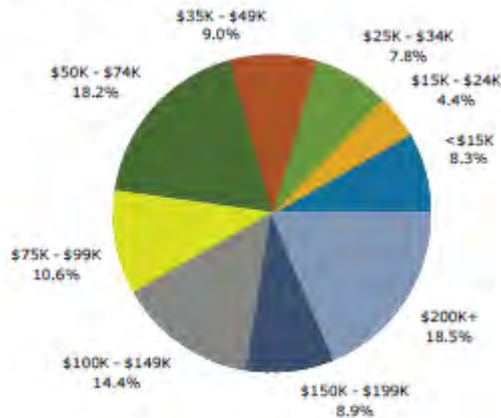
Prepared by Esri
 Latitude: 30.36973
 Longitude: -90.07585

Summary	Census 2010	Census 2020	2023	2028
Population	34,860	36,661	37,281	38,084
Households	12,935	13,996	14,291	14,699
Families	9,355	-	9,995	10,235
Average Household Size	2.68	2.58	2.57	2.56
Owner Occupied Housing Units	9,838	-	10,870	11,279
Renter Occupied Housing Units	3,097	-	3,421	3,419
Median Age	40.1	-	42.6	43.3
Trends: 2023-2028 Annual Rate		Area	State	National
Population		0.43%	-0.02%	0.30%
Households		0.56%	0.18%	0.49%
Families		0.48%	0.08%	0.44%
Owner HHs		0.74%	0.36%	0.66%
Median Household Income		2.16%	2.08%	2.57%
Households by Income		2023	2028	
		Number	Percent	Number
<\$15,000		1,181	8.3%	1,128
\$15,000 - \$24,999		629	4.4%	536
\$25,000 - \$34,999		1,116	7.8%	992
\$35,000 - \$49,999		1,285	9.0%	1,209
\$50,000 - \$74,999		2,598	18.2%	2,553
\$75,000 - \$99,999		1,511	10.6%	1,548
\$100,000 - \$149,999		2,057	14.4%	2,097
\$150,000 - \$199,999		1,271	8.9%	1,561
\$200,000+		2,644	18.5%	3,074
Median Household Income		\$79,540		\$88,525
Average Household Income		\$130,179		\$145,630
Per Capita Income		\$50,590		\$56,986

Trends 2023-2028



2023 Household Income





Demographic and Income Profile

2814 E Causeway Approach, Mandeville, Louisiana, 70448
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 30.36973
 Longitude: -90.07505

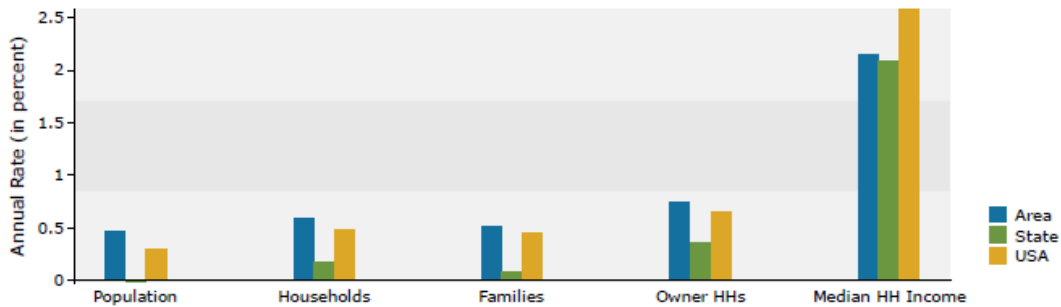
Summary	Census 2010	Census 2020	2023	2028
Population	52,828	57,272	58,544	59,904
Households	19,614	22,064	22,656	23,337
Families	14,448	-	16,125	16,542
Average Household Size	2.67	2.56	2.55	2.54
Owner Occupied Housing Units	15,287	-	17,560	18,232
Renter Occupied Housing Units	4,328	-	5,096	5,105
Median Age	40.0	-	42.3	42.9

Trends: 2023-2028 Annual Rate	Area	State	National
Population	0.46%	-0.02%	0.30%
Households	0.59%	0.18%	0.49%
Families	0.51%	0.08%	0.44%
Owner HHs	0.75%	0.36%	0.66%
Median Household Income	2.14%	2.08%	2.57%

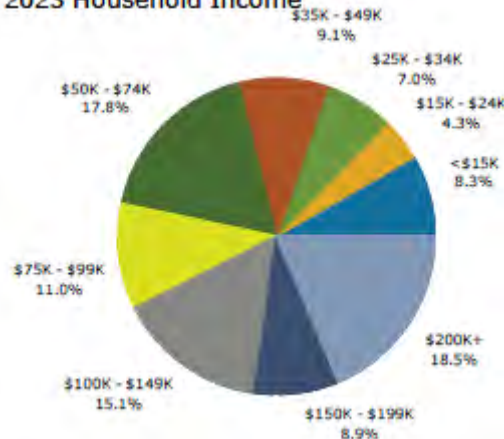
Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	1,881	8.3%	1,796	7.7%
\$15,000 - \$24,999	983	4.3%	831	3.6%
\$25,000 - \$34,999	1,586	7.0%	1,406	6.0%
\$35,000 - \$49,999	2,064	9.1%	1,938	8.3%
\$50,000 - \$74,999	4,033	17.8%	3,967	17.0%
\$75,000 - \$99,999	2,500	11.0%	2,545	10.9%
\$100,000 - \$149,999	3,414	15.1%	3,506	15.0%
\$150,000 - \$199,999	2,007	8.9%	2,459	10.5%
\$200,000+	4,189	18.5%	4,890	21.0%

Median Household Income	\$81,490	\$90,596
Average Household Income	\$130,928	\$146,539
Per Capita Income	\$50,776	\$57,235

Trends 2023-2028



2023 Household Income



Accessibility:

From the site, East Causeway Approach provides access to the major north/south thoroughfare of North Causeway Boulevard and Highway 190 (Ronald Reagan Hwy). East Causeway Approach is separated by a raised median.

Neighborhood Land Uses:

Prior to the adoption of a comprehensive land use plan and zoning ordinance by both the city and the parish, Mandeville grew along the traditional natural and artificial boundaries of the north shore of Lake Pontchartrain, US Highway 190 and other minor transportation arteries. This type of development shaped the central core of Mandeville as a village with current appealing scales of historic character and a closeness that is inviting. As growth mushroomed and the need for a comprehensive land use plan became apparent, a comprehensive zoning ordinance was developed and implemented by both the city and the parish.

The land use of the subject neighborhood is residential off the main streets with commercial uses along the main corridors and in Downtown Mandeville. Public use of land within the neighborhood is not limited to the present transportation infrastructure. Much has been done to enhance and expand the public recreational areas that include the Lakefront that is approximately one mile to the south of the Florida/US 190 Neighborhood, The Tammany Trace, Fontainebleau State Park and the Jackson Street Bike and Walking Trail.

The Trace, a biking and walking trail, is the resurrection of an abandoned railway right of way that runs from Slidell in the east to Abita Springs to the north. This development of public land has anchored the subject neighborhood as it transverses Mandeville and Florida Street along its route. The location of this intersection of the Trace and Highway 190 is just west of the subject and marked by an underground tunnel which eliminates the need for pedestrians and cyclists to cross the busy Highway. A major terminal has been constructed at the corner of Gerard and General Pershing Streets two blocks to the south of Florida Street with eminent plans to expand the facilities parking. The Jackson Street Walking and Biking trail runs from the Lake Front at the yacht harbor to Florida Street. It interconnects with The Trace and provides pedestrian and biking traffic access from The Trace directly to the Lake Front.

Fontainebleau State Park and Bayou Castine form the eastern boundary of the subject neighborhood. This major state owned and operated facility houses Pelican Park and The Castine Center, a multi-functional recreational and events center as well as Southeast Louisiana State hospital. The park, which is best known for its old growth pine forests, swamps and marsh areas is a favorite camping, boating, and recreational area for the entire southeastern part of the state.

Bayou Castine provides a scenic setting for numerous water front developments including marinas and boat yards. Though the land use patterns have changed from land held as suburban or for timber production and older commercial and residential structures, the development patterns of the land have followed closely the traditional and historic transportation routes with US Highway 190 serving as the commercial hub and off highway tracts developing into residential uses.

Distance to Employment Centers:

The subject neighborhood is located in an area of numerous businesses, banks, professional and general offices, franchises as well as local restaurant establishments, and service oriented commercial uses. These commercial businesses support the surrounding residential subdivisions, as well as offering services to those who find the location to be a suitable stop and go spot when traveling the Causeway over Lake Pontchartrain.

Of primary importance is the proximity of the subject neighborhood to the Lake Pontchartrain Causeway, due to the large number of commuters who work on the south shore of the lake. This has been the single greatest contributing factor to the growth of the subject neighborhood and the North shore area in general.

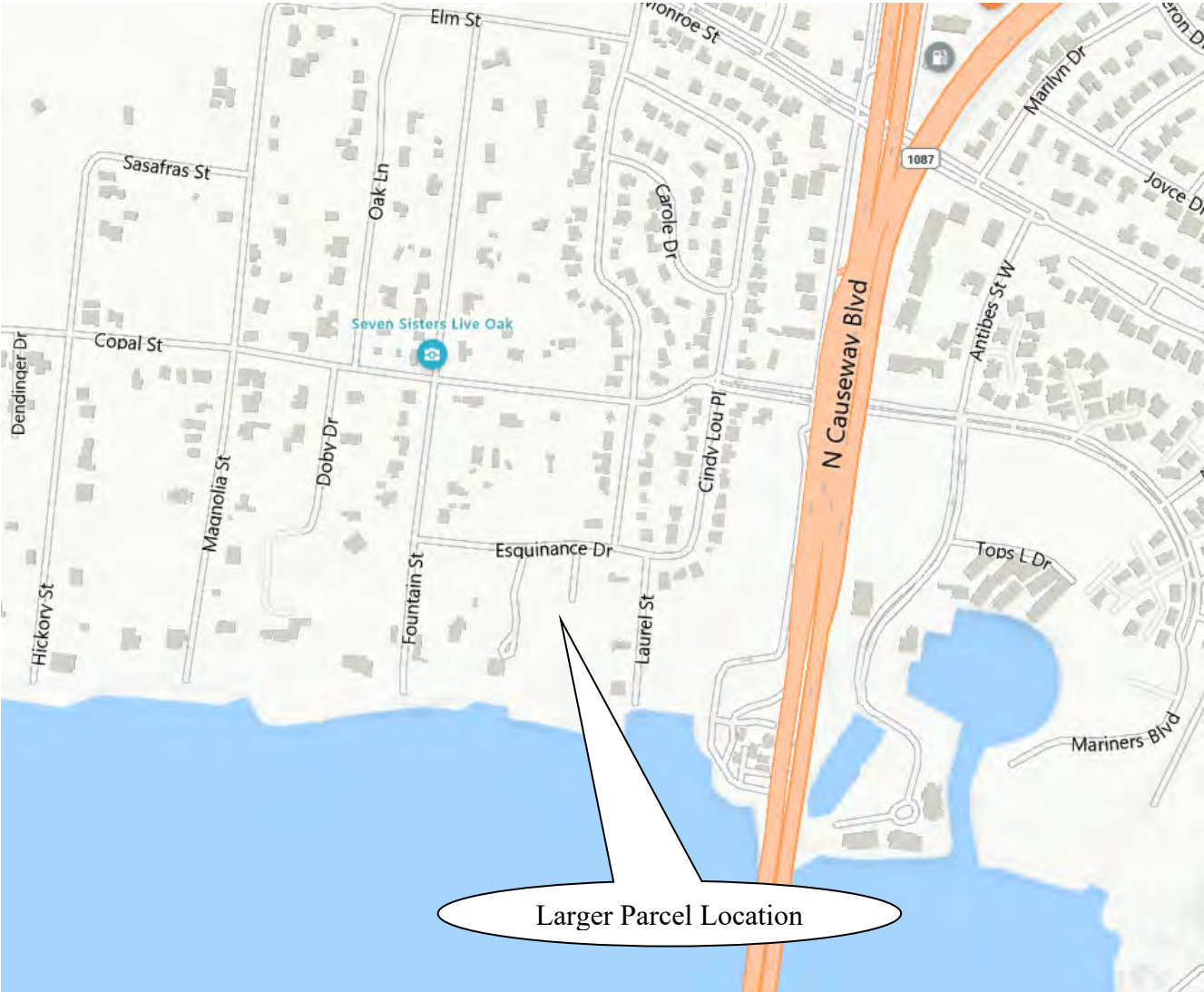
Conclusion and Future Outlook of the Neighborhood:

Social trends, economic circumstances, governmental regulations and environmental conditions have all played a major role in the history of the development of the subject neighborhood. The out migration from the urban center of the area, New Orleans, has caused an explosion of growth to occur. This social phenomenon is the result of deteriorating inner city qualities of life and the national trend of the return to a more rural lifestyle.

The economies of south Louisiana, although changing from port related and oil and gas dependency to an economy of tourism and service sector orientation, still favors modest growth to continue within the subject neighborhood and the area in general. Governmental regulations and environmental conditions as well as concerns favor a more restrictive development pace but also a more managed development of the area.

The four primary forces or factors that create, modify and destroy the value of real estate are all present and active in the neighborhood and for the foreseeable future should contribute to a more orderly and harmonious growth pattern. There will be the creation of more public areas and attendant commercial support for the existing residential community. Some destruction is inevitable and will probably result in land use changes of forested areas as well as older non-functional structures. Modifications will result from the compromised efforts of the regulatory and environmental elements and the private sector. The vagaries and whims of the economy are certainly going to play a leading role in any future changes that occur. These forces should bode well for the subject neighborhood and a cautiously optimistic outlook can be expected.

PROJECT LOCATION MAP



**VALUE ESTIMATE OF LARGER PARCEL
(BEFORE ANALYSIS)**

SITE DESCRIPTION - BEFORE

	Whole Property	Required Area	Remainder Area	Interest Required
SF	216,491	29,558	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude
Shape and dimensions:	Two abutting lots of irregular dimensions but creating an overall rectangular shaped tract with dimensions of 151.82’ x 31.39’ x 159.01’ x 666.56’ 14.8’ x 18.22’ x 85.55’ x 216.45’ x 658.42’			
Topography:	Mostly level sloping slightly towards the rear (Lake Pontchartrain)			
Drainage:	Open ditch			
Utilities:	Water, sewerage, gas, phone, cable, internet, and electricity available via public and private sources. All utilities currently extended to or offered to the region			
Position:	South side of Esquinance Street, north bank of Lake Pontchartrain, west of Causeway Boulevard, east of Fountain Street			
Easements/Encroachments:	Sub-surface concrete drainage ditch with box culverts (no recorded easement is noted) hence this drainage ditch is not binding and assumed can be removed at owners’ discretion at any time.			
Surrounding Land Use:	Single family residential development			
Zoning:	R-1, Residential – City of Mandeville			
Access/ Frontages:	South side of Esquinance Street as well as Lake Pontchartrain			
Flood Zone:	AE			
Landscaping:	Typical for this market			
Current Use:	Undeveloped residential land			
Environmental Concerns:	<u>This analysis assumes no environmental issues with the subject site however reserves the right to revisit this analysis if a study is provided at a later date.</u>			

HIGHEST AND BEST USE - BEFORE

The most recent interpretation of this concept which defines value in use in real estate defines the highest and best use of a property according to the Dictionary of Real Estate Appraisal, Seventh Edition as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The level of analysis under the Highest and Best Use for the subject site is a Level "A" Inferred Analysis.

In analyzing the highest and best use, five channels will be analyzed:

- market in which the larger parcel is located
- marketability of the proposed development
- highest and best use as vacant
- highest and best use as improved
- most likely market participants and the estimated exposure time

Market Analysis:

The subject market is Western St. Tammany Parish, notably the Mandeville market.

Marketability Analysis:

Typically, three important factors are taken into consideration when attempting to market real estate:

- health and vibrancy of the market
- catering to a market that will absorb the property
- selling a product that will compete

The subject market is growing rapidly and there is high demand for residential use property.

As Vacant:

When determining the highest and best use of the larger parcel, four factors must be tested, they are as follows:

- *Legal Permissibility:* the first consideration relative to the determination of the highest and best use "as vacant" is to determine whether or not a proposed use would be allowed under the zoning designation in which the larger parcel is situated.
- *Physical Possibility:* the next consideration relative to determination of the highest and best use "as vacant" is determine whether or not a proposed use would be physically possible relative to the shape and size of the subject site.
- *Financial Feasibility:* this consideration is integral in determining the proposed use of a vacant site. This test determines whether or not construction costs and land acquisition are justified by the anticipated cash flows associated with a proposed larger parcel.

- *Maximum Productivity*: this test determines the land use that would attribute the highest value to the site.

The subject is zoned residential, and the predominant surrounding land use is residential hence the highest and best use is considered to be residential use such as waterfront single-family development. The owner does plan to develop the subject into a waterfront residential subdivision which could be a long term prospective, the highest and best use.

Conclusion:

The market participants most likely to purchase the larger parcel would be single family residential owner occupants or developers looking for a speculative development.


LAND / SITE VALUATION - BEFORE

In instances where sufficient market data is available, the Sales Comparison Approach is preferred and is the most common approach employed in my industry. It is the most direct method, and the easiest to apply and understand. Foremost in consideration, however, is the fact that this method reflects the actions of buyers and sellers in the market for similar properties. Employing this method, the subject site is compared with sales of similar vacant sites. These sales are investigated and adjustments are made for the differences between the sites sold and the site being appraised. In this case, the appraiser was able to find several sales of vacant sites with similar utility in the subject's competitive market. These sales are detailed in the Land Sales Section of the Project Manual for the referenced project as well as throughout this report.

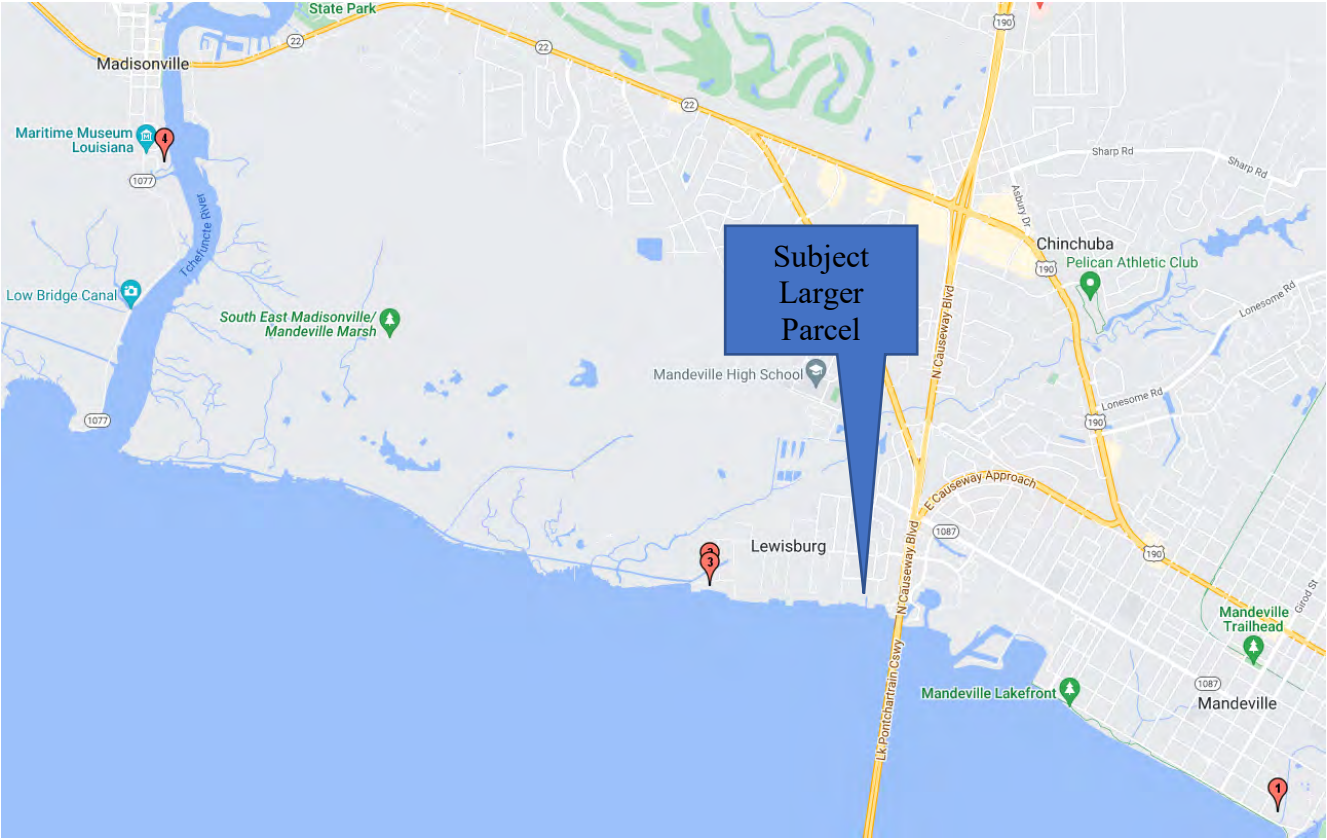
COMPARABLE LAND SALE 1	
Property and Sale Data	
Address	1617 Lakeshore Drive, Mandeville, LA
Sale Price	\$360,000
Site Size	32,906 sf
Unit Price	\$10.94
Date	September 23, 2022
Vendor	Kyle H. Bone
Vendee	Allison B. Froeba wife of/and Brian M. Froeba
Recordation	2347073
Terms	Cash
Verification	St. Tammany Parish Clerk of Court
Confirmation	Listing agent Tiffani Bernheisel representing Robin Realty
Highest & Best Use	Waterfront residential
Site Data	
Site Size	32,906 sf / 0.755 acres
Zoning	R-1, Single Family Residential District
Site Dimensions	Rectangular tract fronting 65' on Lakeshore Drive by a depth of 506.25'
Flood Zone	AE
Legal Description	Lot 5, Town of Mandeville, St. Tammany Parish, LA
	Comments
	This is the sale of a long and narrow waterfront residential site that has frontage along Lakeshore Drive and views of Lake Pontchartrain. The site was developed for single family residential development. The property was on the market for 20 days with an original list price of \$395,000.

COMPARABLE LAND SALE 2		
Property and Sale Data		
Address	106 Northlake Drive, Mandeville, LA	
Sale Price	\$195,000	
Site Size	19,851 sf	
Unit Price	\$9.82	
Date	June 4, 2021	
Vendor	Richards Enterprises, LLC	
Vendee	Matthew P. Rosenboom and Rebecca R. Rosenboom	
Recordation	2273690	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Lovelle Blicht representing RE/MAX Northlake Associates	
Highest & Best Use	Waterfront view residential	
Site Data		
Site Size	19,851 sf / 0.456 acres	This is the sale of an irregular shaped residential lot that has lake views over Northlake Drive and then water access in the rear via a channel directly to Lake Pontchartrain. The site was acquired for single family development. The property was listed on the open market for 200 days and was originally listed for \$220,000.
Zoning	A-2, Suburban District	
Site Dimensions	Irregular tract fronting 100' on Northlake Drive	
Flood Zone	V15	
Legal Description	Lot 3, Square 2, Lewisburg Estates, St. Tammany Parish, LA	

COMPARABLE LAND SALE 3		
Property and Sale Data		
Address	111 Northlake Drive, Mandeville, LA	
Sale Price	\$447,000.00	
Site Size	23,419 sf	
Unit Price	\$19.09	
Date	December 11, 2020	
Vendor	Robert J. Comeaux, Jr. and wife, Billie R. Comeaux	
Vendee	Edward J. Vicknair, Jr. and Tracy W. Vicknair	
Recordation	2241898	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Debbie Relle representing RE/MAX Select	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	23,419 sf / 0.538 acres	This is the sale of a cleared, filled and bulkheaded waterfront property on Lake Pontchartrain. The lot was acquired for residential development. The site was on the market for only 6 days with an original list price of \$475,000.
Zoning	A-2, Suburban District	
Site Dimensions	Roughly rectangular tract fronting 64.86' on Northlake Drive, rear of 98.03' along Lake Pontchartrain by depths of 230' and 240'	
Flood Zone	V15	
Legal Description	Lot 5-A, Square 5, Lewisburg Estates, Addition No. 1, St. Tammany Parish, LA	

COMPARABLE LAND SALE 4		
Property and Sale Data		
Address	163 River Lane, Madisonville, LA	
Sale Price	\$715,000	
Site Size	43,124 sf	
Unit Price	\$16.58	
Date	July 27, 2020	
Vendor	Spartan Construction, LLC	
Vendee	Thomas A. Ragan	
Recordation	2217348	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Kyle Gurievsky representing Berkshire Hathaway	
Highest & Best Use	Waterfront residential	
Site Data		
Site Size	43,124 sf / 0.990 acres	This is the sale of a cleared, filled and bulkheaded residential lot located on the Tchefuncte River which provides Lake Pontchartrain access. The lot has a wood pier and steel bulkheading. The lot was on the market for 688 days with an original list price of \$829,000.
Zoning	C, Neighborhood Business District	
Site Dimensions	Trapezoid shaped tract fronting 138' on River Lane, rear of 140.6' by depths of 297.69' and 330.43'	
Flood Zone	A13	
Legal Description	Lot 12, Madison Harbour Subdivision, St. Tammany Parish, LA	

COMPARABLE LAND SALES MAP



PERTINENT DATA & ANALYSIS

Sale #	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date		9/23/2022	6/4/2021	12/11/2020	7/27/2020
Address	Esquinanse Street	1617 Lakeshore Drive	106 Northlake Drive	111 Northlake Drive	163 River Lane
Sale Price		\$360,000	\$195,000	\$447,000	\$715,000
Land SF	216,491	32,906	19,851	23,419	43,124
Zoning	R-1	R-1, Single Family Residential District	A-2, Suburban District	A-2, Suburban District	A-2, Suburban District
Unit Price-Land SF		\$10.94	\$9.82	\$19.09	\$16.58
Conditions of Sale		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Market Conditions		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Size		-20.00%	-20.00%	-20.00%	-20.00%
Zoning		0.00%	0.00%	0.00%	0.00%
Location/Amenities		35.00%	35.00%	0.00%	0.00%
Composite Adjustment		15.00%	15.00%	-20.00%	-20.00%
Adjusted Unit Price		\$12.58	\$11.30	\$15.27	\$13.26
<u>Unit Price-Land SF</u>	<u>Unadjusted</u>	<u>Adjusted</u>			
Low	\$9.82	\$11.30			
High	\$19.09	\$15.27			
Mean	\$14.11	\$13.10			
Median	\$13.76	\$12.92			
St. Dev	\$4.45	\$1.66			
Coeff Var	31.51%	12.66%			

Summary of Comparable Sales:

The comparable land sales included above represent the most recent sales of similar parcels of vacant land as compared to the subject property. They indicated an unadjusted range from \$9.82 per square foot to \$19.09 per square foot, with a mean of \$14.11 per square foot, a median of \$13.76 per square foot, and a standard deviation of \$4.45 per square foot.

Typically, adjustments can be made to compensate for conditions of sale, market conditions, size and location or any key considerations of differences that may be applicable. Below is an explanation of the adjustments applied in the above grid.

The subject larger parcel is a unique piece of property given its size and lake-front location. I am unaware of any comparable land sales as large as the subject and the sales utilized in this analysis are the best sales I could find.

Conditions of Sale – All sales were purchased within arm’s length and no adjustments are necessary for conditions of sale.

Market Conditions – Market condition adjustments were considered but determined to be unnecessary.

Size – Considerations for disparity in size have been accounted for based on the concept of *economies of scale*, which suggests that the smaller sites hold a higher unit value, and the larger sites hold a smaller unit value. The sales have been adjusted accordingly.

Zoning – No zoning adjustments were necessary.

Location/Amenities – Adjustments were applied to account for relative differences in location between the subject and the comparables. In this case, Sales 1 and 2 do not have direct water frontage or access but rather there is a roadway between the Lake and the site. Sales 3 and 4 have direct frontage on their respective bodies of water, a superior attribute, like the subject. Sales 1 and 2 have been adjusted upward.

Following the application of these adjustments, the adjusted unit indicators present a range from \$11.30 per square foot to \$15.27 per square foot, with a mean of \$13.10 per square foot, a median of \$12.92 per square foot, and a standard deviation of \$1.66 per square foot.

Reconciliation of Land Site Valuation

Based on the data utilized within this analysis, this Land/Site Valuation indicates a unit value for the subject site of \$13.00 per square foot, based on the adjusted mean. When this unit value is applied to the 216,491 square feet of the subject site, this analysis indicates an overall site value of \$2,814,383.

VALUE INDICATED BY LAND/SITE VALUATION - \$2,814,383

OPINION OF LARGER PARCEL LAND/SITE UNIT VALUE: **\$13.00 per SF**

CORRELATION OF VALUE ESTIMATE - BEFORE

COST APPROACH: N/A
SALES COMPARISON APPROACH: \$2,814,383 (Land only)
INCOME APPROACH: N/A

CORRELATION DISCUSSION:

The value estimate in the after status is estimated by the Sales Comparison Approach (land only).

Final value allocation:

Land value:	<u>\$2,814,383</u>
Total:	\$2,814,383

VALUATION OF REQUIRED RIGHT OF WAY

Land Rights:

29,558 SF @ \$13.00 per SF = \$384,254

\$384,254 @ 80%* = \$307,403

Estimated value of land required, rounded: ***\$307,403***

Site Improvements:**

N/A \$0

Estimated value of improvements required, rounded: ***\$0***

The Total Estimated Value of the "Required Right of Way": **\$307,403**

* I have determined this drainage servitude accounts for 80% of the owners’ bundle of rights. This percentage is considered reasonable and has been discussed with my peers. The drainage servitude will be sub-surface and the owner will retain the right to traverse the servitude, however, no above ground improvements will be allowed to be constructed over the servitude area. See valuation matrix below which has assisted me in this determination:

Easement Valuation Matrix		
Percentage of Fee	Comments	Potential Types of Easements
70% - 100%	<ul style="list-style-type: none"> • Severe impact on surface use • Conveyance of future uses 	Overhead electric, flowage easements, railroad right of way, irrigation canals, exclusive access easements
75% - 89%	<ul style="list-style-type: none"> • Major impact on surface use • Conveyance of future uses 	Overhead electric, pipelines, drainage easements, railroad right of way, flowage easements
51% - 74%	<ul style="list-style-type: none"> • Some impact on surface use • Conveyance of ingress/egress rights 	Pipelines, scenic easements
50%	<ul style="list-style-type: none"> • Balanced use by both owner and easement holder 	Water or sewer lines, cable lines, telecommunications
26% - 49%	<ul style="list-style-type: none"> • Location along a property line • Location across non-usable land area 	Water or sewer line, cable lines
11% - 25%	<ul style="list-style-type: none"> • Subsurface or air rights with minimal effect on use and utility • Location with a setback 	Air rights, water or sewer line
0% - 10%	<ul style="list-style-type: none"> • Nominal effect on use and utility 	Small subsurface easement

**VALUE ESTIMATE OF LARGER PARCEL
(AFTER ANALYSIS)**

SITE DESCRIPTION - AFTER

	Remainder Area	Interest Required
SF	29,558 Encumbered 186,933 Unencumbered 216,491 Total	Partial – Perpetual Drainage Servitude

- Shape and dimensions: Two abutting lots of irregular dimensions but creating an overall rectangular shaped tract with dimensions of 151.82’ x 31.39’ x 159.01’ x 666.56’ 14.8’ x 18.22’ x 85.55’ x 216.45’ x 658.42’
- Topography: Mostly level sloping slightly towards the rear (Lake Pontchartrain)
- Drainage: Open ditch
- Utilities: Water, sewerage, gas, phone, cable, internet, and electricity available via public and private sources. All utilities currently extended to or offered to the region
- Position: South side of Esquinance Street, north bank of Lake Pontchartrain, west of Causeway Boulevard, east of Fountain Street
- Easements/Encroachments: Drainage servitude designed to coincide with the subdivision plat below and no severance damages are believed to exist with this layout.
- Surrounding Land Use: Single family residential development
- Zoning: R-1, Residential – City of Mandeville
- Access/ Frontages: South side of Esquinance Street as well as Lake Pontchartrain
- Flood Zone: AE
- Landscaping: Typical for this market
- Current Use: Undeveloped residential land
- Environmental Concerns: I would like to note that the property owner has expressed concern about the current location of the outfall of the existing drainage ditch. All of the above will drain into the boat inlet which is assumed private property and could result in pollutants and silt entering into the owner’s boat slip. I am not an environmental engineer and can-not comment on such; this analysis assumes no environment issues with the subject site however reserves the right to revisit this analysis if a study is provided at a later date.

HIGHEST AND BEST USE - AFTER

The most recent interpretation of this concept which defines value in use in real estate defines the highest and best use of a property according to the Dictionary of Real Estate Appraisal, Seventh Edition as "The reasonably probable use of property that results in the highest value. The four criteria that the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum productivity."

The level of analysis under the Highest and Best Use for the subject site is a Level "A" Inferred Analysis.

In analyzing the highest and best use, five channels will be analyzed:

- market in which the larger parcel is located
- marketability of the proposed development
- highest and best use as vacant
- highest and best use as improved
- most likely market participants and the estimated exposure time

Market Analysis:

The subject market is Western St. Tammany Parish, notably the Mandeville market.

Marketability Analysis:

Typically, three important factors are taken into consideration when attempting to market real estate:

- health and vibrancy of the market
- catering to a market that will absorb the property
- selling a product that will compete

The subject market is growing rapidly and there is high demand for residential use property.

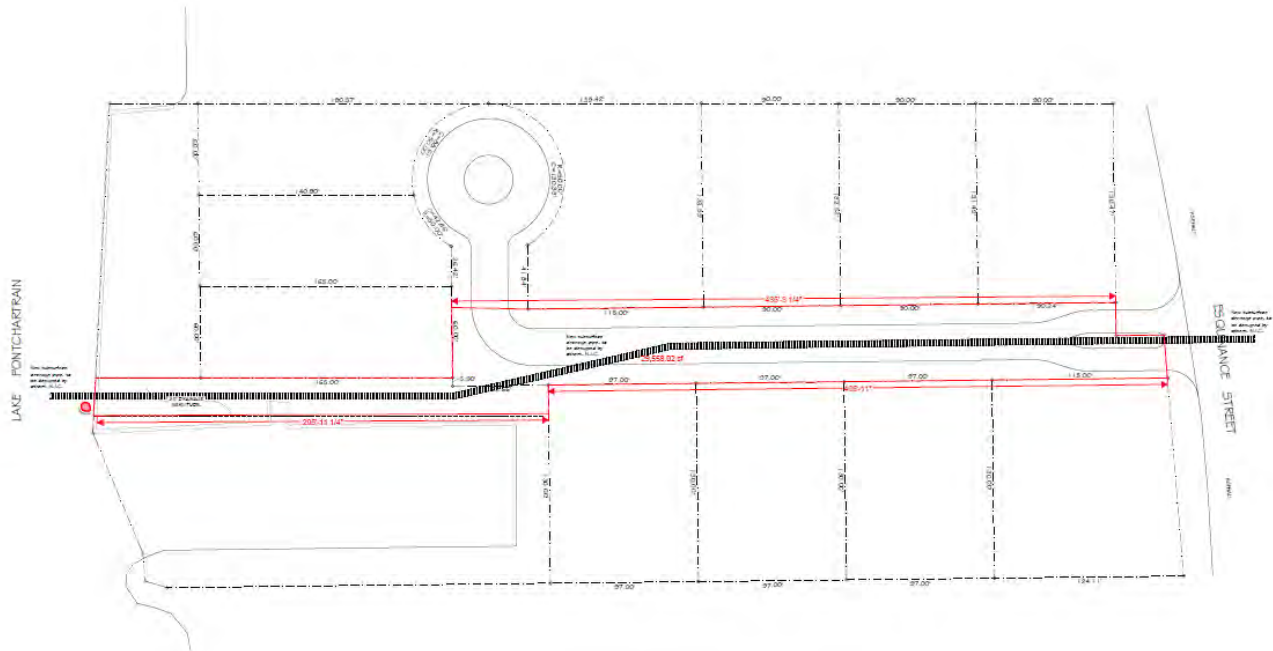
As Vacant:

When determining the highest and best use of the larger parcel, four factors must be tested, they are as follows:

- *Legal Permissibility:* the first consideration relative to the determination of the highest and best use "as vacant" is to determine whether or not a proposed use would be allowed under the zoning designation in which the larger parcel is situated.
- *Physical Possibility:* the next consideration relative to determination of the highest and best use "as vacant" is determine whether or not a proposed use would be physically possible relative to the shape and size of the subject site.
- *Financial Feasibility:* this consideration is integral in determining the proposed use of a vacant site. This test determines whether or not construction costs and land acquisition are justified by the anticipated cash flows associated with a proposed larger parcel.

- *Maximum Productivity*: this test determines the land use that would attribute the highest value to the site.

The subject is zoned residential, and the predominant surrounding land use is residential hence the highest and best use is considered to be residential use such as waterfront single-family development. The owner does plan to develop the subject into a waterfront residential subdivision which could be a long term prospective highest and best use. The property is now encumbered with a sub-surface drainage servitude that runs down the center of the property. It was designed to coincide with the subdivision plat below and no severance damages are believed to exist:



Conclusion:

The market participants most likely to purchase the larger parcel would be single family residential owner occupants or developers looking for a speculative development.


LAND / SITE VALUATION - AFTER

In instances where sufficient market data is available, the Sales Comparison Approach is preferred and is the most common approach employed in my industry. It is the most direct method, and the easiest to apply and understand. Foremost in consideration, however, is the fact that this method reflects the actions of buyers and sellers in the market for similar properties. Employing this method, the subject site is compared with sales of similar vacant sites. These sales are investigated and adjustments are made for the differences between the sites sold and the site being appraised. In this case, the appraiser was able to find several sales of vacant sites with similar utility in the subject's competitive market. These sales are detailed in the Land Sales Section of the Project Manual for the referenced project as well as throughout this report.

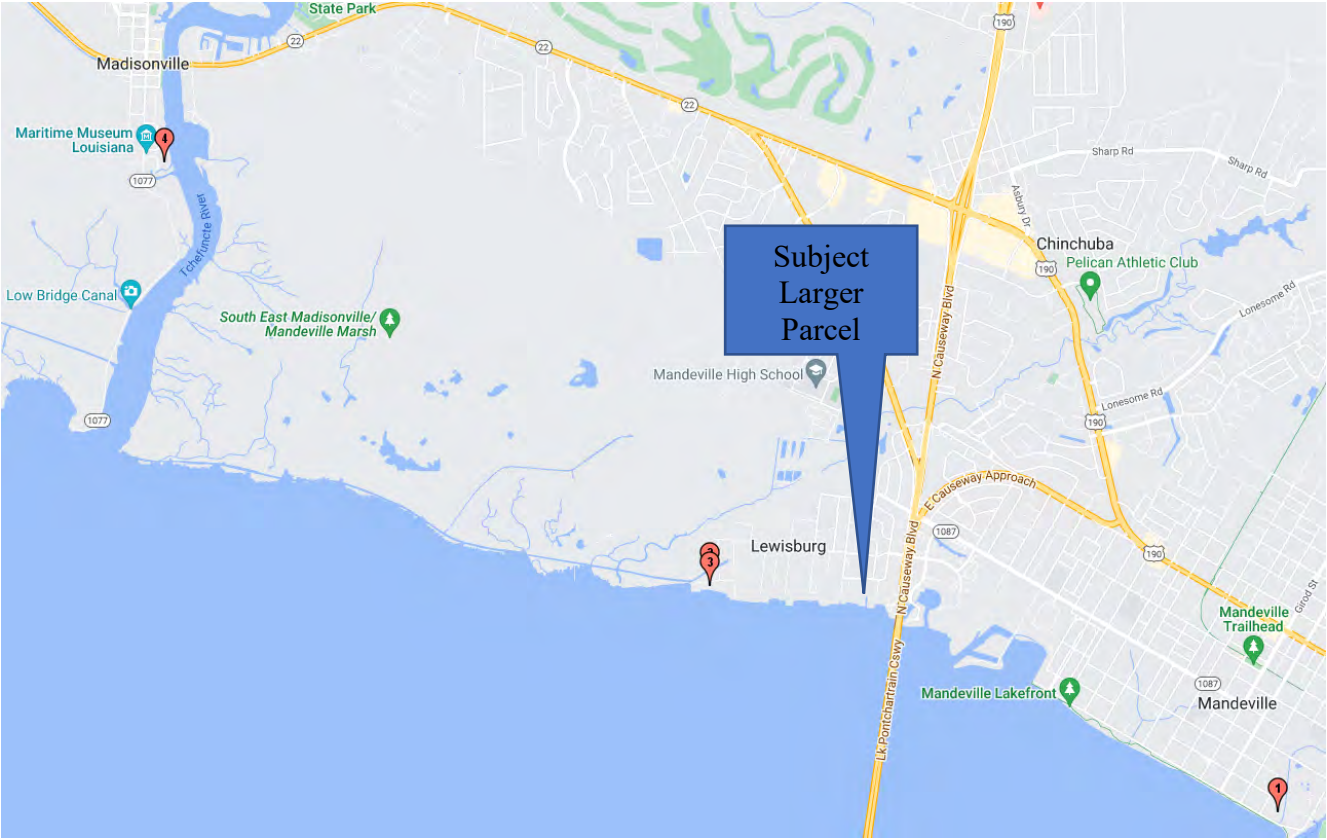
COMPARABLE LAND SALE 1		
Property and Sale Data		
Address	1617 Lakeshore Drive, Mandeville, LA	
Sale Price	\$360,000	
Site Size	32,906 sf	
Unit Price	\$10.94	
Date	September 23, 2022	
Vendor	Kyle H. Bone	
Vendee	Allison B. Froeba wife of/and Brian M. Froeba	
Recordation	2347073	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Listing agent Tiffani Bernheisel representing Robin Realty	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	32,906 sf / 0.755 acres	This is the sale of a long and narrow waterfront residential site that has frontage along Lakeshore Drive and views of Lake Pontchartrain. The site was developed for single family residential development. The property was on the market for 20 days with an original list price of \$395,000.
Zoning	R-1, Single Family Residential District	
Site Dimensions	Rectangular tract fronting 65' on Lakeshore Drive by a depth of 506.25'	
Flood Zone	AE	
Legal Description	Lot 5, Town of Mandeville, St. Tammany Parish, LA	

COMPARABLE LAND SALE 2		
Property and Sale Data		
Address	106 Northlake Drive, Mandeville, LA	
Sale Price	\$195,000	
Site Size	19,851 sf	
Unit Price	\$9.82	
Date	June 4, 2021	
Vendor	Richards Enterprises, LLC	
Vendee	Matthew P. Rosenboom and Rebecca R. Rosenboom	
Recordation	2273690	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Lovelle Blicht representing RE/MAX Northlake Associates	
Highest & Best Use	Waterfront view residential	
Site Data		
Site Size	19,851 sf / 0.456 acres	This is the sale of an irregular shaped residential lot that has lake views over Northlake Drive and then water access in the rear via a channel directly to Lake Pontchartrain. The site was acquired for single family development. The property was listed on the open market for 200 days and was originally listed for \$220,000.
Zoning	A-2, Suburban District	
Site Dimensions	Irregular tract fronting 100' on Northlake Drive	
Flood Zone	V15	
Legal Description	Lot 3, Square 2, Lewisburg Estates, St. Tammany Parish, LA	

COMPARABLE LAND SALE 3		
Property and Sale Data		
Address	111 Northlake Drive, Mandeville, LA	
Sale Price	\$447,000.00	
Site Size	23,419 sf	
Unit Price	\$19.09	
Date	December 11, 2020	
Vendor	Robert J. Comeaux, Jr. and wife, Billie R. Comeaux	
Vendee	Edward J. Vicknair, Jr. and Tracy W. Vicknair	
Recordation	2241898	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Debbie Relle representing RE/MAX Select	
Highest & Best Use	Waterfront residential	
Site Data		Comments
Site Size	23,419 sf / 0.538 acres	This is the sale of a cleared, filled and bulkheaded waterfront property on Lake Pontchartrain. The lot was acquired for residential development. The site was on the market for only 6 days with an original list price of \$475,000.
Zoning	A-2, Suburban District	
Site Dimensions	Roughly rectangular tract fronting 64.86' on Northlake Drive, rear of 98.03' along Lake Pontchartrain by depths of 230' and 240'	
Flood Zone	V15	
Legal Description	Lot 5-A, Square 5, Lewisburg Estates, Addition No. 1, St. Tammany Parish, LA	

COMPARABLE LAND SALE 4		
Property and Sale Data		
Address	163 River Lane, Madisonville, LA	
Sale Price	\$715,000	
Site Size	43,124 sf	
Unit Price	\$16.58	
Date	July 27, 2020	
Vendor	Spartan Construction, LLC	
Vendee	Thomas A. Ragan	
Recordation	2217348	
Terms	Cash	
Verification	St. Tammany Parish Clerk of Court	
Confirmation	Kyle Gurievsky representing Berkshire Hathaway	
Highest & Best Use	Waterfront residential	
Site Data		
Site Size	43,124 sf / 0.990 acres	This is the sale of a cleared, filled and bulkheaded residential lot located on the Tchefuncte River which provides Lake Pontchartrain access. The lot has a wood pier and steel bulkheading. The lot was on the market for 688 days with an original list price of \$829,000.
Zoning	C, Neighborhood Business District	
Site Dimensions	Trapezoid shaped tract fronting 138' on River Lane, rear of 140.6' by depths of 297.69' and 330.43'	
Flood Zone	A13	
Legal Description	Lot 12, Madison Harbour Subdivision, St. Tammany Parish, LA	

COMPARABLE LAND SALES MAP



PERTINENT DATA & ANALYSIS

Sale #	Subject	Sale 1	Sale 2	Sale 3	Sale 4
Date		9/23/2022	6/4/2021	12/11/2020	7/27/2020
Address	Esquinanse Street	1617 Lakeshore Drive	106 Northlake Drive	111 Northlake Drive	163 River Lane
Sale Price		\$360,000	\$195,000	\$447,000	\$715,000
Land SF	216,491	32,906	19,851	23,419	43,124
Zoning	R-1	R-1, Single Family Residential District	A-2, Suburban District	A-2, Suburban District	A-2, Suburban District
Unit Price-Land SF		\$10.94	\$9.82	\$19.09	\$16.58
Conditions of Sale		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Market Conditions		0.00%	0.00%	0.00%	0.00%
Adjusted Unit Price		\$10.94	\$9.82	\$19.09	\$16.58
Size		-20.00%	-20.00%	-20.00%	-20.00%
Zoning		0.00%	0.00%	0.00%	0.00%
Location/Amenities		35.00%	35.00%	0.00%	0.00%
Composite Adjustment		15.00%	15.00%	-20.00%	-20.00%
Adjusted Unit Price		\$12.58	\$11.30	\$15.27	\$13.26
<u>Unit Price-Land SF</u>	<u>Unadjusted</u>	<u>Adjusted</u>			
Low	\$9.82	\$11.30			
High	\$19.09	\$15.27			
Mean	\$14.11	\$13.10			
Median	\$13.76	\$12.92			
St. Dev	\$4.45	\$1.66			
Coeff Var	31.51%	12.66%			

Summary of Comparable Sales:

The comparable land sales included above represent the most recent sales of similar parcels of vacant land as compared to the subject property. They indicated an unadjusted range from \$9.82 per square foot to \$19.09 per square foot, with a mean of \$14.11 per square foot, a median of \$13.76 per square foot, and a standard deviation of \$4.45 per square foot.

Typically, adjustments can be made to compensate for conditions of sale, market conditions, size and location or any key considerations of differences that may be applicable. Below is an explanation of the adjustments applied in the above grid.

The subject larger parcel is a unique piece of property given its size and lake-front location. I am unaware of any comparable land sales as large as the subject and the sales utilized in this analysis are the best sales I could find.

Conditions of Sale – All sales were purchased within arm’s length and no adjustments are necessary for conditions of sale.

Market Conditions – Market condition adjustments were considered but determined to be unnecessary.

Size – Considerations for disparity in size have been accounted for based on the concept of *economies of scale*, which suggests that the smaller sites hold a higher unit value, and the larger sites hold a smaller unit value. The sales have been adjusted accordingly.

Zoning – No zoning adjustments were necessary.

Location/Amenities – Adjustments were applied to account for relative differences in location between the subject and the comparables. In this case, Sales 1 and 2 do not have direct water frontage or access but rather there is a roadway between the Lake and the site. Sales 3 and 4 have direct frontage on their respective bodies of water, a superior attribute, like the subject. Sales 1 and 2 have been adjusted upward.

Following the application of these adjustments, the adjusted unit indicators present a range from \$11.30 per square foot to \$15.27 per square foot, with a mean of \$13.10 per square foot, a median of \$12.92 per square foot, and a standard deviation of \$1.66 per square foot.

Reconciliation of Land Site Valuation

Based on the data utilized within this analysis, this Land/Site Valuation indicates a unit value for the subject site of \$13.00 per square foot, based on the adjusted mean. When this unit value is applied to the unencumbered portion of 186,933 SF it equates to an unencumbered portion value of \$2,430,129.

Plus owners residual interest of land within the drainage servitude:

29,558 SF @ \$13.00 per SF = \$384,254

\$384,254 @ 20%* = \$76,851

\$2,430,129 add \$76,851 = \$2,506,980

VALUE INDICATED BY LAND/SITE VALUATION - \$2,506,980

CORRELATION OF VALUE ESTIMATE - AFTER

COST APPROACH: N/A
SALES COMPARISON APPROACH: \$2,506,980 (Land only)
INCOME APPROACH: N/A

CORRELATION DISCUSSION:

The value estimate in the after status is estimated by the Sales Comparison Approach (land only).

Final value allocation:

Land value:	\$2,430,129
Plus residual interest within drainage servitude:	<u>\$76,851</u>
Total:	\$2,506,980

ANALYSIS OF ADDITIONAL COMPENSATION

In addition to estimating just compensation for real property required from this ownership for construction of the referenced project (*Old Golden Shores Drainage*) consideration must be given to any additional compensation warranted by the owner's loss. This measure is often referred to as "just compensation" which is defined as, "The amount of money required to place the owner of an affected property in the same pecuniary position after the acquisition equal to the pecuniary position that existed in the property before the acquisition.

The total recommended compensation for real property losses amounts to \$307,403. This reflects the difference between the owners' pecuniary position before and after the acquisition. This amount awarded to the property owner will place him/her in the same before pecuniary position.

With respect to losses beyond real property, the subject does not operate as an owner-occupied business facility, and no consideration of business loss is required.

Therefore, it is my opinion that the payment of the amount estimated in this report would place the owner in the same pecuniary position as before the acquisition took place.

FINAL ESTIMATE OF VALUE

Value Estimate Before:	\$2,814,383
Value Estimate of Part Required:	
Land Rights	\$307,403
Improvements	<u>\$0</u>
Total Part Required:	\$307,403
Indicated Remaining (Before) Value:	\$2,506,980
Estimated Remaining (After) Value:	\$2,506,980
Diminution in Value of Remaining Real Estate:	\$0
Construction Servitude Compensation (4-year rent payment):	N/A
Cost to Cure:	N/A
Other economic gains:	N/A
Total:	\$307,403

CERTIFICATE OF THE APPRAISER

ST. TAMMANY PROJECT NUMBER: 20-078
PARCEL NO.: Option A

I hereby certify:

That I have personally inspected the property herein appraised and I have afforded the property owner or his designated representative the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making said appraisal. The subject and the comparable sales relied upon in making said appraisal were as represented by the photographs contained in said appraisal and no other person provided significant professional assistance unless noted.

The reporting option in this assignment as noted under Standard 2-2 in USPAP is an "Appraisal Report" utilizing the LA. DOTD Form A

That to the best of my knowledge and belief the statements contained in the appraisal herein set forth are true, and the information upon which the opinions are based and expressed therein is correct, subject to the limiting conditions therein set forth.

That I understand that such appraisal may be used in connection with the acquisition of property or property rights required for a project proposed by the Parish of Ascension, with the assistance of Federal-aid highway funds, or other Federal funds.

That such appraisal has been made in conformity with the appropriate State and Federal laws, regulations, USPAP standards, and policies and procedures applicable to appraisal of property or property rights for such purposes; that any increase or decrease in the before value caused by the proposed improvement has been disregarded in determining compensation for the property. To the best of my knowledge no portion of the value assigned to such property consists of items that are non-compensable under the established law of this State.

That neither my employment nor my compensation for making this appraisal and report are in any way contingent upon the values reported herein.

That I have no direct or indirect, present or contemplated, future personal interest in such property or in any benefit from the acquisition of such property appraised.

That I have not revealed the findings and results of such appraisal to anyone other than the proper officials of St. Tammany Parish or officials of the Federal Highway Administration, and I will not do so until I am required to do so by due process of law, or until I am released from this obligation by having publicly testified as to such findings.

I have provided real estate services on this property in the three years prior to accepting this assignment.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.

The date of inspection of the subject property was November 6, 2024.

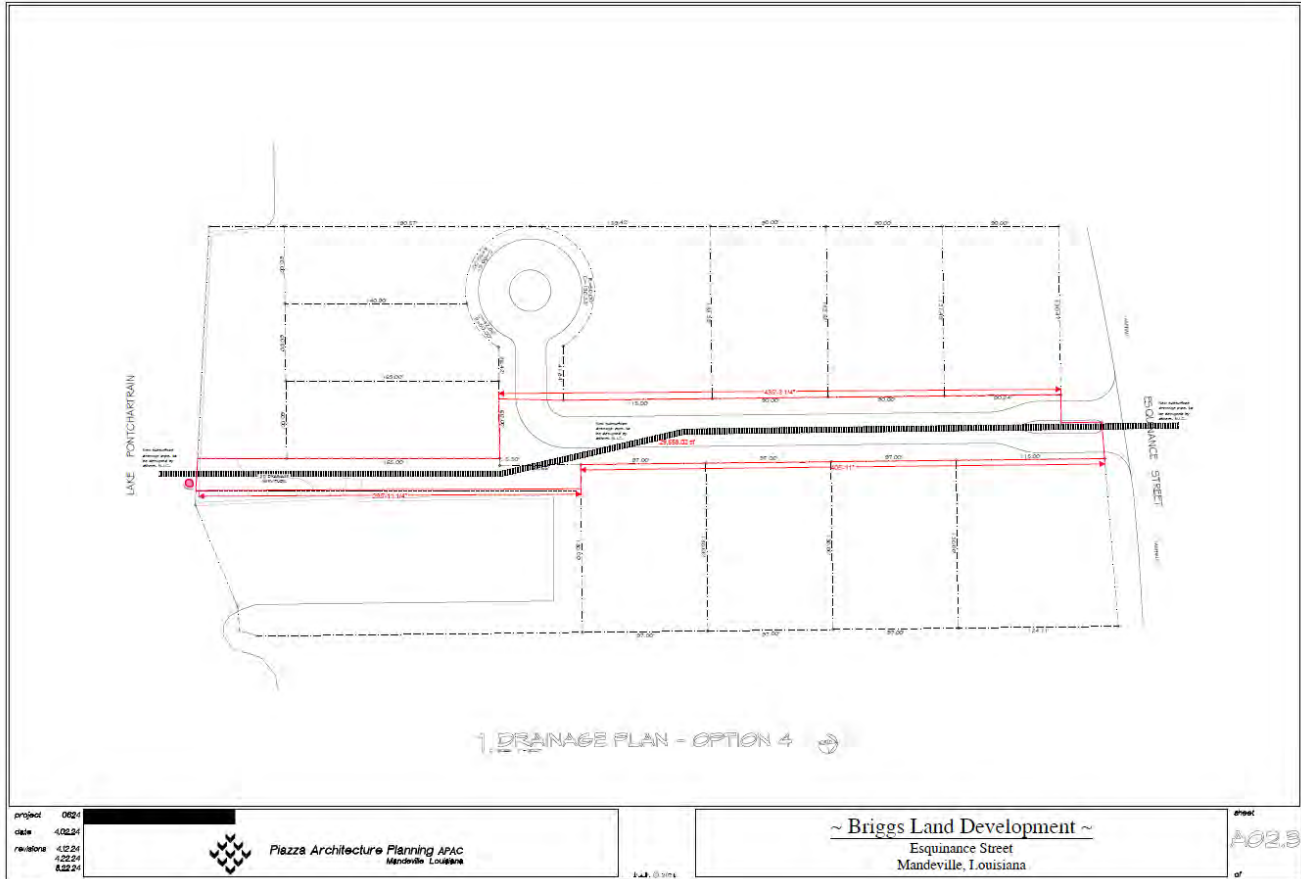
As of the date of this report, I, Neal S. Meyer, have completed the Standards and Ethics Education Requirements for Practicing Affiliate of the Appraisal Institute.

As of the date of this report, I, Neal S. Meyer, have completed the continuing education program for Practicing Affiliates of the Appraisal Institute.

That my opinion of compensation, as of November 6, 2024, based upon my independent appraisal and the exercise of my professional judgment, is \$307,403.

Neal Scott Meyer, R/W-AC
Louisiana State Certified
General Real Estate Appraiser #G1589

PROJECT MAP



ZONING MAP



COPY OF NOTIFICATION LETTER



August 31, 2023

Mr. Paul Mayronne
Jones Fussell
1001 Highway 190 East Services Rd. Suite 103
Covington, LA 70433

RE: Drainage Servitude Acquisition - Lots 1, 2 of Lewisburg – Old Golden Shores Drainage Project

Mr. Mayronne,

The City of Mandeville is planning construction of the above-referenced project, which will impact your client's property. I have been retained to provide real estate appraisal services to assist in their right of way acquisitions. It is our policy to notify you, as the property owner or representative of the same, in advance of an on-site inspection and an appraisal of the property. We would like to obtain your permission to enter the property to take photographs and measurements of any notable improvements.

If you wish to accompany us on our site inspection of the property -or- if you do not wish to meet but would like to discuss the matter, please contact me at 504-274-2682 or via email at nealm@murphyappraisal.com. This offer is a courtesy to you, it is not mandatory that you accompany us on our site inspection.

It should be understood that we would not be in a position to discuss the value of the property or to tell you when an offer for the property will be made. If we have not heard from you within ten (10) days of receipt of this letter, we will conclude that you choose not to accompany us on the site inspection and that you are granting us access to the property.

We look forward to working with you.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Neal M.", is located below the "Respectfully submitted," text.

PROPERTY INSPECTION REPORT

State Project No.: N/A
Highway: Old Golden Shores Drainage
Parish: St. Tammany Parish
Parcel No.: Option A

I mailed out 10-day notification letters on August 31, 2023 and inspected the property on September 10, 2023.

No one accompanied me on the November 6 inspection – I inspected the property from the exterior fence.

CURRICULUM VITAE NEAL SCOTT MEYER, R/W-AC

Primary Real Estate Business Experience:

- Owner/Managing Director/Appraiser: Murphy Appraisal Services, LLC (2003 – Present)
- Partner, 10/12 Properties, (2010 – Present)

Practical Real Estate Experience:

- Condemnation/Expropriation Appraisal:
 - DOTD Consultant
 - Federal Projects (Yellow Book):
 - OCPR Conservation Project: Blind River, Multiple Parishes
 - OCPR Conservation Easement Project: Bayou Sale', St. Mary Parish
 - Reach B-2 Federal Levee Expansion Project, Plaquemines Parish
 - LPV-ARM-09 System Armoring (LPV-111.0, New Orleans East Back Levee, CSX Railroad to Michoud Canal), Orleans Parish
 - BA-203 Barataria Basin Ridge and Marsh Creation (Spanish Pass Project), Plaquemines Parish
 - LCA BUDMAT - Tiger Pass Jack and Bore Casing Design, Plaquemines Parish
 - LCA BUDMAT – Hopper Dredge Project, Plaquemines Parish
 - Isle de Jean Charles (IDJC) Resettlement, Terrebonne Parish
 - Runway 13-31 Safety Area and RPZ Improvements, St. Tammany Parish
 - OCPR, Mid Barataria Phase 1 & 2 Outfall Parcels, Plaquemines Parish
 - OCPR, Lafitte Tidal Protection Rosethorne Basin Phase I, Jefferson Parish
 - State Projects:
 - LA State Project # 014-04-0028 – Highway 165 Oberlin to Oakdale North
 - LA State Project # 014-04-0033 – Highway 165 Oberlin to Oakdale South
 - LA State Project # 014-03-0022 – Highway 165 Kinder to Oberlin
 - LA State Project # 023-06-0044 – Highway 171 Quitman to Lincoln
 - LA State Project # 014-04-0032 – Highway 165 Oakdale to Glenmora
 - LA State Project # 014-02-0020 – Highway 165 Interstate 10 to Fenton
 - LA State Project # 014-02-0023 – Highway 165 Fenton
 - LA State Project # 025-02-0030 – Highway 171 Florian to Many
 - LA State Project # 006-01-0021 – Huey P. Long Bridge
 - LA State Project # 064-01-0040 – Highway 1, Caminada Bay Bridge
 - LA State Project # 852-26-0021 – Military @ Cleo Road
 - LA State Project # 018-30-0025 – LA 433/Albert Street/Voters Road
 - LA State Project # 742-52-0012 – SW Frontage Road
 - St. Tammany Parish Airport Road Acquisition Project
 - LA State Project # 19-610-06B-04, Part 1 & 2 - Louisiana State University and Veterans Affairs Academic Medical Center Development, New Orleans, Louisiana
 - St. Tammany Parish Wide Drainage Improvement Projects
 - St. Tammany Parish I-10 Fishing Pier Project
 - Entergy Project # 21041.0 - Ironman – Tezcuco
 - Washington – St. Tammany Electric Project Lacombe to Hickory
 - LA State Project # 260-01-0028 – Highway 42, St. Tammany Parish
 - LA State Project # H.001340 - LA 21 Widening (Bootlegger – 11th Street), Covington
 - LA State Project # H.003790 – HWY 930, St. Tammany Parish
 - Plaquemines Parish Wide Drainage Projects
 - Club Deluxe Road Widening, Hammond, Louisiana
 - LA 44 and LA 941 Roundabout, St. Tammany Parish
 - Move Ascension – Parish Wide Projects, St. Tammany Parish
 - Highway 1088 Connector, St. Tammany Parish

- Institutional Lending/Private Client Appraisal:
 - Shopping and Retail Centers, Medical and Office Buildings
 - Industrial Warehouses, Office Warehouses, Warehouse Condominiums
 - Land-Bulk Acreage and Subdivision Analyses
 - Special Purpose Properties: Churches, Restaurants, Banquet Halls
 - Condominium conversions and developments
 - Multi-family Properties ranging from 4 units to 200 + units

- Qualified and Testified as expert witness:
 - 22nd Judicial Court, St. Tammany Parish, Judge William J. Crain, Inverse Condemnation case relating to FEMA imposed tree loss on private property. Represented St. Tammany Parish
 - 40th Judicial Court, St. John the Baptist Parish, Judge J. Sterling Swoody, Expropriation Compensation Trial. Made two appearances on the stand to defend compensation amounts for a proposed overhead electrical servitude. Represented Entergy.
 - 25th Judicial Court, Plaquemines Parish, Judge Clement, Expropriation Case Venture Global Gator Express LLC v. McClintock. Represented Venture Global.
 - 25th Judicial Court, Plaquemines Parish, Judge Connors, Expropriation Case Venture Global Gator Express LLC v. Perez. Represented Venture Global.
 - 5th District, United States District Court, Eastern District of Louisiana, Judge Barbier, Venture Global Gator Express LLC v. Captain Zach and ESP. Represented Venture Global.

Memberships, Licenses, Etcetera:

- State of Louisiana Certified General Real Estate Appraiser #G-1589
- State of Mississippi Certified General Real Estate Appraiser #GA-961
- State of Alabama Certified General Real Estate Appraiser #G-00954
- R/W-AC Designation by the International Right of Way Association
- General Associate Membership in the Appraisal Institute #452159
- Associate Membership in the International Right of Way Association #7889787
- Board Member of Chapter 43, International Right of Way Association
- Treasurer, Chapter 43, Bayou Chapter, International Right of Way Association
- General Member and candidate, Certified Commercial Investment Member
- General Membership in NOMAR, New Orleans Metro Association of Realtors
- Approved on the DOTD Consultant Appraisal Panel

Primary Education:

Rhodes College – Memphis, Tennessee

- College of Arts and Sciences, Bachelor of Arts Degree
(August 1998 – May 2002)
- Major: International Studies
- Real Estate Related Courses: Economics 101 – 204

Real Estate Related Education:

Appraisal Institute

- MAI Candidate
- Course 110: Appraisal Principles
- Course 120: Appraisal Procedures
- Course 310: Income Capitalization
- Course 405G: General Appraiser Report Writing
- Course 410: National USPAP Course
- Course 510: Advanced Income Capitalization
- Course 520: Highest and Best Use and Market Analysis
- Advanced Concepts and Case Studies
- National USPAP Update Course
- Business Practice and Ethics, Scope of Work

International Right of Way Association

- *R/W-AC* Designated
- Course 400: Principles and Procedures
- Course 401: Appraisal of Partial Acquisitions
- Course 421: Valuation of Partial Acquisitions
- Course 409: Integrating Appraisal Standards
- Course 421: Partial Acquisitions - Advanced
- Course 501: Residential Relocation Assistance
- Course 502: Business Relocation
- Course 505: Advanced Relocation Assistance (Residential)
- Course 804: Skills of Expert Testimony
- Course 804: Easement Valuation

NBI - National Business Institute

- Property Taking Through Eminent Domain in Louisiana (Seminar)

Donaldson School of Real Estate

- 90 Hour Salesperson licensing course



ASSUMPTIONS AND LIMITING CONDITIONS

This report is subject to the following conditions and to such specifications and limiting conditions that also might be set forth in this report. These conditions affect the analyses; opinions, and value conclusions contained in this report.

1. It is assumed that the property is owned in Fee Simple Title. Fee Simple Title implies that the property is owned free and clear, unencumbered and unless otherwise specified. There are to be no leases, liens, easements, encroachments or other encumbrances on the larger parcel that have not been specified in this report.
2. No responsibility is assumed for matters of a legal nature affecting the appraised property or title. This appraisal assumes that the larger parcel is presented with a good and marketable title unless otherwise specified. The appraiser has not rendered an opinion as to the title and does not have the expertise to do so. Data on ownership and legal descriptions were obtained from sources generally considered reliable.
3. The property is appraised assuming it is to be under responsible ownership and competent management. Unless otherwise specified, the property is assumed to be available for its highest and best use.
4. Any survey contained in this report is assumed to be true and correct, and it is also assumed that there are no hidden encroachments upon the property appraised except as noted. Any sketch prepared by the appraiser and included in this report may show approximate dimensions and is included to assist the reader in visualizing the property only. The appraiser has not made a survey of the property and does not warrant any surveys or other presented plans or sketches.
5. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or other structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions or for engineering which might be required to discover these factors. This includes the presence of unusual/extraordinary mineral deposits or subsurface rights not typically transferred with normal comparable data (i.e. valuable mineral rights associated with oil/gas production, etc., are not part of this assignment).
6. Any distributions of the valuation of the report between land and improvements apply only under the existing program of utilization. The separate valuation for land and building must not be used in conjunction with any other appraisal and are invalid if used in conjunction with any other appraisal.
7. No responsibility is assumed for changes in matters that are legal, political, social, or economic which could affect real estate values that take place after the effective date of this evaluation.
8. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for the accuracy of such information furnished to the appraiser during the appraisal process is warranted by the appraiser. The appraiser assumes no responsibility for the accuracy of such information as measurements, survey, title information, and other information furnished by comparable sales data found in courthouse records and information obtained from Realtors and other parties during any type of comparable survey.
9. This report is predicated upon the assumption that the property has reached a stabilized occupancy as of the date of valuation, unless otherwise noted.
10. On all appraisals, subject to satisfactory completion, repairs, or alterations, the appraisal report and value conclusion are contingent upon completion of the improvements in a workmanlike manner and in accord with the referred to plans and specifications.

11. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless required to do so by a court.
12. Disclosure of the contents of this appraisal report is governed by the By-Laws and Regulations of the Appraisal Institute.
13. Neither all nor any part of the contents of this report, especially any conclusions as to value, identity of the appraiser or the firm with which he (they) is connected or any reference to the Appraisal Institute shall be disseminated to the public through advertising media, public relations media, news media, sales media, or any other public means of communication without prior consent of the undersigned.
14. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials or gases may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired. This report further assumes that there are no under/above ground storage tanks of any kind on the property (unless otherwise noted). Possible leakage problems have not been addressed. The site history of the larger parcel has not been explored, nor has the historical land use patterns of surrounding properties been investigated. Again, the appraiser has not addressed any environmental issues that might affect value. This report assumes that no such issues of any kind are present or affecting the Fee Simple Value in any manner (unless otherwise noted). The appraiser urges the client to retain an outside environmental expert to determine the larger parcel's status from this perspective.
15. The appraiser has personally inspected the property and finds no obvious evidence of structural deficiencies except as stated in the report. However, no responsibility for hidden or unnoticed defects is assumed. No responsibility for conformity to specific governmental requirements (such as fire, building and safety, earthquake, or occupancy codes) can be assumed without provisions of specific professional or governmental inspections.
16. The appraiser has personally inspected the larger parcel and found no evidence of termite damage or infestation (unless otherwise noted). No termite inspection report was made available to the appraiser; the appraiser is not responsible for damages resulting from any type of insect infestation whatsoever. This is beyond the scope of the appraisal assignment.
17. I have agreed to enter into this assignment requested by the client named in the report for the use specified by the client which is stated in the report, which calls for things that are different from the work that would otherwise be required by the specific guidelines of USPAP. The client agreed that the performance of this limited appraisal service is appropriate for their intended use.

ACCEPTANCE OF AND USE OF THIS APPRAISAL REPORT CONSTITUTES
ACCEPTANCE OF ABOVE

Change order No. 3



DIGITAL ENGINEERING & IMAGING, INC.

January 9, 2025

City of Mandeville
Department of Public Works
1100 Mandeville High Blvd.
Mandeville, LA 70471
Attn: Keith LaGrange, Director

Re: 2022 Roadway & Drainage Maintenance Contract
City Project No. 700.22.003
Change Order No. 3

Dear Mr. LaGrange,

Digital Engineering & Imaging, Inc. recommends Change Order No. 3 for the 2022 Roadway & Drainage Maintenance Contract project. Change Order No. 3 captures additional pay item X-018 added to the contract for additional scope items not included in the original contract. The new pay item is being added for additional work authorized by the City as documented in the prior issued work change directive package no. 4. Work change directive no. 4 is included in the change order package for reference. Pay item X-018 is for the installation of Bermuda sod rolls at the Harbor Fields site.

There will be no change in the contract limit or time associated with this Change Order.

If you have any questions or concerns, please do not hesitate to call.

Sincerely,

DIGITAL ENGINEERING AND IMAGING, INC.

Buster Lyons P.E.
Project Manager

Attachments: Change Order #3

**SECTION 00650
CHANGE ORDER**

No. 3

Date of Issuance: 1/9/2025 Effective Date: 1/6/2025

Owner: City of Mandeville	Owner's Contract No.: 700.22.003
Contract: 2022 Roadway & Drainage Maintenance Contract	Date of Contract: 05/04/2022
Contractor: Creek Construction, LLC	Engineer's Project No.: 576-2003.01

The Contract Documents are modified as follows upon execution of this Change Order:

Description: There will be no change in contract limit or time. This change order is to add the below listed new pay item X-018 to the contract for additional scope items not included in the original contract:

X-018 - Bermuda Sod (Rolls) per SQYD @ \$13.00

The new pay item is being for additional work authorized by the City. Refer to the prior issued work change directive package 4 for additional details. There is no change to contract limit or time.

Attachments (list documents supporting change):

Transmittal approval letter & approved work change directive no. 4.

CHANGE IN CONTRACT PRICE:

CHANGE IN CONTRACT TIMES:

Original Contract Aggregate Limit:
\$3,000,000.00

Original Contract **3 calendar years**
Original Contract Expiration: 05/04/2025

Increase from previously approved Change Orders:
N/A

Increase from previously approved Change Orders: N/A

Contract Price prior to this Change Order:

\$4,500,000.00

Contract Times prior to this Change Order:

3 calendar years

Increase of this Change Order:
\$0.00

Increase of this Change Order: N/A

Contract Price incorporating this Change Order:
\$4,500,000.00

Contract Times with all approved Change Orders:
3 calendar years

RECOMMENDED:

ACCEPTED:

ACCEPTED:

By: _____
Engineer (Authorized Signature)

By: _____
Owner (Authorized Signature)

By: _____
Contractor (Authorized Signature)

Date: _____

Date: _____

Date: _____

Approved by Funding Agency (if applicable):

Date: _____

WORK CHANGE DIRECTIVE NO.: 4

Owner: City of Mandeville, LA Owner's Project No.: 700.22.003
Engineer: Digital Engineering & Imaging, Inc. Engineer's Project No.: 5762003.01
Contractor: Creek Construction, LLC Contractor's Project No.: N/A
Project: 2022 Roadway & Drainage Maintenance
Contract Name:
Date Issued: 1/6/2025 Effective Date of Work Change Directive: 1/6/2025

Contractor is directed to proceed promptly with the below noted change(s) and/or is authorized to perform work or install materials as indicated herein:

Description:

- A. Addition of a pay item for the installation of Bermuda sod rolls for the ball field area at the Harbors Fields site.
- B. Addition of a pay item for the installation of 30" diameter SDR-26 pipe at 235 Antibes West to replace a deteriorated metal drainage pipe. A new Catch Basin (CB02) structure will also be installed as part of the authorized work.

Attachments:

- A. Contractor Proposal (estimate) no. 1223

Purpose for the Work Change Directive:

- A. Add a new contract pay item 'Bermuda Sod (Rolls)' @ \$13.00 per Square Yard.
- B. Add a new contract pay item '30" SDR-26 Pipe' @ \$300.00 per Linear Foot.

Based on review of pricing data, the unit pricing proposed by the contractor for this work is deemed cost reasonable, given the material costs and the necessary labor and equipment resources needed to perform the work as authorized by the City.

Directive to proceed promptly with the Work described herein, prior to agreeing to change in Contract Price and Contract Time, is issued due to:

Check one or both of the following:

- Non-agreement on pricing of proposed change. Necessity to proceed for schedule or other reasons.

Estimated Change in Contract Price and Contract Times (non-binding, preliminary):

Contract Price: \$ N/A (included in overall max. contract value) [increase] [decrease] [not yet estimated].

Contract Time: 0 days [increase] [decrease] [not yet estimated].

Basis of estimated change in Contract Price:

Lump Sum Unit Price Cost of the Work Other

Recommended by Engineer

Authorized by Owner

By: Buster Lyons, P.E. BL...

Cliff Sivard

Title: Project Manager

Eng. Asst

Date: 1/6/2025

1/6/25

ESTIMATE

CREEK CONSTRUCTION, LLC
PO Box 1626
Pearl River, LA 70452

marcottecreekconstruction@gmail.co
m
+1 (985) 265-3173



Bill to

City Of Mandeville
City of Mandeville
3101 E. Causeway Approach
La.
Mandeville, LA 70448

Estimate details

Estimate no.: 1223
Estimate date: 01/06/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Lay Sod	Bermuda Rolls per square yard installed	1	\$13.00	\$13.00
2.		Pipe	30" SDR26 drain pipe per linear foot installed	1	\$300.00	\$300.00
					Total	\$313.00

Accepted date

Accepted by

Res 25-02

THE FOLLOWING RESOLUTION SPONSORED BY COUNCIL MEMBER _____; MOVED FOR ADOPTION BY COUNCIL MEMBER _____, AND SECONDED FOR ADOPTION BY COUNCIL MEMBER _____

RESOLUTION NO. 25-02

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANDEVILLE AUTHORIZING THE MAYOR OF THE CITY OF MANDEVILLE TO EXECUTE AMENDMENT NO.1 TO THE PROFESSIONAL SERVICES AGREEMENT BETWEEN THE CITY OF MANDEVILLE AND FAIRWAY CONSULTING + ENGINEERING FOR LIFT STATIONS 13 (N. CAUSEWAY SERVICE RD. AND MONROE ST.), 18 (GOLDEN GLEN ON CORIN PARKWAY), 37 (SANCTUARY SUBDIVISION ON CARDINAL LN) UPGRADES PROJECT AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

WHEREAS, on November 9, 2022, the City of Mandeville and Fairway Consulting + Engineering entered into a professional services agreement for design, permitting, bidding, construction administration, and resident inspection for Lift Station No. 13 located on the N. Causeway Service Road South of Monroe St., Lift Station No. 18 located on Corin Parkway within the Golden Glen Subdivision, and Lift Station No. 37 located within the Sanctuary Subdivision on Cardinal Lane in the City of Mandeville;

WHEREAS, the City of Mandeville wishes to extend the Consultant’s Agreement for an additional year from the contract expiration date to November 9, 2025 for Consultant to continue performing the construction administration services for the project; and

WHEREAS, no additional design services are added to the Scope of Work, no fees are added to the Consultant’s compensation for services, and there was no change to the total maximum aggregate amount payable by the City for the services performed under this Agreement.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Mandeville, hereby authorizes and empowers the Mayor of the City to execute the attached Amendment No. 1 of the Professional Services Agreement with Fairway Consulting + Engineering.

With the above resolution having been properly introduced and duly seconded, the vote was as follows:

AYES:
NAYS:
ABSTENTIONS:
ABSENT:

and the resolution was declared adopted this ____ day of January 2025.

Alicia Watts
Clerk of Council

Scott Discon
Council Chairman

AMENDMENT NO. 1 TO THE PROFESSIONAL SERVICES AGREEMENT
BETWEEN
THE CITY OF MANDEVILLE
AND
FAIRWAY CONSULTING + ENGINEERING
COM PROJ. NO. 212.23.007
LIFT STATION 13 (N. CAUSEWAY SERVICE RD. AND MONROE ST.), 18
(GOLDEN GLEN ON CORIN PARKWAY), 37 (SANCTUARY SUBDIVISION
ON CARDINAL LN.) UPGRADES PROJECT

THIS FIRST AMENDMENT (the “**Amendment**”) is entered into by and between the City of Mandeville, represented by Clay Madden, Mayor (the “**City**”), and Fairway Consulting + Engineering, represented by John A. Catalanotto, P.E., PMP, President, (the “**Consultant**”). The City and the Consultant are sometimes referred to as the “**Parties**”. This Amendment is effective as of the date of execution by the City (the “**Effective Date**”).

RECITALS

WHEREAS, the City and the Consultant are parties to a professional services agreement dated on November 9, 2022 (the “**Agreement**”) to provide professional services for design, permitting, bidding, construction administration, and resident inspection (if requested by the City) for Lift Station No. 13 (LS No. 13) located on the N. Causeway Service Road South of Monroe St., Lift Station No. 18 (LS No. 18) located on Corin Parkway within the Golden Glen Subdivision, and Lift Station No. 37 located within the Sanctuary Subdivision on Cardinal Lane in the City of Mandeville;

WHEREAS, the Agreement has a duration of two (2) years from the Effective Date of November 9, 2022; and

WHEREAS, the City and the Consultant now desire to further amend the Agreement to add an additional year for the Consultant to continue services of the Agreement for the Lift Stations 13, 18 & 37 Upgrades Project (the “**Project**”);

NOW THEREFORE, the City and the Consultant amend the Agreement as follows:

A. SERVICES: The following design services are added to the Consultant Scope of Work for the **Lift Stations 13, 18 & 37 Upgrades Project**:

1. None.

B. COMPENSATION:

1. **Fees Added for the Lift Stations 13, 18 & 37 Upgrades Project.** No fees are added to the Consultant's compensation for the services in the Agreement.

2. **Maximum Amount.** The total maximum aggregate amount payable by the City for all services performed under this Agreement did not change for a not to exceed amount of **\$197,175.00**. The City's obligation to compensate the Consultant will not exceed the maximum aggregate amount payable at any time absent a validly executed amendment.

C. CONTRACT TIME AND SCHEDULE:

1. Contract duration shall be extended for one (1) additional year from the end of the original contract date (11/9/2024) to a new date of 11/9/2025.

D. CONVICTED FELON STATEMENT: The Consultant swears that no Consultant principal, member, or officer has, within the preceding five years, been convicted of, or pled guilty to, a felony under state or federal statutes for embezzlement, theft of public funds, bribery, or falsification or destruction of public records.

E. NON – SOLICITATION STATEMENT: The Consultant swears that it has not employed or retained any company or person, other than a bona fide employee working solely for it, to solicit or secure this Amendment. The Consultant has not paid or agreed to pay any person, other than a bona fide employee working for it, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from this Amendment.

F. PRIOR TERMS BINDING: Except as otherwise provided by this Amendment, the terms and conditions of the Agreement, as amended, remain in full force and effect.

G. ELECTRONIC SIGNATURE AND DELIVERY: The Parties agree that a manually signed copy of this Amendment and any other document(s) attached to this Amendment delivered by facsimile, email or other means of electronic transmission shall be deemed to have the same legal effect as delivery of an original signed copy of this Amendment. No legally binding obligation shall be created with respect to a party until such party has delivered or caused to be delivered a manually signed copy of this Amendment.

IN WITNESS WHEREOF, the City and the Consultant, through their duly authorized representatives, execute this Amendment.

CITY OF MANDEVILLE

BY: _____
CLAY MADDEN, MAYOR

Executed on this ____ day of _____, 202__.

FAIRWAY CONSULTING + ENGINEERING

BY: _____
JOHN A. CATALANOTTO, PRESIDENT
CORPORATE TAX I.D. _____