



ST. CHARLES PARISH

PAUL J. HOGAN, PE

COUNCILMAN, DISTRICT IV

BST

MEMORANDUM

DATE: MARCH 24, 2008

TO: MR. DUANE FORET
PARKS AND RECREATION DIRECTOR

FROM: PAUL J. HOGAN, PE
COUNCILMAN, DISTRICT IV

RE: LOT 9 – J.B. GREEN ROAD

I received your memo dated March 20th, regarding the memo I sent to you regarding the option to purchase Lot 9 on J.B. Green Road to make the site more useable as a ball field. I appreciate your concern regarding the cost of the property, but your memo did not address the questions which were posed in my memo. Please provide a response to the following two questions, no later than April 2, 2008, for me to provide to the Parish Council.

1. Will the purchase of this site make the property better suited for a ballpark?
2. Would the elimination of the southern 100' of the existing site (for sale as a residential lot) hurt the usefulness of the site?

As the Parks and Recreation Director, I am in need of the technical answers to the above two questions in order for the Parish Council to have the adequate information it needs when considering this purchase. The financial arrangements needed for the site to be purchased will be determined by the Council should it feel the site should be purchased. If it were to be purchased, the sale of the southern 100' as a residential lot would offset a significant part of the Lot 9 purchase price.

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With regards to the potential purchase, the property owner has agreed to reduce the cost down to \$2.50 /sf which equates to \$72,667.00. The lot that would be created to the south would be comprised of 20,777 sf. If sold for the same price as that for Lot 9, the sale price would be \$51,942.00. The difference between these two prices which equates to \$20,275.00 would be the net cost that the Parish would have to expend to gain this lot. This is not a significant expense by any means.

Your memo also stated that the existing site is conducive to developing several recreational activities for all age groups. The site was purchased for use as a ballpark (a large grass field) for playing ball which is the primary recreational activity which is what the community wants. That is the activity which will be the anchor activity for this site irrespective of whether Lot 9 is purchased or not. The proposed purchase is to enhance the usefulness of the site for this anchor activity and is the basis upon which I am requesting for your input.

Your urgent response would be greatly appreciated!

Thanks.

PJH/BJT8:ag

cc: Parish Council
Mr. V.J. St. Pierre, Jr. Parish President