

ORDINANCE

CITY OF NEW ORLEANS

CITY HALL: July 9, 2026

CALENDAR NO. 35,493

NO. _____ MAYOR COUNCIL SERIES

BY: COUNCILMEMBER HARRIS

AN ORDINANCE revoking the dedication to public use and authorizing the sale at public auction for a minimum price to be set by appraisal of certain portions of ground, together with all the rights, ways, privileges, servitudes, and appurtenances thereunto belonging or in anywise appertaining, situated in the First Municipal District of the City of New Orleans, Orleans Parish, Louisiana, being a portion of John Churchill Chase Street between Squares 25 and 26, bounded by South Peters Street and Convention Center Boulevard (the "**JCC Street Parcel**"), and a portion of Square 26 (the "**Square 26 Strip**"), all as shown on a survey, drawing number M-247, by the office of Gandolfo Kuhn, LLC dated November 10, 2025, revised December 11, 2025, and more particularly described below (collectively, the "**Property**"), which are no longer needed for public purposes; and otherwise to provide with respect thereto.

WHEREAS, the City of New Orleans (the "**City**") may revoke a dedication when the property is no longer needed for public purposes; and

WHEREAS, the City may authorize the sale of immovable property when the property is no longer needed for public purposes; and

WHEREAS, the various departments of the City have declared that they have no public use or need for the Property; and

WHEREAS, the Mayor and the City Planning Commission have determined that it would be in the best interest of the City of New Orleans to sell the Property for the proper utilization of the Property and the generation of badly needed funds; **NOW, THEREFORE**

1 **SECTION 1. THE COUNCIL OF THE CITY OF NEW ORLEANS HEREBY**
2 **ORDAINS**, That the dedications of the JCC Street Parcel as a street and of the Square 26 Strip as
3 a park are revoked as they are no longer needed for public purposes and that the Finance Director,
4 or a person designated by the Finance Director, is hereby authorized to sell the Property at public
5 auction to the highest bidder, after advertising in the official journal as provided in Section 6-
6 306(2) of the Home Rule Charter of the City of New Orleans ("**Charter**"). The Property being
7 more particularly described as follows:

8 **JCC STREET PARCEL**

9 Begin at the intersection of the westerly line of Convention Center Boulevard and
10 the southerly line of John Churchill Chase Street; thence along the southerly line of
11 John Churchill Chase Street and the northerly line of Square 26, S81°38'15"W a
12 distance of 307.14 feet to the northwest corner of Square 26; thence N08°23'45"W
13 a distance of 41.41 feet to a point; thence N01°43'45"W a distance of 3.37 feet to
14 the northern line of John Churchill Chase Street, also being the southwest corner of
15 Square 25; thence N81°38'15"E a distance of 292.54 feet to a point; thence
16 N44°52'08"E a distance of 10.09 feet to the division line between Square 25 and
17 Square 12-A; thence N15°03'35"E a distance of 47.12 feet to the westerly line of
18 Convention Center Boulevard; thence along said line S00°44'38"E a distance of
19 94.88 feet to the point of beginning, containing 14,263 square feet.

20 **SQUARE 26 STRIP**

21 Begin at the intersection of the westerly line of Convention Center Boulevard and
22 the southerly line of John Churchill Chase Street; thence along said line of
23 Convention Center Boulevard S08°23'45"E a distance of 2.38 feet to a point; thence
24 along a line parallel to and 2.38 feet south of John Churchill Chase Street
25 S81°38'15"W a distance of 307.14 feet to the easterly line of South Peters Street;
26 thence along said line N08°23'45"W a distance of 2.38 feet to a point on the
27 southerly line of John Churchill Chase Street; thence along said line N81°38'15"E
28 a distance of 307.14 feet to the westerly line of Convention Center Boulevard and
29 the point of beginning, containing 731 square feet.

1 **SECTION 2.** That in accordance with the recommendations of the City Planning
2 Commission:

3 1. Prior to the completion of the property disposition, the purchaser shall make
4 all appropriate arrangements with the Sewerage and Water Board and Entergy for access
5 to and/or relocation of all utilities within the right-of-way.

6 2. A servitude for public access of the pedestrian path from Convention Center
7 Boulevard to South Peters Street shall be included in the terms of the Act of Sale.

8 3. If purchased by the adjacent owner, the Property shall be resubdivided with
9 the adjacent parcel to form a single parcel.

10 4. A zoning map amendment or a minor map adjustment or zoning map/future
11 land use map amendment shall be obtained to ensure that the entirety of the Property has a
12 consistent zoning and future land use designation.

1 **SECTION 3.** That the starting minimum acceptable bid for the Property shall be
2 determined by appraisal. All subsequent bids shall be at least \$1,000.00 above the previous high
3 bid.

1 **SECTION 4.** That the highest bidder shall deposit ten percent (10%) of the amount of
2 said bid in cash at the time of adjudication at public auction to ensure the signing of the Act of
3 Sale, which shall be passed before a licensed and insured notary at the expense of the purchaser.
4 The purchaser, in addition to the purchase price of the Property, shall pay all costs in connection
5 with the Act of Sale, including the cost of advertisement of said sale, the appraisal cost, the notice
6 and promulgation of this Ordinance, the cost of recordation of the executed Act of Sale, and all
7 expenses relating to the closing of the sale. All costs must be paid prior to the signature of the
8 Mayor on the Act of Sale. The Act of Sale shall be passed within one hundred twenty (120) days
9 after the adjudication at public auction. The City reserves the right to reject any and all bids.

1 **SECTION 5.** That the net proceeds of the sale of the Property described in Section 1 shall
2 be placed in the Capital Projects Fund.

1 **SECTION 6.** That the Mayor, or the Mayor's appointee pursuant to Section 6-308(1) of
2 the Charter, shall be and is hereby authorized to execute the necessary deeds of conveyance to
3 purchasers before a Notary Public for the Property. Said sale is to be without warranty of any

4 kind, even for the return of the purchase price, but with full substitution and subrogation of
5 warranty rights.

1 **SECTION 7.** That if the purchaser fails to pass the Act of Sale within one hundred twenty
2 (120) days after the adjudication at public auction, the City expressly reserves the right to declare
3 the purchaser in default, to retain the ten percent (10%) deposit mandated by Section 4 of this
4 Ordinance, and to put the Property up for public auction again.

ADOPTED BY THE COUNCIL OF THE CITY OF NEW ORLEANS _____

PRESIDENT OF THE COUNCIL

DELIVERED TO THE MAYOR ON _____

APPROVED:
DISAPPROVED: _____

MAYOR

RETURNED BY THE MAYOR ON _____ **AT** _____

CLERK OF COUNCIL

ROLL CALL VOTE:
YEAS:

NAYS:

ABSENT:

RECUSED:

Calendar No. (Rev)
(Exp)

Name Annie McBride Ext. 504-905-1942
Person responsible for routing

**CHECK SHEET TO BE USED FOR
CLEARING ORDINANCES, MOTIONS, AND RESOLUTIONS
BEFORE SUBMISSION TO COUNCIL CLERK**

The originating agency shall attach a copy of each proposed ordinance, motion, or resolution to the check sheet for processing in the sequence indicated after preparing a synopsis. The detailed memorandum of explanation shall also be attached to this check sheet.

SYNOPSIS OF DOCUMENT: Ordinance to revoke a portion of John Churchill Chase Street and a small strip of the adjacent Square 26, and to authorize the sale of the same by public auction. 1504) 905 - 1942

1. Annie McBride CEO, New Orleans Building Corp.
Department Head
2. Melissa Quigley
Department of Law
3. [Signature] #4
Chief Administrative Officer
4. [Signature]
Director of Council Relations
5. _____
Initials of Sponsoring Council Member

COUNCIL ACTION

Council Members Present: _____

Absent: _____

AMENDMENTS:

FINAL ADOPTION:

MOVED:

2ND:

YEAS:

NAYS:

ABSENT:

RECUSED:

7. _____
Reviewed by the Chief Administrative Officer after adoption by the City Council and prior to the Mayor's signature.



LEGISLATIVE SUMMARY

TO ACCOMPANY ORDINANCES

BEFORE SUBMISSION TO CLERK OF COUNCIL

Requesting Department or Agency: New Orleans Building Corporation

Name of Contact Person: Annie McBride

Telephone Number: (504) 905-1942

Email Address: annie.mcbride@nola.gov

Initials of Sponsoring Councilmember(s): _____

DETAILED SYNOPSIS OF THE ORDINANCE

Please generally describe the purpose, intent, and effect of the proposed ordinance.

The purpose of the ordinance is to revoke a portion of John Churchill Chase Street small strip of the adjacent Square 26, and to authorize the sale of the same by public auction.



LEGISLATIVE SUMMARY

If the Ordinance is to effectuate a contract, CEA, or other similar agreement (hereafter contract), please provide the following additional information.

☐

If this section is not applicable, please check this box.

The parties involved:

The City of New Orleans will be the seller, purchaser will be determined at auction.

The obligations, expectations, and deliverables of the parties involved:

The City of New Orleans will execute and deliver an act of sale revoking the portion of the street and square 26, and transferring the same to the winning bidder at auction.

Any fiscal implications for the City with the contract:

The City will receive the proceeds of the sale at closing.

The public purpose and need for the contract:

The Mayor and the City Planning Commission have determined that it would be in the best interest of the City to sell the property for the proper utilization of the property and the generation of needed funds.

The duration of the contract:

Final transfer (perpetual).



LEGISLATIVE SUMMARY

If the Ordinance is to effectuate an amendment to the Codes of the City of New Orleans, please provide the following additional information.



If this section is not applicable, please check this box.

The existing provision(s) of the Code being proposed for amendment:

The general content/requirements of the existing Code provision:

How the proposed ordinance will alter the existing Code provision(s):

Why these changes are needed:

REQUESTED ADOPTION DATE: August 6, 2026

Reference: Council Rule 41 & City Code Section 2-813