

# BREC 2026-2028

# PROJECT PORTFOLIO



May 28, 2026



## **A GUIDE TO THIS BOOKLET**

*May 28, 2026*

This booklet highlights the major “flagship” projects planned for 2026—those currently being discussed, in design, or preparing for community engagement. These early decisions are key to keeping us on track as we develop Master Game Plans and begin construction within the anticipated timelines.

The goal of this document is to support Commissioners and the Planning & Engineering team in building a clear, coordinated timeline for each project.

While this booklet focuses on our flagship initiatives, a full overview of all projects scheduled from 2026 through 2028 is available in the companion publication, **BREC’s IYP3 Parish-Wide Strategic Plan**.



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## CAPITAL FLAGSHIP PROJECTS

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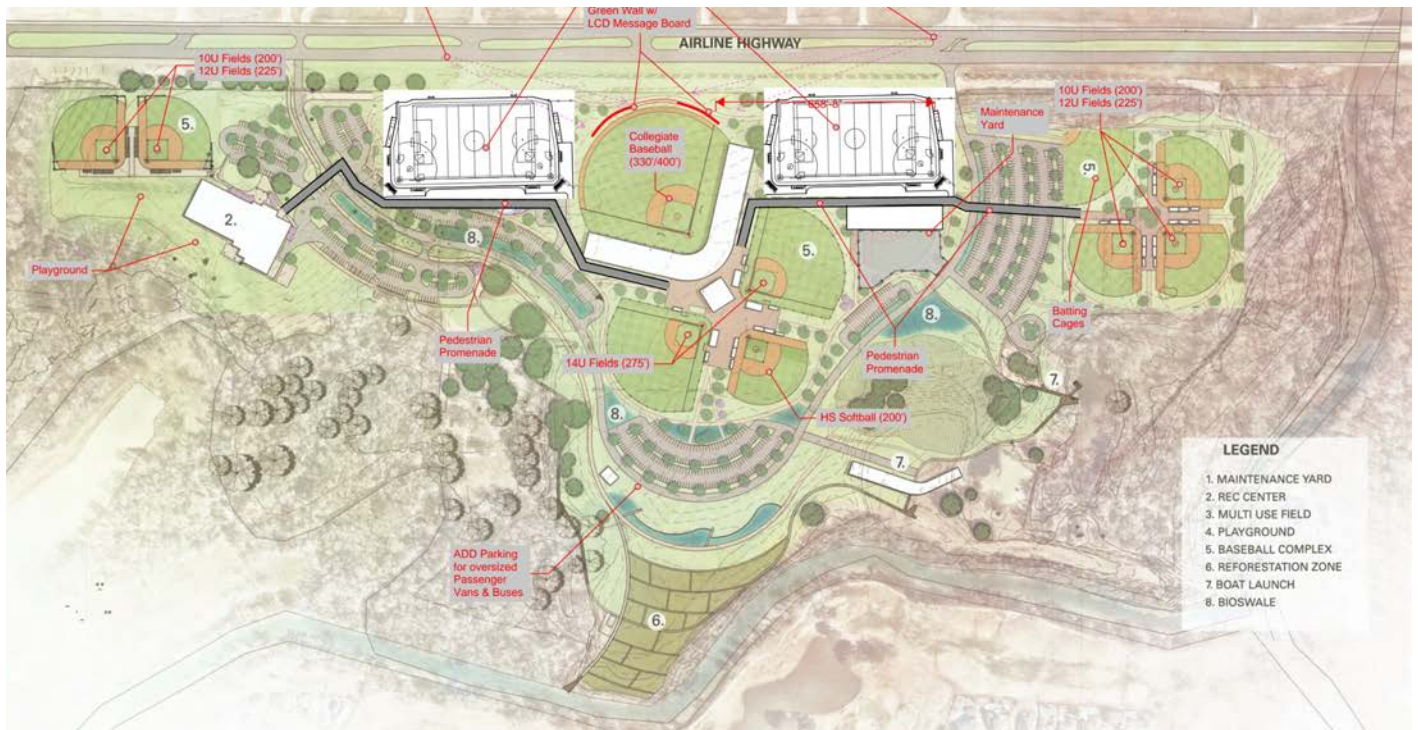


# AIRLINE HIGHWAY COMMUNITY PARK

## AIRLINE HWY BASEBALL + SPORTS COMPLEX

Airline Highway Community Park will feature a FEMA safe room, which includes a multi-court gymnasium as well as a community meeting space. Improvements to the park will also include multiple sports fields, including several baseball fields, to facilitate tournament and recreational play. Plans also include improved restroom facilities, concession stands, food truck accommodations, and a new universally accessible playground. The plan is also being designed with careful consideration and sensitivity for stormwater management, including green infrastructure improvements and reforestation zones.

- ▶▶▶ Safe Room | Multi-purpose Recreation Center
- ▶▶▶ Baseball Complex For Tournament And Recreational Play
- ▶▶▶ New And Improved Concessions / Food Truck Accommodations
- ▶▶▶ New And Improved Restrooms
- ▶▶▶ New Community Park Universally Accessible Playground
- ▶▶▶ Reforestation Zone



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
87	12/2024	6/2029	Planning				Ph. 1 Construction				Ph. 2 Cons TBD			
<b>PHASE</b>														
Discussion		Design/ Community Engagement				Bidding		Contract		Construction				

# Memorial Stadium & Safe Room

## MEMORIAL STADIUM + SAFE ROOM

Improvements Memorial Park would include the construction of a new FEMA funded Safe Room with multiple basketball courts, community meeting space, and facilitate other programs, such as boxing while also serving as a command center during emergency response events. Other improvements would include stadium renovations such as lighting, PA, & concessions .

- ▶▶▶ Safe Room | Multi-purpose Recreation Center (Phase 1)
- ▶▶▶ Memorial Stadium Renovations
- ▶▶▶ Improved Stadium PA system
- ▶▶▶ Improved Stadium Lighting
- ▶▶▶ New And Improved Stadium Concessions



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
87	12/2024	6/2029	Planning				Ph. 1 Construction				Ph. 2 Cons TBD			
<b>PHASE</b>														
Discussion			Design/ Community Engagement				Bidding		Contract		Construction			

# Burbank & Independence Turf Fields & Concessions

## TURF FIELDS AT BURBANK & INDEPENDENCE

Improvements at these parks will focus on adding multipurpose synthetic turf fields. These upgrades aim to enhance resilience and support a broader range of activities beyond soccer. These facilities will also feature concessions, field lighting, signage, bleachers, and where possible, expanded seating areas.

- ▶▶▶ Multipurpose Fields at Burbank, Independence, Flanacher
- ▶▶▶ Soccer Turf Fields
- ▶▶▶ Bleachers + Seating Area
- ▶▶▶ Concessions



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
109	03/2026	03/2028												
<b>PHASE</b>														
Discussion		Design/ Community Engagement				Bidding		Contract		Construction				

\*Additional Funding Needed For Realization of Full Vision

# CENTRAL SPORTS PARK

## CENTRAL SPORTS PARK IMPROVEMENTS

Improvements to Central Sports Park will include upgrades to the dugouts and the addition of batting cages. The plans also involve updating and improving the parking lots, revitalizing the signage, and making adjustments to the stormwater retention system for the ponds.

- ▶▶▶ Dugout Improvements
- ▶▶▶ Batting Cages / Warm-up Areas
- ▶▶▶ Parking Lot Improvements
- ▶▶▶ Signage Updates
- ▶▶▶ Stormwater Retention Pond Improvements



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	10/2027	2/2029												
<b>PHASE</b>			Discussion				Design/ Community Engagement				Bidding			
			Contract				Construction							

# ZACHARY COMMUNITY PARK

## ZACHARY RECREATION CENTER

Zachary Community Park Recreation Center is currently slated to be upgraded to a Tier 1 center as per the Recreation Center Transition Plan. A tier 1 center will include a gym, an indoor mezzanine walking loop, community meeting space, restrooms, and possibly outdoor courts, depending on site and/or budget constraints.

- ▶▶▶ Tier 1 Recreation Center
- ▶▶▶ Mezzanine Track
- ▶▶▶ Gym
- ▶▶▶ Community Meeting & Program Space
- ▶▶▶ Restrooms

\*This is pending final approval and adoption of the Recreation Center Transition Plan in 2026.



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028				
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
	TBD Post 2028	TBD Post 2028													
<b>PHASE</b>															
	Discussion	Design/ Community Engagement					Bidding					Contract			

\* Timeline TBD Pending Rec. Center Transition Plan

# FLANACHER ROAD PARK

## Multi-Sport Hub

Flanacher Road Park is located in the northwest section of East Baton Rouge Parish. This 175-acre recreational facility features six full-size soccer fields, a disc golf course, and a community center. Recently, the park has undergone renovations, including the installation of a new HVAC system.

Project Objective: Develop and Position Flanacher Road Park as a regional, tournament-capable multisport hub with revenue-generating amenities. Co-develop a realistic multi-phase approach that would address: Slopes, drainage, resurfacing, Turf fields, lighting, parking, amenities, full nine-field complex funded via sponsorships and donations

- ▶▶▶ 2008 Phase 1 Construction
- ▶▶▶ 2009 Phase 1 Opening
- ▶▶▶ 2009 Disc Golf Course
- ▶▶▶ 2019: New Prefabricated Restroom
- ▶▶▶ 2024: Building + HVAC Repairs



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	TBD 2028 or Later	TBD 2028 or Later	Planning				Construction							
<b>PHASE</b>														
Discussion		Design/ Community Engagement				Bidding		Contract		Construction				

\* Timeline TBD Pending Additional Funding, Site TBD

# CITY-BROOKS COMMUNITY PARK

## CITY PARK MASTER PLAN

City-Brooks Community Park is currently embarking on a master planning process to identify future improvements for the park. Upon completion of the master plan, an implementation schedule and strategy will be developed and executed.

- ▶▶▶ Connectivity Walks / Bridges
- ▶▶▶ Parking Enhancements
- ▶▶▶ Flexible Space for Community per Master Plan
- ▶▶▶ Design for Wampold + May Street Parks
- ▶▶▶ Commission Approval for Design Team Pending



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
84	10/2025	06/2026	Planning											
<b>PHASE</b>														
Discussion			Design/ Community Engagement				Bidding		Contract		Construction			

# INDEPENDENCE COMMUNITY PARK

## UNIVERSALLY ACCESSIBLE PLAYGROUND

BREC is currently in the fundraising phase for a new Play 4 All universally accessible playground to be located between the Independence Tennis Center and Liberty Lagoon.

- ▶▶▶ Master Plan Report Complete
- ▶▶▶ Schematic Design & Phasing Strategy
- ▶▶▶ Fundraising Phase



Since completing the Master Plan report, the design team has been working closely with the BREC Planning and Engineering Department to develop Schematic Design drawings and a phasing strategy.

Integral to the process was referencing back to the information gathered during the public and Advisory Committee meetings. The design team also worked closely with playground equipment representatives to obtain accurate sizing, pricing, and special considerations for the components identified as highest priority during the outreach phase of the Master Plan process.



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	1/12/2026	Q4 2027	Planning				Construction							
<b>PHASE</b>														
Discussion			Design/ Community Engagement				Bidding		Contract		Construction			

\* Timeline TBD Pending Additional Funding, Site TBD

# PERKINS ROAD COMMUNITY PARK

## PLANNING 2.0

Exciting changes are underway at Perkins Road Community Park as BREC embarks on the master plan process 2.0 to elevate our recreational facilities! We're excited to gather insights from a diverse range of stakeholders to help shape the park's unique offerings. BREC is also committed to building strong relationships with local leaders and organizations to cultivate lasting partnerships. Working together will make our park an even better place for everyone.

- ▶▶▶ June 2025: Internal Stakeholders
- ▶▶▶ July 2025: External Stakeholders
- ▶▶▶ Aug 2025: Public Meeting
- ▶▶▶ Oct 2025: Internal Stakeholders
- ▶▶▶ Jan 2026: Perkins Road Park 2.0 Master Plan Update was presented to the Planning & Park Resources Advisory Committee



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	2/26/26	10/28/27	Planning				Construction							
<b>PHASE</b>														
Discussion			Design/ Community Engagement				Bidding		Contract		Construction			

\* Timeline TBD Pending Additional Funding, Site TBD

# BAKER PARK BALLFIELDS

## BAKER YOUTH TOURNAMENT BALLFIELDS

Planned improvements to Baker Park will include the development of two high school tournament baseball fields, two practice fields, paved and enhanced parking lots, and an upgraded concession stand and restroom facility.

- ▶▶▶ 2 HS Tournament Baseball Fields
- ▶▶▶ 2 Practice Fields
- ▶▶▶ Paved Parking
- ▶▶▶ Concession Stand / Restroom



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
37	08/2025	08/2027	Planning				Construction							
<b>PHASE</b>														
Discussion		● Design/ Community Engagement				Bidding		Contract		Construction				

# INDOOR SPORTS COMPLEX

## INDOOR SPORTS COMPLEX

BREC is looking to construct a large indoor multi-purpose sports court facility in the parish at a location to be determined. The facility could feature up to 8 basketball courts as well as various other courts, such as pickleball and volleyball. It would also include concession facilities, spectator seating, and the ability to host additional Special events.

- ▶▶▶ Multi-purpose Courts
- ▶▶▶ 8 Basketball Courts
- ▶▶▶ Volleyball Courts + Pickleball Courts
- ▶▶▶ Dividing Courts
- ▶▶▶ Concessions + Spectator Seating
- ▶▶▶ Additional Special Events
- ▶▶▶ Location TBD



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	TBD 2028 or Later	TBD 2028 or Later												
<b>PHASE</b>														
	● Discussion	Design/ Community Engagement			Bidding			Contract						Construction

\* Timeline TBD Pending Additional Funding, Site TBD

# RECREATIONAL ICE HOCKEY FACILITY

## INDOOR SPORTS COMPLEX

Ice Hockey Facility to support Ice hockey leagues and training as well as figure skating & public skating



- ▶▶▶ Ice Hockey Rink
- ▶▶▶ Ice hockey League Play
- ▶▶▶ Figure Skating
- ▶▶▶ Public Skating
- ▶▶▶ Concessions + Spectator Seating
- ▶▶▶ Additional Special Events
- ▶▶▶ Location TBD



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	TBD 2028 or Later	TBD 2028 or Later												
<b>PHASE</b>														
●	Discussion	Design/ Community Engagement				Bidding				Contract				Construction

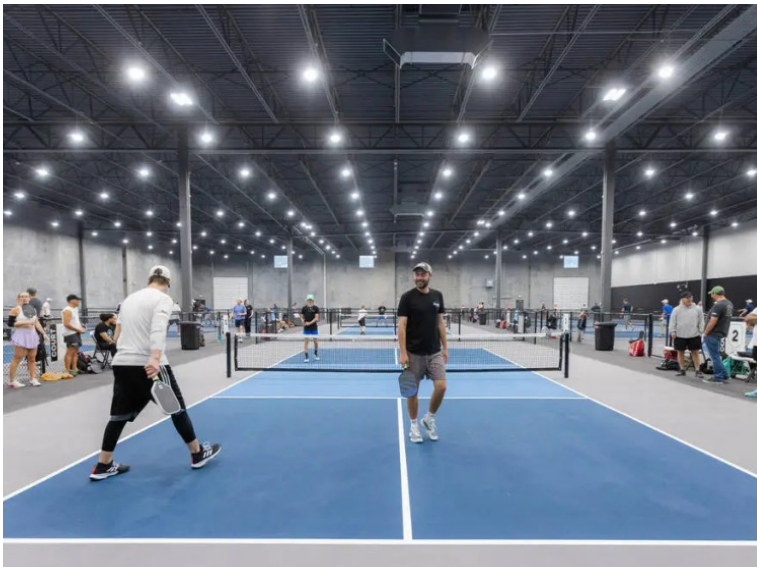
\* Timeline TBD Pending Additional Funding, Site TBD

# INDOOR PICKLEBALL FACILITY

## INDOOR PICKLEBALL FACILITY

BREC aims to create a premier Indoor pickleball court facility featuring 16 indoor courts to help East Baton Rouge Parish host national and regional tournaments. This facility would also provide relief from summer heat, as well as protection from rain and other adverse weather conditions.

- ▶▶▶ Air-Conditioned
- ▶▶▶ Minimum 16 courts
- ▶▶▶ Spectator Space
- ▶▶▶ Tournament quality
- ▶▶▶ Food Court / Concessions
- ▶▶▶ Location TBD



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	TBD 2028 or Later	TBD 2028 or Later												
<b>PHASE</b>														
	● Discussion	Design/ Community Engagement				Bidding			Contract					Construction

\* Timeline TBD Pending Additional Funding, Site TBD

# SCOTLANDVILLE PARKWAY

## SCOTLANDVILLE PARKWAY MAJOR IMPROVEMENTS PHASE 1

Scotlandville Parkway is currently in design development of the first phase of masterplan implementation, as well as greenway development. Improvements will primarily consist of upgrades to walking paths, multi-use trails, and bridges to enhance ADA accessibility.

- ▶▶▶ Improvements to walking paths
- ▶▶▶ Improvements to multi-use trails
- ▶▶▶ Improvements to key bridges
- ▶▶▶ ADA Accessibility Improvements



SCOTLANDVILLE PARKWAY CONCEPTUAL MASTER PLAN

Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
39	9/2025	07/2027	Planning				Construction							
<b>PHASE</b>														
Discussion			Design/ Community Engagement				Bidding		Contract		Construction			

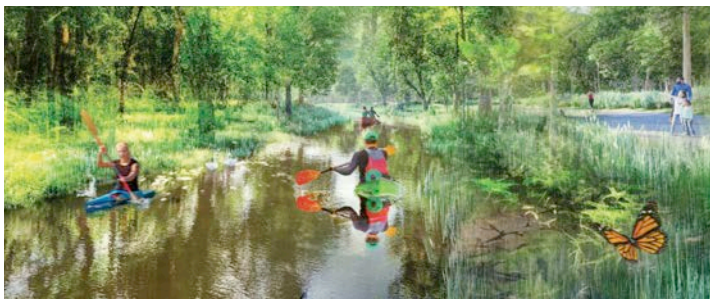
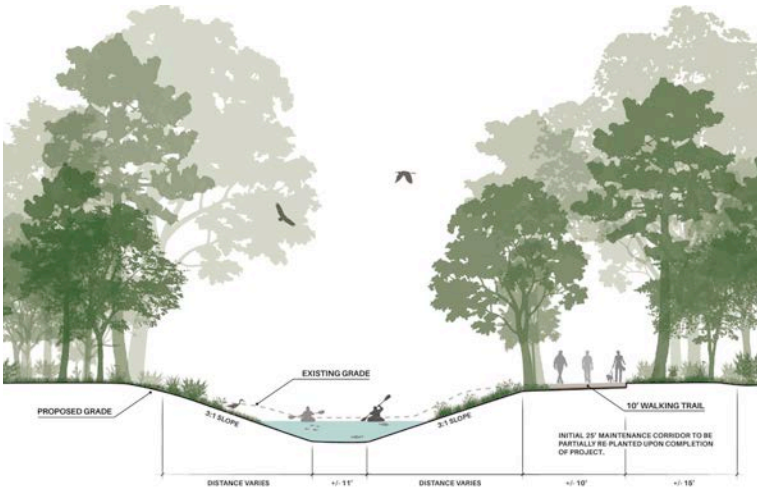
# GREENWOOD COMMUNITY PARK

## GREENWOOD PHASE 2: LOUISIANA WATERSHED INITIATIVE

Phase 2 of the Greenwood Master Plan involves expanding and dredging the lake to mitigate flood risks and improve recreational opportunities.

Cypress Bayou will be reshaped and widened to support green infrastructure and hiking and paddling activities. This project is funded by the Louisiana Watershed Initiative.

- ▶▶▶ Expand and Dredge Lake
- ▶▶▶ Reduce Flood Risk
- ▶▶▶ Cypress Bayou Widening
- ▶▶▶ Green Infrastructure
- ▶▶▶ Hiking and Paddling



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	07/2025	12/2026	Construction											
<b>PHASE</b>														
Discussion	Design/ Community Engagement				Bidding				Contract				Construction	

# TIER MODELS FOR NEW RECREATION CENTERS



# RECREATION CENTER TRANSITION

## RECREATION CENTER TRANSITION

IYP3 recommends transitioning to a tiered model of recreation centers to improve quality and support sustainable staffing and maintenance. Building on the previous Imagine Your Parks Planning initiative, which enhanced BREC parks by transitioning from a neighborhood parks network to a system of community parks offering a wider range of activities, this recommendation proposes establishing a two-tiered system of recreation centers.

These tiers include Tier 1, 2, & 3 Centers. Tier 2 would consist of indoor centers, and Tier 3 would include outdoor centers. A goal is for all indoor centers to be air-conditioned. Transitioning to a tiered system and upgrading some centers would allow other centers that are no longer meeting community needs to be taken offline. Further planning and engagement will be necessary following IYP3, but IYP3 recommends that BREC create a more sustainable portfolio.

## FLAGSHIP RECREATION CENTER PROJECT STARTING DESIGN IN 2026

- **Recreation Centers Receiving Mini Splits**
  - Mayfair
  - Cadillac
  - Nairn
  - Cedar Ridge
  - Reames Road
  - Hamilton
- Memorial Safe Room Recreation Center Tier 1
- Airline Highway Safe Room Recreation Center Tier 1
- Reames Road Park Recreation Center Tier 1
- Cadillac Street Park Recreation Center Tier 1
- H/V Gardere (or Mayfair) Recreation Center Tier 2
- Saia Park Recreation Center Tier 2
- Pride Park Recreation Center Tier 3
- Kerr Warren Park Recreation Center Tier 3

Recreation Center	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Airline Safe Room	03/2025	12/2027	Planning				Construction							
Memorial Safe Room	03/2025	12/2027	Planning				Construction							
Reames Rec. Center (Tier 1)	06/2026	12/2027	Planning				Construction							
Cadillac Rec. Center (Tier 1)	06/2026	12/2027	Planning				Construction							
H/V Gardere or Mayfair (Tier 2)	06/2026	12/2027	Planning				Construction							
Saia Rec. Center (Tier 2)	06/2026	12/2027	Planning				Construction							
Pride Rec. Center (Tier 3)	09/2026	12/2027	Planning				Construction							
Kerr Warren Rec. Center (Tier 3)	09/2026	12/2027	Planning				Construction							
<b>PHASE</b>	* Airline & Memorial Safe Rooms: Construction Documents Completed, Submitted to FEMA for Review October 2025													
	Discussion	Design/ Community Engagement	Bidding	Contract	Construction									

\* Final Schedule and Center Selection/Tiers Pending Rec Center Transition Plan



**Freedom Heritage Trail – Construction Completion 2026**

**Three Health Loop Greenway Segments In The Medical Health District Area**

Essen to Our Lady of the Lake Health Loop Segment

High Grove to Mall of LA Health Loop Segment

Perkins to Paulat Health Loop Segment

# FREEDOM HERITAGE TRAIL

## PROJECT DESCRIPTION

This 6-mile trail will serve as an important connection in the north-south bike and pedestrian network, linking downtown to Scotlandville Parkway. It features a combination of dedicated off-road multi-use trails, side paths, and bike boulevards. This project is funded by the federal government through the Louisiana Department of Transportation and Development (LADOTD) with a Congestion Mitigation and Air Quality (CMAQ) grant.



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028				
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
	9/2024	01/2026	— Complete – Ribbon Cutting June 2, 2026												
<b>PHASE</b>															
Discussion	Design/ Community Engagement				Bidding				Contract				Construction ●		

# ESSEN TO OUR LADY OF THE LAKE

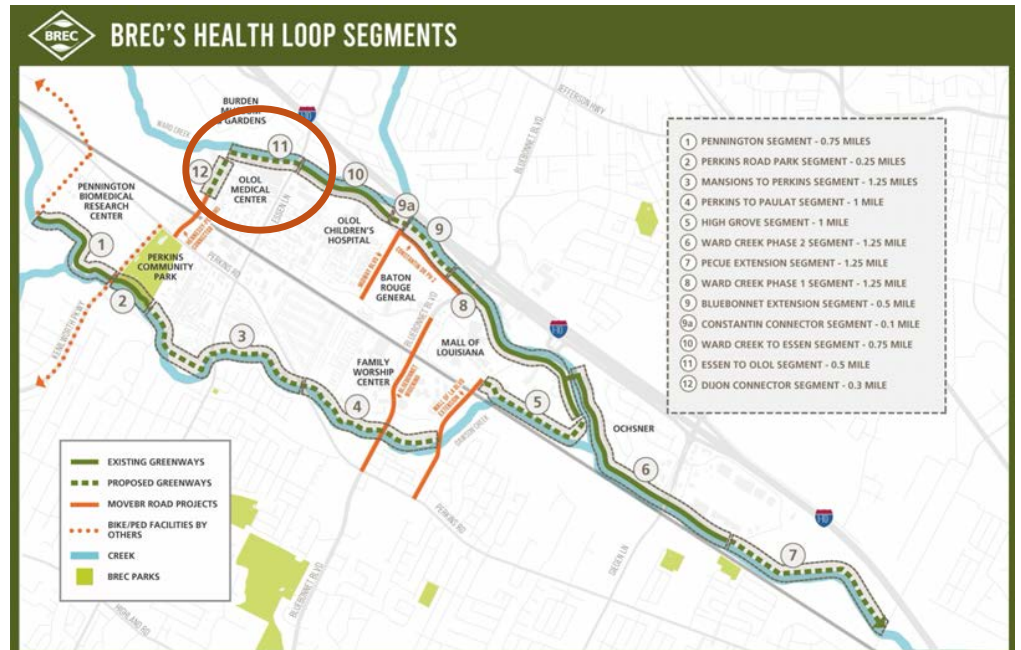
## PROJECT DESCRIPTION

This segment will connect to the existing pathway on Constantin Blvd at Essen Lane and continue northwest along Ward Creek, just north of the OLOL campus. The path will then turn towards the southwest and terminate at the intersection of Hennessy Boulevard and Dijon Drive. This segment is a critical connector in the overall health loop and brings BREC one step closer to connecting to Perkins Road Community Park.

The project is currently in the final stages of developing construction documents and finalizing a servitude agreement with OLOL to allow construction of the trail. There is also the potential for a future connection between the LSU Ag Center and the botanical gardens to the north of OLOL.

*\*Construction pending servitude acquisition*

*\*Refer to the Strategic Plan for all other projects*



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	03/2026	01/2027												
<b>PHASE</b>														
	Discussion	Design/ Community Engagement								Contract				Construction

\* Design Complete, Construction Pending Final Servitude, Grant Clearance, and Bidding

# HIGH GROVE TO MALL OF LA

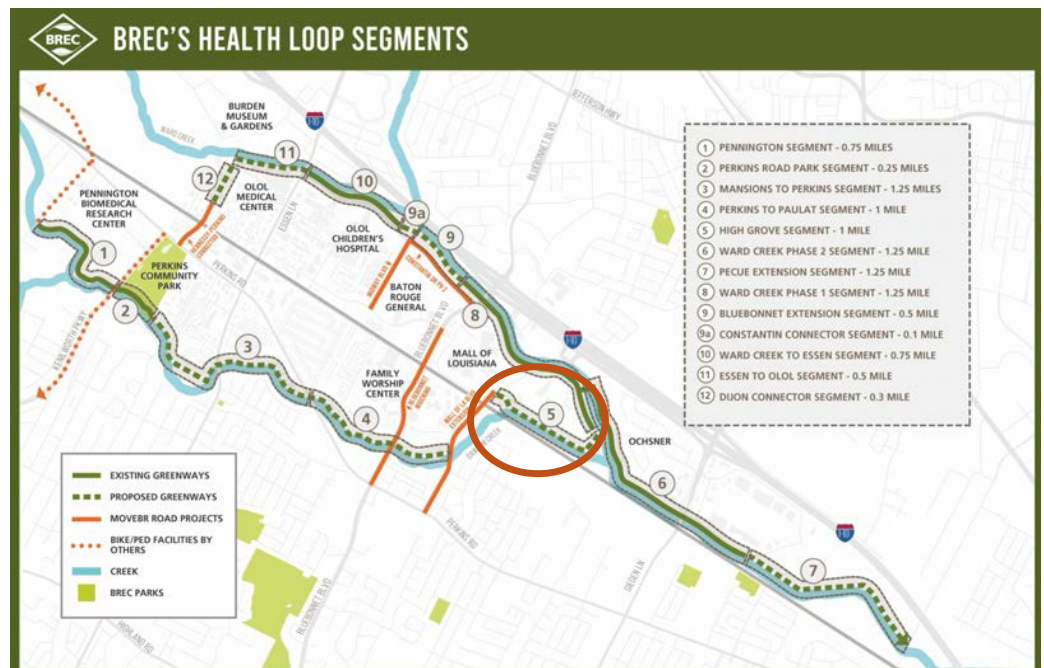
## PROJECT DESCRIPTION

The segment from High Grove to the Mall of LA will begin at the current trail's endpoint, which is north of the Grove along Ward Creek. It will loop around the Grove and then head back toward the Mall of LA via Dawson Creek.

This route will follow Dawson Creek and eventually connect with the MoveBR project (Picardy – Perkins Connector) on Mall of LA Boulevard. Due to limitations in the servitude-acquisition timeline, this project will be divided into two phases.

*\*Construction pending servitude acquisition*

*\*Refer to the Strategic Plan for all other projects*



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028			
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	06/2026	04/2027												
<b>PHASE</b>														
Discussion			Design/ Community Engagement				Bidding		Contract		Construction			

\* Design Complete, Construction Pending Final Servitude, Grant Clearance, and Bidding

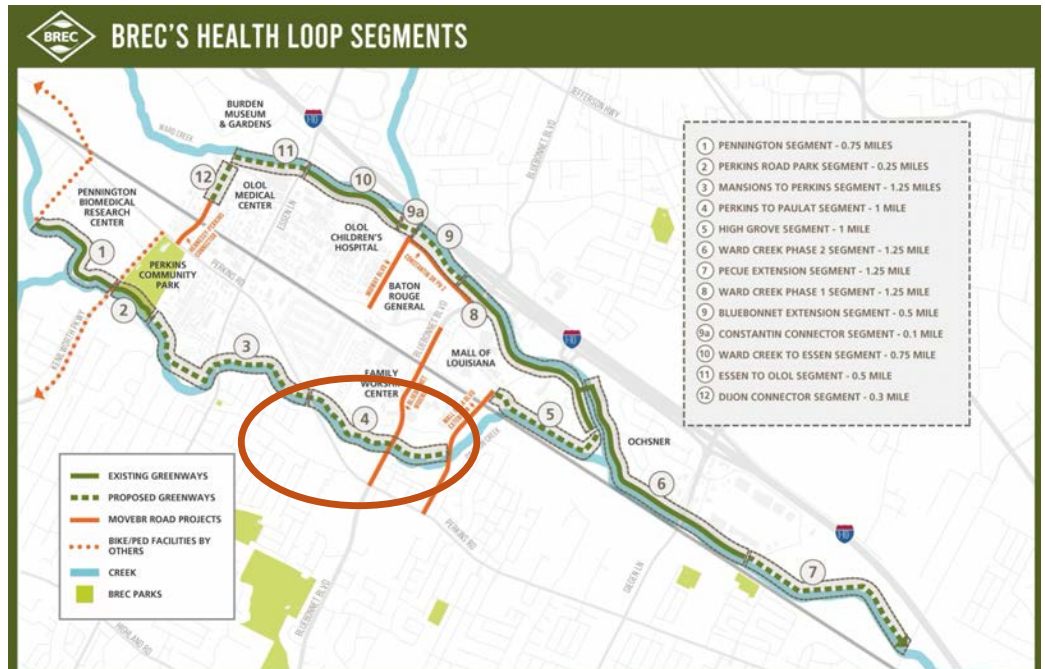
# PERKINS TO PAULAT

## PROJECT DESCRIPTION

This segment of the MoveBR project will begin at the southern end, specifically from the Picardy to Perkins Connector, and will continue along Dawson Creek in a westerly direction toward Perkins Road Community Park. The project will terminate at the intersection of Perkins Road and Dawson Creek. Construction documents are nearing completion; however, we are currently working to secure servitudes from several landowners along this route to allow for the construction of this segment.

*\*Construction pending servitude acquisition*

*\*Refer to the Strategic Plan for all other projects*



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028											
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4								
	08/2026	08/2027																				
<b>PHASE</b>																						
			Discussion				Design/Community Engagement				Bidding				Contract				Construction			

\* Design Complete, Construction Pending Final Servitude, Grant Clearance, and Bidding



### OBSOLETE LAND PROCESS

#### INTRODUCTION

BREC's Obsolete Land Policy provides a framework for identifying and disposing of park properties that no longer deliver sufficient public value. Land may be deemed obsolete if maintaining it is not cost-effective or if it fails to meet community needs.

#### A SET OF CRITERIA GUIDES DISPOSAL DECISIONS:

1. Redundant facility: Two facilities located close together.
2. Very small property: Offers limited recreational value.
3. Non-contiguous park portion: A segment of a park that is not connected to the main property.
4. Inaccessible area: Land that is difficult to reach and has little to no ecological value.
5. Located in a nonresidential area: Or in a place where the local community does not desire service.
6. Low public recreational value: The land does not justify long-term maintenance and operating costs.

#### PROCESS FOR DISPOSAL

1. Recommendations for the declaration of Surplus/Obsolescence by the Planning & Engineering Department (P&E) are studied and developed.
2. P&E obtains a professional appraisal to determine fair market value, ensuring compliance and preventing undervaluation of public assets for projects recommended for declaration as obsolete.
3. The BREC Planning & Park Resources Committee recommends that the property be declared obsolete to the BREC Commission.
4. The BREC Commission formally declares the property obsolete and not needed for public purposes, via resolution.
5. Concurrently, or at a subsequent meeting, the

Commission introduces a proposed ordinance in accordance with LA RS 47:2201 authorizing the sale of this land, with the minimum sale price, which shall be the approximate appraised value of the property.

6. A fifteen-day notice period of the ordinance is advertised. Any opposition received during that period will be heard at a public hearing during the next regular Commission meeting. The notice of the proposed sale is published in the official journal.
7. If approved and no opposition, the ordinance shall become effective ten days after its adoption.

#### DISPOSAL AND SALE CHALLENGES

1. Limited Buyer Appeal: Small, segmented parcels or those near other parks often attract few buyers.
2. Deed Restrictions: Legal limitations from donations or funding sources, e.g., Land & Water Conservation Fund (LWCF); US Dept. of Housing & Urban Development (HUD), can restrict sale options.
3. Physical Constraints: Very small, non-contiguous parcels or those on drainage servitudes are hard to market.
4. Access Issues: Restricted or inconvenient access complicates sales.
5. Return to Public Entities: Some parcels are best reverted to the city/parish due to public use or development limits.
6. Goal is to have the Obsolete List studied, Appraised, status identified, and ready to take action by March 31, 2026
7. See IYP3 strategic Plan Page 21 & 22

# INDUSTRIPLEX PARK

## LAND SALE PROCESS

### 1. November 19 Commission Meeting:

- Approved Industriplex Park to be obsolete.
- Introduced a proposed ordinance authorizing the sale of this land, with the minimum sale price shall be the approximate appraised value of \$2,175,000.
- Any opposition received during the fifteen-day notice period, Nov. 25 through Dec. 12, 2025, will be heard at a public hearing during the next regular Commission meeting.

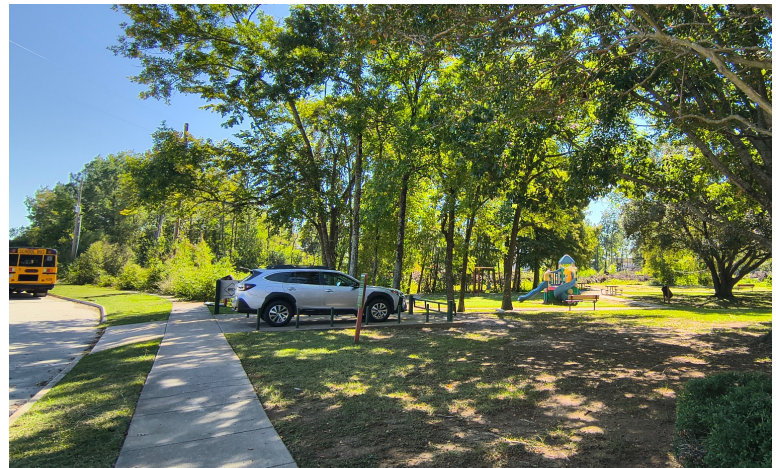


### 2. December 17 Commission Meeting:

- Hold public hearing – any opposition from the fifteen-day notice period.
- Approve ordinance to sell 8.862 acres of land (described as 8.862 acres along South Reitz Avenue) not needed for recreation, at the minimum appraised value.

### 3. If Approved – Sale Process

- Advertise for public bids (30 days)
- Review bids and recommend the highest bidder for Commission approval.
- Superintendent executes sale documents.
- Finalize purchase agreement and complete. Sale



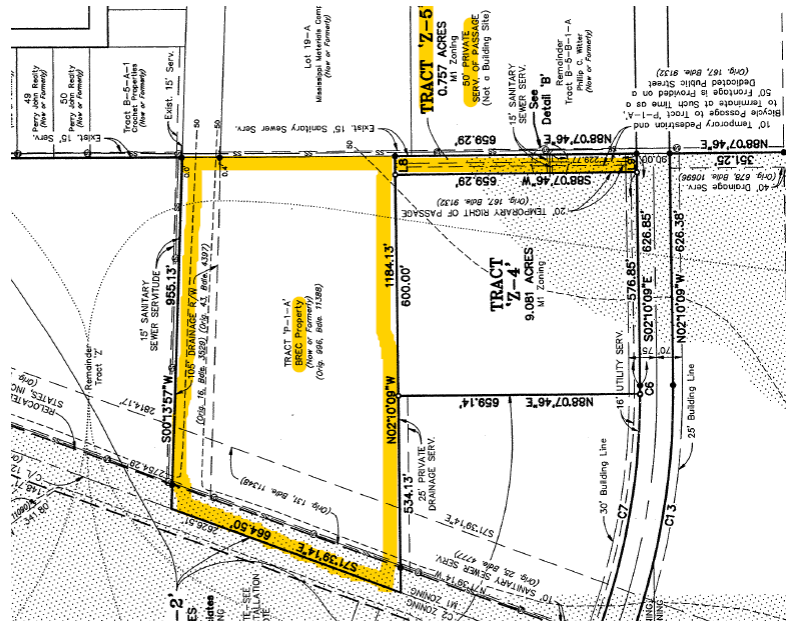
### 4. For sale

Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028					
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
	12/2025	6/2026	■													
<b>PHASE</b>																
Discussion			Design/ Community Engagement				●		Bidding		Contract		Construction			

# CORTANA PLACE PARK

## LAND SALE PROCESS

- 1. July 23, 2015 Commission Meeting:**
  - Approved Cortana Place Park to be obsolete.
  - Introduced a proposed ordinance authorizing the sale of this land, with the minimum sale price shall be the appraised value.
  - Land has not been sold to date.
  
- 2. March 2026 Updated Appraisal:**
  - An update Appraisal for this property has been obtained setting the new minimum sale price at \$650,000.
  
- 3. Sale Process**
  - Advertise for public bids (30 days)
  - Review bids and recommend the highest bidder for Commission approval.
  - Superintendent executes sale documents.
  - Finalize purchase agreement and complete. Sale
  
- 4. Public bid in May 2026.**



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028				
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
	03/2026	09/2026	■												
<b>PHASE</b>															
Discussion			Design/ Community Engagement				●		Bidding		Contract		Construction		

# LAFITTE HILL PARK

## LAND SALE PROCESS

### 1. September 2026, 2013 Commission Meeting:

- Approved Cortana Place Park to be obsolete.
- Introduced a proposed ordinance authorizing the sale of this land, with the minimum sale price shall be the appraised value.
- Land has not been sold to date.

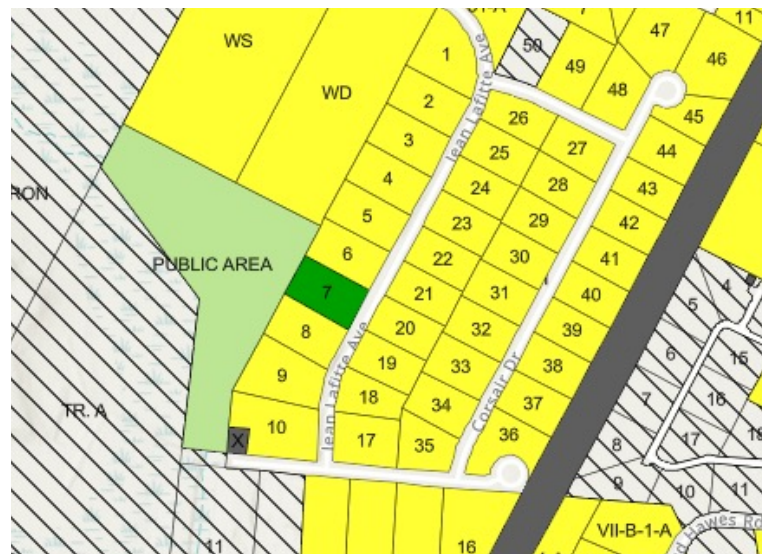
### 2. March 2026 Updated Appraisal:

- An update Appraisal for this property has been obtained setting the new minimum sale price at \$225,000.

### 3. Sale Process

- Advertise for public bids (30 days)
- Review bids and recommend the highest bidder for Commission approval.
- Superintendent executes sale documents.
- Finalize purchase agreement and complete. Sale

### 4. Public bid in May 2026.



Iyp3 Priority	Estimated Project Start Date*	Estimated Project End Date*	2026				2027				2028					
			Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4		
	03/2026	09/2026	■													
<b>PHASE</b>																
Discussion			Design/ Community Engagement				●		Bidding		Contract		Construction			



**BREC**