

K Parish-owned Properties

1. Introduction

Plaquemines Parish leases, owns, and maintains over numerous acres of property throughout the Parish. These properties include facilities and buildings used by the Parish government and by its constituents. Among the types of facilities are Parish government offices, schools, fire stations and sheriff stations that keep the Parish informed, educated and safe. Plaquemines Parish is also known for having great community recreation areas including community centers, parks, libraries, and marinas along with historical sites like Fort Jackson. These facilities and the properties are imperative to maintain the high quality of life Plaquemines Parish is known for having.

The purpose of this agenda is to address concerns and offer applicable and implementable planning concepts. These concerns have been identified through diligent efforts to inventory the assets and facilities that the Parish currently maintains. However, the process for the inventory and the compilation of information has created a wide array of challenges for this master plan due to the lack of centralized information with respect to the Parish property, facilities and buildings. This lack of centralized information does not allow for Plaquemines Parish to be proactive in maintenance or upkeep of these facilities. Within this section, this Comprehensive Master Plan will outline some of the advantageous planning techniques to centralize information and schedule for routine maintenance of the particular facilities.

In addition to the concerns of the Parish properties and facilities, this section will address where potential future development and uses for vacant or underutilized property and facilities may occur. Although a vast majority of the properties in which the Parish owns, maintains or operates actually are used to their maximum potential, there are properties that can be used for future uses throughout the Parish. These recommendations within this agenda allow for investigation of best and most practical uses of property or facilities that can benefit the citizens of Plaquemines Parish.

2. Issues and Needs for Parish-owned Properties

Currently, Plaquemines Parish does not have a thorough record of the properties it owns or leases. In order to adequately assess property owned by the Parish, there must be a list with descriptions, pictures and exhibits that portray each property. As for the facilities located within these properties, they should be inventoried specifying pertinent information about the

structure and current operation and maintenance schedules. The inventory should include the following information:

- property name and location
- department using the building
- current occupancy (persons),
- owner of the property
- owner of the building
- type of structure
- year structure was built
- size of the property in square feet of heated space
- square feet of conference and meeting rooms
- square feet of indoor and outdoor storage space
- type and condition of building elements:
 - roof
 - foundation
 - flooring
 - exterior walls
 - interior partitions
 - doors and windows
- number of toilets fixtures
- age and type of heating/ cooling system
- age and capacity of the electric system
- inventory of furniture
- annual utility cost
- provider of maintenance
- annual maintenance cost
- compliance with fire code and building codes
- number of parking spaces
- type of wastewater system
- type and condition of stormwater system.

The current Geographic Information System (GIS) lacks the ownership information required to determine that Plaquemines Parish actually owns a particular property in which it has facilities or maintains. It is imperative that an investigation of ownership with the Tax Assessor be performed in order to sufficiently maintain the properties.

Upon completion of the inventory of properties and facilities, Plaquemines Parish should categorize each particular property by use and ownership to determine the future assessment and maintenance responsibilities by the appropriate department. Past maintenance and operation procedures did not clearly define the department responsible for these procedures. Consequently, a mismanagement of resources often creates a more costly operation and maintenance of these properties and facilities. This full inventory of the assets of the properties and facilities will allow Plaquemines Parish to become fully compliant with GASB 34 laws and procedures.

3. Goals and Objectives

The first step towards a more unified and complete assessment of the property and facilities for Plaquemines Parish would be to create a property or facility profile in a complete inventory of every property and facility that the Parish has ownership, leases or maintains. This inventory will be a daunting task that is crucial to the determination of all properties and facilities that the Parish is responsible for maintaining for the public's use and enjoyment. Upon completion of the inventory of all of the Parish properties and facilities, the Parish can become compliant with the requirement as set forth in the GASB 34 laws and procedures for asset management of governmental facilities.

Determination of the responsible departments is essential for the Parish to create a planned procedure for maintenance and operation of all of the public facilities. This determination should ensure that all properties are operated at their maximum potential. Inclusive of the maintenance schedule for each property and facility should be an annual review to ensure adequate maintenance of the property or facility. These planned procedures will eliminate excess resources and should reduce the costs of long term neglect that the Parish has experienced in much of their facilities. This structure should be outlined and published in the office of the Parish President and should also be reviewed annually for best practices.

4. Potential Future Development of Parish-owned Properties

I have identified these properties as potentially viable for future development. I need some help on what to say or do here. Is a table and maps of the properties sufficient for this section or do you want detail for each particular property on ideas?

Plaquemines Parish has numerous properties that have the ability to be developed for future use. Whether the facilities were damaged by Hurricanes Katrina, Ike and Gustav or whether the

facility has become defunct over time, these properties in which they lie may still have life and use for the public. A detailed study for each of these properties and facilities needs to be performed with finite and resolute decisions for future planning. In some cases, there are properties which have been determined for these future uses.

F. Edward Hebert Government Complex

The old State School site that was purchased by Plaquemines Parish is being planned for a more unified government complex. The current scattering of government offices is highly inefficient and therefore this master plan for this complex is crucial to creating a unified and coordinated location.