

RES 204

Authorizing a request to be made to the Louisiana Department of Natural Resources, Louisiana State Mineral and Energy Board, to seek public bids for an oil, gas and mineral lease involving the property located in District G described herein and to execute the lease for certain mineral interests owned by the City of Shreveport; and to authorize the mayor to execute any and all documents related to the intent of this Resolution; and to otherwise provide with respect thereto. (G/Bowman)

## FACT SHEET

## CITY OF SHREVEPORT, LOUISIANA

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### TITLE

A Resolution authorizing a request to be made to the Louisiana Department of Natural Resources, Louisiana State Mineral and Energy Board, to seek public bids for an oil, gas and mineral lease involving the property located in District G described herein and to execute the lease for certain mineral interests owned by the City of Shreveport; and to authorize the mayor to execute any and all documents related to the intent of this Resolution; and to otherwise provide with respect thereto.

### DATE

December 16, 2024

### ORIGINATING DEPARTMENT

Department of Public Works  
Property Management Section

### CITY COUNCIL DISTRICT

G

### SPONSOR

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### PURPOSE

To authorize the State Mineral and Energy Board to seek public bids for an oil, gas, and mineral lease for property owned by the City of Shreveport; property adjudicated to the City of Shreveport; and City of Shreveport publicly dedicated roads, and to execute a lease for certain mineral interests owned by the City.

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### BACKGROUND INFORMATION

The Louisiana State Mineral and Energy Board is available, upon the request of the City, to seek public bids for an oil, gas, and mineral lease and to execute the lease of the property described herein for oil, gas, and other minerals. All rights and authority in connection with any lease *shall be vested in the City* to the same extent as if the City had itself leased the land.

The property is located and identified in Exhibit “A”.

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### TIMETABLE

Introduction: December 19, 2024  
Final Passage: January 14, 2025

### ATTACHMENTS

Exhibit “A” – Property Description  
Beta Land Services Request Letter  
Mineral Ownership Maps – 112.8514 Acres

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### SPECIAL PROCEDURAL REQUIREMENTS

The City should not follow La. R.S. [33:4712](#) for the lease of its minerals; instead it should follow [La. R.S. 30:151](#) et. seq. Pursuant to [La. R.S. 30:153\(A\)](#), the City may direct the State Mineral and Energy Board to lease its land by Resolution.

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### FINANCES

\$3000.00/acre Minimum bid (\$338,554.20)  
Projected Bonus and Annual Delay Rentals  
[plus Lease Royalties after production begins.]

### SOURCE OF FUNDS

Successful Bidder

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### ALTERNATIVES

(1) Adopt the Resolution as submitted, or (2) Amend the Resolution, or (3) Reject the Resolution.

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### RECOMMENDATION

It is recommended the City Council adopt the Resolution.

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### FACT SHEET PREPARED BY:

Malcolm Stadtlander,  
Property Management Administrator

RESOLUTION NO. \_\_\_\_\_ OF 2024

**A RESOLUTION AUTHORIZING A REQUEST TO BE MADE TO THE LOUISIANA DEPARTMENT OF NATURAL RESOURCES, LOUISIANA STATE MINERAL AND ENERGY BOARD, TO SEEK PUBLIC BIDS FOR AN OIL, GAS AND MINERAL LEASE INVOLVING THE PROPERTY LOCATED IN DISTRICT G DESCRIBED HEREIN AND TO EXECUTE THE LEASE FOR CERTAIN MINERAL INTERESTS OWNED BY THE CITY OF SHREVEPORT; AND TO AUTHORIZE THE MAYOR TO EXECUTE ANY AND ALL DOCUMENTS RELATED TO THE INTENT OF THIS RESOLUTION; AND TO OTHERWISE PROVIDE WITH RESPECT THERETO.**

**BY: COUNCILMEMBER**

**WHEREAS**, the City of Shreveport (“City”) may own certain mineral rights underlying the described property in Exhibit “A” (“the property”); and

**WHEREAS**, every agency [including every municipality] is authorized to lease its land for the development and production of minerals; and

**WHEREAS**, the City desires to lease its interest in the property for oil, gas and other minerals subject to conditions contained herein; and

**WHEREAS**, the Louisiana Department of Natural Resources, Louisiana State Mineral and Energy Board, is available upon the request of the City of Shreveport to seek public bids for an oil, gas, and mineral lease and to execute the lease of the property described herein in Exhibit “A” for oil, gas and other minerals if requested to do so by the City of Shreveport; and

**WHEREAS**, this Resolution is authorized pursuant to Louisiana Revised Statutes, Title 30; Subtitle I; Chapter 2; Subpart B. Leases by State Agencies [and Municipalities] (La. R.S. [30:151](#) – [30:159](#)); and

**WHEREAS**, pursuant to [La. R.S. 30:153\(A\)](#), any agency [Municipality] may, by Resolution, direct the State Mineral and Energy Board to lease the City’s interest in the property for such purposes; and

**WHEREAS**, pursuant to [La. R.S. 30:153](#)(A), after the execution of the original lease, all rights and authority in connection therewith shall be vested in the agency [Municipality] to the same extent as if the agency [Municipality] had itself leased the land; and

**WHEREAS**, pursuant to [La. R.S. 30:153](#)(A) the bonus money, if any, received for the lease shall be transmitted by the State Mineral and Energy Board to the agency [Municipality]; and

**WHEREAS**, the City of Shreveport has received a written request from Mel Credeur, Project Manager for BETA Land Services, L.L.C., that the City seek public bids for an oil, gas and mineral lease covering said described property in Exhibit “A”; and

**WHEREAS**, the City of Shreveport does not, by way of the instant Resolution, guarantee Mel Credeur, Project Manager for BETA Land Services, L.L.C., or any other bidding entity, the award of successful bid on the described property in Exhibit “A” (“the property”).

**NOW, THEREFORE BE IT RESOLVED** by the City Council of the City of Shreveport, Louisiana, in due, legal, and regular session convened, that:

1. The City of Shreveport declares it may own certain mineral rights underlying the following described property, to-wit: *See Exhibit “A” – Property Description*
2. The Louisiana Department of Natural Resources, State Mineral and Energy Board, be and it is hereby requested and authorized to seek public bids for an oil, gas and mineral lease covering the property described herein above.
3. The Louisiana Department of Natural Resources, State Mineral and Energy Board be and it is hereby requested and authorized to execute a lease covering the property described herein above.
4. The Mayor, Tom Arceneaux and/or his designee, is hereby authorized to execute, for and on behalf of the City of Shreveport, any, and all documents related to the execution and intent of this Resolution.
5. **Any such lease shall contain a NO SURFACE OPERATIONS provision to read the same or substantially the same as the following:**

Lessee, its successors, or assigns, may produce oil, gas, and other minerals from the leased premises by drilling from a surface location on other lands, but notwithstanding any other provision of this lease, Lessee, its successors, or assigns, shall not use the surface of the Lessor's property for drilling or any other operations without prior written permission of Lessor, which permission may be withheld at Lessor's discretion.

6. **Any such lease shall contain a HORIZONTAL PUGH clause to read the same or substantially the same as the following:**

Notwithstanding anything to the contrary herein contained, at the end of the primary term or any extension thereof by operations, if the Commission of Conservation of the State of Louisiana establishes a drilling unit which includes a part of the land herein leased, the production of oil, gas and other minerals from such unit shall maintain this lease in full force and effect only as to such portions of the leased land embraced in said pooled unit; and this lease shall expire as to that part of the land herein leased not included in such unit; and Lessee, its successors and assigns agrees to relinquish by formal instrument any portion of the leased land not included in a unit created by the Commission of Conservation while this lease is in effect.

7. **Any such lease shall contain a VERTICAL PUGH clause to read the same or substantially the same as the following:**

Upon the expiration of the primary term hereof or any extension thereof by operations, this lease shall automatically terminate and be of no further force or effect except as to all that part of the leased premises then included within the geographical boundaries of a producing unit duly established by governmental agency or authority having jurisdiction, from the surface of the earth to a depth of one hundred (100) feet below the deepest depth from which any well commenced during the primary term hereof on the leased premises or on lands pooled therewith is completed and from which there is production in paying quantities, such depth determination to be made on a unit-by-unit basis. In the absence of units so established, this lease shall terminate except as to forty (40) acres around each producing oil well and one hundred sixty (160) acres around each producing or shut-in gas well located on the leased premises, in as near the form of a square as is practicable, from the surface of the earth down to a depth of one hundred (100) feet below the deepest depth from which said well or wells are completed and from which there is production in paying quantities, such depth determination to be made on a well-by-well basis.

8. **Any such lease shall contain a minimum CASH PAYMENT BONUS provision as follows:** Cash Payment Bonus of not less than three thousand dollars (\$3000.00) per acre.
9. **Any such lease shall contain a minimum ROYALTY provision as follows:** Royalty of not less than twenty-five percent (25%).
10. **Any such lease shall contain a maximum TERM provision as follows:** Primary term of lease shall not exceed three (3) years.

11. Any such lease shall contain a provision expressly stating that any lease granted by the City of Shreveport and accepted by Lessee shall be **WITHOUT WARRANTY OF TITLE** and **WITHOUT RECOURSE AGAINST THE CITY**, whether expressed or implied, even for the return of any monies paid, and further, that City shall not be required to return any payments received or be otherwise responsible to Lessee, therefore.
12. Any error in any legal description contained in this Resolution and/or in Exhibit "A" which may be discovered by the State Mineral and Energy Board, or its staff, during its review of the City's application, which are subsequently corrected by the City of Shreveport, provided such irregularities do not materially change the property being herein authorized for lease, shall not affect any authorization granted or conveyed herein and the State Mineral and Energy Board is hereby authorized to advertise and subsequently lease the said property as correctly described.
13. A certified copy of the executed *Lease Agreement* authorized herein, and all Exhibits attached thereto, or an extract thereof, shall be filed and recorded in the conveyance records of Caddo Parish, Louisiana.

**BE IT FURTHER RESOLVED** that if any provision or item of this Resolution or the application thereof is held invalid, such invalidity shall not affect other, provisions, items or applications of this Resolution which can be given effect without the invalid provisions, items or application, and to this end, the provisions of this Resolution are hereby declared severable.

**BE IT FURTHER RESOLVED** that all resolutions, ordinances, or parts thereof in conflict herewith are hereby repealed.

**BE IT FURTHER RESOLVED** that this Resolution shall become effective in accordance with the provisions of [Shreveport City Charter Section 4.23](#).

**THUS, DONE AND RESOLVED** by the City Council of the City of Shreveport, Louisiana.

**APPROVED AS TO LEGAL FORM:**

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City Attorney's Office

Exhibit "A"

**CITY OF SHREVEPORT, LOUISIANA NOMINATION 1:  
(All lands in Sections 14, 26, and 35, TOWNSHIP 17 NORTH, RANGE 15  
WEST, CADDO PARISH, LOUISIANA)**

**DESCRIPTION**

**MINERALS OWNED BY CITY OF SHREVEPORT**

**Section 14, Township 17 North, Range 15 West, Caddo Parish**

**DEDICATED ROADS AND STREETS:**

Those Certain Roads and Streets located in Section 14, Township 17 North, Range 15 West, Caddo Parish, Louisiana, with Fee Ownership of Minerals by the City of Shreveport, identified as Border Lane, Camrose Lane, North Inwood Road, Glendale Lane, Santa Monica Drive, Inwood Road, Portions of Pine Road, Trailwood Terrace, Southcrest Drive, South Inwood Road, Timberman Place, Field Wood Road, Scenic Drive, Casa Linda Circle, Santa Monica Court, Calderwood Drive, Sage Wind Drive, Scenic Circle, South Hampton Road, Frondosa Drive, Teirra Circle, Teirra Drive, Shadowcreek Drive, Lago Circle, Madera Drive, Encina Drive, Hermosa Drive, Alameda Drive, Crosswind Drive, Briar Ridge Drive, and Gossamer Drive, containing 72.7867 net mineral acres, more or less, all located in Caddo Parish, Louisiana.

**CITY OF SHREVEPORT ADJUDICATED TRACTS**

**Tract 1 – GEO # 171511-011-0012-00**

A certain tract of land located in Section 14, Township 17 North, Range 15 West, Caddo Parish, Louisiana, being described as W/2 of abandoned Inwood Road, lying between Lots 2 and 3, Western Hills North Subdivision, a subdivision of the City of Shreveport, less that part located in Section 11, Township 17 North, Range 15 West, located in Caddo Parish, Louisiana, as per plat recorded in Book 1300, Pages 427 and 429 of the Conveyance Records of Caddo Parish, Louisiana, together with all buildings and improvements, containing .023 acres, more or less.

**Tract 2 – GEO# 171514-022-0262-00**

That tract or parcel of land located in Section 14 Township 17 North Range 15 West, Caddo Parish, Louisiana, being described as a portion of lot C, Western Hills Subdivision, Unit 6, a subdivision of the City of Shreveport, as per plat recorded in Book 800, Page 643, of the Conveyance Records of Caddo Parish, Louisiana, and being more fully described as follows: Said Lot C less the following described tract, Beginning at the Northeast corner of said Lot C, run South along the East line of said lot a distance of 80 feet; thence run Northwesterly on a line which is an extension of the common boundary line between Lots 256 & 258, to the Northerly

line of said Lot C; thence run Easterly along said North line to the Point of Beginning, together with all buildings and improvements located thereon. Containing .366 acres, more or less.

Tract 3 – GEO # 171514-022-0266-00

That tract or parcel of land located in Section 14 Township 17 North Range 15 West, Caddo Parish, Louisiana, being described as the West 15 feet of Lot 254, Western Hills Subdivision, Unit No. 6, a subdivision of the City of Shreveport, as per plat recorded in Book 800, Page 643, Conveyance Records of Caddo Parish, Louisiana, containing .073 acres, more or less. .

Tract 4 – GEO # 171514-028-0050-00

That certain tract or parcel of land, located in Section 14, Township 17 North, Range 15 West, Caddo Parish, Louisiana, known as Lot 50 Kentwood Subdivision, Unit 2, Caddo Parish, Louisiana, per Plat recorded in Book 1900, Page 55 of the Conveyance Records of Caddo Parish, Louisiana, said tract containing .176 acres, more or less.

Lot 5 - GEO # 171514-028-0043-00

That certain tract or parcel of land known as LOT 43 of Kentwood Subdivision, Unit 2, as per plat recorded in Book 1900, at page 55, of the conveyance records of Caddo Parish, containing .210 acres, more or less, located in Section 14, Township 17 North, Range 15 West, Caddo Parish, Louisiana.

Lot 6 - GEO # 171514-028-0016-00

That certain tract or parcel of land known as LOT 16 of Kentwood Subdivision , Unit 2, as per plat recorded in Book 1900, at page 55, of the conveyance records of Caddo Parish, containing .227 acres, more or less, located in Section 14, Township 17 North, Range 15 West, Caddo Parish, Louisiana.

Lot 7 - GEO # 171514-000-0077-00

That certain tract or parcel of land, located in Section 14, Township 17 North, Range 15 West, Caddo Parish, Louisiana, described as follows: Begin at the Southeast corner of Lot 14, Kentwood, Unit No. 1, a subdivision of the Parish of Caddo, State of Louisiana, as per plat recorded in Book 1800 , page 171 , of the Conveyance Records of Caddo Parish, Louisiana; run South 28 deg. 56 min. 35 sec. East 30 feet; thence North 61 deg. 3 min. 25 sec. West 329.83 feet; thence North 52 deg. 16 min. 19 sec. West 320.62 feet; thence North 0 deg. 57 min. 27 sec. East 37 .45 feet to the most Westerly corner of Lot 5 of said Kentwood, Unit No. 1; thence South 52 deg. 16 min. 19 sec. East 340, 74 feet; thence South 61 deg. 03 min. 25 sec. East 327 .51 feet to the POINT OF BEGINNING; Said tract containing .454 acres, more or less, all being located in the Southwest Quarter of the Southeast Quarter of Section 14, Township 17 North, Range 15 West, Caddo Parish, Louisiana.

**TOTAL NET MINERAL ACRES IN SECTION 14-17-15, Caddo Parish 74.3157 NET ACRES**

**Section 26, Township 17 North, Range 15 West, Caddo Parish**



### **DEDICATED ROADS AND STREETS:**

Those certain Roads and Streets located in Section 26, Township 17 North, Range 15 West, Caddo Parish, Louisiana, with Fee Ownership of Minerals by the City of Shreveport, identified as Portions of Broadacres Road, That Portion of Quinn Church Road located in the City Limits, That portion of El Rancho Road located in the City Limits, Bobtail Drive, Beaufort Way, North Windmere Drive, South Windmere Drive, Westwood Road, Garden Oaks Drive, Varner Drive, Portions of Klug Pines Road, Steeplechase Road, Portions of Buncombe Road, and Arlene Lane, containing 25.8227 net mineral acres, more or less, all located in Caddo Parish Louisiana.

**TOTAL NET MINERAL ACRES IN SECTION 26-17-15, Caddo Parish 25.8227 NET ACRES**

### **Section 35, Township 17 North, Range 15 West, Caddo Parish**

### **DEDICATED ROADS AND STREETS:**

Those certain Roads and Streets located in Section 35, Township 17 North, Range 15 West, Caddo Parish, Louisiana, with Fee Ownership of Minerals by the City of Shreveport identified as Roosevelt Drive, Hobbs Drive, Best Drive, Faust Drive, and Scott Street, containing **10.148** net mineral acres, more or less, all located in Caddo Parish, Louisiana.

#### **Tract 1 - GEO # 171535-000-0031-00**

That certain tract or parcel of land, situated in the Northeast Quarter of the Northeast Quarter (NE/4 of NE/4), Section 35, Township 17 North, Range 15 West, Caddo Parish, Louisiana. Said tract being more particularly described in that certain Act of Correction, dated April 22, 2013, Book 4653 Page 45, in the Records of Caddo Parish Clerk of Court, containing **.610** acres, more or less.

#### **Tract 2 - GEO # 171535-004-0007-00**

That tract of land located in Section 35, Township 17 North, Range 15 West, Caddo Parish, Louisiana, known as Lots E, W & X, Block 1, Re-Subdivision of Broadview Subdivision, a subdivision of Caddo Parish, Louisiana, as per plat recorded in Book 600, Page 497, of the Conveyance Records of Caddo Parish, Louisiana, containing **.917** acres, more or less.

#### **Tract 3 - GEO # 171535-007-0035-00**

That tract of land located in Section 35, Township 17 North, Range 15 West, Caddo Parish, Louisiana,

Being Lot C of Block 4 of Resubdivision of Broadview a resubdivision of the City of Shreveport, Caddo Parish, Louisiana, in the East One-Half (E-1/2) of the Northeast Quarter (NE-1/4) of Section 35, Township 17 North, Range 15 West, Caddo Parish, Louisiana, as per plat recorded in Book 600, Page 497 of the Conveyance Records of Caddo Parish Louisiana, containing **.333** acres, more or less.

Tract 4 – GEO # 171535-002-0027-00

That tract of land located in Section 35, Township 17 North, Range 15 West, Caddo Parish, Louisiana, being a Portion of Lot 4, L.O. Romogosa Estates, described as follows: COMMENCE AT THE SE/COR. OF LOT 4, LOC. ON N'LY R/W LINE OF BUNCOMBE RD., THENCE RUN S. 45 DEG. 18 MIN. 20 SEC. W. 121.30 FT., THENCE N. 02 DEG. 14 MIN. 02 SEC. E. 569.48 FT., THENCE S. 88 DEG. 40 MIN. 10 SEC. E. 82.25 FT., THENCE S. 02 DEG. 14 MIN. 02 SEC. W. 482.17 FT. TO POB, containing **.705** acres, more or less.

**TOTAL NET MINERAL ACRES, SECTION 35-17-15, CADDO PARISH 12.713 ACRES**

**TOTAL NET MINERAL ACRES AS TO ALL THREE SECTIONS 112.8514 ACRES**

**WE ARE LESS AND EXCEPTING THE HA RA SU68 MORRIS 35-17-15 H 1 Well, Serial Number 241786, as it has Reached Payout.**



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Lafayette, LA 70508

P.O. Box 51241  
Lafayette, LA 70505

November 5, 2024

Mr. Malcolm Stadtlander  
City of Shreveport  
505 Travis St., Suite 200  
Shreveport, Louisiana 71107

Via E-Mail

RE: Nomination of City of Shreveport Mineral Acreage for Oil, Gas, and Mineral Lease in  
Sections 14, 26 & 35 Township 17 North, Range 15 West, Caddo Parish, Louisiana

Dear Malcolm:

Per your request, I have reviewed this Proposal as to the matter of Minimum Bonus amount. We propose a Minimum 25 % Royalty and a Minimum Bonus amount of \$3,000.00 per acre.

I have also attached with this letter a Revised Exhibit, pursuant to our discussions as well as a review of additional adjudicated lots by counsel. I have also attached a revised map.

The Lease will pertain to approximately 112.8514 net acres, in Sections 14, 26, and 35-17-15, Caddo Parish. All of the lots shown as open as to Sections 14 and 35-17-15 are adjudicated tracts. Thanks very much.

Yours sincerely,

A handwritten signature in dark ink, appearing to read 'Mel Credeur', is written over a large, stylized circular flourish.

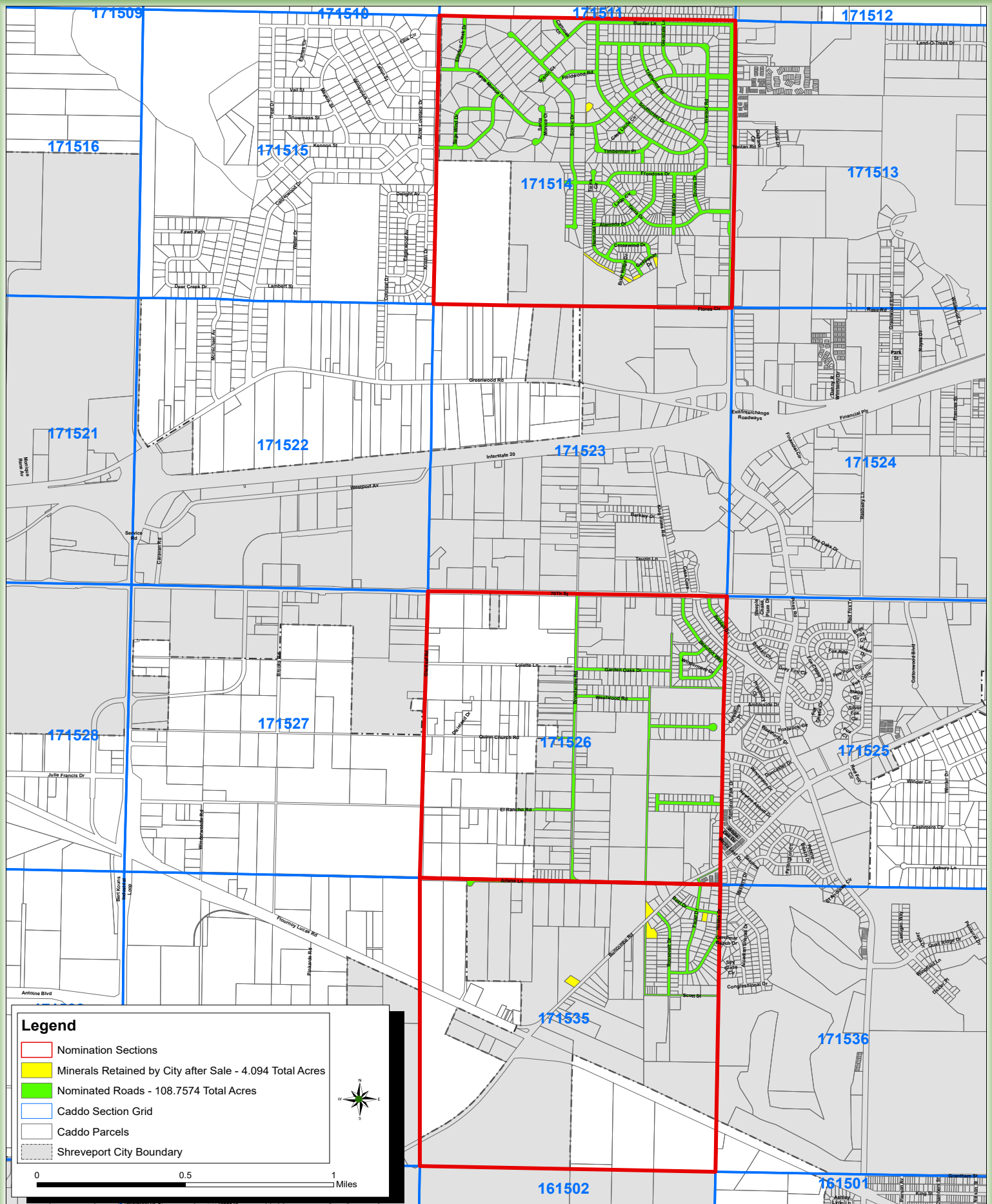
Mel Credeur  
Project Manager  
BETA Land Services, L.L.C.

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MC/asb



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# City of Shreveport

Mineral Ownership in Sections 14, 26, & 35 (T17N - R15W) - 112.8514 Total Net Acres

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