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**BOARD OF REGENTS**

*P. O. Box 3677*  
*Baton Rouge, LA 70821-3677*  
*Phone (225) 342-4253, FAX (225) 342-9318*  
*www.regents.state.la.us*

**FACILITIES AND PROPERTY COMMITTEE**  
**March 24, 2010**

The Board of Regents, acting as a Committee of the whole, addressed the Facilities and Property Committee agenda on Wednesday, March 24, 2010, at 2:27 p.m. in the Cotillion Ballroom of the Donald G. Bollinger Student Union at Nicholls State University in Thibodaux, Louisiana. Facilities and Property Committee Chair W. Clinton Rasberry, Jr. called the meeting to order. A quorum of the Board was acknowledged. Attendance was as follows:

**COMMITTEE MEMBERS PRESENT**

W. Clinton Rasberry, Jr., Chair  
Victor T. Stelly, Vice Chair  
Richard A. D'Aquin  
Maurice C. Durbin  
Joseph C. Wiley  
Marc A. Guichard

**OTHER BOARD MEMBERS PRESENT**

Charlotte A. Bollinger  
Scott O. Brame  
Robert J. Bruno  
Donna G. Klein  
Ingrid T. Labat  
Mary Ellen Roy  
Harold M. Stokes  
Artis L. Terrell, Jr

**COMMITTEE MEMBERS ABSENT**

Robert W. Levy  
Roland M. Toups

**STAFF MEMBERS PRESENT**

Rich Griswold

**GUESTS PRESENT**

## Appendix A

**SMALL CAPITAL PROJECTS REPORT**

Mr. Rich Griswold, Associate Commissioner for Facilities, reported that staff had approved the following small capital projects costing less than \$500,000 since the last report:

**Louisiana Department of Transportation and Development Funding**

Northgate Pedestrian Corridor - Louisiana State University and A&M College  
\$314,357 with \$298,600 from LDOTD and \$15,757 from LSU.

**Auxiliary Funds - Housing**

Pentagon Service Building Renovation - Louisiana State University and A&M College  
- \$370,000 from the  
Housing Auxiliary.

**Self-Generated - Restricted Funding**

Dental School Patient Parking Lot - LSU Health Sciences Center in New Orleans  
\$499,000 from self-generated restricted funds (clinics operating funds).

After discussion, the Board took the following action:

On motion of Regent Wiley, seconded by Regent D'Aquin, the Board of Regents approved the Small Capital Projects Report as presented by the staff.

**PROJECTS UTILIZING ALTERNATIVE MEANS OF FINANCING**

Mr. Griswold presented a project requested through the University of Louisiana System to make modifications to the existing softball complex at the University of Louisiana at Lafayette. The project would provide for new covered bleachers for 1,500, concessions, ticket sales booth, restrooms, dressing rooms, press box with radio and TV space, media press room, a small gift shop, enclosed batting cages, and special seating areas. Funding for the project, which is estimated to cost

\$2,350,000, is to come in part from a self-assessed student fee for athletics. The special seating areas are to be paid for by a donation from the ULL Athletic Foundation. Operation of the facility will generate income for the athletic program. No state funds are involved in the project, nor will any funds be borrowed or debt incurred.

The project will follow the traditional lease/donation model in which the property will be leased to Rajun' Cajun Facilities, Inc., a 501(c)(3) corporation, who will cause the improvements to be made. Upon completion of the work, the lease will terminate, and the improvements will be donated back to the university to be operated to the benefit of the institution.

The improvements have Title IX implications in that the institution is required to provide appropriate facilities to accomplish gender equity in the athletic program.

Messrs. David Walker and Bill Crist, representing the Athletic Foundation and the University of Louisiana at Lafayette, and Mr. Douglas Lee, representing the University of Louisiana System, assisted in the presentation and fielded various questions.

After discussion:

On motion of Regent D'Aquin, seconded by Regent Wiley, the Board of Regents unanimously approved the project for modifications and improvements to the Softball Complex at the University of Louisiana in Lafayette utilizing alternative means of financing. The project, estimated to cost approximately \$2,350,000, is to be funding in part from the student self-assessed athletic fee in the amount of \$1,234,061, and in part using a donation from the ULL Athletic Foundation in the amount of \$901,511. The Rajun Cajun Facilities Inc, a 501(c)(3) corporation, will construct the improvements and upon completion, the lease will terminate and the improvements will be donated to ULL.

**LEASES**

Staff presented a request from the University of Louisiana System on behalf of McNeese State University to enter into a lease agreement and Local Services Agreement with the City of Lake Charles, the Calcasieu Parish Police Jury, and the Southwest Louisiana Alliance Foundation for the construction of an economic development facility on land owned by the university. The facility, to be known as the Southwest Louisiana Entrepreneurial and Economic Development (SEED) Center, would provide space for a business incubator in which developing businesses would receive a synergistic benefit from an association with the McNeese School of Business and other local business oriented entities. McNeese would benefit from having additional classroom and laboratory space for its business programs.

Dr. Jeane Daboval and Messrs. Eddie Meche and Richard Rhoden representing McNeese State University, and Mr. Douglas Lee, representing the University of Louisiana System, outlined various aspects of the project: (1) that the university would enter into a local services agreement with the other entities involved, (2) that upon completion of the work, the facility, which will be some 50,000 GSF and cost an estimated \$13,000,000, will become the property of McNeese State University (and the State of Louisiana), (3) that McNeese will benefit from space within the facility, (4) that McNeese will rent space to the other entities involved as a means of defraying costs to operate the facility, and (5) that the term of the agreement will be 30 years with options for three additional ten-year periods.

The funding sources for the project are to be (1) \$500,000 from the City of Lake Charles, (2) \$500,000 from the Calcasieu Parish Police Jury, (3) \$7,000,000 from a U. S. Department of Commerce Community Development Block Grant (CDBG), (4) \$4,000,000 from a U. S. Department of Commerce, Economic Development Administration grant, and (5) from the sale of existing property valued at \$1,000,000 owed by the Alliance.

After discussion:

On motion of Regent D'Aquin, seconded by Regent Roy, the Board of Regents unanimously approved the request by the University of Louisiana System on behalf of McNeese State University to lease university owned property to the Southwest Louisiana Economic Development Alliance for the purpose of constructing the Southwest Louisiana Entrepreneurial and Economic Development (SEED) Center. The project will be 50,000 GSF and is estimated to cost approximately \$13,000,000. Upon completion of the work, the lease will terminate and the facilities will be donated to McNeese for its use and operation, which includes business incubation and tenant occupancy of the other entities involved.

**ADJOURNMENT**

There being no further business, the Facilities and Property Committee was adjourned at 2:46 p.m.