

AGENDA
FACILITIES PLANNING COMMITTEE
BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM
10:45 a.m., Thursday, February 27, 2014**
Claiborne Building Conference Center
Room 153, "The Iowa Room"
1201 North Third Street
Baton Rouge, Louisiana

MEMBERS:

Mr. David Guidry, Chair
Mr. John Condos, Vice Chair
Mr. Andre Coudrain
Mr. John LeTard
Mr. Jimmy Long
Mr. Mark Romero
Mr. Carl Shetler

- A. Call to Order
- B. Roll Call
- C. **Consent Agenda:**

Board Agenda Item G.1.

Louisiana Tech University's request for approval to advertise for bids for the right to harvest all timber on the 323 acres of land from the Estate of Elva J. Mann and the Elva J. Mann Trust and to sell the timber and execute necessary contracts to conduct the sale.

Board Agenda Item G.3.

University of New Orleans' request for approval to rename the Privateer Park the First NBC Ballpark.

D. **Discussion/Action:**

Board Agenda Item G.2.

University of Louisiana at Lafayette's request for a resolution approving the forms of and authorizing the execution of a ground and buildings lease agreement and an amended and restated collection and disbursement contract in connection with the lease of a portion of the campus of the University of Louisiana at Lafayette and the buildings located thereon to Ragin' Cajun Facilities, Inc., and the design, renovation, furnishing, and equipping of certain improvements to the Cajundome arena.

E. Other Business

F. Adjournment

CONSENT AGENDA ITEMS

**BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM**

FACILITIES PLANNING COMMITTEE

February 27, 2014

- Item G.1.** Louisiana Tech University's request for approval to advertise for bids for the right to harvest all timber on the 323 acres of land from the Estate of Elva J. Mann and the Elva J. Mann Trust and to sell the timber and execute necessary contracts to conduct sale.

EXECUTIVE SUMMARY

The University is requesting Board approval to advertise for bids for the right to harvest all timber on the 323 acres of land from the Estate of Elva J. Mann and the Elva J. Mann Trust and to sell the timber and execute necessary contracts to conduct sale.

Louisiana Tech University is a benefactor from the estate of Elva J. Mann and Elva J. Mann Trust in which they received 323 acres of land in Union Parish in 1992. The land is primarily timber land identified as in final harvest stage by an experienced area forestry consultant.

The net proceeds from the sale will be used in general scholarship fund per request of the donor. Income and expenditures will depend upon bids and market conditions. Tech believes net income and expenditures will be approximately \$235,000.

RECOMMENDATION

It is recommended that the following resolution be adopted:

NOW, THEREFORE, BE IT RESOLVED, *that the Board of Supervisors for the University of Louisiana System hereby approves Louisiana Tech University's request to advertise for bids for the right to harvest all timber on the 323 acres of land from the Estate of Elva J. Mann and the Elva J. Mann Trust and to sell the timber and execute necessary contracts to conduct sale.*

BE IT FURTHER RESOLVED, *that the President of Louisiana Tech University is hereby designated and authorized to execute any and all documents necessary to execute said sale.*

AND FURTHER, *that ULS staff and legal counsel ensure that all documents conform to statutory and administrative requirements.*



LOUISIANA TECH
UNIVERSITY

OFFICE OF THE PRESIDENT

January 28, 2014

LADIES AND GENTLEMEN OF THE BOARD OF SUPERVISORS FOR THE UNIVERSITY OF LOUISIANA SYSTEM:

As a benefactor from the estate of Elva J. Mann and the Elva J. Mann Trust, Louisiana Tech University received 323 acres of land in Union Parish in 1992. The land is primarily timber land identified as in final harvest stage by an experienced area forestry consultant.

Louisiana Tech University is requesting permission to advertise for bids the right to harvest all timber on the tract. Net proceeds from the sale will be used in the general scholarship fund per request of the donor.

While exact income and expenditures will depend upon bids and market conditions, Louisiana Tech believes net income and expenditures will be approximately \$235,000.

Louisiana Tech University is requesting permission to advertise for bid to sell the timber and execute necessary contracts to conduct the sale. Other necessary expenditures and contracts related to the sale and management of the site will be conducted per state policies and regulations.

Sincerely,

A handwritten signature in cursive script that reads "Leslie K. Guice".

Leslie K. Guice
President

**BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM**

FACILITIES PLANNING COMMITTEE

February 27, 2014

Item G.3. **University of New Orleans'** request for approval to rename the Privateer Park the First NBC Ballpark.

EXECUTIVE SUMMARY

University of New Orleans is requesting to rename the Privateer Park the First NBC Ballpark. The request is to name it First NBC Ballpark for a period of ten years. First NBC has agreed to support the UNO's Athletic Department with a gift of \$600,000. The term of the gift is \$350,000 paid now and \$50,000 a year for the next five years. The donor has requested that the terms of the naming rights and the amount of the gift not be disclosed publicly.

RECOMMENDATION

It is recommended that the following resolution be adopted:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the University of Louisiana System hereby approves the University of New Orleans' request to rename the Privateer Park the First NBC Ballpark.



G3

THE UNIVERSITY *of*
NEW ORLEANS
OFFICE OF THE PRESIDENT

February 4, 2014

Sandra Woodley, Ph.D.
President
University of Louisiana System
1201 North Third Street, 7-300
Baton Rouge, Louisiana 70802

Re: Naming Privateer Park

Dear Dr. Woodley:

I respectfully request approval from the University of Louisiana System Board of Supervisors to name Privateer Park, the on-campus baseball park, First NBC Ballpark. This request is to name Privateer Park First NBC Ballpark is for a period of ten years. First NBC has agreed to support the University of New Orleans Athletic Department with a gift of \$600,000. The terms of the gift is \$350,000 paid now (this amount has been received), and \$50,000 a year for the next five years. The donor has requested that the terms of the naming rights and the amount of the gift not be disclosed publicly.

Thank you for your kind consideration of this request.

Sincerely,

Peter J. Fos, Ph.D., M.P.H.
President

DISCUSSION/ACTION ITEMS

**BOARD OF SUPERVISORS FOR THE
UNIVERSITY OF LOUISIANA SYSTEM**

FACILITIES AND PLANNING COMMITTEE

February 27, 2014

- Item G.2.** **University of Louisiana at Lafayette's** request for a resolution approving the forms of and authorizing the execution of a ground and buildings lease agreement and an amended and restated collection and disbursement contract in connection with the lease of a portion of the campus of the University of Louisiana at Lafayette and the buildings located thereon to Ragin' Cajun Facilities, Inc., and the design, renovation, furnishing, and equipping of certain improvements to the Cajundome arena.

EXECUTIVE SUMMARY

On behalf of the Cajundome Commission (the "Commission"), the University of Louisiana-Lafayette (the "University") and Ragin' Cajun Facilities, Inc. (the "Corporation") are requesting Board of Supervisors approval of a lease by the Board of the Cajundome arena to the Corporation in connection with the issuance by the Louisiana Community Development Authority (the "Authority") of not to exceed \$20,000,000, in one or more series, of Revenue Bonds for the purpose of financing the design, renovation, furnishing, and equipping of certain improvements to the Cajundome complex including but not limited to arena improvements.

Since it was completed in 1985, the Board of Supervisors for the University of Louisiana System (the "Board") has owned the Cajundome, a 12,000-seat multi-purpose arena in Lafayette, Louisiana. In 2002, a new convention center was also constructed adjacent to the arena.

The Commission, a joint commission and body corporate created pursuant to State law through an Intergovernmental Contract between the University, with the permission of the Board, and the City of Lafayette, operates and manages the Cajundome facilities. The Commission is responsible for the operation, maintenance, and management of the Facility. Currently, there is no lease in place of the Cajundome arena because the Commission operates the arena in accordance with the requirements of the Intergovernmental Contract.

By Act of the Legislature, the Cajundome Commission has available a sales and use tax on hotels, motels, and bed and breakfast rooms in Lafayette Parish. These tax revenues are deposited into the Lafayette Parish Enterprise Visitor Fund and are dedicated for planning, development, and capital improvements at or adjacent to the Cajundome, including the payment of debt service on any bonds.

The Authority will be acting as a conduit issuer for the Corporation, who will complete the improvements to the Cajundome arena on behalf of the Commission. The Commission will enter into a financing agreement with the Corporation, using tax revenues available to the Commission to repay the revenue bonds. There is no financial obligation of the Board, the University, the Corporation, or the State being pledged to the bonds whatsoever. The bond documents will make it clear that the Commission has absolved the Board of any and all liability regarding the issuance of the bonds, the security of the proposed bonds therefor, and the operation of the Cajundome facility.

The proposed Cajundome project includes the design, renovation, construction, and furnishing of improvements to the existing Cajundome arena, with plans to upgrade and expand seating capacity and build a public clubhouse on the second level where patrons can enjoy catered food and drinks.

Please see the attached summary which contains additional background information and details on pro-forma debt coverage and projected maximum annual debt service as it relates to the outstanding Series 2006 Refunding Bonds and the Proposed Series 2014 Bonds.

RECOMMENDATION

It is recommended that the following resolution be adopted:

NOW, THEREFORE, BE IT RESOLVED, that the Board of Supervisors for the University of Louisiana System hereby approves University of Louisiana at Lafayette's request for a resolution approving the forms of and authorizing the execution of a ground and buildings lease agreement and an amended and restated collection and disbursement contract in connection with the lease of a portion of the campus of the University of Louisiana at Lafayette and the buildings located thereon to Ragin' Cajun Facilities, Inc., and the design, renovation, furnishing, and equipping of certain improvements to the Cajundome arena.

BE IT FURTHER RESOLVED, that the System President and/or President of University of Louisiana at Lafayette are/is hereby designated and authorized to execute any and all documents and certificates in connection therewith.

BE IT FURTHER RESOLVED, that the University shall obtain final review from UL System Staff, legal counsel, and shall secure all other appropriate approvals from agencies/parties of processes, documents, and administrative requirements prior to execution of documents.

AND FURTHER, University staff, UL System staff, and legal counsel shall ensure that all documents conform to statutory and administrative requirements.



January 30, 2014

Dr. Sandra Woodley
President
University of Louisiana System
1201 North Third Street, Suite 7-300
Baton Rouge, LA 70802

Dear Dr. Woodley:

This is to request Board approval for the sale of bonds for a \$16,000,000 improvement project to Cajundome.

Please place this item on the agenda for the February 2014 meeting of the Board of Supervisors for the University of Louisiana System.

Sincerely,

A handwritten signature in black ink, appearing to read "E. Savoie", written over a horizontal line.

E. Joseph Savoie
President

SVC

BOARD OF SUPERVISORS FOR THE UNIVERSITY OF LOUISIANA SYSTEM

The following resolution was offered by _____ and seconded by _____:

RESOLUTION

A RESOLUTION APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A GROUND AND BUILDINGS LEASE AGREEMENT AND AN AMENDED AND RESTATED COLLECTION AND DISBURSEMENT CONTRACT IN CONNECTION WITH THE LEASE OF A PORTION OF THE CAMPUS OF THE UNIVERSITY OF LOUISIANA AT LAFAYETTE AND THE BUILDINGS LOCATED THEREON TO RAGIN' CAJUN FACILITIES, INC., THE DESIGN, RENOVATION, FURNISHING AND EQUIPPING OF CERTAIN IMPROVEMENTS TO THE CAJUNDOME ARENA; APPROVING THE EXECUTION OF ANY AND ALL DOCUMENTS AND CERTIFICATES IN CONNECTION THEREWITH; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, the Board of Supervisors for the University of Louisiana System (the "*Board*") is a public constitutional corporation organized and existing under the laws of the State of Louisiana and the University of Louisiana at Lafayette (the "*University*"), in Lafayette, Louisiana is a university under its management pursuant to Louisiana Revised Statutes 17:3217

WHEREAS, the Board is authorized pursuant to La. R.S. 17:3361 through 17:3366 (the "*Act*"), and other constitutional and statutory authority supplemental thereto, to lease a portion of the campus of the University to Ragin' Cajun Facilities, Inc., a nonprofit corporation (the "*Corporation*");

WHEREAS, the Board, on behalf of the University, is the owner of the multipurpose academic, civic and community assembly center in Lafayette, Louisiana operated under the name "Cajundome";

WHEREAS, the Cajundome Commission (the "*Commission*") is a joint commission and public body corporate created under Part VII, Chapter 2 of Title 33 of the Louisiana Revised Statutes of 1950, as amended, and Act 230 of the Legislature of Louisiana, Regular Session of 1979 (collectively, the "*Commission Act*"), existing by virtue of an Intergovernmental Contract dated September 23, 2012 between the University, with permission of the Board, and the City of Lafayette, Louisiana (the "*Intergovernmental Contract*") for the purpose of operation and management of the Cajundome;

WHEREAS, the Commission desires for certain improvements to be made to the Cajundome and, in connection therewith, has requested the Louisiana Local Government Environmental Facilities and Community Development Authority (the "*Issuer*") to issue its revenue bonds in order to finance such improvements;

WHEREAS, the Issuer has agreed to issue its not to exceed \$20,000,000 Revenue Bonds (Ragin' Cajun Facilities, Inc. - University of Louisiana at Lafayette Cajundome Project), in one or more series, taxable or tax-exempt (the "*Bonds*"), for the purpose of: (i) financing the design, renovation, furnishing and equipping of certain improvements to the Cajundome including but not limited to arena improvements, (ii) funding a debt service reserve fund, if necessary, and (iii) paying the costs of issuance

of the Bonds, including a premium for a bond insurance policy with respect to the Bonds, if necessary (the “*Project*”);

WHEREAS, the Commission desires for the proceeds of the Bonds to be loaned by the Issuer to the Corporation and for the Corporation to construct the Project on behalf of the Commission;

WHEREAS, the Board desires to approve and authorize the execution of a Ground and Buildings Lease Agreement (the “*Ground Lease*”), by and between the Board and the Corporation relative to the lease of a portion of the University’s campus and the Cajundome arena to the Corporation in connection with the Project;

WHEREAS, the Corporation will enter into a lease or other financing agreement (the “*Financing Agreement*”) with the Commission obligating the Commission to repay the loan to the Issuer from all moneys collected by the Louisiana Department of Revenue and Taxation from a combined 3.97% sales and use tax levied and collected on the furnishing of all hotel and motel rooms, cottages or cabins in Lafayette Parish which are dedicated for the Project and all such funds dedicated to the Project accruing to, on deposit in or received by the Commission from the Lafayette Parish Visitor Enterprise Fund (the “*Tax Revenues*”);

WHEREAS, pursuant to the Financing Agreement, the Corporation will assign its right to receive the Lease Revenues to the trustee in connection with the Bonds;

WHEREAS, the Board, acting on behalf of the University executed a Collection and Disbursement Contract dated June 1, 1997 by and among the Commission, the State (acting through the Department of the Treasury), the State (acting through the Department of Revenue and Taxation) and the Board (the “*Collection Agreement*”) providing for the transfer of the Tax Revenues from the State directly to the trustee for bonds previously issued by the Board on behalf of the Commission; and

WHEREAS, the Board desires to authorize the execution of an Amended and Restated Collection and Disbursement Contract (the “*Amended and Restated Collection Agreement*”) in order to update the Collection Agreement and to reference the Bonds.

NOW, THEREFORE, BE IT RESOLVED by the Board of Supervisors for the University of Louisiana System that:

SECTION 1. The form of the Ground Lease and the Amended and Restated Collection Agreement are hereby approved in substantially the forms attached hereto as Exhibit A and Exhibit B, respectively, with such additions, omissions and changes as may be approved by may be made with the approval of counsel to the Board and bond counsel to the Issuer.

SECTION 2. The Chairman, Vice Chairman, Secretary of the Board, the System President or the President of the University shall be authorized to execute the Ground Lease, the Amended and Restated Collection Agreement and any certificates, documents or other items necessary to complete the lease of the land to the Corporation, the Project, and the issuance of the Bonds.

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Section 3. This Resolution shall become effective immediately upon adoption hereof.
This Resolution having been submitted to a vote, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

ABSTAINING:

The Resolution was declared to be adopted on the 27th day of February, 2014.

Chairman

Certified to be a true copy:

Secretary

STATE OF LOUISIANA

PARISH OF EAST BATON ROUGE

I, the undersigned _____ of the Board of Supervisors for the University of Louisiana System (the "*Board*"), do hereby certify that the foregoing constitutes a true and correct copy of a resolution adopted by the Board on February 27, 2014 captioned as follows:

A RESOLUTION APPROVING THE FORMS OF AND AUTHORIZING THE EXECUTION OF A GROUND AND BUILDINGS LEASE AGREEMENT AND AN AMENDED AND RESTATED COLLECTION AND DISBURSEMENT CONTRACT IN CONNECTION WITH THE LEASE OF A PORTION OF THE CAMPUS OF THE UNIVERSITY OF LOUISIANA AT LAFAYETTE AND THE BUILDINGS LOCATED THEREON TO RAGIN' CAJUN FACILITIES, INC., THE DESIGN, RENOVATION, FURNISHING AND EQUIPPING OF CERTAIN IMPROVEMENTS TO THE CAJUNDOME ARENA; APPROVING THE EXECUTION OF ANY AND ALL DOCUMENTS AND CERTIFICATES IN CONNECTION THEREWITH; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH

which resolution was duly adopted by the Board at a meeting duly called, noticed and held and at which meeting a quorum was present and voting.

IN FAITH WHEREOF, witness my official signature and the impress of the official seal of said Board on this the ____ day of _____, 2014.

Name:

Title:

[SEAL]

EXHIBIT A

FORM OF
GROUND AND BUILDINGS LEASE AGREEMENT

EXHIBIT B

FORM OF
AMENDED AND RESTATED COLLECTION AND DISBURSEMENT CONTRACT