

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

**FACILITIES PLANNING COMMITTEE**

**April 22, 2021**

- Item H.1.**     **Northwestern State University's** request for approval to enter into a Ground Lease Agreement with the Northwestern State University Foundation (NSUF) to obtain and install artificial turf on the football field at Harry Turpin Stadium, pursuant to La. R.S. 17:3361.

**EXECUTIVE SUMMARY**

The artificial turf at Northwestern State University's football field needs replacement. NSUF will provide funds necessary to proceed with the improvements to install synthetic artificial turf obtained from the Mercedes-Benz Superdome in time for the 2022-23 football season. NSUF and the University plan to finance the turf for a period of up to five years through a Lease/Lease Back process. The cost of the project is estimated to be \$250,000.

NSUF wishes to assist NSU with the purchase, replacement, and installation of the synthetic turf surface installed within the existing stadium and on the existing/modified base of Harry Turpin Stadium. NSUF executed a Letter of Understanding with Turf Alliance, LLC to obtain, de-install the used synthetic turf system that will be used at the Mercedes-Benz Superdome during the 2021-22 NFL season, and re-install the system over the existing modified base of Harry Turpin Stadium for the University's 2022-23 season.

The NSU Foundation has paid the initial sum of \$150,000 upon execution of the Letter of Understanding to secure the turf system after the 2021-22 NFL Season. The Letter of Understanding Agreement provides that NSU or the NSU Foundation will pay the remaining balance upon installation and substantial completion through the Lease process permitted pursuant to La. R.S. 17:3361. NSU wishes to enter into a ground lease agreement with NSUF for installation of the turf and will execute a Facilities lease for a period of up to five years to fully pay for the turf obtained. The remaining funds for completion of the purchase and installation will be paid by the Foundation or University in accord with the agreement of the parties.

Once the turf project is fully completed and all debts related to the turf have been paid, the University will own the turf free and clear, and the lease will terminate. The term of this lease will begin on April 30, 2022 and will end at midnight on December 31, 2027, or at such time as payments are completed, whichever occurs first.

## 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 Northwestern State University's request for approval to enter a lease/lease back agreement with NSUF to obtain and install artificial turf on the football field at Harry Turpin Stadium.

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

***BE IT FURTHER RESOLVED***, that the President of Northwestern State University and/or his designee are hereby authorized and directed to execute the act of donation described herein and any and all documents necessary in connection with the acceptance of the property donation described herein.

***AND FURTHER***, that Northwestern State University will provide the System office with copies of all final executed documents for Board files.



H.1.

March 31, 2021

Dr. James B. Henderson, President  
University of Louisiana System  
1201 North Third Street, 7-300  
Baton Rouge, LA 70802

Re: Request for approval to enter into a Ground Lease Agreement with the  
Northwestern State University Foundation to replace the artificial turf football  
field at Turpin Stadium

Dear Dr. Henderson:

Northwestern State University is submitting a *Request for approval to enter into a Ground Lease Agreement with the Northwestern State University Foundation to replace the artificial turf football field at Turpin Stadium* to be placed on the agenda for approval at the April 2021 Board Meeting.

Thank you for your consideration of this request.

Sincerely,

Dr. Chris Maggio  
President

Attachment

**BOARD OF SUPERVISORS FOR THE  
UNIVERSITY OF LOUISIANA SYSTEM  
FACILITIES PLANNING COMMITTEE**

**April 22, 2021**

**Item H.2.**     **University of Louisiana at Lafayette's** request for approval to demolish the Research Greenhouse Number 1 as the result of damage suffered from Hurricane Delta.

**EXECUTIVE SUMMARY**

The University is requesting Board approval to demolish this facility that was built in 1961 due to the damage being worth more than the value of the facility. Please refer to the attached summary and photos describing and depicting the building.

**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 Louisiana at Lafayette's request to demolish the Research Greenhouse Number 1.*

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



April 1, 2021

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

**RE: Research Greenhouse #1 (428020/30) Building Demolition**

**Senate District 23 – Page Cortez  
House District 44 – Vincent J. Pierre**

Dear Dr. Henderson:

In order to comply with R. S. 38:2212.1 regarding the demolition of state-owned facilities, we are required to have a resolution of approval from our governing board. The above mentioned facility is being demolished because of damage from Hurricane Delta. It will be more costly to repair this facility than its value.

Should you have any further questions, please contact me or Scott Hebert at (337) 482-2001. Please place this item on the agenda for the April 2021 meeting of the Board of Supervisors.

Sincerely,

A handwritten signature in blue ink, appearing to read "E. Savoie", with a large loop at the end.

E. Joseph Savoie  
President

svc  
Attachment

C: Mr. Mark Moses  
Mr. Bruce Janet  
Mr. Jerry LeBlanc  
Mr. Bill Crist  
Mr. Scott Hebert

**UL Lafayette Proposed Demolition of One Building**

Senate District 23 – Page Cortez

House District 44 – Vincent J. Pierre

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Building Name	Research Greenhouse #1
State ID Number	428020/30
Construction	Wood, metal and plastic
Construction Date	1961
Square Footage	2,100 sq. ft.

