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LSU BOARD OF SUPERVISORS MEETING  
*Board Room, University Administration Building  
3810 West Lakeshore Drive, Baton Rouge, LA 70808  
December 9-10, 2021*

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*Thursday, December 9, 2021 2:00 p.m. CT*

- I. Call to Order and Roll Call
- II. Invocation and Pledge of Allegiance
- III. Public Comment
- IV. Committee Meetings
  - A. Research & Agricultural Extension Committee
    1. Request from LSU Agricultural Center for Approval of the Updated Master Plan for Burden Museum and Gardens and Determination of Acceptable University Purpose
  - B. Academic Committee
    1. Request from LSU Health Sciences Center - Shreveport for Full Approval of the Louisiana Addiction Research Center
    2. Discussion about Instruction in American Sign Language
    3. Consent Agenda
      - a. Request from LSU Health Sciences Center - New Orleans for Continued Authorization of the Institute for Public Health & Justice
      - b. Request from LSU Eunice to Rename the Division of Health Sciences & Business Technology to the Division of Health Sciences, Business Technology, and Public Protection & Safety
      - c. Request from LSU Alexandria to Name the CHRISTUS St. Frances Cabrini Hospital Nursing Skills Lab
      - d. Request from LSU Alexandria to Name the Rapides Regional Medical Center Nursing Skills Lab
      - e. Request from LSU A&M to Establish Ten Endowed Superior Graduate Student Scholarships and Augment One Endowed Superior Graduate Student Scholarship
      - f. Request from LSU A&M to Establish the Janice Harvey Pellar Endowed Chair
      - g. Request from LSU A&M to Establish the Dr. Shirley C. Tucker Chair in Lichenology
      - h. Request from LSU Eunice to Establish the Madeleine Montelaro Memorial Scholarship
      - i. Request from LSU A&M to Name the Mike Mire Family Gate and the Hamer Family Gate in Tiger Stadium

*The Board or its Committees may enter into Executive Session in accordance with the provisions of LA R.S. 42:17*

C. Property & Facilities Committee

1. Request from LSU Health Sciences Center – New Orleans to Approve a Lease of Airspace for the Purpose of Constructing a Bridge Across a City Street to Repurpose the Old Interim Louisiana Hospital into the Center for Advanced Learning and Simulation
2. Request from LSU Alexandria to Accept a Donation of Property at 722 Murray Street in Alexandria, Rapides Parish, Louisiana
3. Request from LSU A&M to Authorize Entering into a Lease with Chi Omega and for Related Construction
4. Presentation of the LSU A&M Master Plan

D. Athletics Committee

1. Request from LSU Athletics to Approve Term Sheet for LSU Football Head Coach
2. Request from LSU Athletics to Approve Term Sheet for LSU Football Assistant Coaches

*Friday, December 10, 2021 8:00 a.m.*

E. Risk Management Committee (*Room 112 University Administration Building*)

1. Audit Plan Status Update

*The Board or its Committees may enter into Executive Session in accordance with the provisions of LA R.S. 42:17*

*Friday, December 10, 2021 9:00 a.m.*

- V. Reconvene Board Meeting
- VI. Request to Appoint Boyd Professor
- VII. Recommendation to Amend Bylaws Relative to Nominating Committee
- VIII. Approval of Minutes from the October 28-29, 2021 Board Meeting
- IX. Reports to the Board
  - A. Supplier Diversity Spend Report
  - B. FY 2021-22 1<sup>st</sup> Quarter LSU Investment Report
  - C. Q1 Informational Report
- X. Personnel Actions Requiring Board Approval
- XI. Reports from Faculty Advisors and Staff Advisors
- XII. President's Report
- XIII. Approval of Committee Recommendations
- XIV. Chair's Report
- XV. Adjournment

*In the event Committees scheduled for Thursday are unable to complete their work on that day, they will convene on Friday at 9:00 a.m.*

*The Board or its Committees may enter into Executive Session in accordance with the provisions of LA R.S. 42:17*



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## Board of Supervisors

### RESEARCH & AGRICULTURAL EXTENSION COMMITTEE

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021



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## Board of Supervisors

### Request from LSU Agricultural Center for Approval of the Updated Master Plan for Burden Museum and Gardens

**Date:** December 10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1:

- N. Such other matters that are not expressly delegated herein or hereafter by the Board to the President or a Chancellor and which reasonably should be considered to require Board approval as generally defined above, or which the Board hereafter determines to require Board approval.

#### 2. Summary of Matter

The Agricultural Center is requesting that the Board of Supervisors approve the updated Master Plan for the Burden Museum and Gardens. The implementation of the Master Plan will be funded primarily by cash and in-kind donations. The original Master Plan, approved in 2011 has been invaluable in development of the Burden Museum and Gardens. This updated Master Plan seeks to improve and coordinate efforts that will be instrumental in the primary mission at Burden, which is to serve as an educational center for the appreciation of Louisiana's horticultural and agronomic history and natural surroundings, and a more powerful outreach vehicle for the dissemination of research by the LSU AgCenter and LSU A&M. The Master Plan identified several phases of implementation, some of which overlap in timeline and order of priority (see attached Summary). With approval, the LSU AgCenter will continue targeted fundraising through the LSU Foundation and Burden Foundation to support the implementation of the updated Master Plan.

#### 3. Review of Business Plan

Funding will be primarily cash and in-kind donations.

#### 4. Fiscal Impact

Not Applicable

#### 5. Description of Competitive Process

Not Applicable

#### 6. Review of Legal Documents

Not Applicable

## **7. Parties of Interest**

- LSU Board of Supervisors
- LSU Foundation
- Burden Foundation

## **8. Related Transactions**

None.

## **9. Conflicts of Interest**

None.

## **10. Attachments**

1. Letter from Interim Vice President Lucien Laborde
2. Summary of Burden Center Updated Master Plan
3. Updated Master Plan

## **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby approve the Burden Center Master Plan, as updated in November of 2021, provided that this approval does not remove any requirement for Board approval of any future developments made in accordance with the Master Plan.



Office of the Vice President for Agriculture

November 9, 2021

Dr. William F. Tate IV, President  
LSU System  
3810 West Lakeshore Drive  
Baton Rouge, LA 70808

RE: **Significant Board Matter**  
Request for Approval of Updated Master Plan for Burden Museum and Gardens and  
Determination of Acceptable University Purpose

We request that the Board of Supervisors approve the updated Master Plan for Burden Museum and make a Determination of Acceptable University Purpose for the implementation of the Master Plan to be funded primarily by cash and in-kind donations. This updated master plan provides details on the conceptual, operational, physical and programmatic unification of the overall property.

As this project is in support of the AgCenter and its mission, we enclose herewith our request for approval and ask that it be placed on the Agenda of the next Board of Supervisors meeting.

I certify that, to the best of my knowledge, I have provided all necessary documentation and that the information contained therein is complete, accurate and in compliance with Article VII, Section 8 of the Bylaws of the Board of Supervisors. I agree to cooperate in any issues related to this matter. Please let me know if any additional information is needed.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lucien Laborde, Jr.', written in a cursive style.

Lucien Laborde, Jr.  
Interim Vice President for Agriculture

Cc: Tony Lombardo



**BURDEN**  
Museum & Gardens

# Master Plan Implementation



# Conceptual Unification

## Years 1-3

- Formally adopt shared vision, mission, core values and narratives.
- Update individual missions of LSU AgCenter Botanic Gardens and Rural Life Museum to support a shared belief system.



## Years 1-6

- Engage a design firm and interpretive specialist to envision hierarchies and messaging of the interpretive narrative across the property.
- Adopt a comprehensive interpretive plan.
- Determine the overall narrative components for interpretive signage across the site.
- Redevelop a website that introduces Burden Museum & Gardens as a single destination that houses multiple internal destinations.





# Operational Unification



## Years 1-15

- Seek specialized funding related to landscapes of the future and mitigating impacts of urbanization.
- Utilize this Master Plan as a reference and guide for evaluating the appropriateness of necessary adaptations to proposed donations, projects, and initiatives that come from private donors and citizens, as well as from within LSU.
- Plan opportunities for collaborative special events, exhibits, lectures, research on property, etc., between the Rural Life Museum and the Botanic Gardens, including Windrush Gardens and LSU.

## Years 1-3

- At the future Welcome Center, orient all visitors, including tour groups, to the entire property before filtering individuals and groups to tour destinations.
- Create a single ticket entry available for purchase at the Burden Museum & Gardens Welcome Center.
- Develop a membership model for Burden Museum & Gardens.
- Coordinate annual calendar events and special events.

## Operational Unification

### Years 1-3 *continued*

- Reinstitute the multidisciplinary advisory board and review committee.
- Create a cooperative agreement between LSU AgCenter and LSU A&M planning offices to serve on a multidisciplinary committee to provide immediate expertise on planning and design for smaller projects.
- Hire a landscape architect to be on retainer. This contractor should be utilized to assist with smaller projects with which the planning offices are unable to assist.
- Develop a standard review process for all permanent projects, buildings and displays on the property.

## Years 4-6

- Require researchers and volunteers arriving for specific events to check in through a gated card entry that will track this traffic in and out of the site.
- Develop an orientation for new employees, graduate students, docents and outside consultants designing for the property that focuses on the vision and mission for the property and Steele Burden's design vocabulary and tenets.



# Programmatic Unification

## Year 1-15

- Develop a shared programming focus on Louisiana's ecologies, resources and the cultural responses to nature.
- The new Welcome Center will be the "front door" entry to the entire site.
- Engage a professional consultant to develop the narrative for orienting visitors to Burden, including the site's environmental and cultural histories.
- Make more visible and understood the natural and cultural features distinctive to Baton Rouge and to the Burden property.
- Hire design professionals for design, detail and implementation of all major projects.
- Initiate significant development within the Botanic Gardens core specialty gardens with a place-based focus.
- Collaborate with ethnographers, ethnobotanists, anthropologists, archaeologists and cultural landscape historians to develop the gardens surrounding the Rural Life Museum.



# Physical Unification

## Years 1-15

- Professionally design all permanent and substantial built projects on the property, whether building or landscape, including the creation of professional construction documents, prior to implementation of projects.
- All future projects should consider and provide for ADA accessibility in alignment with the Diversity Roadmap and priorities of LSU A&M and the LSU AgCenter.
- Reinforce regional representations on the site and the pastoral qualities of the property through the scale and materials of designed environments.
- Do not repeat buildings of large scale, similar in scale to the Rural Life Museum, as they disrupt the landscape-dominant scenery.
- Utilize small details and focal points when accommodating new development and displays. In material and scale, these will contribute to the visual cohesion of the entire landscape.
- Separate pedestrian, bicycle, automobile and maintenance circulation wherever possible.
- Prioritize the pedestrian experience. Provide pedestrian trails and loops of differing lengths and levels of ease or difficulty.





## Years 1-3

- Consult a professional landscape architect and civil engineer team to create an overall site drainage plan to mitigate the current issues with flooding and water management.
- Implement ephemeral displays adjacent to the Interstate 10 Essen Lane offramp.

## Years 4-6

- Update vehicular circulation to include shuttle access and bicycle access.
- Initiate implementation of a Burden Loop as a multiuse trail that leads visitors to the Family Garden, Amphitheater, Windrush Gardens, Rural Life Museum, Arboretum and Coastal Prairie.
- Implement the BREC Park System bicycle and pedestrian trail.
- Relocate the existing Children's Garden and rebrand this area as the Family Garden.
- Relocate and redesign the Rose Garden as a rose and perennial garden.
- Design and implement a Southern cottage garden at the Pavilion.
- Design and implement a culinary garden surrounding the Orangerie.

## Physical Unification

### Years 4-6 *continued*

- Design and implement a Louisiana Asian imports garden.
- Design and implement urban farm (*phase 1*).
- Relocate and redesign the existing parking at the Rural Life Museum.
- Design and implement an African botanic entry garden at the entry area of the Rural Life Museum.
- Create an African American folk garden at the Rural Life Museum church.

## Years 7-9

- Design an ethnobotanical garden near the existing chapel as a part of a larger story of spiritual belief systems and practices.
- Implement a native coastal prairie.
- Develop native wetland landscape within the borrow pit.
- Implement urban farm (*phase 2*).
- Establish ecoregions journey with interpretation of the state's native ecologies.

## Years 10-15

- Design and implement a Louisiana tropical garden.
- Expand the Barton Arboretum.



# Burden

MUSEUM AND GARDENS MASTER PLAN









Historic Windrush Gardens Aerial Photograph, c. 1940s

# Burden Museum and Gardens

## Master Plan

Suzanne Turner Associates

In association with  
CARBO Landscape Architecture

BATON ROUGE | LA

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## ACKNOWLEDGMENTS

The creation of this master plan owes much to leadership at various levels of the institutional and private partnerships responsible for the Burden property. Ensuring that the visitor experience is improved by unifying the two institutions of Rural Life Museum and the Botanic Gardens is paramount to this plan. In the past, bridging the two major components of Burden has been challenging, because the Rural Life Museum is well established, with strong public support and a calendar of special events. The Botanic Gardens, on the other hand, is a newer endeavor, experiencing the growing pains of any young non-profit related to a public institution, with the need to generate funding to grow and prosper.

The opportunity for these institutions to purposefully unify presented itself in 2020, with fresh leadership at the Rural Life Museum, new perspectives brought on by dramatic social and cultural shifts that have transformed educational tourism, and with environmental changes, such as increased rain and flood events, which necessitate more cohesive understanding and management of properties like Burden.

The planning process engaged many voices of people who shared their aspirations, creative ideas, critiques, and deep love for this special place in Baton Rouge. Interaction among constituents was collaborative across all levels of participation, from interns to Friends' groups to top LSU AgCenter and A&M administrators.

Richmond Savoy, LSU AgCenter Assistant Director & Senior Project Manager, Department of Facilities Planning, was responsible for getting this project off the ground and keeping it on track. His passion for the property

and his understanding of the hurdles to unification set the tone for the planning team. Savoy's leadership was supported by Assistant Vice-president of Facilities and University Architect Danny Mahaffey, and Greg Lacour, Director of Campus Planning, as well as Dr. Tom Meek and Len Kilgore (Burden Foundation representatives) who, along with Savoy, served as a review panel for the plan as it progressed. Rural Life Museum Director William Stark, and Botanic Gardens Director Dr. Jeff Kuehny each articulated their priorities and major challenges, and served as clients on the ground, answering many questions along the way.

Several LSU faculty members of the LSU Department of Renewable Natural Resources, who are currently engaged in research projects at Burden, also shared their insights and knowledge with the planning team, adding important scientific data and a reality check to our developing proposals. They include Dr. Luke Laborde, Dr. Sabrina Taylor, Dr. Mike Kaller, Dr. Christopher Reid, Dr. Thomas Dean, Dr. Ashley Long, and Dr. Richard Keim.

Within Suzanne Turner Associates (STA), Suzanne Turner and Herpreet Singh are the primary designers and authors of this master plan and its direction; Singh managed the planning process. Brian Goad and Ashley Braquet contributed to early drafts. Within Carbo Landscape Architecture, STA's consultant and collaborator, Zachary Broussard and Danielle Griffin contributed insights and are the primary authors of the plan graphics.

Occurring at a time when assessment was already underway for many aspects of the property, cross-fertilization occurred and must be acknowledged. Because

of the foresight and collaboration of university leaders and the Burden Foundation, stars aligned to launch not only the master plan, but also plans for a long-anticipated welcome center for the entire property which will introduce the common narratives that unite the two institutions in their mission, vision, programming, and physical offerings. A third piece of this unified and enhanced visitor experience already underway is the recently begun design for the Burden frontage along Essen Lane that will flank a new entranceway to Burden. Throughout the master planning process, these overlapping plans have all informed one another, making each a stronger design for a more cohesive Burden.

## PREAMBLE

The United States has entered an unprecedented moment in time. Alongside the rest of the world, Americans are living through social, cultural, and environmental upheavals that will be documented in the history books our grandchildren and great grandchildren read.

No one anticipated, in 2020, the “perfect storm” of a global pandemic and the violence and unrest associated with confronting the country’s racial inequities. These ongoing events were followed by an abnormally prolific hurricane season, and were preceded by prodigious local flooding in 2016. The flooding demonstrated that, like the state’s coastal areas, the greater Baton Rouge metropolitan area is vulnerable to more frequent and increasingly severe weather events.

These global, national, and local realities have important implications for the Burden property and its evolving role. Covid-19 is in the process of shifting norms for the use of museums and public open spaces in a way that will have lasting impacts, even when the spread of the virus becomes controlled.

Over several decades, sensibilities about the presentation of slavery in museums have shifted, triggering tension about this issue at Burden. Most of the content of the Rural Life Museum’s narrative involves the way enslaved people and disenfranchised classes of the 19th and first quarter of the 20th century lived and worked. The museum is currently examining the general framing of this narrative, as it will undergo increased scrutiny by the public. This history must be preserved and interpreted. This history represents the experience of the ancestors of a large part of Louisiana’s population.

The role of water at Burden also plays a critical role in the narratives of the site. With significant wetland acreage and adjacency to Ward Creek, a tributary of Bayou Manchac that ultimately flows into the Amite River, Burden Museum and Gardens also has the opportunity to reimagine its research and educational roles, making the entire property instructive in the face of climate change.

The 2020 Master Plan has the responsibility to look beyond the challenge of updating physical issues like circulation and program expansion. It must acknowledge and optimize these societal, cultural, and environmental moments.

## EXECUTIVE SUMMARY



Figure 1.1 Vernacular Buildings at RLM, 2020

**T**he Burden Museum and Garden's (Burden) 440-acres constitute the largest centrally located green space in East Baton Rouge Parish. The property has been part of Louisiana State University (LSU; the University) and open to the public since 1966, when Steele, Ione, and Jeannette Burden began donating acreage to the University. They donated the final parcels in 1992.

The founding concept that underlies the institution's existence is the preservation of Louisiana's rural agricultural roots. Steele Burden was instrumental in guiding the property's development up to his death in 1995. As a result of his guidance, Burden remains committed to interpreting rural lifeways of the working classes of 18th and 19th century Louisiana, and it celebrates contemporary ornamental horticulture. The founding concept is, however, due for an update that acknowledges and responds to changing times and changing needs.



Figure 1.2 Pond at Windrush Gardens, 2020

The first land planning and preservation effort to be guided by national professionals was the Portico master plan (2009 plan), completed in 2009. The plan focused on bolstering the development of the relatively young Botanic Gardens. The Botanic Gardens, which were part of Steele Burden's original vision, emerged in the mid-1990s with a publicly accessible rose garden containing beds first planted in 1980.

Eleven years have elapsed since the 2009 plan became the roadmap for the Botanic Gardens.

The focus of this current planning effort is to provide guidance for greater unification of the entire property and its three foundational entities: Windrush Gardens (c. 1921), the Rural Life Museum (c. 1970s), and the Botanic Gardens (c. 2000s), which evolved from LSUAg Research plots and projects that still occur on the property (c. mid-1920s).

As Burden moves toward becoming a paid-entry destination, unification and advancing the quality of the visitor experience are equally essential to the overall success of the property.

The 2020 Master Plan (2020 Plan) leads Burden into an exciting and greatly expanded direction—it establishes core and complementary purposes for the Rural Life Museum and Botanic Gardens: Where the Rural Life Museum focuses on the conservation and

stewardship of Louisiana's agricultural and cultural past, the Botanic Gardens will focus on the conservation and stewardship of Louisiana's most iconic landscapes and cultural gardens.



*“The Burden family stipulated in the act of donation that the property be used for horticultural, agronomic and environmental research and extension, development of the Rural Life Museum, and as a green space for the community and visitors to enjoy.”*

—LSU AgCenter Botanic Gardens official website, 2020



## INTRODUCTION



Figure 2.1 Pond at Windrush Gardens, 2020

### PURPOSE OF THE 2020 PLAN

**T**he 2020 Master Plan began as an update to the 2009 plan, which focused on bolstering the development of the relatively young Botanic Gardens. By 2019, several projects contained in the 2009 plan were implemented, underway, or being planned on the property. Projects not specified in the 2009 plan were also being considered or designed.

Among the investments and considerations were a Welcome Center, a design for a one-acre urban farm, an event pavilion, new restrooms, a children's garden, an herb garden, and a rain garden that would mitigate drainage issues and demonstrate solutions. The entrance was also being reconceived, and sustainable solutions for parking were being explored.

Research taking place on the property had also evolved. The University's Department of Horticulture lost significant funding, resulting in fewer staff members and reduced research and outreach programs at Burden. Simultaneously, the Department of Renewable and Natural Resources began conducting research on the property ranging from urban wildlife studies to urban forestry studies, each with a conservation focus.

Compounding these site-specific changes, larger environmental, societal, and cultural changes created implications for Burden that could not have been conceived of eleven years ago.

Based on a current understanding of the property, the 2020 Plan necessarily evolved into a departure from the 2009 plan. The purpose and focus of this current planning is to provide guidance for greater unification of the entire property.

## PLANNING PROCESS

Suzanne Turner Associates (STA) embarked on the master planning process in November 2019. The process spanned one year and was designed around three phases: Discovery, Vision, and Development + Refinement.

The Discovery phase focused on analysis. It included a review of the 2009 master plan, existing plans related to the property, the existing physical context surrounding Burden, and new plans underway for adjacent sites.

Critical questions were posed during the Discovery phase:

- 1 | What changes have affected Burden since the 2009 plan was completed?
- 2 | What has not changed since the 2009 master plan?
- 3 | What *should* change?
- 4 | What *should not* change?
- 5 | What are the opportunities to innovate?
- 6 | What value should Burden provide the LSU and Baton Rouge communities in the future?

These questions guided the remainder of the process, including phases two and three.

The Vision phase included a review of the site's history and geography to uncover narratives inherent to the Burden property, evaluation of vision and mission statements at properties with similarities to Burden, and the articulation of unifying concepts for Burden's many components.

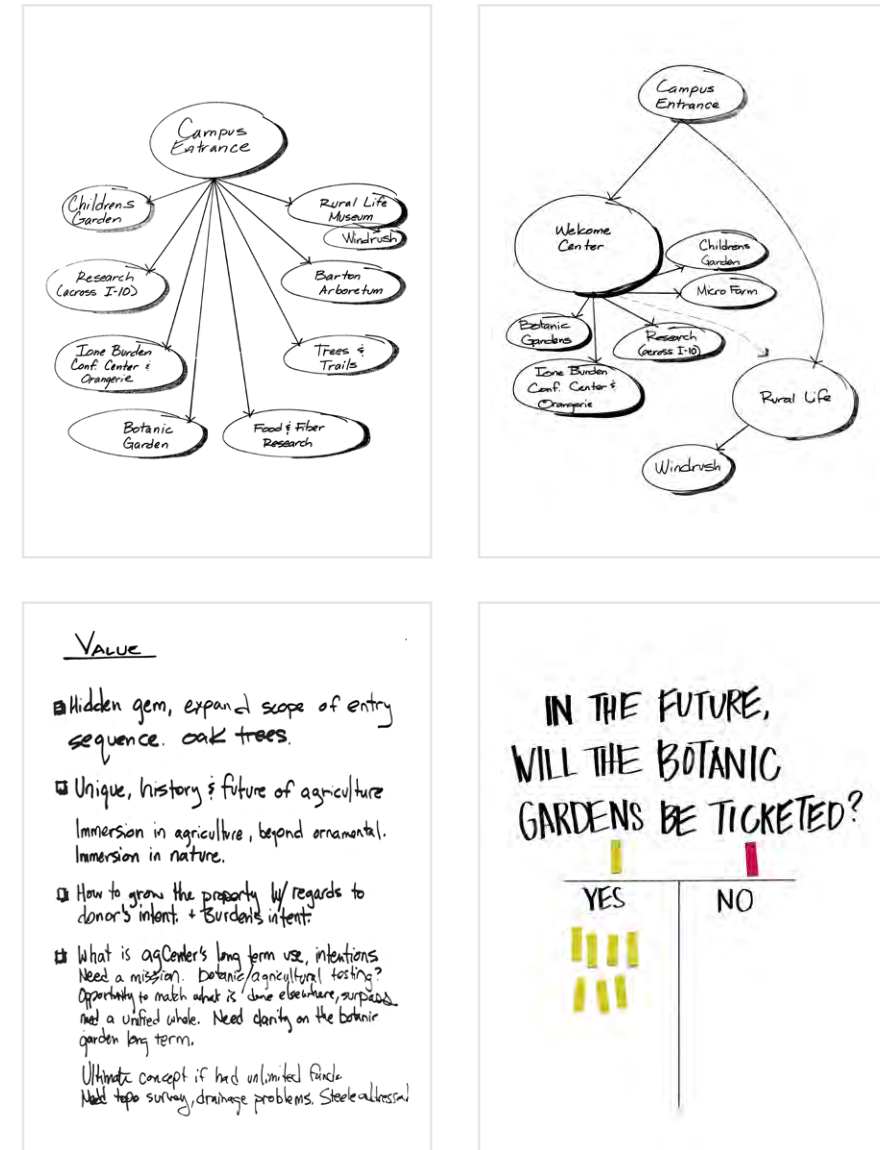


Figure 2.2 Planning Meeting Diagrams and Notes, 2019

Plan Development and Refinement was guided by responses and feedback from leadership. This included a focus on ways to physically represent narratives on the property, alongside ways to create stronger connections across the property.

Ultimately, the final Master Plan provides implementable responses to the guiding questions posed during the Discovery phase.

## BURDEN TODAY

Burden today includes three foundational entities, each with associated components and amenities. These entities serve complimentary purposes that are conducive to greater collaboration among the entities. The entities include:

**Windrush Gardens,** (Windrush) a 25-acre historic ornamental garden adjacent to the Rural Life Museum—designed and planted by Steele Burden beginning in 1921 and continuing over nearly three-quarters of a century—forms a conceptual bridge between the Rural Life Museum and Botanic Gardens. Windrush was initially a response to the Burden Home and smaller buildings from the period of early Burden residency that remained on the site.

Administratively, Windrush Gardens is managed through a partnership between the Rural Life Museum and the Botanic Gardens.

**LSU Rural Life Museum,** (Rural Life Museum) established by Steele Burden in 1970, serves the following stated mission: “to provide and sustain a publicly accessible center for the collection, preservation and interpretation of the material culture, cultural landscapes, and the vernacular architecture of the Louisiana and Lower Mississippi River Valley.”

Rural Life Museum includes an outdoor museum collection of vernacular architecture and a museum building containing material collections and exhibits.



Figure 2.4 Vernacular Buildings at RLM, 2020



Figure 2.3 Fountain at Windrush Gardens, 2020

The largest part of the architectural collection was assembled by Steele Burden, who rescued outbuildings in rural areas that were threatened with deterioration or demolition. The objects he collected for the museum building demonstrate materials and methods of daily life of the 18th and 19th centuries that were being replaced by technological advances and thereby discarded by the 20th century.

Collectively, the vernacular architecture and material collections featured in the Rural Life Museum highlight race, class, and social conditions of rural communities—representing ways that people have used, and continue to use, Louisiana’s natural resources to provide shelter, food, and a livelihood for generations. The museum building also houses a lecture space and gift shop.

**LSU AgCenter Botanic Gardens**, (Botanic Gardens) opened to the public in the early 2000s and is an evolution of the historic LSU Ag research on the property. At this writing, its stated mission is “to promote the importance of plants and their environment to the physical, mental and spiritual well-being of the citizens of Baton Rouge, the state of Louisiana and the world.”

The Botanic Gardens celebrates contemporary ornamental horticulture and includes specialty gardens and collections, such as roses, camellias, and tropical plants. The Botanic Gardens includes an arboretum, wetlands, and five miles of wooded trails. In recent years, elements recommended in the 2009 master plan, such as a children’s garden, have been added, along with greenhouses utilized by master gardeners to propagate material for the annual plant sale.

The Botanic Gardens also facilitates research partnerships with various departments within LSU. Agricultural research on the property began in the 1920s, when the Burden family began leasing land to the University. Today, this research has evolved to include non-agricultural subjects. Studies on the property include the Burden Woods Forestry Research area, test plots and demonstration gardens that support the AgCenter’s extension and research missions, urban wildlife studies, and native renewable resources projects, such as testing trees that may supply anti-carcinogenic compounds. Much of this acreage is in the central part of the property, where the continued practice of agriculture established by the land’s early settlers gives urban visitors a glimpse of what Louisiana’s countryside looked like in the 19th and early 20th century.



Figure 2.5 Rose Garden at Burden BG, 2020

The LSU AgCenter runs the Master Gardener program across the state and the Parish Extension offices are responsible for training and advising the organizations in their Parish. However, some of them form 501 C3s or also become a nonprofit organization that works in tandem with the AgCenter Master Gardener program. This program will be administered on the Burden property on the North side of I-10.



Diagram 1: Management Structure

## MANAGEMENT

Under the single umbrella of the LSU Board of Supervisors, two administrative arms of the University provide oversight and management for the Burden property—LSU A&M and LSU AgCenter. The Rural Life Museum and Windrush Gardens—as an outdoor and indoor museum and a historic garden, respectively, with educational and preservation missions grounded in the humanities—are under the purview of LSU A&M. The Botanic Gardens and agricultural, horticultural, forestry,

and ecological research activities fall under the purview of the LSU AgCenter. Each administrative arm has its own Office of Facilities, Planning, Design and Construction on LSU’s main campus—each staffed with architects and planners. At Burden, this results in different management for adjoining operations, special events, and exhibits. The Burden Foundation, a private foundation, provides additional oversight to the property.

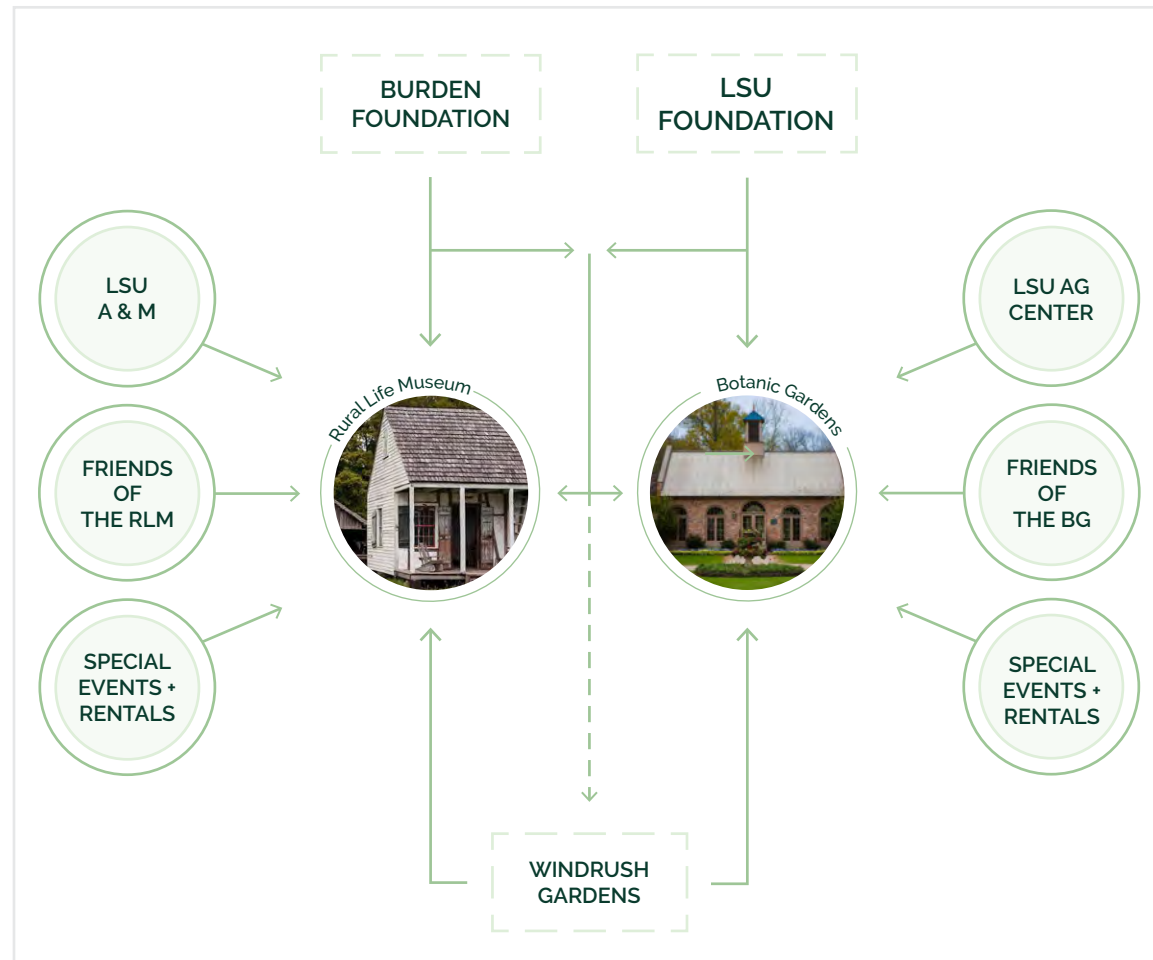


Diagram 2: Funding Structure + Breakdown

## FUNDING

In 1961, anticipating the donation of the property to the University, Steele, Ione, and Jeannette Burden established the Burden Foundation (Foundation). The Foundation initially acted as the conduit for the land donations to LSU. Today, the Foundation acts as the property’s major external funding source. In 1997, Friends of the Rural Life Museum was founded to provide “volunteer and financial support for the museum’s projects and programs.”

Around 2009 or early 2010, the non-profit Friends of LSU AgCenter Botanic Gardens at Burden was founded with a similar mission “to enhance and promote the LSU AgCenter Botanic Gardens at Burden and its serene environment for the benefit of the public through educational programs, fundraising and volunteerism.”



Figure 2.6 Outdoor Wedding at Burden Orangerie, 2018

Numerous special events also generate funds for the property. Public events that generate revenue for the Rural Life Museum include Beerfest, Harvest Days, and Christmas. Events that generate revenue for the Botanic Gardens include the annual corn maze, Gourmet in the Garden, plant sales sponsored by various community horticultural groups, and an annual poinsettia show and sale. Finally, private event rentals, such as photography sessions and weddings, occur at Windrush Gardens, the Rural

Life Museum, and in the Botanic Gardens, generating additional revenue for each of these entities.

It is important to note that both the Rural Life Museum and Windrush Gardens currently have ticketed entry, while the Botanic Garden does not yet charge entry. It is also important to note that, through an administrative partnership, the Botanic Gardens and Rural Life Museum share the revenue generated by Windrush Gardens.

## BUILDING A FUTURE AUDIENCE

### USER EXPECTATIONS

In order to thrive in today’s cultural and economic climate, museums and botanical gardens must attract a broad and inclusive audience, one that spans generations, race and ethnicity, and socioeconomic status. To attract diverse visitors, museums and botanic gardens must demonstrate relevance. This means they must engage with current issues and innovations—addressing the challenges of environmental catastrophes, such as floods and hurricanes; ensuring that social and racial themes are framed according to current research and standards, which focus on multiple perspectives; embracing digital technology and interactive exhibits and displays; and making outdoor spaces more accessible to all kinds of users, a need which has heightened since coronavirus. As one writer wrote in *The Washington Post* in July 2020, “I won’t be traveling this summer—or anytime soon—but my desire for novel experiences and new places hasn’t gone away. In fact, it’s gotten more intense.”

Attracting people who will want to return to Burden over and over—each time, departing with a deeper understanding of the intersection between nature and culture on this property and within Louisiana—will establish the next generation of Burden’s active champions and stewards.



Figure 2.7 Existing Bridge to RLM, 2020



*“In its broadest context...Mr. Burden’s wishes would be those of Miss Ione – ‘that a ‘green area,’ devoid of superfluous buildings, be maintained in perpetuity for the enjoyment of mankind.’”*

—Dr. Warren Meadows, “Report as of October, 1999” concerning Steele Burden’s overall wishes as transmitted in his memo of January 17, 1991 to the Burden Foundation

## 2020 MASTER PLAN



Figure 3.1 Burden Perspective Rendering, 2020

### TOMORROW'S BURDEN

**T**wenty twenty-five is rapidly approaching. As Burden looks toward the end of the first quarter of the 21st century, its leadership must seize the current moment. Burden contains the possibility and promise to make visible and understood the lasting connections between place and culture.

The 2020 Master Plan retains the broad vision that the Burdens conceived for this property as “a green area...in perpetuity.” It also takes great pains to protect, and in some cases rehabilitate, the special and historic sense of place that exists on the property.



At the same time, the 2020 Plan looks ahead and is necessarily responsive to changes underway globally, nationally, and locally. The 2020 Plan guides the property to become a more unified and immersive cultural and educational destination with strong research underpinnings and symbiosis with the state's flagship university.

This approach aligns with the goal of the future Welcome Center, which is funded in part by the Burden Foundation and anticipated to break ground in 2022. The Welcome Center, according to the Foundation, will act as the “gateway to and unification of the entire 440-acre property.” It will introduce the visitor to the various offerings of the site, while first narrating the way the overall development demonstrates the character of the varied landscapes of southeast Louisiana. The Welcome Center will also help unify the hybrid character of the property.



Figure 3.2 Burden Welcome Center Perspective Rendering, 2020

## ROADMAP TO UNIFICATION

Burden must strive for greater unification. Within the University and the community, it needs to be perceived as a cohesive and meaningful place with various parts that clearly relate to and support one another.

The 2020 Plan provides a four-part roadmap for unification of the property:

### CONCEPTUAL UNIFICATION

The 2020 Plan articulates, for the first time, a shared vision and mission for the site's major components, along with defining core values, shared narratives, and a coordinated interpretive approach for the entire property.

### PROGRAMMATIC UNIFICATION

It proposes complementary programming that creates an understanding of Louisiana's and Burden's culture and ecology, their contemporary relevance, and their need for preservation and conservation.

### PHYSICAL UNIFICATION

It proposes physical connectivity that serves visitors of all ages and prioritizes pedestrians, creating immersive experiences in the landscape.

### OPERATIONAL UNIFICATION

Finally, the 2020 Plan suggests more direct coordination between the Rural Life Museum and the Botanic Gardens, and greater coordination between its three "governing" arms, LSU A&M, LSUAg, and the Burden Foundation.

### GUIDING PRINCIPLES

Recommendations related to each area of unification have been evaluated against a set of three guiding principles.

- 1| Provide varied access to and engagement with Burden's landscapes
- 2| Ensure Burden's long-term relevance
- 3| Protect Burden's sense of place

The total effect will be one that helps visitors experience and holistically understand the relationship between place and culture on the property and within the state.



Figure 33 Gravel pathway at Barton Arboretum, 2020

### DESIRED OUTCOMES

- 1 | The property will promote cultural practices that are responsive to Louisiana's diverse ecology and evolving climate.
- 2 | It will exhibit sustainable ways to live with water.
- 3 | It will display and interpret the wealth of Louisiana's native ecology and introduced flora and fauna.
- 4 | It will foster individual exploration as a path to more clear and personal understanding of each person's impact on his culture and environment—that we each can participate in the environment's health and the culture's preservation.
- 5 | It will develop understanding of our agricultural past and how contemporary urban agricultural practices and natural resource stewardship can be applied to environmental restoration, conservation practices, and sustainability.
- 6 | It will engage in deeper examination, interpretation, and discussions of the role of race and ethnicity in the formation of rural Louisiana.

# CONCEPTUAL UNIFICATION

The foundational components of Burden—Windrush Gardens, Rural Life Museum, and the Botanic Gardens—evolved collectively through Steele Burden’s planning for this property. While Steele Burden was alive and active, these components were coordinated. For example, in his earliest acts of donation, he stipulated the formation of a multidisciplinary advisory board that holistically considered the property and its complementary offerings.

As Steele Burden’s oversight became less direct, and after his death, the components evolved as individual entities. Each already had its own on-site leadership; as the level of state funding decreased, it became logical and necessary for each unit to procure support through independent fundraising efforts.

The divide in oversight between LSU A&M and LSU Ag, differing on-site leadership at the Rural Life Museum and the Botanic Gardens, the disappearance of the multidisciplinary advisory board, and the need for funding have resulted in highly independent and at times disjointed entities.

## A SHARED BELIEF SYSTEM

The 2020 Plan proposes an overarching vision and mission for the entire Burden property, along with a set of shared core values and common narratives. These elements comprise a shared belief system that will set the internal compass for Burden and each of its components.

## PROPOSED VISION

A symbiotic balance between human actions and Louisiana’s landscapes is visible, and understood.

## PROPOSED MISSION

Burden Museum and Gardens conserves and demonstrates Louisiana’s native, agricultural, and designed landscapes and preserves the culture that evolves in response to these landscapes.

Each entity on the property can and should maintain its individual identity. The Rural Life Museum and Botanic Gardens should continue to have distinct missions. Their shared belief system should, however, become the barometer for evaluating their individual missions, goals, programming, and the possibilities for collaborations among these entities.

## PROPOSED CORE VALUES

The following are a set of proposed core values to achieve a common narrative.

**Authenticity** | Development of landscapes, buildings, exhibits and displays, and interpretations that are genuinely rooted in place, without attempting to replicate or misrepresent the past.

**Regional History** | Support of Steele Burden’s vision for the property as an interdisciplinary research entity that acknowledges and interprets the past as it looks to the future.

**Research + Education** | Fostering of LSU A&M and LSU Ag research and experimentation related to agriculture, botany, and horticulture; landscape architectural design, cultural preservation, ecological conservation, and sustainability practices.

**Community Citizenship** | Engagement with the larger community, partnerships with community organizations, and demonstration of responsible stewardship as a model for visitors.

**Collaboration** | Fostering of complementary relationships between the Rural Life Museum, the Botanic Gardens, Windrush Gardens, LSUAg Research, and LSU’s broader initiatives and student community.

**Unity in Purpose** | Contribution to a shared purpose between the Rural Life Museum, Botanic Gardens, Windrush Gardens, and LSUAg Research.



Diagram 3: Shared Belief System Representation

## COMMON NARRATIVES

Burden is a place of diverse landscapes and purposes. Part of the work of the 2020 Plan has been to identify common threads between Burden’s landscapes—the stories they share and the ways to tell these stories to visitors.

Interpretation across Burden will center around four principal narratives that intersect with one another and multiple disciplines. These narratives have their origins in Steele Burden’s broad vision for the property and his design artistry.

- 1 | Preserving agricultural heritage, architecture and associated material artifacts, and interpreting vernacular lifeways
- 2 | Demonstrating botanical, horticultural, and cultural garden traditions and innovations, and the need to conserve species, native and introduced
- 3 | Conserving the regional ecology
- 4 | Living in balance with water

The presence of water across the 440 acres, which has not previously been interpreted on the property, presents a microcosm of the presence of water across Louisiana. This condition on the property signals the need to acknowledge water as a prerequisite of living in Louisiana and to address ways to restore balance between our regional ecology and culture.

These four stories are each equally of Louisiana and of Burden—their natural and cultural histories—and of this time.



Figure 3.4 Pond at Windrush Gardens, 2020

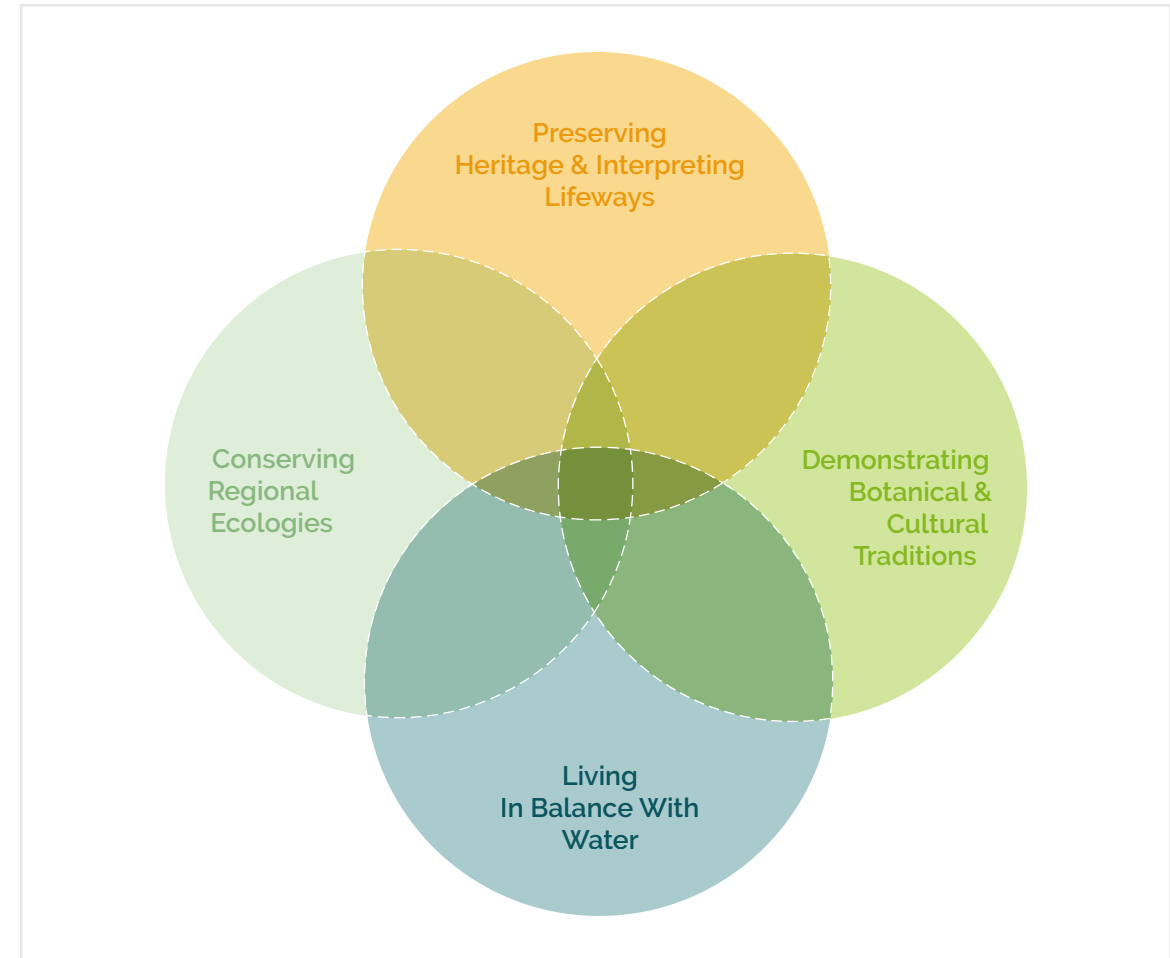


Diagram 4: Common Narratives Venn Diagram

## LAYERING OF NARRATIVES

The Rural Life Museum tells many of the cultural stories, which can and should be woven with some of the nature themes. Similarly, the Botanic Gardens can and should thread nature stories with cultural connections. Currently, none of these stories—which are intertwined and integral to the property—is interpreted and understood by the public in a comprehensive and integrated manner.

Collectively, Burden’s stories share a lesson: that achieving balance between Louisiana’s people and its natural resources—particularly water and the native landscape—is critical.

Future projects at Burden, those proposed as part of the 2020 Plan, and those that will evolve from the 2020 Plan, should be measured against the overarching vision, mission, core values, and narratives, as well as the desired outcomes for this property.

## NARRATIVE INTERPRETATION

The development of a comprehensive interpretive plan that engages with all four of Burden's shared narratives will be necessary as current programming is updated and new programming is implemented.

Interpretation should include an emphasis on the environmental, historical, and cultural dynamics that led to the creation of the landscapes featured at Burden. Interpretation also needs to address the reality of climate change. It must enable the public to understand climate change as it relates to Louisiana and to Baton Rouge's increasingly urban and, in the distant future, potentially coastal landscape. Finally, interpretation must address the ways Louisiana's garden and botanical heritage is influenced by natural systems, and the vulnerability of these regional cultural gardens and collections.

An experienced interpretive planning and design firm should be engaged to envision and coordinate the appearance, hierarchies, and messaging of this campus-wide interpretive narratives and related wayfinding system which can be implemented incrementally as funds allow. The current interpretive planning project for Rural Life Museum will be a valuable component in moving this all-important part of the 2020 Burden experience forward. The Welcome Center will be the keystone for the interpretive plan, and it will be critical that before this contract is let, each of the units of Burden workshop with the designers/planners with the new Master Plan as a guide.

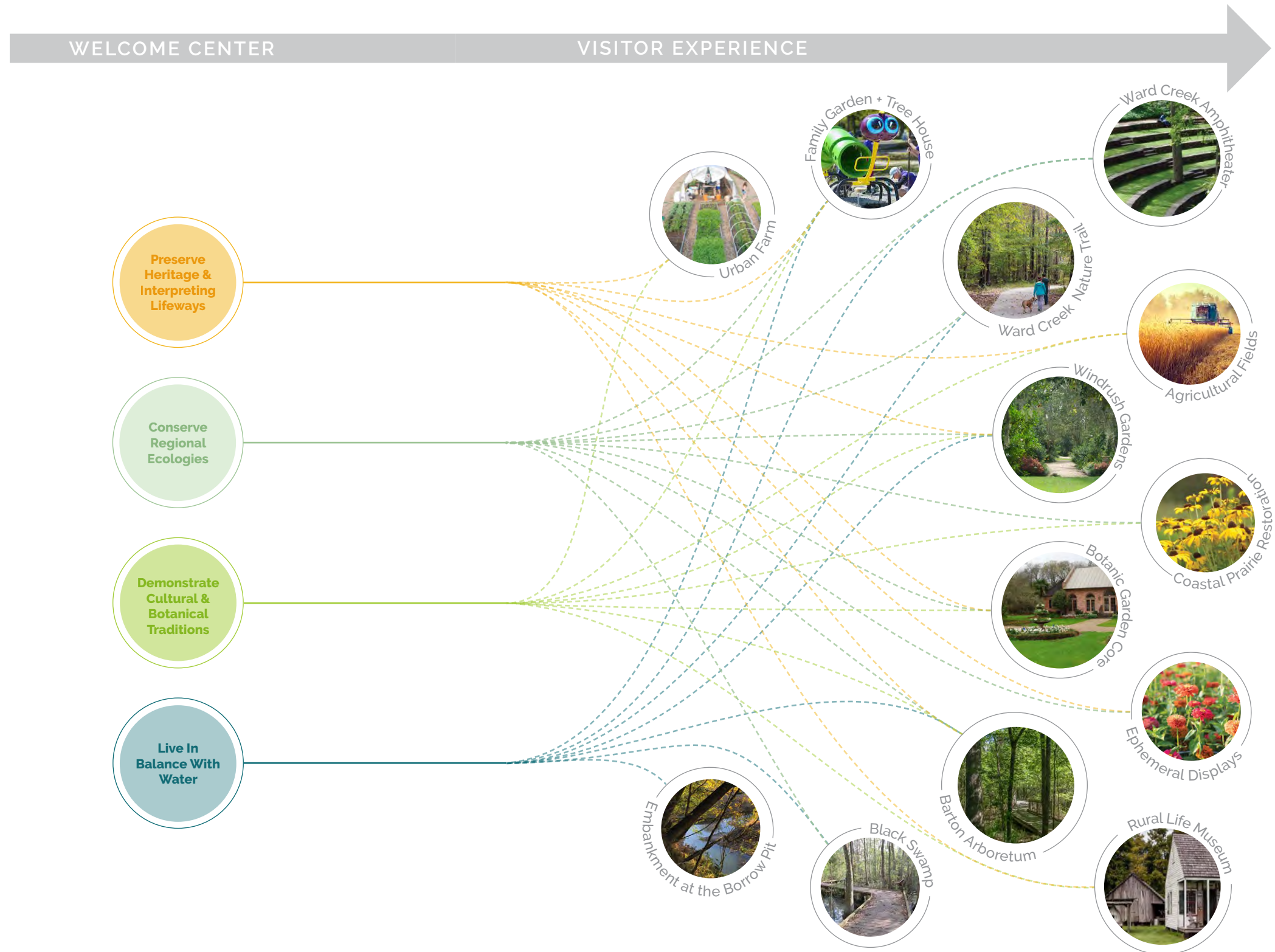


Diagram 5: Layered Narratives Flow

# PROGRAMMATIC UNIFICATION

## NATURE AND CULTURE IN BALANCE

The Rural Life Museum currently interprets the rural lifeways of the working classes of 18th, 19th, and early 20th century agricultural Louisiana and the Lower Mississippi Valley. The Botanic Gardens currently focuses on horticultural innovations that are broadly applicable to gardeners all over the South. The 2020 Plan recommends that the Rural Life Museum and the Botanic Gardens develop a shared programming focus on Louisiana's ecologies, resources, and the numerous cultural responses to nature—from local foodways and craftsmanship to garden typologies to vernacular and climatically responsive buildings to resource-based industries.



Figure 3.5 Burden's Studio at Windrush Gardens, 2020

## ANCHOR DESTINATIONS

Eleven anchor destinations will be situated on the property's 440 acres. Critical to the success of each destination will be its design, which should be developed through engaging landscape architects, architects, historians, and scientists. In cases where existing anchors will be updated, design teams should also be consulted.

Anchor destinations include:

- Burden Welcome Center
- Botanic Garden Core
- LA Ecoregions Journey
- Cultural Gardens + Collections
- Ephemeral Displays
- Family Garden + Tree House
- Ward Creek Amphitheater
- Bog Garden
- Barton Arboretum
- Rural Life Museum
- Museum Collections
- Vernacular Buildings Collection
- Cultural Gardens
- Windrush Gardens
- Urban Farm
- Coastal Prairie Restoration
- Embankment at the Borrow Pit
- Black Swamp



## LEGEND

- PROGRAMMING**
- Anchor Destination
  - Program Area
- LANDSCAPE TYPOLOGY**
- Rural | Pastoral
  - Garden
  - Forest
  - Wetland

This diagram illustrates the existing and proposed site programming in relationship to the existing landscape typologies (in color). The areas labeled wetlands have either received a previous jurisdictional wetland delineation through the US Army Corps of Engineers, or have been designated as potential jurisdictional or non-jurisdictional wetlands by Royal Engineers and Consultants, Inc.

## MASTER PLAN PROGRAMMING + LANDSCAPE TYPOLOGIES

## ANCHOR DESTINATION DESCRIPTIONS

### **Burden Welcome Center**

Visitors will begin the Burden experience at the future Burden Welcome Center, where they will be oriented to the property's overarching vision and mission, its anchor destinations, and its four narratives. These narratives should be clearly introduced to visitors and should include the site's environmental and cultural histories—its ecology within the context of Louisiana's ecoregions, evolution of the property's land uses, and history of the Burden family and their ownership and stewardship of the property.

The Welcome Center will include an event space and a café area. It will also frame views to various landscapes on the Burden property, and it will incorporate micro examples of the kinds of larger landscape encounters that occur throughout Burden. The Welcome Center's micro landscape experiences include an aquatic sunken garden and a wetland entry garden, which both reference the larger bog garden and wetland areas on the property; and a meadow that references a major phased coastal prairie restoration on the property.

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Figure 3.6 Perspective Rendering of Burden Welcome Center Courtyard, 2020

### Botanic Garden Core

The 2020 Plan proposes significant development of the Botanic Gardens with a new place-based focus, consisting of specialty exhibits and collections that center on presenting the continuum of Louisiana's horticultural culture and ecology. The exhibit occurs mainly adjacent to the Welcome Center. Additional exhibits occur on the grounds of the Rural Life Museum. The Botanic Garden Core is elaborated upon, beginning on page 048.



Figure 3.7 Perspective Rendering of the Singapore Botanic Gardens, 2019



### LEGEND

- ① Entrance
- ② Botanic Garden Core
- ③ Welcome Center
- ④ Parking
- ⑤ Family Garden
- ⑥ Ward Creek Amphitheater
- ⑦ Windrush Gardens
- ⑧ Rural Life Museum
- ⑨ Ethnobotanical Garden
- ⑩ African American Yard Garden
- ⑪ Urban Farm
- ⑫ Coastal Prairie Restoration
- ⑬ Overflow Parking
- ⑭ Ward Creek Nature Trail
- ⑮ Embankment at the Borrow Pit
- ⑯ Barton Arboretum
- ⑰ Arboretum Expansion
- ⑱ Tree House
- ⑲ Hardwood Trees & Trails
- ⑳ Food & Fiber Agricultural Fields
- ㉑ Burden Forest
- ㉒ Maintenance Building

### MASTER PLAN RENDERING



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### Family Garden + Tree House

The 2020 Plan proposes relocating the existing Children’s Garden to an area that is both adjacent to the Welcome Center and closer to the future Tree House. The area will be branded as a “Family Garden.” It will be a short walkable destination, but the experience of arriving should create a sense of anticipation and journeying. This “discovery garden” should express and interpret the four Burden narratives in a variety of interactive ways; it should relate equally to the activities and missions of both the Rural Life Museum and Botanic Gardens. Its design and programming should enable people of all ages and abilities to engage with these narratives in ways that are neither didactic nor academic but are instead tangible, sensory, and experiential.

The current Children’s Garden is a major draw to the Burden property and if designed properly, the new Family Garden has the potential to generate substantial revenue for the Botanic Gardens. A new Family Garden is, therefore, a high priority that merits a national search for a design team, major fundraising, and major investment.



Figure 3.8 Perspective Rendering of the Tree House Vision, 2009

### Ward Creek Amphitheater + Bog Garden

Located near the southwest edge of the agricultural fields, this amphitheater built into the landscape will function as an outdoor classroom and space for small events or performances. Soil from areas that need to be cut in elevation should be used to create mounding that defines the amphitheater space and creates a natural sound barrier.

Taking advantage of existing drainage, this space will be designed to retain water in low points during rain events. Low points will be used to create the Louisiana iris and pitcher plant bog garden.



Figure 3.9 Bog Garden and Interpretation at Crosby Arboretum, c. 2010s



### LEGEND

- ① Amphitheater Seating
- ② Stage
- ③ Boardwalk
- ④ Bog Gardens
- ⑤ Berm
- ⑥ Primary Pedestrian Path
- ⑦ Vehicular Circulation
- ⑧ Maintenance Buildings
- ⑨ Food & Fiber Agricultural Fields
- ⑩ Ward Creek
- ⑪ Ward Creek Nature Trail

### WARD CREEK AMPHITHEATER

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### **Barton Arboretum**

The current Barton Arboretum is an important nexus between destinations on the property. On foot, pedestrians emerge from the existing woodlands to discover a sunny open mound surrounded by trees. The focus of the arboretum, however, is not sharp. This area can be expanded into land directly west of its current location. The expanded arboretum should be reconceived and professionally redesigned to demonstrate and interpret the evolution of Louisiana’s forestry and timber industries and their impact on the economy.<sup>6</sup> The redesign should showcase trees that have been and continue to be important to these industries—namely cypress, oak, and pine trees. The redesign should consider an approach that winds visitors through distinct tree communities, such as moving from cypress to pine to oak. It may also utilize a “timeline” approach, which traces the evolving history of these industries. The mound in the current arboretum should remain open. After visitors emerge from the wooded trails east of this destination, the mound provides a welcome surprise that reinforces Steele Burden’s design approach. The collection of palms (encircling this mound, along with dwarf palmettos) do not, however, support the focus on forestry in Louisiana. If these trees are to remain in this area, their interpretation should be evaluated. They provide an opportunity to include another layer in the story of Botanic Explorations, while the dwarf palmettos are related to the story of the state’s diverse ecoregions.



Figure 3.10 Open mound at Barton Arboretum, 2020

<sup>6</sup> The website [64parishes.org](http://64parishes.org) includes an article by Karen Kingsley entitled “When Lumber Was King,” which summarizes the lumber industry in Louisiana from 1900 to 1920. This kind of source begins to inform the kind of cultural interpretation that can be included at Burden.

### Rural Life Museum

Rural Life Museum is a longstanding anchor at Burden. The museum is currently ticketed, and visitors purchase tickets at the front desk of the museum. In addition, tickets to enter Windrush Gardens are sold at the museum front desk. The museum building was designed in 2004, as an addition to Burden's original exhibit barn. While the new building draws on vernacular architecture, particularly that of Acadiana, it is out of scale with traditional rural structures and with those related to Burden. Targeted updates will bring the building into scale with its surrounding landscape setting and will provide exhibits that complement its current offerings and those of the future Botanic Gardens. One update is to relocate and redesign parking, in order to eliminate the current effect that visitors arrive at a massive and treeless parking area. Parking will be swept to a curving and tree-lined edge, and a flexible event lawn will replace the current parking lot. In addition, an intimately scaled and interpreted entry garden will create a transitional space through which visitors will move from the parking area into the building itself. Three specialty garden exhibits are suited to the Rural Life Museum grounds. Their content and stories highlight Louisiana's ethnographic diversity and relate to vernacular lifeways. Each of these gardens should be implemented through a process that engages ethnographers, ethnobotanists, anthropologists, archaeologists, and cultural landscape historians.



Figure 3.11 Vernacular Building at RLM, 2020



### LEGEND

- ① Rural Life Museum
- ② Drop Off Zone
- ③ Parking
- ④ Overflow Parking
- ⑤ African Botanic Entry Garden
- ⑥ Coastal Prairie Restoration
- ⑦ Vehicular Circulation
- ⑧ Bike Path
- ⑨ Primary Pedestrian Path
- ⑩ Ward Creek Nature Trail
- ⑪ Flexible Event Space

RURAL LIFE  
MUSEUM

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### **African American Folk Garden**

As the Rural Life Museum evolves its narratives related to slavery and African American lifeways and culture that emerged after the Civil War, its grounds and vernacular buildings collection contain an opportunity. The African concept of space was far removed from that of Europeans and early Americans, with important spiritual implications. Some of the residential buildings can be contextualized with interpretation of the landscapes in which they would have been embedded and/or connected.

African American folk gardens, such as small vegetable gardens, decorative doorway gardens, and early 20th-century yard gardens containing a mix of plants, yard art, and other features can be located and interpreted as part of the continuum of Black culture that emerged out of slavery.

In some cases, rather than reproducing gardens, it may be more appropriate to delineate yard spaces that would have been authentic to dwellings. These delineations should be interpreted for the public to understand.



Figure 3.12 Reverend Jules Landry's Garden in St. James, Louisiana, 2001

### **African Botanic Entry Garden Exhibit**

The entry area of the Rural Life Museum will be part of the larger story of botanic explorations, which is begun in the Botanic Gardens Core. In this location, a garden exhibit dedicated to plants that were originally imported to Louisiana and the Lower Mississippi Valley by enslavers and enslaved people will be interpreted. While this type of exhibit may be appropriate for the entry area of the museum, it must be designed in a way that enables visitors to transition from the parking lot into the building in a manner that creates a sense of intimacy and shade, in effect scaling down the large museum building to better fit the overall Burden property.

### **Ethnobotanical Garden**

Focused on the history of traditional healing plants and plants used in rituals, this small-scale garden will interpret the botanical imprint of Louisiana's Native Americans. It will also interpret healing gardens distinct to early Africans and Afro-Caribbean populations. As it is part of a larger story of spiritual belief systems and practices, this garden should be located near the existing chapel.

### **Windrush Gardens**

Steele Burden selected the location of Windrush Gardens to provide a family garden for the original home. Today, it includes his art studio and remnant outbuildings from when it was occupied by the family. An interpretive and updated management plan are needed for this garden. Interpretation should focus on Steele Burden's experimentation with design principles and a plant palette that became a signature of his work beyond the Burden property, on the LSU campus and in other places in the state. It should also interpret Steele Burden's experimentation with managing water in a residential garden setting. The 2020 Plan recommends a nomenclature change, from "Windrush Gardens" to "Historic Windrush Gardens" to emphasize the importance of this anchor destination. To ensure that the garden's historic character is protected, the management plan should utilize best practices in preservation, as they relate to rehabilitated historic gardens. It should also take into consideration the historic plant palette that Steele Burden used. If changes to this palette are made, they should be grounded in decisions related to the site's ecology, and these changes should be interpreted to the public. If Windrush is to be utilized as an annual event space to showcase Christmas lights, the management plan will need to address maintenance related to high levels of traffic in these historic gardens, in a way that is in keeping with its historic authenticity. The management plan should use, as the foundation to its approach, the 2009 Burden Cultural Landscape Report.



Figure 3.13 Historic Bethabara Park in Winston-Salem, North Carolina, 2013

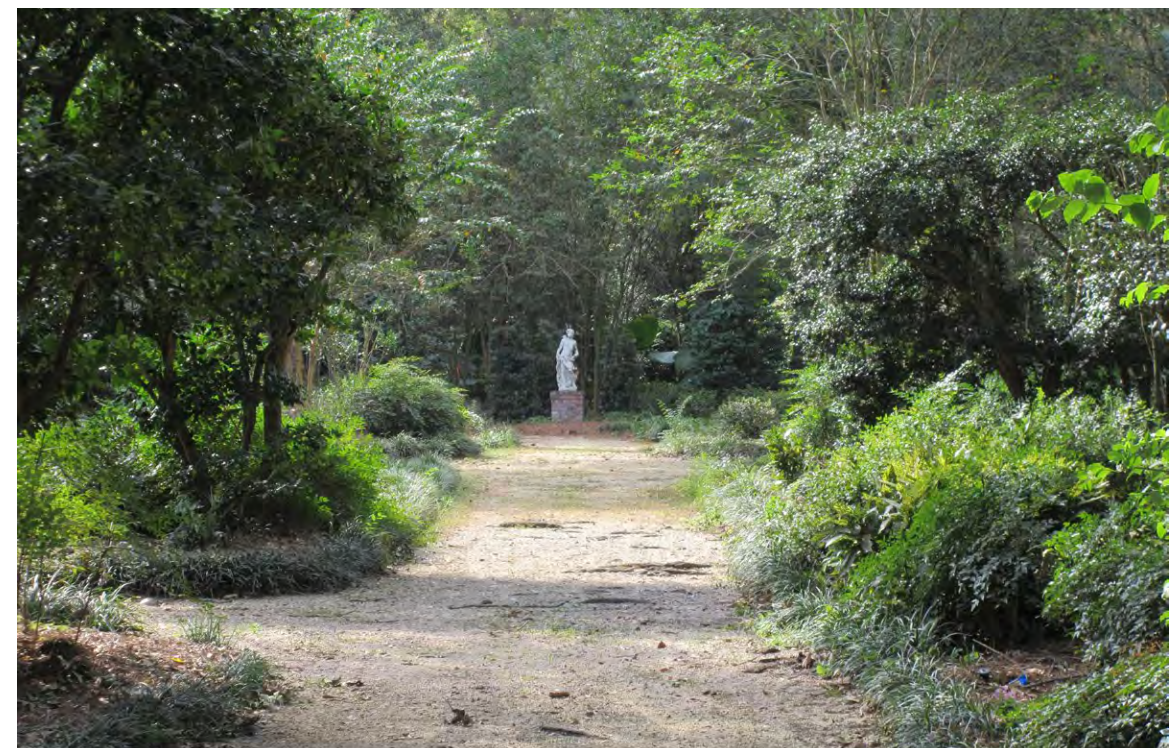


Figure 3.14 Statue at Windrush Gardens, 2020

### Urban Farm

A one-acre farm located on high ground on the property, in an area that was historically used for agricultural purposes, will serve as a demonstration of urban farming best practices, from which lessons can be observed and learned for the at-home gardener. Its location will enable it to work with existing drainage on the site. This location will also place it in direct conversation with the Coastal Prairie Restoration and the Rural Life Museum, which both relate to the agricultural past. The Urban Farm will demonstrate a continuum between the past and present, in regard to agricultural adaptations and practices over time.



Figure 3.15 Urban Farm in Denmark, 2015

### Coastal Prairie Restoration

One of the most threatened ancient habitats in Louisiana is prairie lands, known interchangeably as “coastal” and “Cajun” prairies. Endangered prehistoric prairies originally extended across nine million acres, from Corpus Christi, Texas east to Lafayette, Louisiana. Today, only 9% of coastal prairie lands remain in the entire region, with only approximately 100 acres remaining in Louisiana. These flat landscapes of impenetrable clay soils supported tall grasses, which provided resources for grazing bison, bird habitats, and nomadic Native Americans. Agricultural cultivation played a large part in destroying coastal prairies. Regenerating agricultural land at Burden to a coastal prairie will enable the property to engage in environmental restoration that tells a larger part of Louisiana’s native ecology and the way humans adapted to it. A restored native prairie ecology on former agricultural lands at Burden will be a long-term project that can be interpreted to the public as it is implemented, beginning with test plots focused on soil reclamation, and eventually, providing a breathtaking view across grasses and associated wildflowers.<sup>7 8</sup>



Figure 3.16 Louisiana Coastal Prairie Restoration in Cameron Parish, 2014

<sup>7</sup> Thomas Woltz discusses the ecology of soil as a surface, and how the coastal restoration is innovating at Memorial Park in Houston in Metropolis Magazine: <https://www.metropolismag.com/architecture/landscape/thomas-woltz-soil-surface/>  
<sup>8</sup> The Cajun Prairie Habitat Preservation Society in Eunice, LA is a precedent resource for Burden’s prairie restoration.

### Embankment at the Borrow Pit

The Embankment at the Borrow Pit is a man-made earthwork located in the northern portion of the property and adjacent to the Interstate 10-12 split in an area that is actually a natural wetland. A borrow pit is a dug-out area where existing material is excavated to be used as fill for construction projects. Pedestrian trails will lead visitors to the Embankment, which will demonstrate a transformative reclamation, soon to be underway to clean up this wetland, which today inadvertently acts as a catchment for trash and debris that is carried in from the Ward Creek watershed. This destination will give visitors a first-hand view of typically hidden impacts of urbanization on land formation, water quality, and pollution. The site's adjacency to the interstate creates the opportunity to educate visitors about the impacts of urban development, including human impacts of littering, and the need for personal responsibility as well as a more effective water management system. Research related to water quality monitoring will occur at this site, whereby improvements resulting from clean-up can be tracked. This should be interpreted in a way that enables the public to understand the process in action. Making known how the embankment arrived on the property and how it highlights the cultural and environmental problems our city has is a story that Burden can take ownership of in a radically honest manner. Public understanding that evolves about the tangible impacts of major development, and the gradual reclamation of this area, will be singular and distinctive in the city.



Figure 3.17 Debris and view from the Embankment at the Borrow Pit, 2020

### Black Swamp

Black Swamp is a 200-plus year-old naturally occurring hardwood swamp located in a northeast edge of Burden and south of Interstate 10. It is dominated by water tupelo (*Nyssa aquatica*) trees, and contains other hardwood tree specimens, such as the red maple (*Acer rubrum*). Black swamp creates a habitat for many animals, plants, and insects.

When standing in Black Swamp, visitors can clearly hear and see Interstate 10 and its passing traffic. This circumstance creates an important opportunity to develop interpretation specific to urban development and runoff patterns and their overall impact on delicate native habitats. This area is currently interpreted and contains a boardwalk trail. These features require maintenance, however, to improve their overall conditions. The boardwalk serves as a good example for Burden's other wetland areas, in terms of its design, which is low profile and deters people from veering off-trail. Interpretive signage should be updated in accordance with a comprehensive strategy.



Figure 3.18 Mosaic Boardwalk at Black Swamp, 2020



## BOTANIC GARDENS CORE

Specialty gardens in the Botanic Gardens Core will be oriented to pedestrians who wish to spend one to two hours exploring the evolution and history of gardens in Louisiana.

*Louisiana Ecoregions Journey:* Within an hour or less, visitors can traverse distinct exhibits that interpret the state's six native ecoregions—the Mississippi Alluvial Plain, Southern Coastal Plain, Southeastern Plains, Mississippi Loess Plains, South Central Plains, and Western Gulf Coastal Plain. These exhibits will be sited in response to drainage patterns on the Burden property, which roughly follow the drainage of the state.

*Cultural Gardens and Collections:* After “traveling” on foot through the diverse ecologies of the state, visitors will arrive at a series of small and mid-scale designed gardens and spaces containing ornamental collections, including the Southern Cottage Garden, Rose and Perennial Garden, and Culinary Garden. The Cultural Gardens and Collections will also display and interpret the story of plants that arrived in the Southern United States through global botanical importation and exploration. Rooted in differing geographic and climatic explorations, the story of botanic explorations will be told in both the Louisiana Tropical Garden and Louisiana Asian Imports Garden.



Figure 3.19 Sunflowers at Burden, 2020

The Botanic Gardens Core, which can be experienced in one to two hours, will showcase human/cultural responses to native ecology and broad garden design trends. They will also demonstrate the state's botanical and horticultural histories, which extend beyond native plants. These specialty gardens and collections are further detailed at the end of this section.



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## LEGEND

- ① Welcome Center
- ② Primary Parking
- ③ Overflow | Event Parking
- ④ Primary Pedestrian Loop
- ⑤ Secondary Pathway
- ⑥ Garden Exploration Paths
- ⑦ Tropical Greenhouse
- ⑧ Welcome Center Event Lawn
- ⑨ Rose Garden Event Lawn
- ⑩ Pavilion
- ⑪ Orangerie
- ⑫ Vehicular Gate
- ⑬ Ione Burden Center
- ⑭ Entry Drive
- ⑮ Welcome Center Drop-Off
- ⑯ Service Yard
- ⑰ Restrooms
- ⑱ Guardhouse
- ⑲ Entry Pedestrian Trail
- ⑳ Bus Parking
- Jurisdictional Wetland

## BOTANIC GARDENS CORE RENDERING

## ANCHOR DESTINATION DESCRIPTIONS

### **Southern Cottage Garden**

Sometimes referred to as a “Grandmother’s garden,” and including pass-along plants, this small-scale garden will exhibit a garden type that emerged in Louisiana after the Civil War, as a result of the economic downturn in the South. Anchored by evergreen shrubs, this garden will display a painterly arrangement of annual and perennial blooms, including bulbs, corms, rhizomes, and pass-along plants, that will surprise and delight visitors with seasonal changes.

This garden can focus on heirloom varieties of plants that were available historically and have remained a presence in small Southern gardens, or heirloom varieties that are distinctive due to their relative disappearance.

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Figure 3.20 Southern Cottage Garden

### Rose + Perennial Garden

The current rose garden is arranged in rows resembling a horticultural field. Its contents focus on showcasing numerous varieties of roses. This approach should be updated with a designed garden setting demonstrating how roses can be incorporated in a more diverse planting scheme. The 2020 Plan proposes a garden that envelopes a small oval event lawn for picnicking and other lawn activities. Historic varieties of roses can be incorporated with contemporary varieties. Perennials and vines should be incorporated into this garden, along with small garden structures. The interpretive narrative should tell a story of the importation of roses and horticultural innovations today, and their uses in garden settings.

### Culinary Garden

This garden will provide a landscape context for the existing Orangerie. It will include citrus varieties that have higher tolerance to freezes, as well as herbs, edible flowers, vegetables, and other fruiting trees.

The Culinary Garden will provide visitors with a sensory experience, at a more intimate scale and level of design than the Urban Farm. Integral to the culinary garden will be the demonstration of container gardening.

### Ephemeral Displays

Land adjacent to the Interstate 10 Essen Lane off-ramp is highly visible to the public. This visibility should be embraced as an advantage, and this land should establish Burden as a signature destination in the community. This area should be conceived of as a living, seasonal, changing billboard that advertises Burden's agricultural, botanical, horticultural and design focus.

In the same way that the arrival of migrating pelicans is anticipated at the LSU Lakes each fall, showy seasonal displays featured on this land will create anticipated botanical, agricultural, and cultural rituals that the public will internalize.



Figure 3.21 Rose and Perennial Garden at Lion Garden in Shropshire, England, 2018



Figure 3.22 Vegetable Garden at Freidman Residence in Natchitoches Parish, Louisiana, 2005



Figure 3.23 Field of flowers at City Park in New Orleans, Louisiana, c. 2010s

### Louisiana Asian Imports Garden

This garden will demonstrate and interpret the story of botanical collections that eventually arrived in Louisiana through the process of European exploration and colonization. This garden will include many of the plants commonly associated with traditional gardens of south Louisiana, and those designed by Steele Burden. For example, azaleas, camellias, aspidistra, crape myrtles, and Japanese magnolias, all came to America from China and Japan as part of 19th-century botanical explorations.

The existing camellia collection at Burden includes many older and important specimens that are dispersed throughout the site. However, these camellias do not provide visitors with historic or cultural context that demonstrates their usage and appearance in traditional regional gardens.

The Louisiana Asian Imports Garden will represent aspects of antebellum gardens that developed prior to the Civil War. These gardens often placed Asian imports into a setting of live oak trees. Steele Burden spent his early adult years maintaining some of these surviving gardens, including the Cottage on River Road and others. These gardens shaped his personal style of landscape design. Another story that these gardens should interpret is that of enslaved labor that would have been responsible for planting and caring for these spaces.

### Louisiana Tropical Garden

This garden will continue the story of botanical exchange, focusing on south Louisiana's subtropical climate and both historic and contemporary relationships with tropical plants. The existing tropical display on the property, along with the existing palm trees in the Barton Arboretum, should be evaluated for their design potential. A tropical garden should be designed as an ornamental setting to utilize plants which are already thriving on the property.

This garden should be in proximity to the historic greenhouse that is adjacent to the future Welcome Center. This garden and the greenhouse should be linked to climate research activities that test plants for their adaptability to warm climates and extreme weather patterns associated with climate change.



Figure 3.24 Overlook Azalea Garden at Callaway Gardens in Pine Mountain, Georgia, 2019



Figure 3.25 Jungle Garden at Huntington Botanic Garden in San Marino, California, 2020

## SEASONAL PROGRAMMING

Some program elements at Burden should be utilized for seasonal and/or occasional public access. These elements are associated with seasonal events, private events, and/or special tours, such as:

- Annual Displays
- LSU Research Tours
- Annual + Special Events

*Annual Spring and Summer Displays* should include vibrant plants of varied heights, textures, colors, and shapes, such as sunflowers, zinnias, and other easy-to-grow annuals.

This display can be part of an educational tour focused on environmentally friendly or symbiotic ways of growing cut flowers from seed to bloom. It can be used to promote an annual cutting garden, typically planted in a linear fashion. The public can be invited to participate in a fee-based annual flower cutting event and flower-arranging class, similar to strawberry picking events offered at strawberry farms. A larger cutting garden/floriculture research project could occur elsewhere on the property, on existing agricultural plots.

*Annual Fall and Winter Displays* should include hay bales, pumpkin patches, and corn rows. These displays will announce the arrival of the annual Harvest Days and corn maze events that occur on agricultural land elsewhere on the property. Winter displays may include playful structures, such as winter tree forms, lit to attract attention, and to form part of an annual Christmas light event.



Figure 3.26 Greenhouses for Research at BG, 2019

**LSU Research Tours** | The portion of Burden that is located east of the interstate is utilized solely for research projects spearheaded by LSU faculty members and the Botanic Gardens. This research should be more broadly shared as part of the history and current focus of Burden, and it should be publicized, and occasionally made accessible through specialized tours. Research that occurs on historically agricultural land located west of the interstate should also be publicized and promoted for special tours.



Figure 3.27 Annual Corn Maze at Burden, 2017

**Annual and Special Events** | Annual events bring in revenue, and potential new members to both the Botanic Gardens and the Rural Life Museum. These events are typically spearheaded by each destination's respective "Friends" group, and some are organized and run directly by the "Friends" groups.

The Botanic Gardens organizes and/or oversees plant sales hosted by the Camellia Society, Herb Society, and Master Gardeners; Gourmet in the Garden; and an annual corn maze. Wine and Roses is organized and overseen by Friends of the Botanic Gardens. The Rural Life Museum organizes and/or oversees Beerfest, Harvest Days, and an annual Christmas event.

It is recommended that large private events, such as weddings, which occur at Windrush, the Botanic Gardens, Rural Life Museum, and the Welcome Center should be limited to evenings to avoid management issues during the hours of daily operation.

## PHYSICAL UNIFICATION

Physical unification is as critical to Burden's successful programmatic unification as design and interpretation. Physical unification addresses two important aspects of planning: connectivity, and form and materials.

Connectivity addresses circulation through the site—the entry experiences that pedestrians, bicyclists, automobiles, and buses encounter when arriving at Burden, and their experiences moving through the site.

Programmatic unification addresses design from the standpoint of defining and reinforcing the purpose of each program element. Physical unification addresses design from the standpoint of retaining Burden's sense of place—defining forms and materiality. It offers design tenets and proposes a material palette that, together, provide a timeless framework for how Burden will look and feel cohesive—one place with many distinctive offerings.

## CONNECTIVITY

During the Discovery phase of the master planning process, overwhelmingly, the message was received that, in addressing connectivity, multigenerational and pedestrian experiences must be prioritized. The 2020 Plan supports this goal, adding greater pedestrian access to the property, supported by more deliberate circulation parameters for vehicles, and with the addition of bicycle and future shuttle access.

## ENTRY EXPERIENCES

Two entry experiences are recommended, which will both bring all visitors—whether they are traveling by car, bus, foot, or bicycle—to Burden's one "front door." These experiences are:

Automobile + Bus Entry Road

BREC Bicycle + Pedestrian Entry Trail

After crossing these thresholds into Burden, all visitors will continue on to the Welcome Center. The Welcome Center must be the most obvious and convenient way to enter the overall property. This can be accomplished with well-designed signage that leaves no question as to where to go upon arriving at Burden.

**Automobile + Bus Entry Road** | Those traveling by automotive vehicles will enter Burden from Essen Lane. For this reason, the entire perimeter along Essen must be considered and designed. Vehicles approaching from either direction on Essen Lane must be introduced to the idea that they are nearing Burden's "front door." The perimeter of the property must visually and aesthetically announce Burden before vehicles arrive at and turn onto its Entry Road.

**BREC Bicycle + Pedestrian Entry Trail** | The BREC bicycle and pedestrian trail that will be implemented along the western edge of Burden's property will include a Burden trail branch. This entry trail will bring bicyclists and pedestrians onto the Burden property, in a way that enables them to turn off toward the property without walking along Essen



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Lane. Instead, they will bypass Essen and enter behind the current utility area. This entry trail will bring visitors to a crosswalk that occurs near the current round-about, and it will continue along, leading visitors to the Welcome Center on a trail that runs parallel to the Burden entry road designated for vehicles.

The entry trail branch, along with the portion of land adjacent to the BREC trail running alongside Ward Creek, must be landscaped in a way that is cohesive (and appropriately scaled) with the perimeter landscape design of Burden's property along Essen Lane. This trail branch, too, must announce to visitors that they have arrived at Burden, creating an entry experience that arouses anticipation. This entry experience should not be designed in isolation from the vehicular entry experience.

#### PEDESTRIAN TRAILS

After becoming oriented to Burden at the Welcome Center, anchor destinations and their associated specialty areas will be accessed by a network of primary and secondary trails. Individual destinations will include tertiary trails that enable visitors to explore each destination at a more intimate level.

Visitors can plan a long day at Burden to visit some or all of the anchor destinations, or they can return over multiple visits to experience individual offerings at Burden.

A primary loop will be designated for both pedestrians and bicyclists. Two secondary hiking trails will serve pedestrians who wish to engage with the property for a longer portion of the day.

**Burden Loop** | The Burden Loop begins near the Welcome Center and is a higher-traffic multi-use trail that enables bicyclists and pedestrians to travel around the present-day agricultural fields. This loop leads visitors to the Family Garden, Amphitheater and Bog Garden, Windrush Gardens, Rural Life Museum, Arboretum, Coastal Prairie Restoration, and Urban Farm. The loop can be traveled in either direction and should have separately designated bicycle and pedestrian lanes.

**Ward Creek Nature Trail** | The Ward Creek Nature Trail will begin near the Amphitheater and Bog Garden. It will follow the path of oxbow remnants of Ward Creek, and it should be interpreted to tell the story of changes in water flow, channelization of Ward Creek, and the environmental benefits of maintaining naturalized drainage. This trail will lead visitors to Windrush Gardens, the Rural Life Museum, a spur to the Arboretum, and it will culminate at the Embankment at the Borrow Pit.

**Hardwood Trees & Trails** | Hiking trails located in the woods adjacent to and immediately south of Interstate 10 are currently one of the most visited areas at Burden. The woods are managed using a method of planting non-native trees, as tree replacement becomes necessary.

The 2020 Plan proposes two possibilities for updating the educational focus and management of these woods. One option is to transition to replacement, as needed, using native trees and shrubs that are suitable to this habitat. A second option is to begin replacing and filling in these woods, as needed, with trees and



shrubs recommended for their ability to withstand evolving climatic conditions and intense weather events.

For both scenarios, the approach utilized should be clearly interpreted to visitors. Education related to identifying and managing invasive species would be a valuable addition to these trails. Because it is difficult to ignore the proximity of these trails to the interstate, interpretation should address this fact, focusing on the impact of an interstate system to the hardwood area.

The overall layout of the trails should be assessed and simplified, so that there may be two main paths, with spurs occurring only to lead visitors to anchor destinations. Wayfinding along the Hardwood Trees & Trails should be revisited for greater clarity and as part of a comprehensive wayfinding initiative. The width and materials of trails should also be reassessed. Currently, the width is out of scale (oversized) with pedestrian needs, and it should be the goal to create a more intimate feel while the woods are being traversed.

## AUTOMOBILE CIRCULATION

Visitors who enter Burden by automobile will drive to the Welcome Center, where parking and general ticketing will occur. Initially, after purchasing Burden tickets and becoming oriented to the property's offerings at the Welcome Center, visitors may choose to drive to the Rural Life Museum, where they will park and enter this destination. An automated gate will enable these ticketed patrons to access the road to the Rural Life Museum.

As overall visitorship to Burden increases, Burden should invest in open-air shuttles that will transport small

groups, at defined time intervals, from the Welcome Center to the Rural Life Museum. Orientation that is specific to the Rural Life Museum should begin during these shuttle rides.

Limiting vehicular circulation through the site for day-to-day visits serves a two-fold purpose. First, it will reinforce the ability for the public to understand Burden as one signature property with destinations and amenities that merit return trips, and thus memberships. Second, it will create a destination that, like other large paid-entry destinations on significant acreage, such as botanical gardens, zoos, or outdoor sculpture collections, are oriented to pedestrians. Visitors, as they understand this, embrace the culture and experience of these destinations.

## BUS CIRCULATION

School buses and tour buses will enter the property in the same location as automobiles. Bus tours will likely be scheduled and ticketed in advance through online or telephone reservations. They will drive to the Welcome Center to drop off groups. From there, they will use the turn-around to drive through the parking lot, with access to the Welcome Center overflow gate, where they will turn right to park in the bus holding area.

Buses headed to the Rural Life Museum will initially deliver groups directly to the museum, before using the turn around to park at designated bus parking at the front of the property. Once the Welcome Center opens, these buses should drop visitors off there, where they will become oriented to Burden before continuing on to the museum. When the open-air shuttle system is implemented, groups will become oriented in the Welcome

Center before beginning their tour of the museum by boarding one of the shuttles.

## SERVICE ACCESS

In order to reinforce a more pedestrian-focused environment, service and maintenance vehicles (especially full-size trucks) should remain out of sight when possible. Service vehicles should use the road and parking network to get from one major destination to another, while smaller maintenance vehicles, such as golf or utility carts, should minimize their exposure on primary and secondary pedestrian pathways. The trail network, which will typically have less pedestrian traffic, may also be used by smaller vehicles. However, they should use this network sparingly, during off hours (vs. peak visitation hours), and only when necessary.

This practice will provide a minimally interrupted pedestrian experience, while ensuring managed maintenance access, as needed.

## OVERFLOW PARKING

Overflow parking should be opened to visitors on an as-needed basis. Depending upon visitorship, it will initially be closed most of the time. As visitorship increases, the overflow parking closest to the Welcome Center should be opened on weekends, and/or seasonally on weekends and weekdays, as needed. For example, Burden may experience a spike in visitors over spring break and determine that overflow parking should remain open throughout the week. During large special events, overflow parking should be opened to accommodate vehicular access to parking

areas at Rural Life Museum, near the Ione Burden Conference Center and adjacent to the Seasonal "Billboard" Displays, as well as to designated overflow parking adjacent to the Rural Life Museum.

## GATES

In order to create and maintain a visitor experience that feels welcoming and cohesive, gates on the property should be used minimally, and only at critical junctures. Aesthetically, they should also be minimal and fit within the overall character of the site.

All gates should be card accessible, which will enable staff, designated volunteers, and researchers to freely access the site without significant disruption. This will also ensure that as Burden moves to a membership model, members can be provided with membership cards.

Lastly, as special events occur, gates can be opened as needed to accommodate various access plans. Additionally, tickets could include scannable bar codes to allow for entry to these events, and tickets for large events can be sold at the gates.

**Round-about Alternate Gate.** Upon entering the Burden property from Essen Lane and beginning to circulate around the round-about, a gate across the historical entry road will remain closed at all times. The gate may be opened via card access from the outside, while a weight or motion sensor would permit free operation from the inside as a means of exit.

*Visual Impact: This gate should be mostly solid and discreet in appearance in order to visually indicate that it is not a means of entry.*

**Burden Entry Gate.** As visitors continue around the round-about, the new Entry Drive will be enhanced aesthetically with detailed planting and a gateway feature to provide a visual cue to visitors. The main gate itself will remain open during normal hours.

An accompanying Gate House will serve as an initial checkpoint for all visitors (car, bus, bike, pedestrian), but it may also accommodate ticketing for large public events in the future.

*Visual Impact: This gate should reflect the general character of Burden, though it could have slightly more detailing or artistic qualities than any other gate on campus.*

**Rural Life Museum Gate.** A gate just beyond the Welcome Center will regulate vehicular access to the Rural Life Museum. Group tours and individuals specifically visiting the Rural Life Museum would initially stop at the Welcome Center, then proceed past this gate by scanning their ticket. In the future and with the implementation of a shuttle system, this gate would remain closed at all times and only operable by staff and volunteers.

*Visual Impact: This gate should be minimal and only provide enough structure to prevent a vehicle from passing.*

During special events, an additional gate will be opened, as needed.

**Welcome Center Overflow Gate.** This gate will remain closed during normal hours and primarily restricts visitors from accessing the service drive that passes through the northern portion of the Botanic Garden Core. However, the road also provides access to additional event and overflow parking at the Ione Burden Conference Center. When the venue is rented or for events with increased parking needs, this gate could be opened.

*Visual Impact: This gate should be minimal and only provide enough structure to prevent a vehicle from passing.*

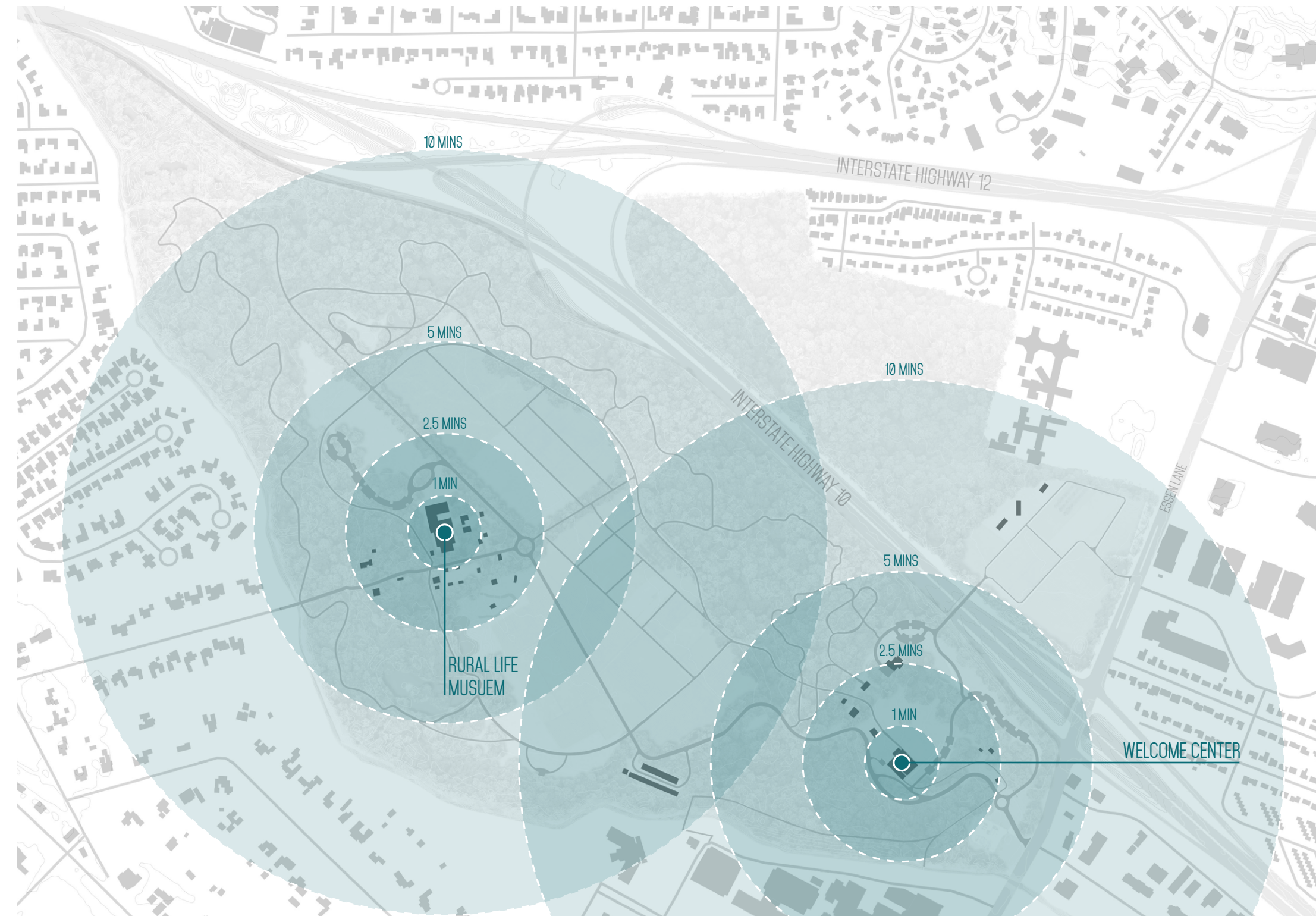
Two gates will solely serve employees, volunteers, and researchers.

**Burden Lane Gate.** This card access gate across Burden Lane provides staff, volunteers, and service vehicles a more direct path to the Rural Life Museum and other western portions of the site without significant interruption.

*Visual Impact: This gate should be mostly solid and discreet in appearance in order to visually indicate that it is not a means of entry to the public.*

**Essen Lane Research Gate.** Located adjacent to the Ollie Steele Burden Nursing Home, this card access gate provides direct entry to the agricultural research fields and maintenance yard on the east side of Interstate 10.

*Visual Impact: This gate should be mostly solid and discreet in appearance in order to visually indicate that it is not a means of entry to the public.*



This diagram illustrates the approximate length of time required to walk from either the Welcome Center or the Rural Life Museum to various locations across the Burden property.

- 1 MIN = 0.05 mi (265 LF)
- 2.5 MINS = 0.125 mi (660 LF)
- 5 MINS = 0.25 mi (1320 LF)
- 10 MINS = 0.5 mi (2640 LF)

## WALKING DISTANCE DIAGRAM

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## BICYCLES + OPEN-AIR SHUTTLES

The 2020 Plan proposes investment in these two circulation amenities:

### Open-Air Shuttles

### Fat-Tire Bicycles

As visitorship increases, and as Burden embraces its commitment to pedestrian and multigenerational experiences, open-air shuttles should be provided to transport groups from the Welcome Center to the Rural Life Museum. These shuttles can include recorded content to initiate visitors' introduction to the museum, or drivers can narrate an introduction through a microphone. Fat-tire bicycles, available to rent, should be offered to visitors who may arrive at Burden by automobile, but who prefer to explore the property by bike. This money-generating amenity can contribute to maintenance of the bikes and to the bike path, which is part of the Burden Loop.

Management decisions should be made related to whether the bikes will be (or will not be) available during large special events that require overflow parking to be open. These decisions should be based on numbers of visitors, and the ability to separate bicycle circulation from vehicles moving through the site.

## LAND DONATIONS

Three tracts of the Burden family land continue to be held by the Burden Foundation. These tracts run along Ward Creek, and include a .25-acre parcel, a 5.88-acre parcel, and a 3.3-acre parcel. In order to effectively implement recommendations within this master plan, related to designing and/or



Figure 3.28 Group Riding Fat-Tire Bicycles, 2019

differentiating the perimeter of the property, the BREC Bicycle + Pedestrian Entry Trail, and the Ward Creek Remnant Trail, the Burden Foundation should move forward with the donation of the remaining tracts of land. This will ensure greater integrity and continuity of the property as a whole, and it will protect Burden from further encroachment of urban development.

## OPERATIONAL UNIFICATION

### LSU LEADERSHIP + ADMINISTRATION

The oversight and management system in place for Burden remains largely unchanged from that which the Burden family originally established. Windrush Gardens and the Rural Life Museum, as an outdoor and indoor museum with an educational and preservation mission grounded in the humanities, are under the purview of LSU A&M. LSU A&M provides an on-site director for the museum, who also serves as direct leadership for Windrush Gardens. The Botanic Gardens and agricultural, horticultural, and forestry research activity are under the purview of the LSU AgCenter. The AgCenter provides an on-site director for the Botanic Gardens, who also serves as direct leadership for research partnerships and activity.

### PRIVATE OVERSIGHT

The Burden Foundation, originally established as a conduit for incremental land donations, and today the property's main external source of funding, has evolved to play an oversight role. Its members ensure that Steele Burden's early planning efforts and vision continue to guide the property's evolution.

### MULTI-DISCIPLINARY OVERSIGHT

Along with establishing the Burden Foundation, the Burden family originally established a multidisciplinary advisory board in 1966, whose distinct role was to shepherd the family's vision of the property. The first advisory board consisted of Steele Burden, Ione Burden, and Jeanette Burden, who together represented the family's interests. It

also consisted of representatives from the College of Agriculture, Horticulture, and Landscape Architecture, who could ground Burden's vision for the property in best practices and innovations related to their respective fields.

Specified as part of a clause in the acts of donation between 1966 to 1977, this board was to be appointed over the years by the University. However, this clause was not included in acts of donation after 1977. Sometime between 1977 and Steele Burden's death in 1995, the Foundation adopted the role of ensuring Burden's vision for the property. This resulted in a minimization of multidisciplinary professional expertise focused on the review of planning and design for the property.

By the start of the 21st century, it also became clear that more communication and collaboration between on-the-ground

leadership of the Rural Life Museum and the Botanic Gardens would benefit the overall functioning of Burden.

### OPERATIONS + REVENUE COLLABORATION

An important precedent for collaboration currently exists at Burden. Through a partnership between LSU A&M and LSU AgCenter, and with coordinated leadership from the Rural Life Museum and Botanic Gardens, direct oversight for Windrush Gardens is provided by the director of the Rural Life Museum, while maintenance is provided by the Botanical Gardens staff. As a result, revenue that Windrush Gardens brings in is shared between the Rural Life Museum and Botanical Gardens.



Figure 3.29 Rose Garden rows at Burden, 2019



Figure 3.30 Green House Interior, 2019



Figure 3.31 Gravel pathway at Burden, 2020

As Burden focuses on greater unification as a single community destination, input from multidisciplinary professionals and greater partnership between the Rural Life Museum and Botanic Gardens will be essential.

### COLLABORATION + FUNDING OPPORTUNITIES

The overall unification approach, which celebrates and interprets the diversity of Louisiana’s ecologies, its diverse garden culture, and cultural traditions that have emerged as a response to local ecologies, will foster opportunities for organizational and financial developments.

Collaborations will emerge between the Botanic Gardens, with its statewide interpretation of ecology and garden

traditions, and the Rural Life Museum, with its statewide interpretation of rural life.

Potential areas for collaboration in research and demonstration include but are not limited to the following: wetlands rehabilitation and preservation; constructed wetlands; studies in stormwater quality and quantity; flood protection; climate change and resiliency; wildlife and plant ecology; wildlife and plant conservation; environmental justice; urban forestry; agroecology; landscape architecture; urban planning; architecture; agricultural economics; sustainability; production agriculture; preservation; rehabilitation; social justice; physical and mental health.

Specialized funding can be sought and procured. Grants and research monies related to landscapes of the future, landscapes grounded in our unique place, and the challenges of mitigating environmental impacts in the face of urbanization can be targeted.

### TICKETING

Currently, the Rural Life Museum and Windrush Gardens are ticketed destinations. Visitors purchase tickets for both experiences at the Rural Life Museum. To achieve effective unification of the property, including public understanding that Burden is one incredible destination with multiple offerings and experiences—a place worthy of returning to repeatedly, the 2020 Plan proposes updates related to ticketing.

After the Welcome Center is constructed and opened, a single ticket entry should be available for purchase at the Welcome



Figure 3.32 Cypress Trees and Palmettos at Black Swamp, 2020

Center. Ticketing should also be available through online sales.

Initially, the ticket cost should accommodate the cost associated with Rural Life Museum, Windrush Gardens, and a percentage of the future full cost for the Botanic Gardens.

This percentage should be calculated based on the status of the Botanic Gardens development. As the Botanic Gardens Core specialty gardens are built out and achieve a significant level of implementation, the ticket cost can be increased. While the ticket cost will take into account each of these three destinations, the public should see it as one entry fee. Distribution of revenues can and should be assigned on the back end working with a programming specialist.

Ticket sales for special events associated directly with the Rural Life Museum, Botanic Gardens, or Windrush Gardens should also be sold at the Welcome Center and online. These events, however, can be marketed in direct relationship to the sponsoring entity.

### MEMBERSHIPS

Family and individual memberships, as well as corporate memberships, should be offered to the public. Rural Life Museum and Botanic Gardens directors should evaluate various membership models at peer institutions and determine those which may be the best fit for Burden.



*"Water is the most critical resource issue of our lifetime and our children's lifetime. The health of our waters is the principal measure of how we live on the land."*

— Luna Leopold, Hydrologist

## IMPLEMENTATION



Figure 4.1 Mosaic Boardwalk at Black Swamp, 2020

**S**uccessful unification at Burden depends on a clear grasp of the 2020 Master Plan Recommendations, alongside an understanding of a prioritized Phasing Strategy Summary. With phased implementation, Burden will begin to possess signature and critical community assets, all within the bounds of a park-like respite in the heart of a developed city.

The following recommendations are drawn from the strategies discussed in earlier sections. Members of the client advisory committee ranked and discussed these recommendations, including which can be considered low hanging fruit and which best support the long-term vision and mission. The master planning team assessed these and developed a 15-year phased plan that proposes that recommendations be initiated and/or completed within years 1-3, 4-6, 7-9, or 10-15, and some “general” recommendations that apply over the property’s lifetime. As the plan is implemented, the public will come to conceive Burden as one destination with multiple offerings worthy of ticketed entry, return visits, and membership support.

RECOMMENDATION	PHASING						LOCATION
	LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15		
RLM and BG: formally adopt the desired outcomes, and shared belief system (vision, mission, core values, and narratives) in this Master Plan, and introduce these to staffs.	●	■					SITE WIDE
RLM and BG: evaluate individual missions to determine whether they support the shared belief system. As needed, update missions to reflect the shared beliefs.	●	■					SITE WIDE
Engage an experienced planning and design firm, including an interpretive specialist, to envision and coordinate the appearance, hierarchies, and messaging of the interpretive narratives.			■				SITE WIDE
RLM and BG: collaborate to determine the overall narrative components for interpretive signage across the site.			■				SITE WIDE
Adopt a comprehensive interpretive plan as current programming is updated and new programming is implemented.			■				SITE WIDE
Burden marketing team and/or private marketing consultant: Redevelop a website that introduces Burden as a single destination that houses multiple internal destinations.	●		■				SITE WIDE
LHF = Low Hanging Fruit							



RECOMMENDATION	PHASING						LOCATION
	LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15		
PROGRAMMATIC UNIFICATION : GENERAL							
RLM and BG: develop a shared programming focus on Louisiana's ecologies, resources and the cultural responses to nature.							SITE WIDE
Across the property, make more visible and understood the natural and cultural features distinctive to Baton Rouge and to the Burden property itself (as opposed to the entire state).							SITE WIDE
Continue to utilize Annual Displays on the site, supplemented with displays that will bring additional foot traffic and revenue. Examples include an annual cutting garden and an annual Christmas light event.							SITE WIDE
Hire design professionals for design, detail, and implementation of all Specialty Gardens, engaging cultural landscape historians, scientists and horticulturists as consultants.							SITE WIDE
Initiate significant development within the Botanic Gardens Core specialty gardens, with a place-based focus.							BOTANIC GARDEN CORE RENDERING [51]
Implement the gardens surrounding the RLM through a process that engages ethnographers, ethnobotanists, anthropologists, archaeologists, and cultural landscape historians.							RURAL LIFE MUSEUM RENDERING [39]
To mitigate the scale of the RLM, design and implement plantings and associated specialty gardens.							RURAL LIFE MUSEUM RENDERING [39]
Limit large private events, such as weddings, which occur at Windrush, the BG, and RLM, to evenings to avoid management, parking, and public/private conflicts or issues during hours of daily operation.							SITE WIDE
		LHF = Low Hanging Fruit					

RECOMMENDATION	PHASING						LOCATION	
	LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15			
Treat the new Welcome Center as the "front door" entry to the entire site. Engage a professional consultant to develop the narrative for orienting visitors to Burden, including the site's environmental and cultural histories.							BOTANIC GARDEN CORE RENDERING [51] ①	
Relocate the existing Children's Garden adjacent to the new Welcome Center. Rebrand this area as the "Family Garden."							MASTER PLAN RENDERING [31] ⑤	
Engage a highly specialized firm to design the Family Garden with an emphasis on engaging all ages with the narratives of both RLM and BG in tangible ways.							MASTER PLAN RENDERING [31] ⑤	
Implement Ephemeral Displays on the land adjacent to the I-10 Essen Lane off-ramp. This area will serve as a living and evolving seasonal billboard advertisement for Burden's offerings.							BOTANIC GARDEN CORE AREA DIAGRAM [49] EPHEMERAL DISPLAY	
Relocate and redesign the Rose Garden as a Rose and Perennial Garden. It will envelop an event lawn adjacent to the Welcome Center and will include narrative interpretation of the importation of roses.							BOTANIC GARDEN CORE AREA DIAGRAM [49] ROSE GARDEN	
A Southern Cottage Garden should be designed with a focus on heirloom varieties of plants and located surrounding the existing Pavilion.							BOTANIC GARDEN CORE AREA DIAGRAM [49] SOUTHERN COTTAGE	
Design a Culinary Garden surrounding the Orangerie, including citrus varieties and demonstrate container gardening, in order to provide cultural context for the Orangerie.							BOTANIC GARDEN CORE AREA DIAGRAM [49] CULINARY GARDEN	
		LHF = Low Hanging Fruit						

RECOMMENDATION	PHASING					LOCATION
	LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
Design and implement a Louisiana Asian Imports Garden that demonstrates and interprets the story of botanical collections that arrived in LA and represent aspects of antebellum gardens. This garden will be located under the existing Oak Allée.						BOTANIC GARDEN CORE AREA DIAGRAM [49] <b>LA ASIAN IMPORTS GARDEN</b>
Design and implement a Louisiana Tropical Garden as an ornamental setting to utilize plants already thriving on the property, and should be in close proximity to the historic greenhouse. The existing tropical display should be evaluated for design potential.						BOTANIC GARDEN CORE AREA DIAGRAM [49] <b>TROPICAL GARDEN</b>
Working with a cultural landscape expert, update the management plan for Windrush Gardens, utilizing best practices in preservation, addressing high levels of traffic and using the 2009 Burden Cultural Landscape Report as its foundation. Interpret any changes to the plant palette of Windrush Gardens to the public.						MASTER PLAN RENDERING [31] ⑦
Working with a cultural landscape expert, create an interpretive plan for Windrush Gardens, focusing on Steele Burden's experimentation with design, plant palette and management of water.						MASTER PLAN RENDERING [31] ⑦
Rebrand Windrush Gardens as Historic Windrush Gardens.						SITE WIDE
Relocate and redesign the existing parking at the RLM into a curving and tree lined lot with a flexible event lawn.						RURAL LIFE MUSEUM RENDERING [39] ③
Design an African Botanic Entry Garden at the entry area of the RLM, as a transition from the parking lot into the building.						RURAL LIFE MUSEUM RENDERING [39] ⑤
LHF = Low Hanging Fruit						

RECOMMENDATION		PHASING					LOCATION
		LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
Locate and interpret an African American folk garden surrounding some of the residential buildings at the RLM.							MASTER PLAN RENDERING [31] ⑩
Design an Ethnobotanical Garden near the existing chapel as a part of a larger story of spiritual belief systems and practices.							MASTER PLAN RENDERING [31] ⑨
In consultation with designers and scientists, begin implementing a restored native Coastal Prairie.		☉					MASTER PLAN RENDERING [31] ⑫
In consultation with designers and scientists, begin cleaning, monitoring, and providing access to the native wetland landscape within the Borrow Pit.							MASTER PLAN RENDERING [31] ⑮
Update interpretation at the Black Swamp in conjunction with the comprehensive interpretive strategy. Remove "Mosaic" from the name.							MASTER PLAN PROGRAMMING [27] BLACK SWAMP
Locate the new one-acre Urban Farm which will demonstrate and enable exploration of best sustainable practices in urban farming, on high ground, in close proximity to the future Coastal Prairie Restoration and the RLM.							MASTER PLAN RENDERING [31] ⑪
Allocate an area southwest of the agricultural fields for the Ward Creek Amphitheater. Utilize soil cut for the necessary mounding from what is removed from areas appropriate for the creation of an adjoining Bog Garden.							WARD CREEK AMPHITHEATER RENDERING [35]
Establish displays of the state's six ecological regions. Locate the Ecoregion Journey exhibits within the Botanic Gardens Core and in response to site drainage. Provide an interpreted progression through the state's native ecologies.							BOTANIC GARDEN CORE AREA DIAGRAM [49] LA ECOREGIONS
		LHF = Low Hanging Fruit					

RECOMMENDATION	PHASING						LOCATION
	LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15		
<b>PROGRAMMATIC UNIFICATION : SPECIFIC</b>							
If the collection of palms in the Barton Arboretum is to remain, evaluate and update their interpretation.	☉						MASTER PLAN RENDERING [31] ⑩⑥
Expand the Barton Arboretum into the land directly west of its current location. Professionally design this area to demonstrate the evolution of Louisiana's forestry industries. Consider incorporating/branding the woodland trails as an extension of the Arboretum (with a different narrative).							MASTER PLAN RENDERING [31] ⑩⑦
Make university research a more visible part of public engagement, made accessible through specialized tours led by LSU faculty and/or graduate students.	☉						SITE WIDE
<b>PHYSICAL UNIFICATION : GENERAL</b>							
Reflect the property's history, culture, and ecology and/or that of the region through every landscape and building.							SITE WIDE
Convey both sustainable function(s) and Burden's aesthetics through every landscape, from parking areas to paths, whether designed or vernacular.							SITE WIDE
Reflect Steele Burden's design vocabulary and planning tenets for any additions to the Burden property, whether designed in-house or by outside professionals.							SITE WIDE
Maintain the dominance of the picturesque character that Steele Burden used to shape this landscape. Design landscapes and gardens with forethought for the property, but limit formal landscapes to avoid creating a dominant effect of formal gardens and landscapes.							SITE WIDE
	LHF = Low Hanging Fruit						

RECOMMENDATION		PHASING					LOCATION
		LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
PHYSICAL UNIFICATION : GENERAL							
Reinforce regional representations on the site and the pastoral qualities of the property through the scale and materials of designed environments.							SITE WIDE
Do not repeat buildings of large scale, similar in scale to the RLM on the site in the future, as they disrupt the landscape-dominant scenery.		☉					SITE WIDE
Utilize small details and focal points when accommodating new development and displays. In material and scale, these will contribute to the visual cohesion of the entire landscape.							SITE WIDE
Separate pedestrian, bicycle, automobile, and maintenance circulation wherever possible.							CIRCULATION DIAGRAM (61)
Prioritize the pedestrian experience. Provide pedestrian trails and loops of differing lengths and levels of ease or difficulty.							CIRCULATION DIAGRAM (61) 
Any gates implemented on the property will be aesthetically minimal and fit within the overall character of the site.							BOTANIC GARDEN CORE RENDERING (51) ⑫
Professionally design all permanent and substantial built projects on the property, whether building or landscape, including the creation of professional construction documents, prior to implementation of projects.							SITE WIDE
All future projects should consider and provide for ADA accessibility, in alignment with the Diversity Roadmap and priorities of LSU A&M and the AgCenter.							SITE WIDE
		LHF = Low Hanging Fruit					

RECOMMENDATION		PHASING					LOCATION
		LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
Establish and protect a single “front-door” entry to the entire property, so paying visitors do not encounter “side door” or “back door” entries into Burden, and to differentiate Burden from a public park. Dedicate secondary gated entries only to staff members, researchers, and/or volunteers who will have card access.							MASTER PLAN RENDERING [31] ①
Update vehicular circulation to include shuttle access and bicycle access, both of which will be available only through on-site management.							CIRCULATION DIAGRAM [61] VEHICULAR
Incorporate the BREC bicycle and pedestrian trail along the western edge of the Burden property and enable visitors to turn off into the property towards the Welcome Center without walking along Essen lane.							CIRCULATION DIAGRAM [61] BREC TRAIL
Landscape the entry trail branch cohesively with the perimeter design, and do not design it independently of the vehicular entry experience, but likewise announce the arrival at Burden to visitors.							BOTANIC GARDEN CORE RENDERING [51] ⑱
Designate existing and potential wetland areas on the property as no-build zones, where permanent buildings are not allowed.							MASTER PLAN PROGRAMMING [27] WETLANDS
Consult a professional Landscape Architect and Civil Engineer team to create an overall site drainage plan to mitigate the current issues with flooding and water management.							SITE WIDE
Develop the existing invasive species management plan for the property into educational programming that engages volunteers and visitors.							SITE WIDE
		LHF = Low Hanging Fruit					

RECOMMENDATION		PHASING					LOCATION
		LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
Open overflow parking on an as-needed basis, such as over the weekend, during holiday seasons, or for large special events, as best suiting the needs of present visitorship.							CIRCULATION DIAGRAM (61) <b>OVERFLOW PARKING</b>
Construct six gates at various critical junctures throughout the site, as described on pages 65-66. Gates will be card accessible from the entry side and motion sensor activated from the exit side.							CIRCULATION DIAGRAM (61) <b>GATE</b>
Implement a service vehicle policy which directs all non-visitor traffic through designated road and parking networks, used sparingly during off hours.							SITE WIDE
Consolidate parking to designated areas on the property. The parking areas will appear as “parking pods” nestled into nature. Do not have seas of parking anywhere on the site.							MASTER PLAN RENDERING (31) ④
Utilize a designated bus holding area for buses after dropping off groups at the Welcome Center.							BOTANIC GARDEN CORE RENDERING (51) ②⑩
Make the Burden Loop function as a multi-use trail that leads visitors to the Family Garden, Amphitheater, Windrush Gardens, RLM, Arboretum, Coastal Prairie Restoration and Urban Farm.							CIRCULATION DIAGRAM (61) <b>PEDESTRIAN</b>
Provide an open-air shuttle system transportation to groups heading from the Welcome Center to the RLM. Introduce visitors to the narrative of the museum during the ride.							SITE WIDE
Make fat-tire bicycles available to rent at the Welcome Center.							SITE WIDE
		LHF = Low Hanging Fruit					



RECOMMENDATION		PHASING					LOCATION
		LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
Utilize designated and potential wetland areas on the property for low-impact trails where access is managed and monitored. These areas will not be made available for high-impact recreation, such as bicycle trails.							MASTER PLAN PROGRAMMING [27] <b>WETLANDS</b>
Follow the path of the oxbow remnants of Ward Creek in making the Ward Creek Nature Trail and lead visitors from Windrush Gardens to the Arboretum and the Embankment at the Borrow Pit.							MASTER PLAN RENDERING [31] 14
Assess and simplify the layout of the Hardwood Trees & Trails with two main paths. Implement wayfinding and interpretation in accordance with the comprehensive plan initiative.							MASTER PLAN RENDERING [31] 19
Update the management of the Hardwood Trees & Trails as described on pages 63-64, and interpret this approach to the public. Reassess the width and materials of the trails and down-scale to create a more intimate experience, while also considering alternatives that address accessibility.							MASTER PLAN RENDERING [31] 19
Have all automotive vehicles (including buses) enter Burden from Essen Lane via the Entry Road. Design the perimeter of the Burden Property to announce Burden to these vehicles before their arrival.							MASTER PLAN RENDERING [31] 1
Formally donate the three tracts of Burden family land still held by the Burden Foundation to LSU.		●					SITE WIDE
		LHF = Low Hanging Fruit					

RECOMMENDATION	PHASING						LOCATION
	LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15		
OPERATIONAL UNIFICATION : GENERAL							
Seek specialized funding related to landscapes of the future and mitigating impacts of urbanization.							SITE WIDE
Plan opportunities for collaborative special events, exhibits, lectures, research on property, etc. between the RLM and the BG, including Windrush Gardens and LSU.	☉						SITE WIDE
The management, in tandem with a standard review process, should utilize this Master Plan as a reference and guide for evaluating the appropriateness or necessary adaptations to proposed donations, projects, and/or initiatives that come from private donors and/or citizens, as well as from within LSU.							SITE WIDE
OPERATIONAL UNIFICATION : SPECIFIC							
Evaluate models of shared ticketing and revenues. Create a single ticket entry available for purchase at the Welcome Center. Make ticketing also available through online sales.							SITE WIDE
Evaluate membership models at comparable or peer institutions and develop a membership model for Burden.	☉						SITE WIDE
Coordinate annual calendar events and special events.	☉						SITE WIDE
Consult with leadership at precedent and peer institutions, including Hilltop Arboretum, to learn how they initiated their own Master Plans and/or similar projects to those in this Master Plan	☉						SITE WIDE
		LHF = Low Hanging Fruit					

RECOMMENDATION	PHASING					LOCATION
	LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
Reinstitute the multidisciplinary Advisory Board and review committee.	☉	■				SITE WIDE
Create a cooperative agreement with the LSU A&M Campus Planning office to serve on the multidisciplinary committee and to provide immediate expertise from a Landscape Architect for small projects.	☉	■				SITE WIDE
Develop a standard review process for all permanent projects, buildings, and/or displays on the property. Future projects, those proposed, and those that will evolve, should be measured against the guiding principles; vision, mission, narratives, and core values; and the overall desired outcomes. The review process will be developed around these items.		■				SITE WIDE
Require Burden researchers and volunteers arriving for specific events to check-in through a gated card entry that will track this traffic in and out of the site.		■				SITE WIDE
At the future Welcome Center, orient all visitors, including tour groups, to the entire property before filtering individuals and groups to tour destinations.		■	■			MASTER PLAN RENDERING [31] ③
In light of new Welcome Center and conference spaces in RLM building, assess highest and best use of conference center.	☉	■	■			SITE WIDE
Hire a dedicated Volunteer Coordinator. Develop a Volunteer Corps Training Program of interested participants who will donate time to help maintain the gardens.			■			SITE WIDE
LHF = Low Hanging Fruit						

RECOMMENDATION		PHASING					LOCATION
		LHF	YEAR 1-3	YEAR 4-6	YEAR 7-9	YEAR 10-15	
<p>OPERATIONAL UNIFICATION : SPECIFIC</p> <p>Develop an orientation for new employees, graduate students, docents, and outside consultants designing for the property which focuses on the vision and mission for the property and Steele Burden’s design vocabulary and tenets.</p>							SITE WIDE
<p>Coordinate a sustainability and resiliency program for the management of trash, compost, and irrigation across the Burden property.</p>							SITE WIDE
<p>Initiate hiring a landscape architect to be on retainer with Burden. This contractor should be utilized to assist with small projects with which the A&amp;M LA is unable to assist.</p>							SITE WIDE



*"We can only start to understand the contemporary landscape  
by knowing what we have rejected and what we have retained  
from the past."*

— J. B. Jackson, "The Necessity for Ruins"

## PRECEDENTS



Figure 5.1 Dinosaur Creek in the Luci and Ian Family Garden at Lady Bird Johnson Wildflower Center, 2014

**T**he 2020 Master Plan encourages Burden to acknowledge and respond to the transforming roles of museums and botanic gardens across the country, especially in light of the realities of climate change, the global pandemic, and the nation's evolving understanding of racial justice and its connection to interpretive narratives within cultural and educational institutions such as Burden.

Precedents are peer institutions which can be used as guides for Burden, as it embarks on implementation of the 2020 Master Plan. They offer inspiration and a starting point. The 2020 Plan provides a rare opportunity for Burden to determine its values and focus and to define how each of its foundational components fit together on the overall property and in relation to its shared vision and mission.

Burden can become a leader in stormwater management in Baton Rouge, foster

the development of urban agriculture education, and educate visitors about the cultural history and current relevance of our botanical, horticultural, and garden traditions. Precedents should be used as a starting point to evaluate how to make the recommended changes within the 2020 Plan. Leadership at these institutions can be consulted to help initiate the process at Burden.

### 2009 MASTER PLAN PRECEDENTS

The 2009 Master Plan included a business plan to assist with the development of Burden’s Botanic Gardens. As part of this business plan, precedents were included, and were specifically chosen to support the development of the business plan. The objective of comparing Burden’s Botanic Gardens, in their early development, with more established botanic gardens in the same region was to determine how

to build a successful botanical garden. For example, the precedents provided guidance for questions such as: What are appropriate admission fees? What types of facilities and special events would be needed to make the Botanic Gardens competitive with similar organizations? How many visitors could the Botanic Gardens expect annually? Some of the precedents the 2009 Master Plan included were the Birmingham Botanical Garden, Garvan Woodland Gardens (Garvan Gardens), the Huntsville Botanical Gardens, the Houston Arboretum and Nature Center, the New Orleans Botanical Garden, and the Shangri La Botanical Gardens and Nature Center.

These precedents were useful for answering questions related to the general development of botanic gardens. However, they do not necessarily have the constraints and nuances associated with a university-owned and administered property, nor one with the level of

diversity that Burden Museum and Gardens possesses as a single destination. With the exception of Garvan Gardens, most of these precedents are not affiliated with a university.

### 2020 PRECEDENTS

Precedents included in the 2020 Master Plan are not all equal, but each can be considered for various reasons. Some precedents have been selected based on strong identity-forming visions and/or missions. Some are included because they are affiliated with universities, and they encounter a similar set of opportunities and challenges. Some are included because they are associated with a legacy donor whose story is integral to the narrative of the property, and that story is communicated effectively.

Five precedents have been chosen to serve Burden and the 2020 Master Plan direction and goals: LSU Hilltop Arboretum, Garvan Gardens, Morris Arboretum, North Carolina Botanical Gardens, and Lady Bird Johnson Wildflower Center. Each of these has a strong regional focus and conservation-based mission that has been successfully implemented through programming, architecture, and planting. In addition, Garvan Gardens at 210 acres and the Wildflower Center at 284 acres, are comparable to Burden in size. The following precedent sheets provide further information on each botanic garden or arboretum.

### PRECEDENTS

#### Hilltop Arboretum

**Burden Analogs:** Despite an obvious size discrepancy, Hilltop Arboretum has many similarities to Burden. They both were established by well-regarded Legacy Donors and now face the same leadership structure at LSU. They both rely on the institution for a bulk of their funding, but are also strongly supported by volunteer groups. Hilltop is also managed by a school of the University and utilized as an outdoor laboratory by students and plant enthusiasts alike.

**How it can inspire Burden’s development:** Regarding its mission and program focus, Hilltop is known for the conservation and sale of native plants, a proposed emphasis in the Master Plan. They have implemented a three-acre Cajun Prairie and have a Meadow Keeper program that collects seeds around the state for planting. The Imogene Newsom Brown Education Facility at Hilltop is the first LSU building to be registered with the USGBC for LEED v2.2 certification. As an arboretum that is also affiliated with LSU, Hilltop Arboretum offers a peer institution that is worthy of looking to as a precedent.

**Mission:** to provide a sanctuary where students and visitors can learn about natural systems, plants, and landscape design.

**Size:** 14 Acres  
**City + Population:** Baton Rouge | 221,600  
**Establish:** 1981  
**Support:** Friends of Hilltop Arboretum  
**Legacy Donor:** Emory Smith

**Architectural Component:** Lake | Flato Architects  
**Programming:** Arboretum  
**Research:** Agricultural  
**Internships Offered:** Yes  
**Event Rentals:** Yes



Figure 5.2 Hilltop Arboretum Boardwalk, c. 2010s

## Garvan Woodland Gardens, University of Arkansas

**Burden Analogs:** Geographically close and with similar research goals, Garvan Woodland Gardens and the Burden Botanic Gardens have much in common. Garvan Woodland Gardens is roughly half the size of Burden, but it showcases regional native plants within a naturalistic setting. Garvan is also managed by the Landscape Architecture Department of the University of Arkansas.

**How it can inspire Burden's development:** Garvan Woodland Gardens is known for blending interesting architecture within a regional landscape context. The bridges, tree house, and other architecture are thoughtfully designed and cohesive throughout time. Though much of the site is covered by woodlands, there are also numerous regionally-appropriate display gardens incorporated in its core. An extensive trail system also weaves through the native forest and serves as a recreational asset.

**Mission:** Garvan Woodland Gardens preserves and enhances a unique part of the Ouachita Mountain environment; provides people with a place of learning, research, cultural enrichment, and serenity; develops and sustains gardens, landscapes, and structures of exceptional aesthetics, design and construction; and partners with and serves the communities of which the Gardens is a part.

**Size:** 210 Acres

**City + Population:** Hot Springs | 37,169

**Establish:** 1993

**Support:** Membership + Corporate Partners

**Legacy Donor:** Verna Cook Garvan

**Architectural Component:** Fay Jones

Architecture + Collection of Bridges

**Programming:** Botanic Garden + Arboretum

**Research:** Agricultural

**Internships Offered:** Yes

**Event Rentals:** Yes

## Morris Arboretum, University of Pennsylvania

**Burden Analogs:** Morris Arboretum is managed by the University of Pennsylvania and is the official arboretum of the Commonwealth of Pennsylvania. It is home to an extensive historic archive and several historic structures and sculptures are located throughout the property. This collection serves as a window into the history of the region and of the Morris, the institution's Legacy Donors. Morris Arboretum also focuses on education, research, and outreach.

**How it can inspire Burden's development:** In addition to research and education, Morris Arboretum also emphasizes horticulture display and sustainability. The Horticulture Center Complex earned LEED Platinum designation by incorporating sustainable elements such as a green roof, solar and geothermal power, and rainwater cisterns. The site's primary parking lot, which was installed over 30 years ago, incorporates green infrastructure elements and has filtered over 31 million gallons of water before it reaches the local watershed.

**Mission:** to promote an understanding of the relationship between plants, people and place through programs that integrate science, art and the humanities.

**Size:** 175 Acres

**City + Population:** Philadelphia | 1,584,000

**Establish:** 1932

**Support:** Membership + Corporate Partners

**Legacy Donor:** John + Lydia Morris

**Architectural Component:** Sustainable +

Historic Architecture

**Programming:** Botanic Garden + Arboretum

**Research:** Agricultural + Academic

**Internships Offered:** Yes

**Event Rentals:** Yes



Figure 5.3 Bob and Sunny Evans Tree House at Gavan Woodland Gardens, 2019



Figure 5.4 Seven Arches in English Park at Morris Arboretum, c. 2010s



## North Carolina Botanical Gardens, UNC Chapel Hill

**Burden Analogs:** The North Carolina Botanical Garden is the botanical legacy of the University of North Carolina at Chapel Hill. It encompasses a significant site area and its primary goals include research, conservation, and preservation of the native landscape. The UCBG campus includes a variety of garden types and two arboreta.

**How it can inspire Burden's development:** UCBG is known for its use of sustainable horticulture practices. UCBG emphasizes conservation, biodiversity, and public education by propagating native plants, maintaining a seed bank, preserving natural areas, and eliminating invasive species. The Garden includes several gardens that focus on the state's unique ecosystems. It is also incorporating new gardens that focus on the region's underrepresented heritages, such as the American Indian Cultural Garden and an ongoing Ethnobotany project, which highlights and restores access to over 70 plant species local Native American tribes traditionally utilized. The James + Delight Allen Education Center also achieved USGBC LEED Platinum status.

**Mission:** to inspire understanding, appreciation, and conservation of plants, and to advance a sustainable relationship between people and nature.

**Size:** 1,100 Acres

**City + Population:** Chapel Hill | 60,988

**Establish:** 1966

**Support:** NCBG Foundation + Membership

**Legacy Donor:** Multiple Faculty Members

**Architectural Component:** Sustainable

**Architecture + Paul Green Cabin**

**Programming:** Botanic Garden + Arboretum

**Research:** Agricultural + Academic

**Internships Offered:** Yes

**Event Rentals:** Yes



Figure 5.5 James and Delight Allen Education Center at the North Carolina Botanical Gardens, c. 2010s

## Lady Bird Johnson Wildflower Center, UT Austin

**Burden Analogs:** The Lady Bird Johnson Wildflower Center is owned by the University of Texas at Austin and is the official botanical garden and arboretum of Texas. The campus is comparable in size to Burden, and it has extensive research and educational programming. The WFC also serves as a critical open space preserve within a highly urbanized area.

**How it can inspire Burden's development:** The WFC is a model for native plant research and conservation through its development of "the most comprehensive database of native plants for North America." The WFC has also become a leader in demonstrating sustainable approaches to landscape design. WFC helped the US Botanic Garden and the American Society of Landscape Architects develop the Sustainable SITES rating system for landscapes, and the Luci and Ian Family Garden is certified using this rating system. Additionally, despite its proximity to a highly urban area, it successfully maintains the region's natural landscape character throughout the various garden types.

**Mission:** inspiring the conservation of native plants.

**Size:** 284 Acres

**City + Population:** Austin | 964,254

**Establish:** 1982

**Support:** Membership + Corporate Partners

**Legacy Donor:** Lady Bird Johnson

**Architectural Component:** Sustainable Architecture

**Programming:** Botanic Garden + Arboretum

**Research:** Agricultural + Academic

**Internships Offered:** Yes

**Event Rentals:** Yes



Figure 5.6 Luci and Ian Family Garden at Lady Bird Johnson Wildflower Center, 2015

## PRECEDENT SELECTION PROCESS + CRITERIA

Approximately twenty botanic gardens in total were evaluated in comparison to the LSU AgCenter Botanic Gardens. The properties reviewed are listed below. Following this list is a summary of the criteria evaluated, and the properties which stood out based on specific criteria.

### PRECEDENT LIST

LSU AgCenter Botanic Gardens  
Baton Rouge, LA | 440 Acres

LSU Hilltop Arboretum  
Baton Rouge, LA | 14 Acres

Lady Bird Johnson Wildflower Center  
Austin, TX | 284 Acres

Cheekwood Estate + Gardens  
Nashville, TN | 55 Acres

Huntington Library Botanical Garden  
San Marion, CA | 120 Acres

Vizcaya Museum + Gardens  
Miami, FL | 43 Acres

UGA State Botanical Gardens  
Athens, GA | 313 Acres

UC Botanical Garden  
Berkeley, CA | 34 Acres

North Carolina Botanical Garden  
Chapel Hill, NC | 1100 Acres

Missouri Botanical Garden  
Gray Summit, MO | 79 Acres

Minnesota Landscape Arboretum  
Chaska, MN | 1200 Acres

Historic Deerfield  
Deerfield, MA

Garvan Woodland Gardens  
Hot Springs, AK | 210 Acres

UT Gardens  
Knoxville, TN | 11 Acres

Duke Gardens  
Durham, NC | 55 Acres

Bartram's Garden  
Philadelphia, PA | 45 Acres

Scott Arboretum of Swarthmore  
Swarthmore, PA | 357 Acres

Morris Arboretum  
Philadelphia, PA | 175 Acres

Islandwood  
Bainbridge Island, WA | 255 Acres

The Walden Woods Project  
Concord, MA | 170 Acres

## REGIONAL + CONSERVATION CENTERED VISIONS AND/OR MISSIONS

One of the most important factors in this research was determining whether the botanic garden or arboretum has a strong vision and mission, and if the vision and/or mission is successfully executed. Organizations with the strongest missions include the Lady Bird Johnson Wildflower Center (Wildflower Center), the North Carolina Botanical Gardens (NCBG), and Islandwood. The mission of the Wildflower Center is simply, "Inspiring the conservation of native plants," and they apply this concept to everything from the

sustainable architecture, which helps to capture and conserve water, to their branch of ecological research and design, which creates "healthy landscapes and ecosystems."

The NCBG mission is, "to inspire understanding, appreciation, and conservation of plants and to advance a sustainable relationship between people and nature." These actions are directly translated to the visitor experience, and they shape the organization of the grounds and the type of programs offered.

A third organization with a clear and well-executed mission is Islandwood, which is focused on environmental education. The Islandwood mission is "to provide exceptional learning experiences that inspire lifelong environmental and community stewardship," and the programming it offers supports this.

## LEGACY DONORS

The legacy of the Burden family is integral to the story of Burden, as it would not exist without the forethought and planning of Steele, Ione, and Jeannette Burden. Many botanic gardens and arboretums have legacy donors who are a part of the story of the property: Emory Smith of LSU Hilltop Arboretum (Hilltop), Lady Bird Johnson of the Wildflower Center, Verna Cook Garvan of Garvan Gardens, John Bartram of Bartram's Garden, and Lydia and John Morris of the Morris Arboretum.

Each of these individuals shaped the physical landscape and provided the vision for these botanic gardens and arboretums. Emory Smith and his



Figure 5.7 Steele and Ione Burden, c. 1970s

wife were always welcoming to the community, especially the children of the neighborhood, and he inspired a generation to appreciate native plants. Lady Bird Johnson was an environmentalist who understood that conserving native landscapes was critical, and she established the Wildflower Center to achieve this goal. While her husband was in office, her influence helped to pass more than 200 laws pertaining to the environment, including the Wilderness Act of 1964 and the Highway Beautification Act of 1965. Verna Cook Garvan purchased the site of Garvan Gardens after it was clear cut for timber. She prevented it from being cut again, and instead developed it as a series of gardens open to the public.



Figure 5.8 Springfield Mill at Morris Arboretum in Philadelphia, Pennsylvania, c. 2010s



Figure 5.9 Anthony Chapel in Garvan Woodland Gardens in Hot Springs, Arkansas, c. 2010s

## HISTORIC ARCHITECTURE + ARCHITECTURAL COLLECTIONS

As the Rural Life Museum is home to a large collection of 19th-century Louisiana vernacular architecture, STA reviewed precedents that had a historic architectural component as part of the organization. Historic Deerfield is a village in Massachusetts with a collection of eighteenth-century antique houses, completed with a collection of regional furniture, textiles, and art. This

organization offers tours, educational programs, lectures, classes, and a research library. The Morris Arboretum also boasts a collection of historic buildings and structures, including a Victorian Fernery, a miller's cottage, and a working mill to name a few. The organization of the historic buildings is more dispersed than the layout of the Rural Life Museum, but in both places, a visitor experiences the same feeling of walking through history.

## REGIONAL + SUSTAINABLE ARCHITECTURE

Morris Arboretum contains a collection of sustainable architecture, including a LEED Platinum horticulture center, a café that is certified by the Green Restaurant Association, a sustainable parking lot that filters stormwater runoff, and an ADA accessible tree adventure exhibit. An investment in sustainable architecture was key for several other botanical gardens and arboreturns including

Hilltop Arboretum, the Wildflower Center, and the North Carolina Botanical Gardens. Another precedent that stood out for architecture is Garvan Woodland Gardens. This organization has a partnership with the Fay Jones School of Architecture, and is known for an architectural style that is open-air and whimsical. It also has a beautiful and uniquely regional collection of bridges that guide visitors throughout the property.



*“Change is inevitable and I know that Mr. Burden expected change – but change in the right direction with certain basic premises exempt from change. Sometimes it is difficult to delineate between change and improvement especially where interpretation of philosophy and vision of an individual are concerned.”*

—Dr. Warren Meadows, “Report as of October, 1999” concerning Mr. Burden’s overall wishes as transmitted in his memo of January 17, 1991 to the Burden Foundation

## RETAINING A SENSE OF PLACE



Figure 6.1 Burden Residence at Windrush Gardens, 2020

**W**hen the British Museum ranked the Rural Life Museum as one of the top ten outdoor museums worldwide in the first decade of the 2000s, people in Baton Rouge, as well as national historians and antiquarians, took note of this hidden resource and the power of its setting. That power was largely due to the vision and design acumen of Steele Burden, not only for the Rural Life Museum, but also for the entire property.

As the Botanic Gardens become more developed and more people visit them, Steele Burden's early vision is becoming a reality. Yet, the Botanic Gardens will have to meet contemporary standards if Steele Burden's holistic vision for the property is to be sustained.

## IS THE 2020 PLAN CHANGE IN THE RIGHT DIRECTION?

The very purpose of site master planning is to anticipate, respond to, and manage change while maintaining the integral sense of place. To manage change is a balancing act, particularly when the landscape is one of historic and cultural significance. This is the case with Burden.

As a managed landscape, it had a great deal of continuity throughout Steele Burden's life, despite the transfer of responsibility to the University. Outside of any institutional structure, Steele Burden, who was present on the site daily, was able to communicate to those at the helm what his vision for the place was, how he thought it should look and work, and the kind of uses and changes he hoped would and would not occur on that landscape.



Figure 6.2 Cypress trees along entry road at Burden, 2020

When the Burdens made the initial donation of their property in 1966, the act stipulated a set of uses that the family deemed appropriate. They also stipulated uses they deemed unacceptable. Over the years, as they donated more acreage annually through 1992, they continued to repeat or alter these stipulations in each act of donation.

Reviewing the initial ideas for this property, stated within the acts of donation, some of the uses Steele Burden envisioned came to fruition and remain timeless, while others seem incongruent with current times and circumstances. For instance, in 1966, the Burdens envisioned a lodge, camping areas, and horseback trails, none of which have come to fruition. One reason is because these activities would create expensive, constant, and challenging maintenance and staffing challenges.



Figure 6.3 Pastoral Field at Burden, 2020

The Burdens also aimed to prohibit children under the age of twelve from entering the Rural Life Museum, and they specified that there should be no public buildings or commercial uses on the property. These specifications could not continue to be met if the property was to survive, yet the Burden family could not have anticipated the changes which would open the property to commercial uses such as weddings, or to the necessity and desirability for children to be welcomed as future stewards.

Changes have had to be accommodated, both limiting or prohibiting some of the uses that the Burdens saw fit and becoming more inclusive of uses from which the Burdens hoped to protect the property. While the Burdens may not have fully anticipated all of the changes that impact the property, which we are

witnessing and experiencing today, Steele Burden did have great insight into the ways future generations might want to use this property.

Steele Burden's ideas have mostly withstood the test of time. Yet there is always a level of interpretation that must occur in determining whether proposed changes honor the spirit of the place the Burdens sought to preserve and share with the community. This is especially true in the face of changes the Burdens did not and simply could not foresee.

Steele Burden himself knew that change was inevitable. The 2020 Master Plan proposes changes that Steele Burden, with his insight and design acumen, likely would embrace for the greater good of elevating the property's relevance to the present and the future, even while preserving its past.

## BURDEN'S DESIGN UNDERPINNINGS

Steele Burden shaped Burden using a few fundamental design tenets. His imprint illustrates masterful responses to this landscape that remain special today.

As changes have occurred since the 2009 plan, with new sections of the Botanic Gardens added, and with implementation of a new entry sequence leading to a new Welcome Center in 2020, the protection of the sense of place that Burden's design imprint created has become more challenging.

Burden's artistry needs to be emphasized and considered by those involved in daily decisions about maintenance and management. Sensitivity to relative scales and the rural character of the place must



Figure 6.4 Gravel pathway at Windrush Gardens, 2020

be paramount as decisions necessary for growth are made. Design professionals must be introduced to Steele Burden's planning tenets and should be required to use them as a framework for designs.

It is important to understand that these tenets do not dictate a particular design style. They should be used as the foundation for design decisions that are of the time, reflective of this day and age and aesthetic preferences. They will, however, create underlying continuity between and within destinations, that will cohere the property. Experienced designers will understand the value and purpose of these tenets.

## STEELE BURDEN'S PLANNING TENETS

Steele Burden used his property as a laboratory where he dabbled in the creation of a place that felt the way Louisiana farms felt in his youth and in the generations preceding him. He developed a design vocabulary and planning tenets that combine to create this sense of place.

Burden's design vocabulary and key planning tenets follow:

**Rural Character** | Consistent planting of property boundaries must clearly indicate to those outside the Burden property that beyond this edge is a different kind of place—a quiet place, a green place where the modern built world is shut out, and traffic, speed, crowds and large, concrete parking areas do not exist. Buildings and structures that are not part



Figure 6.5 Gravel pathway at Barton Arboretum, 2020

of the property, but are visible, should be downplayed or screened entirely within the property.

**Sequence of Movement** | The vehicular journey slows down time. Roads gently curve, revealing changing vistas—fields of crops, grids of fruit trees, windbreaks of evergreen trees, pastures for grazing—and stretching the experience so that it replicates that of driving through a rural landscape. The resultant rhythm of open space followed by compressed space is carefully orchestrated and is as sophisticated as a designed roadway. The views of wide-open space backed by dark green forestland create the illusion of a property that is much larger.

**Spatial Proportion + Thresholds** | Three-dimensional spaces created by the original narrow road widths, bordered by allées or grids of native evergreen trees (live



Figure 6.6 Gatehouse at Windrush Gardens, 2020



Figure 6.7 Pathway at Windrush Gardens, 2020

oaks, pines, cypress) and crape myrtles result in spaces with permeable walls, where the human feels nestled in the landscape while still able to experience it sequentially. These spaces are punctuated further by vegetative thresholds. Trees, shrubs, and groundcovers, along with paving materials, are utilized in different combinations in order to signify and announce the transition between one kind of spatial experience and another.

**Picturesque Character** | Forms that give shape to the overall landscape are curved natural lines associated with picturesque character. There are exceptions. For example, Windrush Gardens has a geometric axial plan associated with more formal landscapes. However, on a large scale, the overall forms and movement through the property were historically picturesque, and this approach should be continued. An example includes the way

that the 2020 Plan reconceives parking across the site—transitioning Burden away from large rectilinear seas of parking to the creation of more intimate parking bays that work with natural curves in the landscape.

**Landscape-Dominant Scenery** | The place is one of vegetation, ground plane and sky. Incidental structures punctuate, but plantings dominate.

*Shade is emphasized throughout the property edges, where dark shadows of respite stand in stark contrast to the Louisiana sun blazing over agricultural fields.*

*Tree plantings celebrate the character of the specific landscapes of the property, from an upland prairie with climax native trees, to a wetland with associated native tree and shrub types that distinguish it.*

These plantings are a subliminal cue to the visitor of the type of ecosystem he is moving through.

*Buildings are clustered together in zones that are enveloped by landscape. The original Burden house, the Monroe home, the Pike Burden cottage, Burden's studio in Windrush Gardens, the Hostler House, and the many small structures of Rural Life Museum form an original cluster of buildings. The newer Rural Life Museum Visitor's Center, designed in 2004, presents a vernacular style, but its size and placement destroy the scale and landscape dominance that was so important to Burden's initial compositions.*

**Water** | Water has always been a force in the rural Louisiana landscape—a resource used for irrigation and captured in man-made depressed ditches and

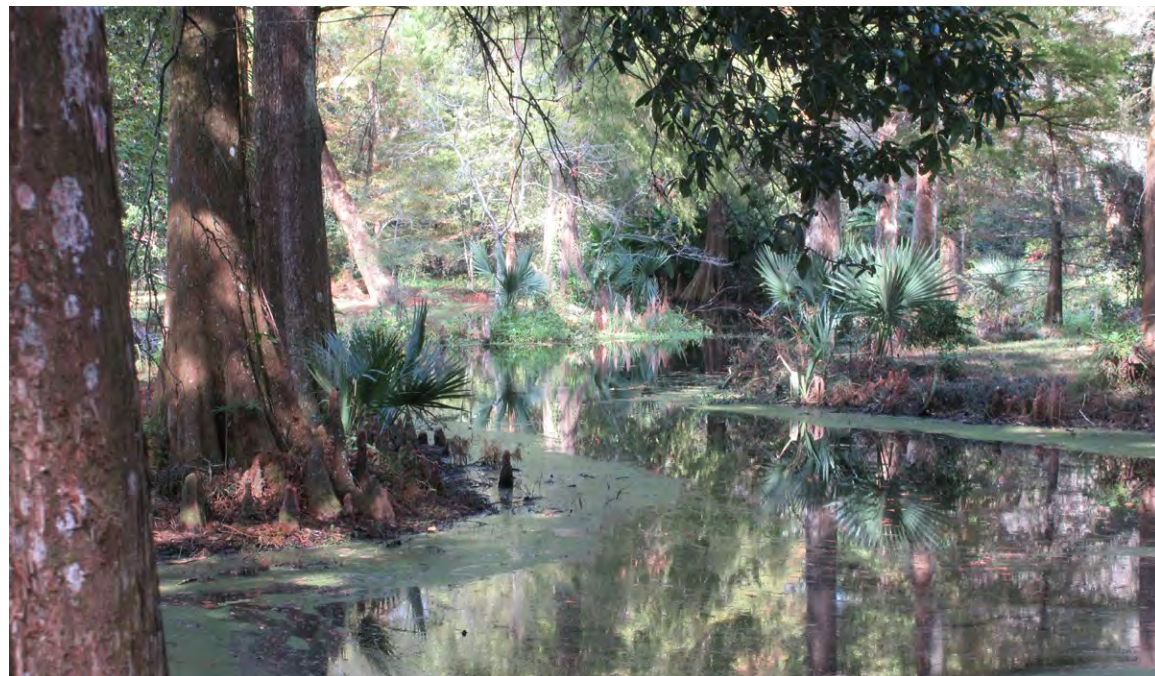


Figure 6.8 Cypress Trees at Black Swamp, 2020



### LEGEND

- Ward Creek
- Drainage Corridor
- Ridgeline
- Highpoint
- Elevation = 55'
- Elevation = 45'
- Elevation = 35'
- Elevation = 25'

This diagram illustrates the directional surface flow of stormwater across the Burden property. Higher elevations are shown lighter in color, while lower elevations are darker.

### HYDROLOGY DIAGRAM



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Figure 6.9 Vernacular Building at Windrush Gardens, 2020

swales intended to speed the drainage of water from fields to prevent flooding of crops and property. A natural side effect is that the natural swales slowed the movement of water and encouraged percolation and filtration of water. Burden added ponds, some with islands for scenic relief and reflective qualities, as well as a collection of reservoirs. These also served as constructed habitat for birds and aquatic plant collections, particularly native iris, a planting which brought him great pleasure in the spring.

Water continues to be a force that must be accommodated, used as a resource in periods of drought, and integrated into the landscape in a sensitive and painterly way. The technology of water management has advanced exponentially since Burden worked to shape his composition to feature water, and there are tremendous design opportunities to feature water as an element that must contribute to the health of the landscape.

**Regionally Authentic Building Materials** | Materials found readily in rural south Louisiana, such as brick and timber, are used throughout the original landscape and give unity to the visual quality. As new buildings are warranted, design and materials decisions should be guided by a focus on regional authenticity. New architecture should be simple and should express its purpose. It should convey the period of time in which it is built—rather than replicating the past—in order that a continuity of timeline can be understood when viewing various buildings on the property. If materials are authentic to Louisiana, and if designs are kept simple, the overall effect will be one that is unified and authentic to both time and place.

A palette of appropriate materials can be found on pages 136-145.



Figure 6.10 Antique Carriages at RLM, 2020

**Small Details + Focal Points**  
Throughout the property are small elements that introduce human scale to the larger scale of agriculture and horticulture—beehives, sugar kettles, sculpture, and garden ornament. They are intentionally placed, and while they are integral to individual areas of the property, they appear to “belong” to all areas of the site.

### EMBRACING CHANGE

Whether designed in-house or by outside professionals, additions to the Burden property must reflect Burden’s design vocabulary and planning tenets for inspiration.

This does not, however, suggest that amenities and exhibits should appear to replicate history. For any new project, the question must be asked: How can the qualities of the place inform an exhibit/building/display that fits in, while it authentically expresses the period in which it is conceived, and uses best practices for that time?



*"Restoration is not a new idea. In a general sense humans have been rehabilitating ecosystems altered or degraded by activities such as agriculture or tree cutting for millennia, through practices such as tree planting and the fallowing of land."*

—William R. Jordan III, "The Sunflower Forest"

## MATERIALS



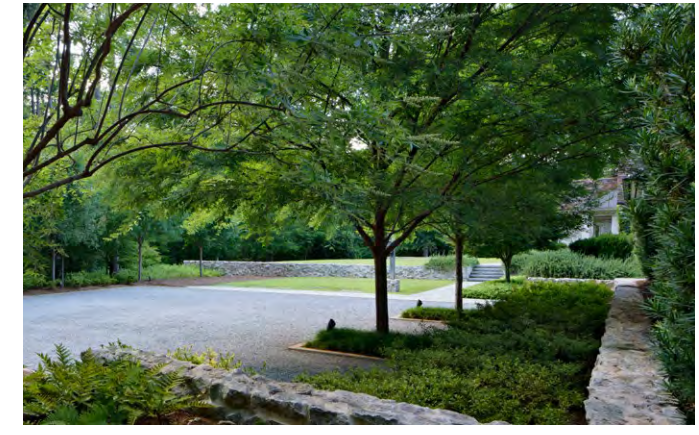
Figure 7.1 Residential fence at Windrush Gardens, 2020

**W**hen selecting materials for future projects to be completed in any portion of Burden Museum & Gardens, great care and forethought should be taken to protect Burden's sense of place and to ensure that the finished product installed does not in any way detract from the vision and mission previously established. Furthermore, new installations have the unique opportunity of being physical representations of two core values of great significance; both to promote authenticity and celebrate regional history.

# HARDSCAPE

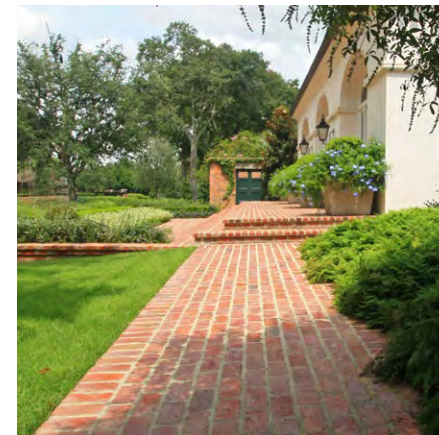
## Vehicular Drives + Parking Areas

Vehicular drives should be placed along existing tree lines or follow the natural topography where possible. They should be only as large as sufficient to handle the expected daily usage throughout the grounds, and should never compromise important pedestrian experiences. Parking areas are appropriate for several situations; either for intermittent guest parking, or daily usage by employees, volunteers, and service technicians. These should be small in nature, screened from view and well shaded.



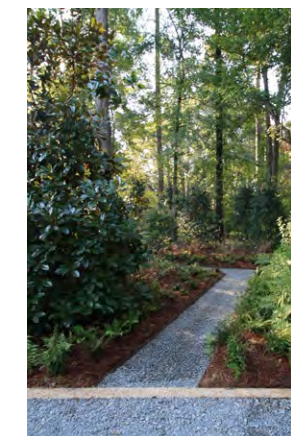
## Primary + Multi-Use Pathways

Primary and multi-use pathways will experience the greatest sustained usage over time. Therefore, these pathways should be wide enough to accommodate multiple users at once, and in some instances even multiple modes of transportation. A limited number of these may be asphalt or concrete, though usage of such materials are highly cautioned and not advised in certain site locations. Compacted gravel would be recommended for such circumstances. Regardless, these pathways should feel deliberate and well-established.



## Secondary Pathways, Garden Paths, + Nature Trails

A hierarchy of pathways should be established through the selected materials and path widths that clearly signal to a user when they are transitioning from one to another. Materials for these pathways should be permeable and the design less formal than that of the primary pathways described above. It is permissible that pathways be mowed lawn or compacted soil, as long as routine maintenance is first established to manage the traversability of these materials.



## HARDSCAPE: CONTINUED

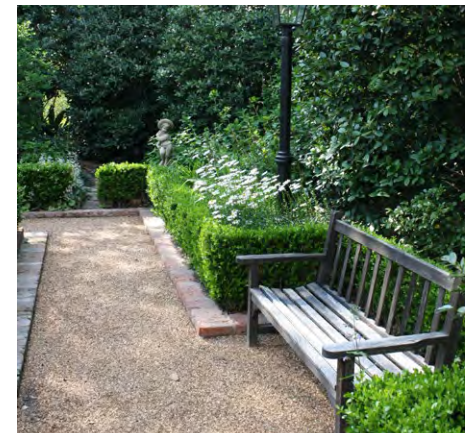
### Fences

Fencing is typically found near buildings and gardens as a means of enclosing a significant area, to distinguish between two separate areas, for privacy, or to keep unwanted wildlife away from enticing plants. Work with existing tree lines and topography when placing fences to preserve the landscape character present. The height and style of fencing should be selected to best suit the purpose of its placement, and additionally should reflect the detailing and aesthetics of the closest visible architecture.



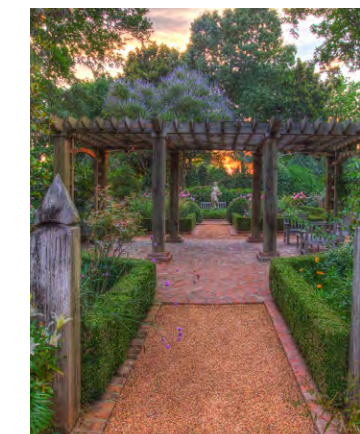
### Seating + Outdoor Gathering Areas

Seating and outdoor gathering areas may or may not occur with close proximity to existing architecture. Those either directly next to or closely adjacent to a structure should act as an extension of its style and use, as seen in the form, programming, proportion and materials of the area. They should additionally be well defined from areas of incompatible usage. Seating immersed within the natural landscape can be more informal in character, blending in with the adjacent materials as seamlessly as possible.



### Garden + Utility Structures

Garden structures may be built for the purpose of providing shade or for storage purposes. Regardless of purpose, structures should be kept to a minimum. In the case where a structure is deemed to be necessary, they should reflect the closest visible architecture both in style and choice of material. Utility structures should likewise draw from adjacent architecture but additionally should be tucked away in the landscape, and even completely obscured from pedestrian viewsheds if possible.



## HARDSCAPE: CONTINUED

### Walls + Screening

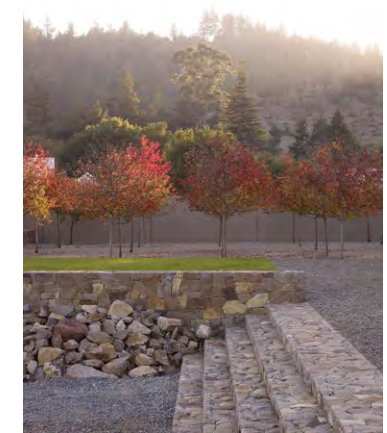
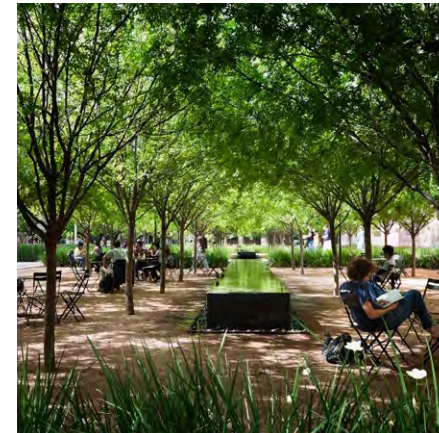
Walls are used to create enclosures in and around significant areas, and may even screen utility areas or other nonpublic zones from view. Their size and style will vary depending upon the closest architecture within view, which should be considered during their design. Low walls vary in height - from 18" to 4' - though for screening purposes, they should be taller - between 6' and 8' - to be truly effective. Sturdy materials such as brick or concrete should be considered the most appropriate for such elements.



# LANDSCAPE

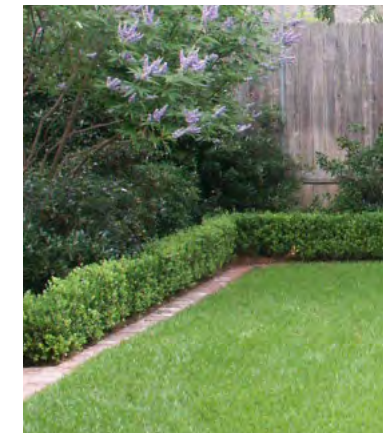
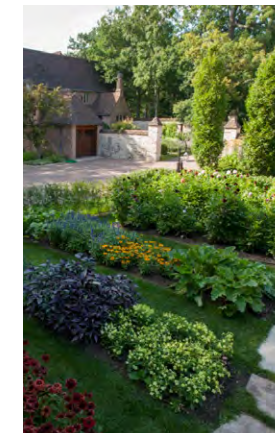
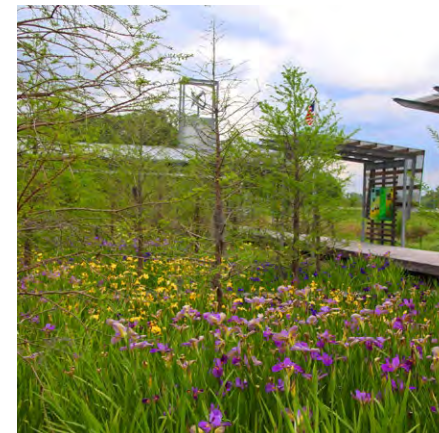
## Trees

Trees serve many purposes in the landscape. They can provide shade, focal points of interest, visual cues of arrival, screening, food, as well as many benefits to the surrounding ecological community. They can be planted singularly, in groups, in allées, in a grid, or in clusters. Consideration should be given to the future size of a tree so that sufficient room is given for a tree's root structure and branching pattern. Trees should only be planted in a location that will provide the optimum light, soil, and water conditions.



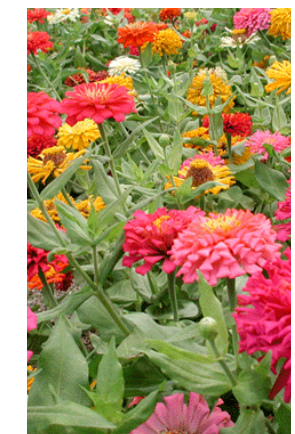
## Shrubs

Shrubs are very versatile and appear in many different situations in the landscape. They can define a significant space, screen private areas from view, be focal points of interest, add seasonal color to a viewshed, as well as provide food for native wildlife. They can be planted singularly, in rows, en masse, or in structured layers. Shrubs should be carefully selected based on their mature size, foliage type and texture, flowering and fruiting habits to correctly respond to existing site conditions and landscape needs.



## Perennials, Annuals + Groundcovers

Perennial flowers and groundcovers typically add the most vibrant colors, unique textures and fragrant scents to a landscape. They can be planted to reflect adjacent geometric shapes and symmetry or may enhance the surrounding picturesque quality of the landscape with curving lines that mimic the land's contours. Endless options for planting are available including natives, and if carefully planned will provide seasonal interest year-round. Consideration of the light, soil and water needs of each plant should be given before installation.





LANDSCAPE: CONTINUED

**Rain Gardens + Bioswales**

Rain gardens and bioswales are depressed areas in the landscape that collect, filter and convey rainwater runoff from an area of concentrated impervious materials to either a body of water or a stormwater drainage system. Water quality is improved by the infiltration through grasses and wetland plants into designated underground detention. Controlled flow rates at their outlets act as safe guards against the threat of overloading management systems and subsequent flooding.



**Screening**

Screening is the use of living botanicals en masse or in layers in which portions of an area, either unsightly or perhaps private in nature, are concealed from a particular viewshed. Effectively, screening separates visibility between two spaces, though complete physical separation between the two is not necessarily the goal. Screening may also be used to draw the human eye towards a more aesthetically pleasing viewshed by framing said viewshed and removing any apparent obstacles.



**Meadows**

Natural meadows evolve over many years, though with proper planning and species selection can actually reduce the cost of maintenance, as compared with the routine upkeep for a mowed field. It additionally positively impacts the biodiversity of the area. Commercial meadow seed mixes are readily available and allow for customization of the balance between forbes, grasses and flowering perennials. Burning or bush-hogging should be completed annually to preserve the desired character.





## ON TO THE FUTURE



Figure 8.1 Young Visitor in the Sunflower Field. 2020

**T**his master plan aspires to prepare Burden for steady, incremental growth that celebrates Louisiana and the world’s botanical richness, and rural Louisiana’s past traditions and significance. At the same time it is in step with Burden’s important existing landscape, but also looks to the future. The plan charts a path to becoming a mature institution whose vision and mission are conveyed by the physical fabric and the visitor experience, rather than by an abstract statement on a wall. The hallmark of the plan is the unification of the Botanic Gardens and the Rural Life Museum so that the visitor understands the common themes and connections between the two, resulting in a visit that celebrates the potential of a balance between nature and culture.

Intervening events and cultural trends occurring locally and nationally over the course of the year-and-a-half spent producing the plan, have convinced the authors of the plan’s trajectory.



Figure 8.2 Drone Footage of the Burden Property, 2019

The pandemic resulted in a new awareness of the value of exploring the out-of-doors close to home, and increased participation in socially-distanced activities such as cycling, hiking, nature-study and foraging in natural settings, and gardening. “Staycations” drew attention to the unique qualities of the state’s various ecoregions and their parallel cultural histories. With workplace shutdowns, the ability to reflect, meditate, and find solace in a beautiful outdoor setting reminded many of the spirituality and energy to be found in a quiet place.

On the larger stage, the environmental impacts of accelerated urban and rural development are now front and center in international and national conversations and policies. Locally, our need to understand and protect watersheds

is not only a political dialogue; the “unspeakable” proposition to place a moratorium on new development while solutions to more widespread and frequent flooding is addressed, has been approved in Ascension Parish and is under study in East Baton Rouge.

The cultural mandate to increase historical literacy by tackling the myths and realities of slavery and its legacy is being manifest in an almost universal way. The Rural Life Museum is poised with a new narrative and interpretive program to be a regional leader in the commitment to truth-telling, and exploring slavery and its aftermath within an accurate context, bringing more relevance to its vernacular architecture collection and museum artifacts.

The exigency of these issues—the connections between humans and nature, ecology, and botany; gardens, woodlands, and open space as spaces for individual and community renewal, the story of water at Burden and the opportunities for creative and sustainable management, and looking at our region’s cultural legacy using the riches of the Rural Life Museum as the lens for examining the diversity of Louisiana’s early settlers—are at the heart of the 2020 plan.

The plan outlines a series of planning moves to achieve these goals through the unification of the entire Burden property under the umbrella of nature and culture—the two elements that intersect to create what we simply call “place” or a “sense of place.” Humans recognize this quality when they experience it. The plan’s ambition is to continue to develop

the property so that a visit to Burden presents a landscape that emanates the sense of history that is embedded in its framework, but adds new layers that animate and reveal opportunities for engaging with the place in more active and meaningful ways.



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## IMAGE NOTES

Page ii. Frontispiece Historic Windrush Gardens Aerial Photograph, c. 1940s.

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Page 007. Diagram 1: Management Structure, 13 July 2021.

Page 008. Diagram 2: Funding Structure + Break Down, 13 July 2021.

Page 009. Figure 2.6. Outdoor Wedding at Burden Orangerie. *Pinterest*, 29 July 2018, <https://fi.pinterest.com/pin/205547170480559107/>

Page 010-011. Figure 2.7 Existing Bridge to RLM, 2020.

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All photographs of Burden Property by CARBO, STA + consultants except where noted.  
All renderings, diagrams, and plans by CARBO, except where noted.







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## Board of Supervisors

### ACADEMIC COMMITTEE

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021



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## Board of Supervisors

### Request from LSU Health Sciences Center - Shreveport for Full Approval of the Louisiana Addiction Research Center

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph B of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

- B. The Board shall approve any new academic program resulting in the awarding of a degree, certificate, or credential, as well as any changes of degree designation or termination of degree programs. The Board shall approve any new institution, department, research center, or institute, or required reauthorization of such.

#### 2. Summary of Matter

Louisiana State University Health Sciences Center - Shreveport (LSUHSC-S) requests full approval of the Louisiana Addiction Research Center (LARC) for five years. LARC was initially granted conditional approval by the Board of Regents in December 2019.

The mission of the LARC is to provide addiction research and education in an integrated environment pursuing the latest in innovative approaches and learning. Through this research, the goals are to 1) advance human understanding of best practices as well as the optimal implementation of therapeutic models that maximize compassionate care to individuals suffering from substance use disorders (SUD), 2) elucidate the neurobiology of SUD as a disease and particularly the role of stress and trauma in that disease, 3) support a robust program of infrastructure and expertise to advance first-in-class treatments for SUD through translational research, and 4) work through active partnerships with local and state-wide communities to improve knowledge and understanding of SUD and engage in educational and translational research to advance new models of care as a public health issue. LARC focuses primarily on methamphetamine, opioids, designer drugs, and the role of stress in the development of addiction. This is driven in part by the immense need in the surrounding community. As supported by data, North Louisiana has some of the highest per capita rates of methamphetamine use in the United States and is among the most stressed communities in the United States.

LARC has three pillars designed to address the objectives of the Center:

#### Outreach and Education

- Educate and train students and providers about addiction
- Engage students, institutional partners, and community partners in translational addiction research

- Work with community partners and the media to change the narrative on addiction

#### Models of Care Research

- Increase the database of information on the impact of addiction
- Develop identification algorithms for illicit drugs in the community and throughout Louisiana, using deep learning and artificial intelligence
- Develop a comprehensive continuum of care from prevention to recovery

#### Translational Research

- Advance human knowledge on the role of stress and trauma in addiction
- Increase understanding of the neurobiology and biological consequences of methamphetamine use and polysubstance use
- Use state-of-the-art cell culture systems, animal models, and human subjects to advance new treatments for addiction

To date, LARC has participated in 15 education-or outreach-based activities, has been selected for national programming at a major research conference and has taken part in international programming, has hosted a major mental health summit, and is working in close partnership with the community to change the narrative around SUD. They have partnered with 16 local and statewide entities on a variety of different projects, ranging from research to outreach to training.

LARC has also worked in collaboration with the LSU Health Center of Excellence for Emerging Viral Threats to establish a wastewater-based community monitoring program for SUD and established a partnership with the new joint LSU Health Shreveport/ LSU-Shreveport program in Public Health to develop an actionable model of care program based on this information. Instead of the current acute care model that is ineffective as it is reactive, LARC is studying ways to be proactive, concentrating on a patient-centered model of care.

LARC established the Behavioral Core Laboratory using support from the Office of Research, the Center for Brain Health, and the Department of Pharmacology, Toxicology & Neuroscience. The goal is that this will become a self-sustaining revenue center over time and the springboard to additional research cores that can support one of the main pillars of LARC - translational research.

### **3. Review of Business Plan**

As of September 2021, LARC membership was made up of 34 faculty members, 27 trainee members, 13 ex officio members, and 10 external members. LARC is supported by existing core facilities at LSU Health Shreveport. Existing facilities include the Departments of Pharmacology, Toxicology, & Neuroscience and the Department of Psychiatry and Behavioral Medicine. These two departments combined have a total of 6,250 square feet of laboratory space, of which approximately 50% will be involved in research that will fall under the umbrella of the LARC.

#### **4. Fiscal Impact**

LSU Health Shreveport will provide \$150,000/year in general program funding to aid in the execution of LARC goals and objectives, including support of the seminar series, intramural awards, and administrative costs. The Christus Schumpert Endowed Chair in Neurobiology will support \$150,000 in intramural research grant funding annually. The LARC has received \$10,000 in in-kind technology development services provided by LSU-S, \$25,000 in in-kind personnel services provided by the Council on Alcoholism & Drug Abuse of Northwest Louisiana, \$50,000 in in-kind personnel support provided by the Department of Pharmacology, Toxicology & Neuroscience, \$110,000 in direct grant support provided by the Community Foundation of Northwest Louisiana, and \$50,000 in direct grant support provided by the Caddo Commission. LARC will request \$50,000 (year 1-5) from local, state, and federal government sources. LARC faculty will apply for NIH funding for LARC research, with the number of grants (and direct costs received) increasing yearly from \$150,000 (1 R01 grant, year 1) to a minimum of \$525,000 (3-4 R01 grants, year 5). LARC will also reach out to various philanthropic sources for \$10,000/year over five years.

Expected costs over the next five years do not exceed the expected revenues.

#### **5. Description of Competitive Process**

Not Applicable

#### **6. Review of Legal Documents**

Not Applicable

#### **7. Parties of Interest**

Not Applicable

#### **8. Related Transactions**

Not Applicable

#### **9. Conflicts of Interest**

Not Applicable

#### **10. Attachments**

None

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU



Health Sciences Center - Shreveport for the full approval of the Louisiana Addiction Research Center.



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## Board of Supervisors

### Request from LSU Health Sciences Center – New Orleans for Continued Authorization of the Institute for Public Health and Justice

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph B of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

- B. The Board shall approve any new academic program resulting in the awarding of a degree, certificate, or credential, as well as any changes of degree designation or termination of degree programs. The Board shall approve any new institution, department, research center, or institute, or required reauthorization of such.

#### 2. Summary of Matter

Louisiana State University Health Sciences Center - New Orleans (LSUHSC-NO) requests reauthorization of the Institute for Public Health and Justice (IPHJ) for an additional five years. The IPHJ was initially granted full approval by the Board of Regents in January 2011. It was authorized for a two-year period, with a formal status update due to the Board of Regents August 2013. At the second review, it was re-authorized for a period of three years (through 2016). At the third review, it was re-authorized for a period of five years (through 2021).

The IPHJ was included in Act 3 of the 2013 Regular Session, which designated the IPHJ as the primary research entity and advisor to the Louisiana Legislature on matters related to youth in the criminal justice system and youth with behavioral needs. The Act was based on a key finding of the MacArthur Foundation's Models for Change Initiative in Louisiana and involved collaboration with consultants provided by the Foundation, the Board of Regents, and the LSUHSC School of Public Health. The identified need was for available long-term state collaborative resource to be created to sustain the focus of merging practical experience, academic capability, and scientific expertise to offer solutions to Louisiana's human services challenges for youth and families in the criminal and juvenile justice systems. The IPHJ offers a menu of services such as data analysis and interpretation, policy development and implementation, technical assistance and training, and program evaluation and analysis.

Over the course of the past five years, the IPHJ has undertaken many initiatives and secured over a million in funding; created policy briefs, study briefs, and/or whitepapers; and, published peer-reviewed manuscripts for the field. Highlights include:

- The IPHJ continues as the co-PI, with the National Center for Youth Opportunity and Justice, as part of a federal National Institute of Justice award of over \$308,000. The focus

of this national study is examining comprehensive school safety issues, including discipline policies, school climate, and police on campus in Louisiana and Michigan. One outcome of this research is the publication of *Racially Disparate Use of Discipline in Louisiana Schools*.

- As requested by Louisiana House Concurrent Resolution No.110 of the 2017 legislative session, the Institute partnered with the Department of Public Safety and Corrections to analyze the impact of behavioral health issues in the adult incarcerated population. This resulted in a study brief released in 2021 entitled, *Severe Mental Illness among Louisiana's Incarcerated*. This study has been the source of several legislative and department level committee meetings.
- The faculty and graduate students of the IPHJ were advisors and trainers for a Louisiana initiative to assess the development of community-based evidence-based practices and design an implementation of forensic evaluation processes for juvenile and family courts.
- The IPHJ, was renewed to continue a study of the impact of mentoring on youth raised in homes with substance abusing parents/guardians. This new funding will extend this longitudinal study for a period of six years. This has included both federal and foundation funding of over \$450,000.
- We are currently the lead on a SAMHSA Opioid Block Grant through the Louisiana Supreme Court to develop and deliver training and technical assistance to the Families in Need of Service programs statewide, focusing opioid screening, assessment, and intervention for adolescents and their guardians.
- The faculty of the IPHJ have been called on nationally to assist other states and jurisdictions with critical juvenile justice intervention mapping, strategic planning, and workforce development. This included New York and North Carolina in the last few years.
- In 2016, the IPHJ was the lead developer on the development and dissemination of Juvenile Drug Court Standards for Louisiana. This placed us as one of the first states to translate the national guidelines into practice standards that are now governing improvements in specialty court care.
- The Institute was recognized with the 2016 National Conference of State Legislatures-Legislative Research Document Award for its work in helping the state understand and address the problem of automatically transferring 17-year-olds to the adult criminal justice system. The study, and the testimony that followed, was cited as the catalyst for informing and educating Louisiana's government and justice system stakeholders for the passage of Act 501 of the 2016 session calling to raise the age of juvenile jurisdiction in Louisiana to include 17-year-olds by 2018.

### **3. Review of Business Plan**

The IPHJ operates fiscally and administratively from the LSUHSC NO School of Public Health. IPHJ's organizational structure is that it is housed in the School of Public Health in NOLA as a Research & Service Program, with the IPHJ Director accountable directly to the Dean of the School

of Public Health. The Director has had at least one staff designated as IPHJ coordinator and part time faculty from LSUHSC SPH and/or other academic institutions to support IPHJ efforts as needed and as funded. No state funds are currently requested for the operation of the IPHJ. Funding has been ongoing through grants and outside support. Funding has also diversified significantly with new grants and contracts since its inception when its sole source of funding was the MacArthur Foundation.

#### **4. Fiscal Impact**

The IPHJ will not pose any additional fiscal impact on the LSUHSC-NO. It will function as a virtual institute “without walls” so consequently will not require construction of a dedicated facility. The faculty member and administrators associated with the Institute proposal are currently employed by the LSUHSC-NO. All future personnel to be associated with the Institute will be hired and funded through the Institute’s existing and future externally-generated budget. The LSUHSC-NO will not be expected or required to afford any Institute costs. This significant history of outside support will be the template for the support of all future programs associated with the Institute. The IPHJ currently has several grants and contracts that partially cover faculty salaries and graduate assistant stipends. This includes a \$308,000 National Institute of Justice federal award; a \$236,580 national evaluation contract with the Moyer Foundation; and a \$150,000 contract with the Louisiana Supreme Court. The IPHJ will continue to seek foundation, state, and federal funding. Therefore, IPHJ asks for a minimum five-year approval based upon its track record and current secured funding.

#### **5. Description of Competitive Process**

Not Applicable

#### **6. Review of Legal Documents**

Not Applicable

#### **7. Parties of Interest**

Not Applicable

#### **8. Related Transactions**

Not Applicable

#### **9. Conflicts of Interest**

Not Applicable

#### **10. Attachments**

None

## RESOLUTION

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU Health Sciences Center - New Orleans for the continued authorization of the Institute of Public Health and Justice.



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## Board of Supervisors

### **Request from LSU Eunice to Rename the Division of Health Sciences & Business Technology to the Division of Health Sciences, Business Technology, and Public Protection & Safety**

**Date:** December 9-10, 2021

#### **1. Bylaw Citation**

Pursuant to Article VII, Section 1, Paragraph B of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

- B. The Board shall approve any new academic program resulting in the awarding of a degree, certificate, or credential, as well as any changes of degree designation or termination of degree programs. The Board shall approve any new institution, department, research center, or institute, or required reauthorization of such.

#### **2. Summary of Matter**

LSU - Eunice is requesting permission to rename the Division of Health Sciences & Business Technology to the Division of Health Sciences, Business Technology, and Public Protection & Safety. These programs currently reside in the division, but the division name is not reflective of the programs in public protection and safety. No additional personnel or resources are required; this is purely a name change.

#### **3. Review of Business Plan**

Not Applicable

#### **4. Fiscal Impact**

Not Applicable

#### **5. Description of Competitive Process**

Not Applicable

#### **6. Review of Legal Documents**

Not Applicable

**7. Parties of Interest**

Not Applicable

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

None

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU Eunice to rename the Division of Health Sciences & Business Technology to the Division of Health Sciences, Business Technology, and Public Protection & Safety.



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## Board of Supervisors

### Request from LSU Alexandria to Name the CHRISTUS St. Frances Cabrini Hospital Nursing Skills Lab

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph N of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

N. Such other matters that are not expressly delegated herein or hereafter by the Board to the President or a Chancellor and which reasonably should be considered to require Board approval as generally defined above, or which the Board hereafter determines to require Board approval.

#### 2. Summary of Matter

CHRISTUS St. Frances Cabrini Hospital (Cabrini) officially opened on April 1, 1950. St. Frances Cabrini Hospital was the first of many buildings designed for the Sisters of Charity Health System by Houston architects Goleman and Rolfe. In 1951, the architects received an award of merit from the American Institute of Architects for the Cabrini project.

Responding to the needs of a growing community, an expansion program was initiated in 1965. In 1969, a six-story addition was built, increasing the hospital's capacity to 254 beds. Throughout history, St. Frances Cabrini Hospital has consistently been recognized as a high-quality health care provider for the more than 400,000 residents of Central Louisiana. On March 21, 1975, another milestone was reached as Central Louisiana's first open-heart surgery was performed at Cabrini Hospital.

Today CHRISTUS St. Frances Cabrini Hospital is a fully accredited, 255-bed health care center, employing 1,500 people to serve the community. In addition to the services available on the main hospital campus, Cabrini provides medical care and health education in 14 school-based health centers in five parishes and in the Cabrini Family Care Unit, a mobile clinic servicing rural areas, in Central Louisiana.

Cabrini has been a close partner and supporter of LSU - Alexandria for many years. CHRISTUS St. Frances Cabrini Hospital looks to LSUA to provide for its workforce needs, while LSUA looks to Cabrini for continued support. This support comes in many aspects from the funding of nursing faculty positions, to direct donations both to LSUA and the LSUA Foundation, as well as leadership to the LSUA Foundation in terms of the Cabrini CEO holding a seat on the Board of Directors.

Over the course of the past five years, Cabrini has given just over \$575,000 in direct support to LSUA. The most recent donation being \$150,000 for the Fierce for LSUA campaign. For this ongoing support, LSUA, upon recommendation from the Director of the School of Nursing, in conjunction with the Dean of the College of Health and Human Services, requests the naming of



F. Hugh Coughlin classroom 221/222 to be the “CHRISTUS St. Frances Cabrini Hospital Nursing Skills Lab”. This request has been approved by the LSUA Senior Leadership Team, the LSUA Provost, and the Chancellor.

**3. Review of Business Plan**

Not Applicable

**4. Fiscal Impact**

Not Applicable

**5. Description of Competitive Process**

Not Applicable

**6. Review of Legal Documents**

The Director of the School of Nursing along with the Dean of the College of Health and Human Services put forth a recommendation of this request. Both the Provost and Chancellor have also given approval.

**7. Parties of Interest**

Louisiana State University at Alexandria  
CHRISTUS St. Frances Cabrini Hospital

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

N/A

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby approve the request from LSU Alexandria to name the CHRISTUS St. Frances Cabrini Hospital Nursing Skills Lab.



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## Board of Supervisors

### Request from LSU Alexandria to Name the Rapides Regional Medical Center Nursing Skills Lab

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph N of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

N. Such other matters that are not expressly delegated herein or hereafter by the Board to the President or a Chancellor and which reasonably should be considered to require Board approval as generally defined above, or which the Board hereafter determines to require Board approval.

#### 2. Summary of Matter

Founded in 1903 at the corner of Second and Lee streets in Alexandria, Louisiana, Rapides Regional Medical Center (RRMC) represents a proud heritage of compassionate healthcare services coupled with the most advanced technology of the day.

RRMC has grown to meet the continually changing needs of the citizens of Central Louisiana. Located downtown, the hospital is licensed for 362 beds and fully accredited by The Joint Commission. The hospital participates in the Medicare, Medicaid and CHAMPUS programs as well as a number of commercial insurance and managed care programs.

RRMC offers a wide array of services including general medicine, general surgery, cardiovascular surgery, bypass surgery, cardiac rehabilitation, neurology, neurosurgery, intensive care and telemetry, oncology services, obstetrics and gynecology, orthopedic services, physical therapy, skilled nursing services, respiratory therapy, lithotripsy, and various outpatient services. At the beginning of 2012, RRMC became the first verified Level II Trauma Center in Louisiana. The medical staff includes physicians in more than 30 medical specialties.

RRMC has been a close partner and supporter of LSU - Alexandria for many years. RRMC looks to LSUA to provide for its workforce needs, while LSUA looks to RRMC for continued support. This support comes in many aspects from the no-cost lease of the current Allied Health facility located in downtown Alexandria, along with associated utilities, to direct donations both to LSUA and the LSUA Foundation, as well as leadership to the LSUA Foundation in terms of the RRMC CEO holding a seat on the Board of Directors.

Over the course of the past five years, RRMC has given just under \$600,000 in direct support to LSUA. The most recent donation being \$150,000 for the Fierce for LSUA campaign. For this ongoing support, LSUA, upon recommendation from the Director of the School of Nursing, in conjunction with the Dean of the College of Health and Human Services, requests the naming of F. Hugh Coughlin classroom 210/220 to be the "Rapides Regional Medical Center Nursing Skills

Lab". This request has been approved by the LSUA Senior Leadership Team, the LSUA Provost, and the Chancellor.

**3. Review of Business Plan**

Not Applicable

**4. Fiscal Impact**

Not Applicable

**5. Description of Competitive Process**

Not Applicable

**6. Review of Legal Documents**

The Director of the School of Nursing along with the Dean of the College of Health and Human Services put forth a recommendation of this request. Both the Provost and Chancellor have also given approval.

**7. Parties of Interest**

Louisiana State University at Alexandria  
Rapides Regional Medical Center

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

Not Applicable

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby approve the request from LSU Alexandria to name the Rapides Regional Medical Center Nursing Skills Lab.



## Board of Supervisors

### Request from LSU A&M to Establish Ten Endowed Superior Graduate Student Scholarships and Augment One Endowed Superior Graduate Student Scholarship

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph N of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

1. Such other matters that are not expressly delegated herein or hereafter by the Board to the President or a Chancellor and which reasonably should be considered to require Board approval as generally defined above, or which the Board hereafter determines to require Board approval.

#### 2. Summary of Matter

The Board of Regents Support Fund (BoRSF) Endowed Superior Graduate Student Scholarships Subprogram matches non-State contributions of at least \$60,000 with \$40,000 from the BoRSF to create endowed scholarships to support graduate and first professional degree students as well as post-doctoral fellows. Income above corpus may be used to benefit the student recipient in the form of scholarships, fellowships, and experiential opportunities, including internships, externships, conference travel, and fieldwork. Significant donations have been made to the LSU Foundation to establish Endowed Superior Graduate Student Scholarships that qualify for BoRSF matching funds. LSU A&M is requesting approval to establish ten and augment one Endowed Superior Graduate Student Scholarship based on the donations listed:

1. AUGMENT: Robert R. and Melissa B. Rabalais Energy Law Endowment Fund #2- \$300,000

The Board of Supervisors previously approved the establishment of the Robert R. and Melissa B. Rabalais Energy Law Endowment Fund based on donations totaling \$360,000. \$300,000 was matched in FY2021 by the Board of Regents. Formal establishment is now being sought for the augmented Robert R. and Melissa B. Rabalais Energy Law Endowment Fund #2 based on additional donations of \$240,000, for combined total donations of \$600,000 with \$300,000 remaining to be matched.

2. Robichaux Family Superior Graduate Scholarship- \$60,000

The Robichaux Family Superior Graduate Scholarship shall benefit full-time graduate students or post-doctoral fellows enrolled in the College of Business, pursuing a degree in Accounting. Financial need may be a consideration.

3. J. Keith Hollier Graduate Student Scholarship - \$60,000  
The J. Keith Hollier Graduate Student Scholarship shall benefit full-time graduate students majoring in Electrical and Computer Engineering, with preference given to Louisiana residents.
4. Sellen Family Superior Graduate Scholarship - \$60,000  
The Sellen Family Superior Graduate Scholarship shall benefit full-time graduate students majoring in Chemical Engineering. Financial need may be a consideration.
5. A. K. and Shirley Barton Superior Graduate Student Scholarship in Engineering - \$60,000  
The A. K. and Shirley Barton Superior Graduate Student Scholarship in Engineering shall benefit full-time graduate students enrolled in the College of Engineering.
6. Charles M. Smith Endowed Superior Graduate Scholarship in Medical Physics - \$600,000  
The Charles M. Smith Endowed Superior Graduate Scholarship in Medical Physics shall benefit full-time graduate students pursuing a degree in the College of Science's Department of Physics and Astronomy.
7. George and Clare Hart Superior Graduate Student Scholarship- \$60,000  
The George and Clare Hart Superior Graduate Student Scholarship in Engineering shall benefit full-time graduate students pursuing a degree in the College's Department of Geology and Geophysics. Preference given to students studying palynology or working on a project relevant to the coal, oil or gas industries and advised in part or entirely by a palynology professor.
8. Adah Proctor Sturgis Graduate Scholarship in Chemistry and Biochemistry - \$60,000  
The Adah Proctor Sturgis Graduate Scholarship in Chemistry and Biochemistry shall benefit full-time graduate students pursuing a degree in the College of Science's Department of Chemistry or pursuing a Biochemistry degree. Financial need may be a consideration in selecting recipients.
9. Jeanne and Terry Howe Endowed Memorial Superior Graduate Scholarship - \$480,000  
The Jeanne and Terry Howe Endowed Memorial Superior Graduate Scholarship shall benefit full-time advanced standing graduate students enrolled in the College of Human Sciences and Education, pursuing a degree in the School of Social Work who intend to pursue a career in oncological social work.

10. Eleanor Connell Witter of Live Oak at Cedar Lodge Farm Scholarship- \$60,000  
The Eleanor Connell Witter of Live Oak at Cedar Lodge Farm Scholarship shall benefit full-time students pursuing a Doctor of Veterinary Medicine Degree. Financial need may be a consideration in selecting recipients.

11. A. B. Freeman Scholarship - \$180,000  
The A. B. Freeman Scholarship shall benefit full-time students pursuing a Doctor of Veterinary Medicine Degree. Financial need shall be a consideration in selecting recipients.

**3. Review of Business Plan**

Not Applicable

**4. Fiscal Impact**

Not Applicable

**5. Description of Competitive Process**

Not Applicable

**6. Review of Legal Documents**

The donor agreements are on file at the LSU Foundation and in the Office of Academic Affairs.

**7. Parties of Interest**

Not Applicable

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

None

## RESOLUTION

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU A&M to establish each of the following ten Endowed Superior Graduate Student Scholarships and augment one Endowed Superior Graduate Student Scholarship:

1. Robert R. and Melissa B. Rabalais Energy Law Endowment Fund #2 (augmented)
2. Robichaux Family Superior Graduate Scholarship
3. J. Keith Hollier Graduate Student Scholarship
4. Sellen Family Superior Graduate Scholarship
5. K. and Shirley Barton Superior Graduate Student Scholarship in Engineering
6. Charles M. Smith Endowed Superior Graduate Scholarship in Medical Physics
7. George and Clare Hart Superior Graduate Student Scholarship
8. Adah Proctor Sturgis Graduate Scholarship in Chemistry and Biochemistry
9. Jeanne and Terry Howe Endowed Memorial Superior Graduate Scholarship
10. Eleanor Connell Witter of Live Oak at Cedar Lodge Farm Scholarship
11. A.B. Freeman Scholarship

**BE IT FURTHER RESOLVED** that the President, as may be appropriate, is hereby authorized and directed to execute any documents required to obtain the matching gift and otherwise complete the establishment of each of the following ten endowed superior graduate student scholarships and augment the following one endowed superior graduate student scholarship at LSU:

1. Robert R. and Melissa B. Rabalais Energy Law Endowment Fund #2 (augmented)
2. Robichaux Family Superior Graduate Scholarship
3. J. Keith Hollier Graduate Student Scholarship
4. Sellen Family Superior Graduate Scholarship
5. K. and Shirley Barton Superior Graduate Student Scholarship in Engineering
6. Charles M. Smith Endowed Superior Graduate Scholarship in Medical Physics
7. George and Clare Hart Superior Graduate Student Scholarship
8. Adah Proctor Sturgis Graduate Scholarship in Chemistry and Biochemistry
9. Jeanne and Terry Howe Endowed Memorial Superior Graduate Scholarship
10. Eleanor Connell Witter of Live Oak at Cedar Lodge Farm Scholarship
11. A.B. Freeman Scholarship



## Board of Supervisors

### Request from LSU A&M to Establish the Janice Harvey Pellar Endowed Chair

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph N of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

1. Such other matters that are not expressly delegated herein or hereafter by the Board to the President or a Chancellor and which reasonably should be considered to require Board approval as generally defined above, or which the Board hereafter determines to require Board approval.

#### 2. Summary of Matter

Significant donations have been made to the LSU Foundation to establish an endowed chair and qualify for Board of Regents Support Fund (BoRSF) matching funds. The Louisiana Board of Regents approved Endowed Chairs Subprogram matches non-State contributions of at least \$600,000 with \$400,000 increments from the BoRSF.

Any Donation not qualifying for match, or in excess of the minimum amount required for match but not qualifying for additional increments of match, may be expended for the purposes of the Chair Endowment. While awaiting initial match, earnings from the Chair Endowment may be used by the LSU School of Music as a faculty excellence support fund for voice and piano programs, at the discretion of the College Dean or the Dean's designee

##### 1. Janice Harvey Pellar Endowed Chair - \$600,000

The Chair Endowment is established to fund an endowed chair in the LSU School of Music, supporting voice and piano programs, to be known as the Janice Harvey Pellar Endowed Chair ("Chair"), and may be used for salary supplements and other support of the academic, scholarly and professional activities related to the Chair, including but not limited to instruction, research, travel, equipment, materials, faculty improvement and graduate student support.

The recipient of the Chair shall be selected by the College Dean, following a competitive process utilizing a selection committee, and approved by the LSU Executive Vice President and Provost, in accordance with LSU and Board of Regents policies

#### 3. Review of Business Plan

Not Applicable



**4. Fiscal Impact**

Not Applicable

**5. Description of Competitive Process**

Not Applicable

**6. Review of Legal Documents**

The donor agreements are on file at the LSU Foundation and in the Office of Academic Affairs.

**7. Parties of Interest**

Not Applicable

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

None

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU A&M to establish the Janice Harvey Pellar Endowed Chair.

**BE IT FURTHER RESOLVED** that the President, as may be appropriate, is hereby authorized and directed to execute any documents required to obtain the matching gift and otherwise complete the establishment of the Janice Harvey Pellar Endowed Chair.



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## Board of Supervisors

### Request from LSU A&M to Establish the Dr. Shirley C. Tucker Endowed Chair in Lichenology

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph N of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

N. Such other matters that are not expressly delegated herein or hereafter by the Board to the President or a Chancellor and which reasonably should be considered to require Board approval as generally defined above, or which the Board hereafter determines to require Board approval.

#### 2. Summary of Matter

Significant donations have been made to the LSU Foundation to establish an endowed chair and qualify for Board of Regents Support Fund (BoRSF) matching funds. The Louisiana Board of Regents approved Endowed Chairs Subprogram matches non-State contributions of at least \$600,000 with \$400,000 increments from the BoRSF.

The Donation is intended to qualify for state matching funds under the Board of Regents Support Fund Endowed Chairs for Eminent Scholars Program. However, the Endowment may be used for its intended purposes irrespective of match.

##### 1. Dr. Shirley C. Tucker Endowed Chair in Lichenology - \$1,200,000

The Endowment shall support the Dr. Shirley C. Tucker Chair in Lichenology (“Chair”) in the College, and may be used for salary supplements, enhancements and other support of the academic, scholarly and professional activities related to the Chair, including but not limited to instruction, research, travel, equipment, materials, professional development and graduate student support, in accordance with Foundation, LSU, and Board of Regents policies.

The recipient of the Chair must have demonstrated excellence and achievement in the field of lichenology, and shall be selected by the College Dean, following a competitive process utilizing a selection committee, and approved in accordance with LSU and Board of Regents policies. Any conditions or obligations imposed on LSU in the performance of this agreement must be accepted by the LSU Board of Supervisors or its designee in accordance with LSU policy and procedure.

#### 3. Review of Business Plan

Not Applicable

**4. Fiscal Impact**

Not Applicable

**5. Description of Competitive Process**

Not Applicable

**6. Review of Legal Documents**

The donor agreements are on file at the LSU Foundation and in the Office of Academic Affairs.

**7. Parties of Interest**

Not Applicable

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

None

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU A&M to establish the Dr. Shirley C. Tucker Endowed Chair in Lichenology.

**BE IT FURTHER RESOLVED** that the President, as may be appropriate, is hereby authorized and directed to execute any documents required to obtain the matching gift and otherwise complete the establishment of the Dr. Shirley C. Tucker Endowed Chair in Lichenology.



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## Board of Supervisors

### Request from LSU Eunice to Establish the Madeleine Montelaro Memorial Scholarship

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1, Paragraph N of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

1. Such other matters that are not expressly delegated herein or hereafter by the Board to the President or a Chancellor and which reasonably should be considered to require Board approval as generally defined above, or which the Board hereafter determines to require Board approval.

#### 2. Summary of Matter

The competitive Endowed Two-Year Student Workforce Scholarships subprogram provides scholarship opportunities for students on two-year campuses to enter the Louisiana workforce in the following ways: (a) train students for immediate entrance into selected, high-demand, four- and five-star jobs, including positions in nursing and allied health (see Section V); and/or (b) prepare students to become job-ready in STEM fields after completing degrees on four-year campuses. Non-State contributions combined with a BoRSF match will produce permanent endowments. This subprogram replaces the Enhancement Subprogram for Two-Year Institutions.

#### Madeleine Montelaro Memorial Scholarship - \$10,000

Contributions have been made by former students of LSU Eunice to support an endowed scholarship to be known as the Madeleine Montelaro Memorial Scholarship. The scholarship will be awarded to a full-time student attending LSU - Eunice, enrolled in the Allied Health Curriculum or a STEM program with plans to transfer to a four-year college.

Madeleine Montelaro was a professor of Chemistry at LSU Eunice for 30 years. She was a member of the original staff at LSU Eunice and served as Dean of Sciences towards the end of her term. She was a loving wife, mother, sister, grandmother, and friend and is missed dearly by all who knew and loved her especially her husband of 55 years, James J. Montelaro, her sons: Gregory and Jody Montelaro, and her daughter Phyllis Gremillion.

Former student and organizer for the funding of this scholarship, Dr. Mark Coreil, DDS, stated, "We are reminded of the many people who have blessed or lives with love, knowledge, and success. Without question, Mrs. Madeleine Montelaro was one of those amazing individuals. We

all experienced her relentless dedication to making us the best versions of ourselves both academically and personally.”

LSU Eunice is honored to have her dedication to the institution memorialized with this scholarship.

**3. Review of Business Plan**

Not Applicable

**4. Fiscal Impact**

Not Applicable

**5. Description of Competitive Process**

Not Applicable

**6. Review of Legal Documents**

The donor agreements are on file at the LSU Foundation and in the Office of Academic Affairs.

**7. Parties of Interest**

Not Applicable

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

None

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU Eunice to establish the Madeleine Montelaro Memorial Scholarship.

**BE IT FURTHER RESOLVED** that the President, as may be appropriate, is hereby authorized and directed to execute any documents required to obtain the matching gift and otherwise complete the establishment of the Madeleine Montelaro Memorial Scholarship.



## Board of Supervisors

### Request from LSU A&M to Name the Mike Mire Family Gate and the Hamer Family Gate in Tiger Stadium

Date: December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article X, Section 3A, of the Bylaws of the Louisiana State University Board of Supervisors, this matter is a significant board matter.

1. The LSU Board of Supervisors reserves the right to review and approve the naming of University facilities and assets for living or deceased persons. A building or any portion of a building may be named after one or more living or deceased individuals to honor specific contributions made to the University, the campus, or the college in question.

#### 2. Summary of Matter

##### Mike Mire Family Gate

Mike and Regina Mire have been loyal Tiger Athletic Foundation donors for the past fifteen years. An LSU alumnus, class of 1979, Mr. Mire earned a Marketing Degree from the College of Business. Mike currently has investments in light commercial/industrial buildings, small retail centers, and speculative land purchases through his privately held corporation, Atlas Investment Management, LLC.

Mike and Regina Mire have also been very generous in supporting causes in the New Orleans area where they live. They are donors to St. Michael's School for Special Needs Students, the Jefferson Parish Performing Arts Society, their grandchildren's grammar school, and the LSU Medical School's summer Tiger Camp for children with Down's syndrome and/or autism.

For their generosity, the LSU Athletic Department would like to acknowledge and name Gate 20 at Tiger Stadium the "Mike Mire Family Gate".

##### Hamer Family Gate

Greg and Brenda Hamer have been dedicated Tiger Athletic Foundation donors for the past twenty years. They created B&G Food Enterprises, in Morgan City, Louisiana after they received a Taco Bell franchise. Today, B&G operates over 150 restaurants in Louisiana, Mississippi, and Texas. B&G is the largest Taco Bell Franchisee in Louisiana.

Brenda and Greg began their partnership as juniors at Morgan City High School, and they were married in 1967, while Greg was still attending LSU.

Greg's civic activities have been numerous, and his restaurant activities include being Emeritus Director of the National Restaurant Association and a past Chairman of the National Restaurant Association Education Foundation and a current trustee. His long tenure with the Louisiana

Restaurant Association has seen him honored as President in 2000, and as a member of the LRA Hall of Fame.

He is a supporter of several organizations related to Louisiana State University and a huge Tiger fan. He is a current member of the Dean's Advisory Council of the Ourso College of Business at LSU and on the Board of the Tiger Athletic Foundation (TAF). He is also on the Board of the Community Foundation of Acadiana.

For their generosity, the LSU Athletic Department would like to acknowledge and name Gate 7 at Tiger Stadium the "Hamer Family Gate".

**3. Review of Business Plan**

Not Applicable

**4. Fiscal Impact**

Not Applicable

**5. Description of Competitive Process**

Not Applicable

**6. Review of Legal Documents**

A memo from Scott Woodward, Director of Athletics and approval from the LSU A&M Naming Committee are on file in the Office of Academic Affairs.

**7. Parties of Interest**

Not Applicable

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable

**10. Attachments**

Not Applicable

**RESOLUTION**



**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby approve the request from LSU A&M to name the Mike Mire Family Gate and the Hamer Family Gate in Tiger Stadium.



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## Board of Supervisors

### PROPERTY & FACILITIES COMMITTEE

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021



**Board of Supervisors**

**Request from LSU Health Sciences Center – New Orleans to Approve a Lease of Airspace for the Purpose of Constructing a Bridge Across a City Street to Repurpose the Old Interim Louisiana Hospital into the Center for Advanced Learning and Simulation**

**Date: December 9-10, 2021**

**1. Bylaw Citation**

Pursuant to Article VII, Section 1:

- E. The lease of any immovable property, as lessee or lessor, where the lease is potentially for a term of more than five (5) years.

**2. Summary of Matter**

The LSU Health Sciences Center – New Orleans (LSUHSC-NO) in support of its mission, wishes to lease air rights from the City of New Orleans for the purpose of constructing an elevated walkway over a city street at LSUHSC-NO in support of a capital outlay project repurposing the old Interim Louisiana Hospital (ILH) into the Center for Advanced Learning and Simulation (CALs). The timing of this request is to allow Facility Planning and Control (FP&C) to move forward with new funding to support the CALs bridge in the next Capital Outlay effort. FP&C requires that the air rights be finalized to support this project.

**3. Review of Business Plan**

Not Applicable.

**4. Fiscal Impact**

Annual rent is payable to the City of New Orleans for the initial period of fifty (50) years, beginning at \$5,130 per year for the first four (4) years and increasing gradually thereafter per the below schedule. There are eight consecutive renewal options for five years each after the primary term of the lease, making the maximum term of the lease ninety (90) years.

<b>Years</b>	<b>Annual Rent</b>
2021-2025	\$ 5,130.00
2026-2030	\$ 5,386.50
2031-2035	\$ 5,655.83
2036-2040	\$ 5,938.62
2041-2045	\$ 6,235.55
2046-2050	\$ 6,547.32

2051-2055	\$ 6,874.69
2056-2060	\$ 7,218.43
2061-2065	\$ 7,579.35
2066-2070	\$ 7,958.31

**5. Description of Competitive Process**

Not Applicable.

**6. Review of Legal Documents**

LSUHSC-NO requests authority be granted to President Tate to negotiate the terms of the agreement.

**7. Parties of Interest**

Board of Supervisors of Louisiana State University and Agricultural and Mechanical College, LSU Health Sciences Center – New Orleans and the City of New Orleans

**8. Related Transactions**

Not Applicable

**9. Conflicts of Interest**

Not Applicable.

**10. Attachments**

1. Location plat
2. Draft Lease of Air Space Agreement
3. Cover Letter

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby authorize the President, or designee, to execute a Lease Agreement between the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College and the City of New Orleans for air rights to an elevated walkway located across a city street within the boundaries of the LSUHSC-NO Downtown Campus.

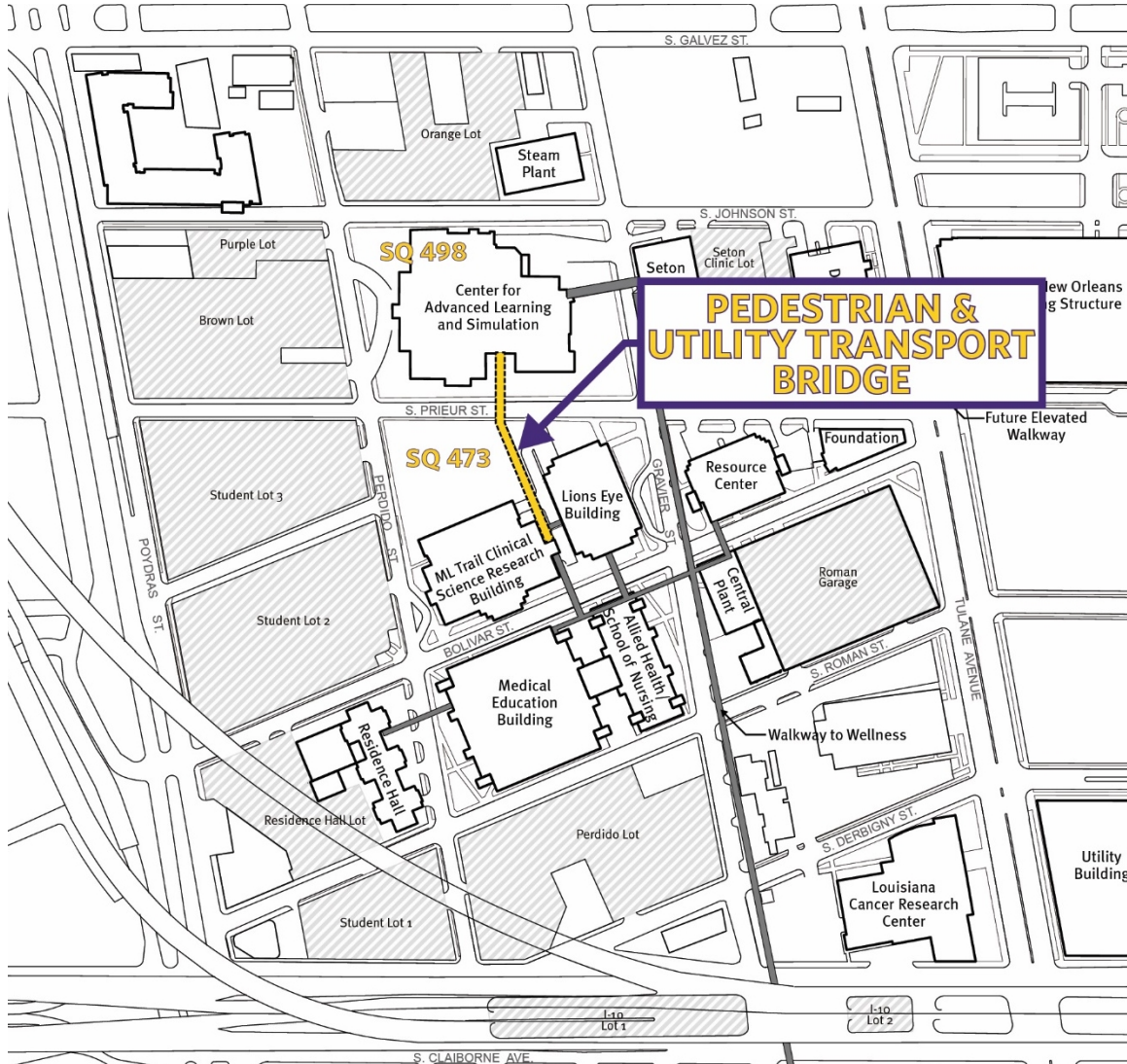
**BE IT FURTHER RESOLVED** that the President, or designee, is authorized to include in said Lease Agreement such terms and conditions as he deems in the best interest of the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College.

# ATTACHMENT I – LOCATION PLAT

## AIR RIGHTS TO BUILD PEDESTRIAN AND UTILITY TRANSPORT BRIDGE

**PEDESTRIAN & UTILITY TRANSPORT BRIDGE** The future bridge connects the ML Trail Clinical Science Research Building (CSRB) and Center for Advanced Learning and Simulation (CALs) on the LSU Health New Orleans Downtown Campus

Figure 1. LSU Health Campus Map with Location of Pedestrian & Utility Transport Bridge



The bridge will span South Priour Street from the second floor of the ML Trail Clinical Sciences Research Building (CSRB), 533 Bolivar Street to the Center for Advanced Learning Simulation (CALs), 2021 Perdido Street. The buildings are located on SQ 473 and SQ 498 respectively, in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana.

The bridge, located approximately mid-way of the block, will span across 53' of public right of way with supports located on property owned by the State of Louisiana and LSU A&M Board of Supervisors. The bridge will be 11' wide and approximately 20'10" above the center line of the street.

**LEASE OF AIRSPACE**

**STATE OF LOUISIANA**

**BY**

**PARISH OF ORLEANS**

**CITY OF NEW ORLEANS**

**CITY OF NEW ORLEANS**

**TO**

**LOUISIANA STATE UNIVERSITY AND  
AGRICULTURAL AND MECHANICAL  
COLLEGE**

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**BE IT KNOWN** that on the dates set forth below, before us, duly commissioned and qualified Notaries Public in and for the Parish and State aforesaid, and the undersigned competent witnesses, in whose presence this act is passed and executed this day in my office, personally came and appeared:

- (1) **THE CITY OF NEW ORLEANS**, herein represented by LaToya Cantrell, its Mayor, acting under and by virtue of authorization contained in Ordinance No. \_\_\_\_\_ M.C.S., adopted on \_\_\_\_\_, 20\_\_, a certified copy of which is annexed hereto and made a part hereof (The City of New Orleans being hereinafter referred to as "City") and
- (2) **THE BOARD OF SUPERVISORS OF LOUISIANA STATE UNIVERSITY AND AGRICULTURAL AND MECHANICAL COLLEGE**, a public university, with facilities located at LSU Health Sciences Center - New Orleans, 433 Bolivar Street, New Orleans, LA 70112 (hereinafter sometimes referred to as "Lessee");

**WHO DECLARED THAT:**

For and in consideration of the rents hereinafter stipulated to be paid by Lessee, and of the performance and observance by Lessee of the covenants, conditions, and stipulations hereinafter contained, City has leased, let, and demised unto Lessee, its successors and assigns, the following described properties belonging to the City (hereinafter referred to collectively, as "The Airspace"):

Lease of Air Space By  
The City of New Orleans to Louisiana State University and  
Agricultural and Mechanical College  
PO# -  
K# -

**The Airspace Over the South Prieur Street Right-of-Way Between Gravier and Perdido**

An envelope of airspace in the First Municipal District, City of New Orleans, Orleans Parish, State of Louisiana above South Prieur Street between Squares 498 and 473. The airspace will be 11’ feet wide and approximately 20’ feet 10” inches above the center line of South Prieur Street. The airspace will span across 53’ feet across the Right of Way over South Prieur Street. The airspace will be located approximately 247’ feet 8” inches from the northwest corner of the LSU property on SQ 473 and 191’ feet from the southwest corner of the LSU property on SQ 498. All as shown the attached drawings attached hereto, globally, as Exhibit “A.”

**I. TERM**

1.1 The original Term of this Lease shall be fifty (50) years (the “Primary Term”), commencing on the Commencement Date (provided below), with eight (8) consecutive renewal options of five (5) years each (“Renewal Options”).

**II. RENT**

2.1 This Lease is made for and in consideration of total annual rent paid annually. Annual rent will increase during the Primary Term, with the first increase on the 1<sup>st</sup> day of the fifth year after the Commencement Date of this lease, as follows:

**The Airspace Over the South Prieur Street Right-of-Way Between Gravier and Perdido**

<b>Years</b>	<b>Annual Rent</b>
2021-2025	\$ 5,130.00
2026-2030	\$ 5,386.50
2031-2035	\$ 5,655.83
2036-2040	\$ 5,938.62
2041-2045	\$ 6,235.55



2046-2050	\$ 6,547.32
2051-2055	\$ 6,874.69
2056-2060	\$ 7,218.43
2061-2065	\$ 7,579.35
2066-2070	\$ 7,958.31

2.2 Payment of annual rent for the first year of this lease shall be made on the date of execution by Lessee, the “Commencement Date”, provided, however, that this lease will not become effective until signed by the City. Subsequent payments of annual rent shall be due, without demand therefor, on each subsequent anniversary of the Commencement Date.

2.3 **Payment of annual rent shall be made at the office of the Department of Property Management, Division of Real Estate and Records, Room 5W06, City Hall, 1300 Perdido Street, New Orleans, Louisiana 70112**, or at such other place as the City shall designate in writing.

2.4 If Lessee wishes to exercise the applicable renewal options, Lessee agrees to pay the City annual rent during the applicable renewal option term that will be one hundred seventeen percent of the annual rent payable during the immediately preceding term or renewal term determined as follows: ~~the annual rent payable during the renewal term will be the greater of (a) the Market Rent (defined below) for The Airspace; or (b) the CPI Adjusted Rent (defined below). Notwithstanding the foregoing, in any of the applicable renewal options, the annual rent payable during the applicable renewal term will be at least one hundred fifteen percent (115%) of the annual rent payable during the immediately preceding term or renewal term, but will not exceed one hundred~~

~~twenty percent (120%) of the annual rent payable during the immediately preceding term or renewal term (said limitations are collectively “the Rent Cap”).~~

~~—— (a) “Market Rent” shall mean the annual fair market rent for the Airspace determined according to the following procedure. If Lessee exercises a renewal option, it shall include in the exercise notice a list of three (3) appraisers, each of whom has at least five (5) years’ experience appraising commercial real property values in the metropolitan New Orleans area and each of whom is a Louisiana Certified General Real Estate Appraiser (pursuant to La. R.S. 37:3391 et seq.) and a member of a nationally recognized appraisal organization. Within twenty one days after receipt of the list of appraisers, the City shall notify Lessee of its selection of one (1) of the appraisers from the list to perform the appraisal. However, in the event the City finds the three appraisers listed by the Lessee to all be objectionable, the City may reject all three appraisers in writing and provide alternative selection criteria for a new list of appraisers. If the Lessee does not receive a selection or the City’s alternative selection criteria within the twenty one day period, Lessee may select an appraiser from the list it previously submitted. The appraiser so selected shall thereafter prepare a market report setting the Market Rent as of the date of the appraisal. Market Rent shall be determined using the following criteria: (i) the Premises shall be considered as free of this lease and otherwise unencumbered; (ii) the Premises shall be considered as vacant (and, specifically, as not containing any improvements constructed by lessee); and (iii) the Premises shall be considered for its highest and best use as a separate and discreet parcel, subject to all applicable governmental restrictions. Lessee shall be solely responsible for the cost of the appraisal.~~

~~—— (b) “CPI Adjusted Rent” shall be determined according to the following procedure. The CPI Adjusted Rent for a renewal term shall mean the annual rent for the then-current term of this lease increased by the percentage increase in the CPI (defined below) from March of the calendar year immediately preceding the commencement of the then-current term to March of the final calendar year of the then-current term. The term “CPI” shall mean the Consumer Price Index for All Urban Consumers, U.S. City Average, All Items, (1982-84 = 100) issued by the United States Department of Labor, Bureau of Labor Statistics. If a substantial change is made in the CPI, then the CPI will be adjusted to the figure that would have been used had the manner of computing the CPI not been altered. If the CPI (or a successor or substitute index) is not available, a reliable governmental or other nonpartisan publication evaluating the information used in determining the CPI shall be used as reasonably agreed to by both parties.~~

2.5 No later than six (6) months prior to the commencement of any renewal option, as applicable, Lessee shall submit a notice (the “Renewal Rent Notice”) to the City. The annual rent payable during the renewal term will be 117% of the annual rent payable during the immediately preceding term or renewal term, unless the Parties mutually agree on a different rate, after review of prevailing market conditions. ~~setting forth the Market Rent for the upcoming renewal term, the CPI Adjusted Rent for the upcoming renewal term, and the actual annual rent payable by Lessee during the upcoming renewal term based on Section 2.4. If within sixty (60) days after submission of the Renewal Rent Notice, Lessee has not received a notice of objection from Lessor, then the amount so specified in the Renewal Rent Notice shall constitute the annual rent payable during the upcoming renewal term. If Lessor timely objects to the amount set forth in the Renewal Rent~~

Notice, Lessor and Lessee shall thereafter attempt to reach agreement on the amount of annual rent for the upcoming renewal term.

### **III. USE OF THE AIRSPACE**

3.1 The Airspace will be occupied by a pedestrian/utility bridge that will connect buildings which are used for hospital or educational purposes as part of the campus of Lessee. (Said constructions being hereinafter referred to as the "Improvements" as more fully shown and described in Exhibit "A.")

3.2 Although Lessee's buildings, being as state-owned buildings, are exempt from local permitting, review, or oversight pursuant to the provisions of La. R.S. 40:1724, Lessee, solely as a condition of being allowed to construct over City's right-of-way, agrees that it shall not commence any work on the Improvements unless and until it has received all required permits for the construction of the Improvements from the City of New Orleans, including appropriate permits to perform work on/in/over the public right-of-way (ROW).

3.3 The Improvements will have and maintain a minimum vertical clearance of 16' above the roadway at all points along the structure as more fully shown and described in Exhibit "A" hereto.

3.4 The Lessee shall submit an acceptable comprehensive traffic control plan for DPW Traffic Engineer's approval prior to construction of the Improvements.

3.5 At all times during the Primary Term and any renewal terms of this lease, Lessee shall keep and maintain the Improvements in good repair and condition, solely at Lessee's own cost and expense.

3.6 Although Lessee's buildings, being as state-owned buildings, are exempt from local permitting, review, or oversight pursuant to the provisions of La. R.S. 40:1724, Lessee, solely as a condition of being allowed to construct over City's right-of-way, agrees that Lessee-it shall submit three copies of a field inspection and structural report regarding the Improvements, certified (stamped and signed) by a Louisiana registered civil engineer, to the City on an annual basis beginning on the first day of the year after the completion of the Improvements. The report shall be delivered by the Effective Date via certified US Mail to:

1. City of New Orleans  
Division of Real Estate and Records  
1300 Perdido Street, Room 5W06  
New Orleans, Louisiana 70112;
2. City of New Orleans  
Director, Department of Public Works  
1300 Perdido Street, Room 6W03  
New Orleans, Louisiana 70112; and
3. City of New Orleans  
Director, Department of Safety and Permits  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, Louisiana 70112;

or at such other place as the City may from time to time hereafter designate in a written notice to Lessee.

3.7 Lessee is required to immediately correct any deficiencies or safety issues found in the field inspection and structural report (required in Article 3.6), solely at Lessee's cost and expense. City shall have no duty or obligation to remedy any deficiencies or safety issues found in the field inspection and structural report.

3.8 Lessee shall submit an Arborist report from an ISA certified, Louisiana licensed arborist, on an annual basis which certifies that all trees on the City Right of Way or property beneath the

Airspace that are affected by construction do not show signs of stress, decline, disease, or decay. Should these detrimental indicators occur, Lessee is responsible for all recommended mitigation and treatments necessary to restore the tree(s) to good health. Any arboreal work performed during the reporting year must be summarized in the annual arborist report, indicating the permit approval date from the Department of Parks and Parkways and the scope of work completed. The Arborist's report shall be delivered annually via U.S. Mail to:

1. City of New Orleans  
Division of Real Estate and Records  
1300 Perdido Street, Room 5W06  
New Orleans, Louisiana 70112
2. City of New Orleans  
Director, Department of Parks and Parkways  
2829 Gentilly Blvd.  
New Orleans, LA 70122

3.9 Lessee expressly assumes one hundred percent (100%) of the financial obligations associated with the construction ~~and~~, maintenance, ~~and timely removal~~ of the Improvements, as set forth in further detail herein. In the event Lessee is unable to perform its obligations and City chooses, at its option, to perform Lessee's obligations, Lessee shall be obligated to reimburse the City for any expenses the City incurs as a result of Lessee's failure to satisfy its obligations under this Section 3.9.

3.10 Title to the Improvements shall remain solely in Lessee.

3.11 Except with written approval by the City, Lessee shall not place, affix, or maintain any signs, banners, advertising placards, names, insignia, trademarks, descriptive material, or any other similar item or items in, on, or attached to the exterior of the Improvements, including, without

limitation, the glass panes and supports of the windows, the doors, the roof, or the demising walls of the Improvements. Violation of this provision will result in a fee/fine owed to the City of \$300 per day for any offense/infracton by the Lessee. Said fee/fine shall be payable within fifteen (15) days of notice of the offense/infracton from the City.

3.12 Lessee shall be solely responsible for the security of and within the Improvements and the Airspace, including, without limitation, for the security of Lessee, and its officers, directors, employees, students, agents, assigns, friends, guests, invitees, or any other person or party engaged in lawful activities in any way relating to the Improvements. The security described above shall be provided for and be the sole responsibility of Lessee. Any and all lawful activities relating to, on, or within any and all areas of the Airspace and Improvements shall be the sole responsibility of the Lessee.

#### **IV. INSURANCE AND INDEMNITY**

4.1 Where applicable, Lessee shall be covered by the Louisiana Office of Risk Management and such coverage shall be acceptable under this Lease. Any additional coverage required herein shall be in accordance with the provisions of this Section IV. Lessee shall purchase and maintain for the duration of the Lease insurance against claims, demands, lawsuits, or actions of any kind for injuries to or death of persons or damages to property which may arise from or in connection with the Lessee's operations and use of the Airspace. The insurance coverage required under this Section 4.1 shall, in addition, extend to any liability of such party arising out of the indemnities provided for in Section 4.1.7 and, if necessary, the policy or policies shall contain a contractual endorsement to that effect. The cost of such insurance shall be borne solely by the Lessee and shall be subject to the following requirements:

**4.1.1. MINIMUM SCOPE AND LIMITS OF INSURANCE**

**a. Workers Compensation**

Workers Compensation insurance shall be in compliance with the Workers Compensation law of the State of Louisiana. Employers Liability is included with a minimum limit of \$1,000,000 per accident/per disease/per employee.

**b. Commercial General Liability**

Commercial General Liability insurance, including Personal and Advertising Injury Liability, shall have a minimum limit per occurrence of \$2,000,000 and a minimum general annual aggregate of \$4,000,000. The Insurance Services Office (ISO) Commercial General Liability occurrence coverage form CG 00 01 (current form approved for use in Louisiana), or similar acceptable to the City, is to be used in the policy.

**c. Excess Liability or Umbrella Coverage**

Excess Liability/Umbrella Coverage: with limits no less than \$10,000,000.

**d. Builder's Risk (Course of Construction)**

Builder's Risk (Course of Construction) insurance utilizing an "All Risk" (Special Perils) coverage form, with limits equal to the completed value of the Improvements over the Banks Street Right-of-Way and with no coinsurance penalty provisions.

**e. Property Insurance**

Upon substantial completion of the pedestrian bridge, property insurance against all risks of loss to any of Lessee's Improvements or betterments at full replacement cost with no coinsurance penalty provision.

If the Lessee maintains broader coverage and/or higher limits than the minimums shown above,



the City requires and shall be entitled to the broader coverage and/or the higher limits maintained by the Lessee. Any available insurance proceeds in excess of the specified minimum limits of insurance and coverage shall be available to the City.

**4.1.2. DEDUCTIBLES AND SELF-INSURED RETENTIONS**

Any deductibles or self-insured retentions must be declared to and accepted by the City. The Lessee shall be solely responsible for all deductibles and self-insured retentions.

**4.1.3. OTHER INSURANCE PROVISIONS**

The policies are to contain, or be endorsed to contain, the following provisions:

- a. Commercial General Liability. The City, its officers, agents, employees and volunteers shall be named as an additional insured on the Lessee's Commercial General Liability Policy as regards negligence of the Lessee and liability arising out of the use of and operations within the Airspace by Lessee. ISO Form CG 20 10 (for ongoing work), or equivalent, is to be used when applicable during construction. ISO Form Endorsement Additional Insured—Owners, Lessees or Contractors—Completed Operations (CG 20 37), or equivalent acceptable to the City, is to be used to provide additional coverage for injury or damage that occurs after the work is completed—work that is included within the “products-completed operations hazard.” ISO Form Additional Insured—Managers or Lessors of Premises (CG 20 11), or equivalent acceptable to the City, is also to be used. The coverage shall contain no special limitations on the scope of protection afforded to the City.
- b. The Lessee's insurance shall be primary coverage, at least as broad as ISO Form CG 20 01 04 13, as respects the City, its officers, agents, employees and volunteers. Any insurance

or self-insurance maintained by the City shall be excess and non-contributory of the Lessee's insurance.

c. Contractor and its insurers agree to waive any right of subrogation which any insurer may acquire against the City by virtue of the payment of any loss under insurance required by this contract.

d. Excess/Umbrella Coverage

i. The City, its officers, agents, employees and volunteers shall be named as an additional insured under the lessee's excess policy.

ii. The Lessee's excess insurance shall also be primary coverage as respects the City, its officers, agents, employees and volunteers. Any insurance or self-insurance maintained by the City shall be excess and non-contributory of the Lessee's excess/umbrella insurance.

iii. Lessee and its insurers agree to waive any right of subrogation which any insurer may acquire against the City by virtue of the payment of any loss under insurance required by this contract.

e. Workers Compensation and Employers Liability Coverage

To the fullest extent allowed by law, the insurer shall agree to waive all rights of subrogation against the City, its officers, agents, employees and volunteers for losses arising from work performed by the Lessee.

f. All Coverages

i. Each insurance policy required above shall provide that coverage shall not be canceled, except with prior notice to the City of no less than 60 days.

- ii. The acceptance of the completed work, payment, failure of the City to require proof of compliance, or City's acceptance of a non-compliant certificate of insurance shall not release the Lessee from the obligations of the insurance requirements or indemnification agreement.
- iii. The insurance companies issuing the policies shall have no recourse against the City for payment of premiums or for assessments under any form of the policies.
- iv. Any failure of the City to comply with reporting provisions of the policy shall not affect coverage provided to the City, its officers, agents, employees and volunteers.

#### **4.1.4. ACCEPTABILITY OF INSURERS**

All required insurance shall be provided by a company or companies lawfully authorized to do business in Louisiana. Insurance is to be placed with insurers licensed and authorized to do business in the State of Louisiana with a current A.M. Best's rating of no less than A:VII, unless otherwise acceptable to the City. If at any time an insurer issuing any such policy does not meet the minimum A.M. Best rating, the Lessee shall obtain a policy with an insurer that meets the A.M. Best rating and shall submit another Certificate of Insurance within 30 days. Provided however that coverage and insurance provided by the Louisiana Office of Risk Management is deemed acceptable to the extent it is provided to Lessee.

#### **4.1.5. VERIFICATION OF COVERAGE**

- a. Lessee shall furnish the City with Certificates of Insurance reflecting proof of required coverage. The Certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The Certificates are to be received

and approved by the City before work commences and upon any contract renewal or insurance policy renewal thereafter.

- b. The Certificate Holder shall be listed as follows and be delivered via US Mail to:

City of New Orleans  
Division of Real Estate and Records  
1300 Perdido Street, Room 5W06  
New Orleans, Louisiana 70112.

- c. In addition to the Certificates, Lessee shall submit the declarations page for each insurance policy and copies of all required Additional Insured Endorsements. The City reserves the right to request complete certified copies of all required insurance policies at any time.
- d. Upon failure of the Lessee to furnish, deliver, and maintain required insurance, this contract, at the election of the City, may be suspended, discontinued, or terminated. Failure of the Lessee to purchase and/or maintain any required insurance shall not relieve the Lessee from any liability or indemnification under the contract.

**4.1.6. WORKERS COMPENSATION INDEMNITY**

In the event Lessee is not required to provide or elects not to provide workers compensation coverage, the parties hereby agree that Lessee, its owners, agents, and employees will have no cause of action against, and will not assert a claim against, the City, its departments, agencies, agents and employees as an employer, whether pursuant to the Louisiana Workers Compensation Act or otherwise, under any circumstance. The parties also hereby agree that the City of New Orleans, shall in no circumstance be, or be considered as, the employer or statutory employer of Lessee, its owners, agents, and employees. The parties further agree that Lessee is a wholly independent contractor and is exclusively responsible for its employees, owners, and agents.

Lessee hereby agrees to protect, defend, indemnify, and hold the City, its officers, agents,

employees, and volunteers harmless from any such assertion or claim that may arise from the performance of this contract.

**4.1.7. INDEMNIFICATION/HOLD HARMLESS AGREEMENT**

a. Lessee agrees to protect, defend, indemnify, save, and hold harmless, the City of New Orleans and its officers, directors, officials, agents, servants, employees, advisors, consultants, contractors, subcontractors, volunteers, or other representatives (collectively, the “City Indemnitees”), from and against any and all claims, demands, lawsuits, actions, damages, expenses, and liability for injury or death to any person, including, without limitation, employees, students, and invitees of Lessee or employees of the City, or the damage, loss, or destruction of any property, including, without limitation, property of either Lessee or the City, or other loss or damage incurred by Lessee, which may occur, arise out of, or in any way relate to: (i) the acts, omissions, or misconduct of the Lessee, its students, agents, servants, officers, directors, employees, contractors, or subcontractors; (ii) the breach by the Lessee of any of its obligations under this lease; (iii) or the operations within and use of The Airspace by Lessee, its students, agents, servants, officers, directors, employees, contractors, or subcontractors. The obligation to indemnify shall extend to and encompass all costs and incurred by the City and any City Indemnitee in defending such claim, demand, lawsuit, action, or liability, including, without limitation, attorney, witness, and expert witness fees, and any other litigation related expenses. Lessee’s obligations pursuant to this section will not extend to those claims, demands, suits, or causes of action arising out of the negligence of the City of New Orleans and its officers, agents, servants, employees, and volunteers.

~~b. The Lessee has an immediate and independent obligation to, at the City’s option: (a)~~

~~defend the City and City Indemnitees from or (b) reimburse the City and City Indemnitees for their costs incurred in the defense of any claim that actually or potentially falls within this indemnity, even if: (i) the allegations are or may be groundless, false, or fraudulent; or (ii) the Lessee is ultimately absolved from liability.~~

4.2 At the end of every five (5) years there shall be a revaluation of the coverage amount of the comprehensive general liability insurance policy and excess/umbrella liability policy by the City and the Lessee to determine if the limits are adequate. If is the City determines that the limits shall be raised, the Lessee shall implement such change within forty-five (45) days after its receipt of the written request from the City.

#### **V. DEFAULT**

##### 5.1 Conditions of Default

The following are conditions that constitute default under this Lease of Airspace:

a. If Lessee fails to pay rent on or before the due date, or fulfill any other monetary obligations of Lessee to City, and Lessee fails to cure such monetary default within ten (10) working days after written notice from City to Lessee of such monetary default.

b. If Lessee fails to perform any of its other non-monetary obligations (including, without limitation, safety, permits, traffic study, structural reports, repair, or maintenance of leased premises) under this Lease when due or called for, and fails to cure such non-monetary default within fifteen (15) working days after written notice from the City; provided, however, that if the nature of the non-monetary default is the result of a force majeure occurrence or is otherwise of a nature such that it cannot be fully cured within that fifteen (15) day period, Lessee shall have such additional time as is reasonably necessary to cure the default so long as Lessee is proceeding diligently to complete the necessary cure.

c. If Lessee shall be adjudged bankrupt, or a receiver be appointed for Lessee's property, or if Lessee's interest in this lease shall pass by operation of law to any person or legal entity other than Lessee, or on the occurrence of dissolution, financial failure, or insolvency, and such adjudication, appointment, or order is not vacated, dismissed, or set aside within thirty (30) days from its entry.

## 5.2 Remedies for Default

If any of the conditions of default outlined above in Section 5.1 are found to exist, then the City's remedies are as follows:

a. If the reason for default is a late payment of rent by Lessee to the City, a penalty amount shall be added to rent payment. A payment is considered to be late if it is not paid to the City as required in Section II of this lease. Commencing the first day after the due date, for every seven (7) calendar day period in which the City is not paid, a penalty amount of 10% of the amount then due will be assessed. Acceptance by the City of a portion of the amount due does not resolve the underpayment and/or tardiness of payment and the late payment shall continue to accrue at 15% for every seven (7) days the entire amount due is not remitted to the City. Additionally, if the rent to the City is thirty (30) days past due, the City reserves its ability to exercise all of the remedies set forth under Section 5.2 (b) of this lease.

b. For all other conditions of default, or as otherwise provided in Subsection 5.2(a), if Lessee does not cure the default, the City may: (i) elect to terminate this lease immediately and seek all remedies as provided under law and equity, or (ii) demand that the rent for the entire unexpired term of this lease shall accelerate and at once become due, without the necessity of putting Lessee in default, together with all past due installments, costs, attorneys' fees, and right to possession.

c. If, upon the occurrence of a condition of default, the City elects to continue the Lease and so informs Lessee in writing, City will retain the right to recover rent and all other payments at such time as they become due under this Lease, and Lessee may not assign its interest in the Lease pursuant to Section VI of this Lease.

d. If the City elects to terminate this lease for failure by Lessee to cure any of the conditions of default, Lessee expressly assumes one hundred percent (100%) of the financial obligations associated with the demolition and timely removal of the Improvements. Notwithstanding the foregoing, for a period of ninety (90) days following the expiration or earlier termination of this Lease, Lessee shall have the right to access The Airspace solely for the purpose of removing the Improvements in accordance with the applicable terms and conditions of the Lease. Lessee shall be responsible for all costs, labor, permits, and any other expenses related to or involved in the removal of the Improvements and any related or ancillary equipment.

e. If the City at any time by reason of Lessee's default pays any sum or does any act that requires payment of any sum, the sum paid by the City shall be immediately due and owing by Lessee to the City at the time the sum is paid; and, if paid by Lessee at a later date, shall bear interest at the rate of ten (10%) percent per annum from the date the sum is paid by the City and is reimbursed by Lessee.

f. If the City institutes legal proceedings to enforce any of its rights or remedies under this Lease, then the City shall be entitled to a recovery of attorneys' fees, costs, and other expenses reasonably incurred by way of such action.

g. All rights and remedies provided under this lease are cumulative and may be pursued singularly, or in any combination, and in any order.



h. The failure to enforce any of the terms of this lease will in no event be deemed a waiver of the right to enforce the terms and provisions at a later time.

#### **VI. ASSIGNMENT**

6.1 Except as herein provided, Lessee may not assign this Lease in whole or in part, nor sublet all or any portion of The Airspace or Improvements, without the prior written consent of City, which shall not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, such consent shall not be required if such assignment or sublease is from Lessee to a wholly-owned subsidiary of Lessee or to a wholly-owned subsidiary of Lessee's parent, if any.

6.2 The consent by City to any assignment or subletting shall not constitute a waiver of the necessity for such consent to any subsequent assignment or subletting.

6.3 No assignment, under letting, occupancy, or collection shall be deemed acceptance of the assignee, subtenant, or occupant as Lessee. Similarly, no assignment, under letting, occupancy, or collection shall be deemed a release of Lessee from further performance by Lessee of the covenants and requirements of this Lease on the part of Lessee, including, but not limited to the provisions of Sections II and III.

6.4 This prohibition against assignment or subleasing includes those by operation of law, legal process, receivership, bankruptcy, or otherwise, whether voluntary or involuntary.

6.5 The City, by its acceptance hereof, acknowledges that Lessee may mortgage or collaterally assign its interest in and to this Lease and the leasehold estate created hereunder to institutional lenders providing financing to Lessee, to Lessee's parent, if any, or to any subsidiary or affiliate of Lessee. Lessee shall remain fully liable on this Lease and shall not be released from performing any of the terms, covenants, and conditions hereof or any rents or other sums to be paid hereunder.

6.6 Notwithstanding anything to the contrary contained in this lease, any assignment in contravention of this Section shall not constitute a default under this Lease but shall be null, void, and unenforceable.

#### **VII. CANCELLATION**

7.1 In the event the Improvements are removed by Lessee, or are removed as a result of any casualty, condemnation, or act of God, Lessee shall have the right, at any time thereafter, upon giving written notice to the City, to cancel this lease. Such cancellation shall become effective as of the anniversary date hereof next following the giving of such notice, at which time this lease shall end, save for those provisions which by their nature or the express language in the agreement are to survive (including, without limitation, insurance and indemnity provisions).

#### **VIII. ESTOPPEL CERTIFICATION**

8.1 Either party shall, without charge, and at any time, within thirty (30) days after written request of the other, certify by written instrument duly executed and acknowledged to any mortgagee or purchaser, or proposed mortgagee or proposed purchaser, or any other person, firm, or corporation specified in such request: (a) as to whether this lease has been supplemented or amended, and if so, the substance and manner of such supplement or amendment; (b) as to the validity of the lease and that the lease is in full force and effect; (c) as to the existence of any default hereunder; (d) as to the existence of any offsets, counterclaims, or defenses hereto on the part of such other party; (e) as to the commencement and expiration dates of the terms of this lease and whether there are any remaining options to extend the lease; and (f) as to any other matters as may reasonably be so requested. Any such certificate may be relied upon by the party requesting

it and any other person, firm, or corporation to whom the same may be exhibited or delivered, and the contents of such certificate shall be binding on the party executing same.

**IX. NOTICE**

9.1 All notices, demands, and requests which may or are required to be given by either party to the other shall be in writing. All notices, demands, and requests by the City to Lessee shall be deemed to have been properly given if served personally on Lessee or if sent by United States Postal Service, registered mail, postage prepaid, addressed as follows:

To Lessee: LSU Health Sciences Center - New Orleans  
The Office of Property and Facilities Management  
Attn: Associate Vice Chancellor  
433 Bolivar Street  
New Orleans, LA 70112

or at such other place as Lessee may from time to time hereafter designate in written notices to the City. All notices, demands, payments, and requests by Lessee to the City shall be deemed to have been properly given or made if served personally on, or if sent by United States Postal Service, registered mail, postage prepaid, addressed as follows:

To the City: Director  
Department of Property Management  
1300 Perdido Street, Room 5W08  
New Orleans, Louisiana 70112

With a Copy to: City Attorney  
1300 Perdido Street, Room 5E03  
New Orleans, Louisiana 70112

And With Copy to: Real Estate Administrator  
Division of Real Estate and Records  
1300 Perdido Street, Room 5W06  
New Orleans, Louisiana 70112

or such other officials or successors at the City Hall, New Orleans, Louisiana, or at such other place as the City may from time to time hereafter designate in a written notice to Lessee.

**X. AS-IS CONDITION AND WAIVER OF WARRANTY**

10.1 Lessee acknowledges that it accepts possession of The Airspace “as-is, where-is” and without any warranty whatsoever. Lessee waives any rights or claims against the City Indemnitees for damages or losses resulting from (i) defects existing on the property, if any, including hazardous materials, or (ii) Lessee’s use of The Airspace, including any and all acts or omissions of Lessee, and its and their volunteers, students, vendors, contractors, subcontractors, employees, agents, or invitees. **BY INITIALING BELOW, LESSEE EXPRESSLY ACKNOWLEDGES THAT LESSEE HAS READ THIS WAIVER, HAS HAD IT BROUGHT TO LESSEE’S ATTENTION, HAS HAD THE OPPORTUNITY TO DISCUSS THIS WAIVER WITH ITS ATTORNEY, AND THAT LESSEE UNDERSTANDS AND ACCEPTS ITS TERMS.**

\_\_\_\_\_  
Initials of Lessee’s Authorized Representative

**XI. MANDATORY CITY AND STATE LEASE PROVISIONS**

11.1 Inspector General Statement: This section is intended to meet the statement requirements regarding the City of New Orleans Office of Inspector General, as codified in the Code of the City of New Orleans Chapter 2, Article XIII, Section 1120 (20)[Section 2-1120 (20)], as per Ordinance No. 24395 M.C.S. Lessee will abide by all provisions of City Code Section 2-1120, including but not limited to City Code Section 2-1120 (12), which requires the Lessee to provide the Office of Inspector General with documents and information as requested as related to this contract. Failure to comply with such requests shall constitute a material breach of the contract. ~~In signing this contract, the Lessee agrees that it is subject to the jurisdiction of the Orleans Parish Civil District~~

~~Court for purposes of challenging a subpoena.~~ Lessee further hereby expressly and explicitly agrees to cooperate with the Inspector General in any investigation, audit, inspection, performance review, or hearing pursuant to said chapter.

11.2 Creature of Government: It is understood and agreed that the City, as a creature of government, may in the future have need of part or all of The Airspace, herein leased, for necessary public purposes. The City therefore retains the right to cancel and to remove from this lease any portion of The Airspace/leased premises which is needed for said necessary public purposes. Prior to exercising such right to cancel this lease and remove any portion of the Airspace/leased premises, City shall provide Lessee a Notice of Intent to Cancel and Remove at least 6 months prior to such cancellation, during which time City and Lessee shall consult with each other to discuss the necessity of such cancellation, to explore any available alternatives to such cancellation, and to attempt to resolve any issues. At the end of such 6 month period, if no other agreement between the parties is reached, the City may issue a Notice of Cancellation, and Lessee shall complete the removal of any portion of the Improvements necessary to comply with the Notice of Cancellation and Removal within a period of 24 months from its receipt of the Notice of Cancellation upon giving Lessee 120 days written notice. Further, the City agrees to meet with Lessee in order to discuss the necessity of any such cancellation, and to explore any available alternatives to such cancellation prior to the issuance of any such notice. In the event a partial cancellation is required, all rent thereafter shall be adjusted proportionately to the amount of the property removed from the Lessee's quiet possession, and the lease shall continue to be valid and enforceable, in all its terms and conditions as to the remainder of the leased premises not canceled for necessary public purposes. City shall be responsible for all costs for reduction and use of the Airspace, including removing, remodeling or

reconstructing the Improvements and bridge, including appropriate restoration of any demising walls in Lessee's buildings that were removed or modified by the construction of the Improvements.

11.3 Convicted Felon Statement: The Lessee complies with §2-8(c) of the Code of the City and no principal or official of the Lessee has, within the preceding five years, pled guilty to or been convicted of a felony under state or federal statutes for embezzlement, theft of public records, bribery, falsification or destruction of public records, and/or receiving stolen property.

11.4 Non-Solicitation Statement: Lessee has not employed or retained any company or person, other than a bona fide employee working solely for him, to solicit or secure the subject contract. Lessee has not paid or agreed to pay any person, other than a bona fide employee working for him, any fee, commission, percentage, gift, or any other consideration contingent upon or resulting from the subject contract.

11.5 The State Legislative Auditor, federal auditors, and internal auditors of the state or others so entitled by the state or Lessee shall have the right to inspect and audit all data and records of Lessor or any subcontractor of Lessor related to performance with respect to this agreement. The rights of inspection and audit shall commence as of the date of this agreement and shall continue for a period of five (5) years after termination of the Lease or as required by applicable state and federal law. Lessor and any subcontractor of Lessor shall maintain all books and records related to this agreement for the enumerated five (5) year period

## **XII. MISCELLANEOUS**

12.1 This lease and the performance thereof shall be governed, interpreted, construed, and regulated by the laws, ordinances, and codes of the City, the State of Louisiana, and the United States Federal Government.

12.2 Lessee shall pay the cost of promulgation of the Ordinance authorizing this lease.

12.3 The covenants and agreements contained in this lease shall bind and inure to the benefit of the parties hereto and their respective successors and assigns.

12.4 The Airspace described above may not interfere with any servitude for public utility facilities for private and public utility companies, and said utility companies shall have the right of ingress and egress to and around the Improvements with vehicles and equipment at any and all times.

12.5 Lessee shall pay for all utilities consumed by Lessee in The Airspace, including, without limitation, electricity, gas, water, telephone service, cable, internet, or any other similar service.

~~12.6 Lessee shall pay all real estate taxes and assessments imposed upon the leased premises, if imposed by any governmental body according to State and Federal law.~~

~~12.7.6~~ In the event any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision, and this agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

~~12.8.7~~ Both parties acknowledge that public and private utilities will be allowed to cross The Airspace, if needed, to provide their appropriate services to property within the area and at the costs of such provider, with the plans and specifications of such crossings subject to approval by Lessee, with such approval not to be unreasonably withheld, delayed, or denied.

12.9—8 Lessee shall comply with ~~all applicable zoning laws, ordinances, and regulations of the City of New Orleans, as well as~~ all applicable State or Federal laws, codes, and regulations. Lessee shall also comply with all applicable zoning laws, ordinances, and regulations of the City of New Orleans, as well, but solely as those zoning laws, ordinances, and regulations may relate to the construction of the Improvements.

**Commented [MJ1]:** From what I understand, this would be a new burden on LSU in that state buildings are not subject to local zoning laws, ordinances, etc.

[The remainder of this page is intentionally left blank]

(Signatures and Exhibits contained on the following pages)

DRAFT



THUS DONE AND PASSED in multiple originals on the \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearers, and me Notary, after due reading of the whole.

WITNESSES:

LESSEE: **BOARD OF SUPERVISORS OF LOUISIANA STATE UNIVERSITY AND AGRICULTURAL AND MECHANICAL COLLEGE**

Print Name:

Print Name:

BY:

Steve Nelson, M.D. William F. Tate IV  
Its: Interim Chancellor/President of LSU

NOTARY PUBLIC

DRAFT

THUS DONE AND PASSED in multiple originals on the \_\_\_\_ day of \_\_\_\_\_, 202\_\_, in the presence of the undersigned competent witnesses, who hereunto sign their names with the said Appearers, and me Notary, after due reading of the whole.

THE CITY: CITY OF NEW ORLEANS

WITNESS:

\_\_\_\_\_

BY: \_\_\_\_\_  
LATOYA CANTRELL, MAYOR  
CITY OF NEW ORLEANS

APPROVED AS TO FORM AND  
LEGALITY BY:

WITNESS:

\_\_\_\_\_

\_\_\_\_\_

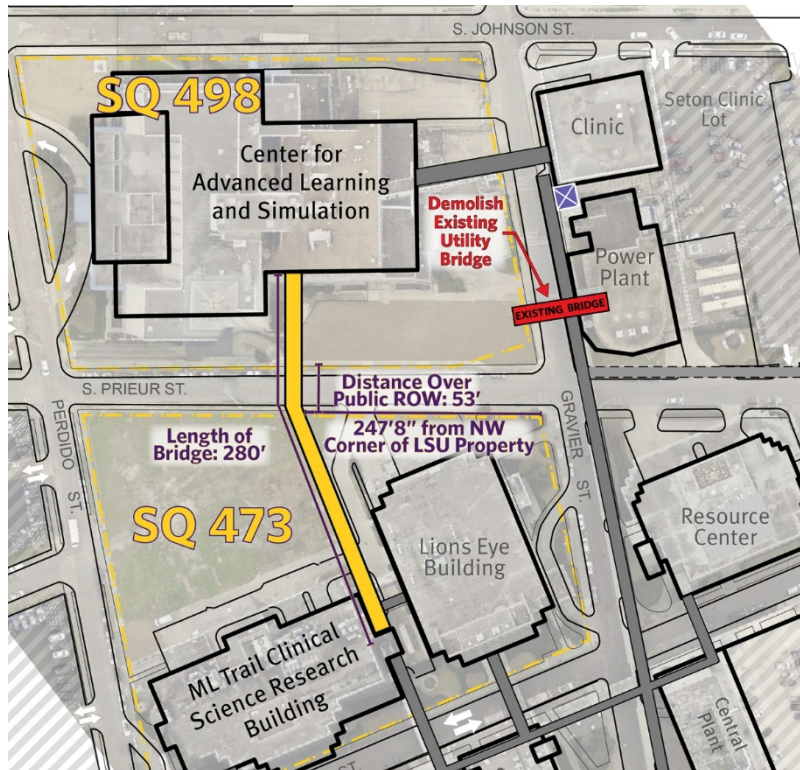
\_\_\_\_\_  
NOTARY

**[EXHIBIT(S) "A" – "D" CONTAINED ON NEXT PAGE(S)]**



## EXHIBIT “B” LEASE OF AIR SPACE – DETAILED LOCATION MAP

The pedestrian and utility transport bridge spans across the public right of way of South Prieur Street on the LSU Health New Orleans Campus



The bridge will span South Prieur Street from the second floor of the ML Trail Clinical Sciences Research Building (CSRB), 533 Bolivar Street to the Center for Advanced Learning Simulation (CALs), 2021 Perdido Street. The buildings are located on SQ 473 and SQ 498 respectively, in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana. The bridge will be located 247'8" from the northwest corner of the LSU property on SQ 473. This location places the bridge approximately half the distance between Perdido and Gravier Streets.

The bridge will span across 53' of public right of way with supports located on property

Lease of Air Space By  
The City of New Orleans to Louisiana State University and  
Agricultural and Mechanical College  
PO# -  
K# -

owned by the State of Louisiana and LSU A&M Board of Supervisors. The bridge will be 11' wide and approximately 20'10" above the center line of the street.

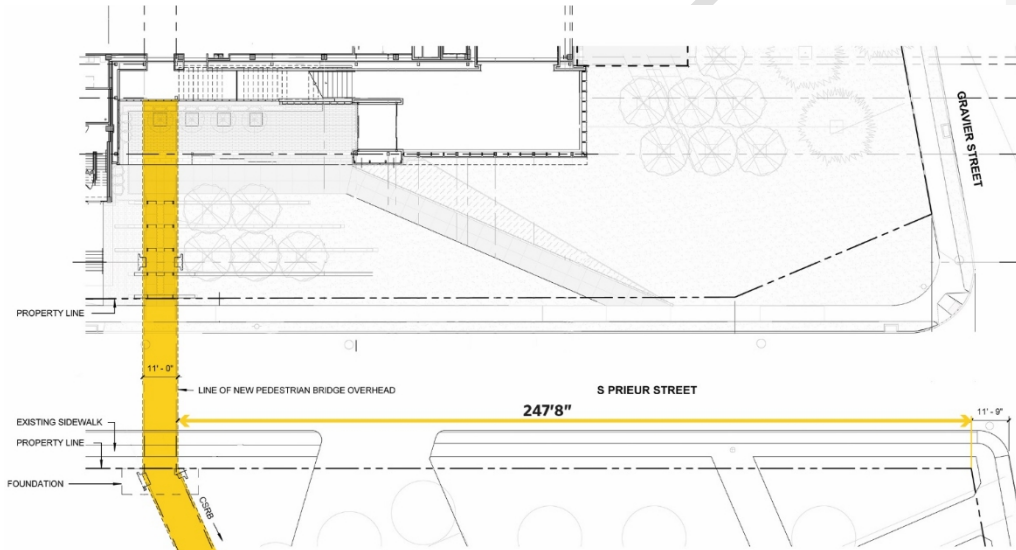
The bridge will be used for safe pedestrian travel for doctors and health care providers to an affordable health-care clinic and to UMC. The utility transport will connect CALS and the clinic to the more reliable and energy efficient campus-wide central plant and will replace an existing utility bridge that currently crosses Gravier Street. In addition, students, faculty and staff and will be able to traverse the campus quickly.

DRAFT

**EXHIBIT “C”**  
**LEASE OF AIR SPACE – SITE PLAN**

**PEDESTRIAN & UTILITY TRANSPORT BRIDGE** The pedestrian and utility transport bridge spans across the public right of way of South Prieur Street on the LSU Health New Orleans Campus

Site Plan for the Future Pedestrian & Utility Transport Bridge

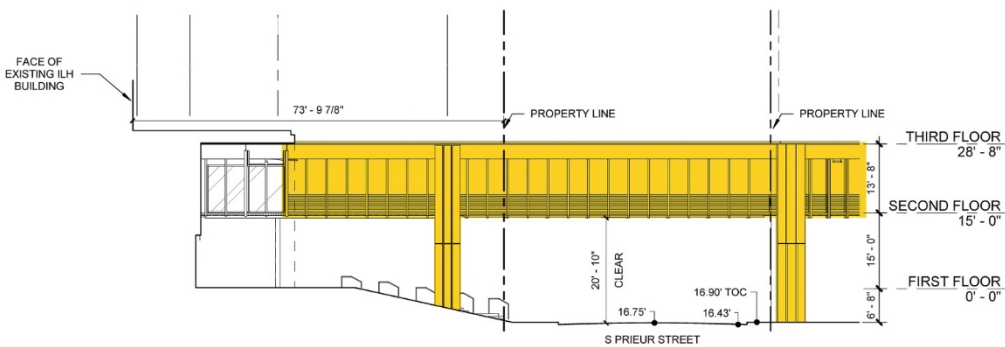


The bridge will cross South Prieur Street approximately 247'8" from the corner of South Prieur and Gravier Streets and span between two LSU Health buildings.

**EXHIBIT “D”**  
**LEASE OF AIR SPACE – PARTIAL ELEVATION**

**PEDESTRIAN & UTILITY TRANSPORT BRIDGE** The pedestrian and utility transport bridge spans across the public right of way of South Prieur Street on the LSU Health New Orleans Campus

Partial Elevation for the Future Pedestrian & Utility Transport Bridge across S. Prieur Street Right of Way



The bridge will be constructed with 20’10” clearance above the street level with supports located on property owned by the State of Louisiana and the LSU A&M Board of Supervisors.



OFFICE OF THE CHANCELLOR

SCHOOL OF ALLIED HEALTH PROFESSIONS  
SCHOOL OF DENTISTRY  
SCHOOL OF GRADUATE STUDIES  
SCHOOL OF NURSING  
SCHOOL OF MEDICINE IN NEW ORLEANS  
SCHOOL OF PUBLIC HEALTH

November 30, 2021

Dr. William F. Tate, IV  
President  
LSU System Office  
3810 West Lakeshore Drive, Room 107  
Baton Rouge, LA 70808

Dr. Tate,

In accordance with the rules established by Art. VIII, Sec. 2.C "Matters Requiring Approval by the President; Lease of Immovable Property," I am submitting the attached proposed lease for Board approval.

The LSU Health Sciences Center – New Orleans (LSUHSC-NO), in support of its mission, wishes to lease air rights from the City of New Orleans for the purpose of constructing an elevated walkway over a city street at the LSU Health Sciences Center – New Orleans (LSUHSC-NO) in support of a capital outlay project repurposing the old Interim Louisiana Hospital (ILH) into the Center for Advanced Learning and Simulation (CALs). The timing of this request is to allow Facility Planning and Control (FP&C) to move forward with new funding to support the CALs bridge in the next Capital Outlay effort. FP&C requires that the air rights be finalized to support this project

The Health Sciences Center is respectfully requesting approval of this lease. I certify to the best of my knowledge that I have provided all necessary documentation and am seeking your review and favorable consideration. Thank you for your assistance.

Respectfully yours,

A handwritten signature in blue ink that reads "Steve Nelson".

Steve Nelson, MD  
Interim Chancellor

Enclosures





## Board of Supervisors

### Request from LSU Alexandria to Approve the LSUA Foundation Accepting a Donation of Property at 722 Murray Street in Alexandria, Rapides Parish, Louisiana

Date: December 10, 2021

#### 1. Bylaw Citation

This matter requires Board approval pursuant to the Uniform Affiliation Agreement, Exhibit B:

- 1.B Accepting any donation of immovable property intended to be (a) retained by the Affiliate, rather than liquidated within a reasonable period, or (b) leased or otherwise occupied by a component of the University

#### 2. Summary of Matter

The LSUA Foundation is seeking approval to receive a real estate donation that includes a single parcel (24-7-180-230) located in Alexandria, Louisiana. Parcel is located at Lot 4, Square 54 in downtown Alexandria. Street address is 722 Murray St., Alexandria, LA 71301.

Legal Description: LOT 4, SQ. 54, CITY OF ALEXANDRIA \*PARKING LOT\* (10000-C) --- (CB 1251-506 FIRST FEDERAL SAVINGS & LOAN & CB 1344-112 HONEYCUTT INT.) (CB 1767-256 INT DONATION: FOOTE) (CB 1804-064 CORRECTION) (CB 1804-066 CORRECTION) (CB 1804-068 INT SALE: PERCY) \*\*\*PARCEL I.D. # 24-7-180-230\*\*\* (722 MURRAY ST- METER)

The Murray Street lot is a .54 acre lot currently used for overflow parking. It contains a 20' x 30' portable metal building. The current owner, who has ties to Louisiana State University at Alexandria, has generously offered to donate the lot, along with movable building, to the LSUA Foundation for use by the University.

The LSUA Foundation proposes to use the lot as future parking for the nearby LSUA Allied Health facility.

LSUA currently leases a building owned by Rapides Regional Medical Center for all its Allied Health programs. Additionally, LSUA owns the soon-to-be vacant lot at 830 Desoto Street. LSUA partnered with the City of Alexandria to demolish the current abandoned building. This site will be the location of a new Allied Health facility in the future.

The donated lot, being in close proximity, will potentially serve as parking to the LSUA owned and operated facilities.

#### 3. Review of Business Plan

Current plans call for LSUA to grow its allied health offerings in downtown Alexandria. The lot owned by LSUA is being cleared back to a greenfield state in preparation for a future Allied Health facility. Parking will be needed as LSUA expands its downtown footprint – this donated parcel will aid in that growth.

Until the time that LSUA will need usage, the plan is for the LSUA Foundation to hold and maintain the lot until such time that is needed for parking. This gives the highest level of flexibility for lot usage and also gives the option to sell the lot should LSUA determine that the land will not be usable. LSUA currently has no immediate plans for lot usage with the earliest time of use being 18-24 months in the future. At that time, the Foundation will either enter into a use agreement with the University or donate the lot directly to LSUA. The decision on which will be in the best interest of LSUA will be determined at the appropriate time in the future.

At a minimum, the LSUA Foundation will maintain and upkeep the property until such time arises. There will be no usage or maintenance performed by LSUA personnel.

#### **4. Fiscal Impact**

No fiscal impact is expected for LSUA based on acceptance of this donation. The attached appraisal shows the property is valued at \$119,500. The donation is being made free and clear on any encumbrances. The donor will not place in restrictions on the donation of property. The property will be fully held by the LSUA Foundation resulting in no fiscal impact on the University.

#### **5. Description of Competitive Process**

N/A.

#### **6. Review of Legal Documents**

The appraisal and all current property documents are attached. The donation will not be formally accepted until The Act of Donation has been drafted and subsequently approved by the Office of General Counsel.

#### **7. Parties of Interest**

The following parties have an interest in and/or are involved with this transaction.

- LSUA
- LSUA Foundation
- The members of the William P. Foote family who hold current ownership of properties. These individuals include: William P. Foote, David R. Foote, David P. Smith, Virginia H. Smith, Ross W. Foote, and Elizabeth E. Foote.

#### **8. Related Transactions**

LSUA expects to continue discussions with the family in hopes of securing this donation prior to December 31, 2021.

#### **9. Conflicts of Interest**

None.

## **10. Attachments**

1. Property Appraisal
2. Property Description Document including Tax information
3. Property Photographs

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors, pursuant to the provisions of Exhibit B of its Uniform Affiliation Agreement with the LSUA Foundation, does hereby find an acceptable university purpose for the LSUA Foundation to accept a donation of immovable property located at 722 Murray Street, Alexandria, Louisiana, from the family of William P. Foote.

***AN APPRAISAL REPORT***

Lot located at Desoto Street at 8th Street  
Alexandria, Louisiana 71301  
RE: William P. Foote, et al

**APPRAISAL FOR:**

Honorable William P. Foote  
Post Office Box 1632  
Alexandria, LA 71309

**APPRAISED BY:**

MIKE BORDELON, SRA  
Louisiana State Certified #G301  
General Real Estate Appraiser  
4121 Parliament Drive  
Alexandria, Louisiana 71303  
Telephone: (318) 487-0011  
Facsimile: (318) 487-0686  
Email: [mikebordelonappraiser@suddenlinkmail.com](mailto:mikebordelonappraiser@suddenlinkmail.com)

**DATE OF APPRAISAL:**

October 21, 2021

# Mike Bordelon, Appraiser

4121 Parliament Drive  
Alexandria, LA 71303  
Phone: (318) 487-0011  
FAX: (318) 487-0686  
Email: [mikebordelonappraiser@suddenlinkmail.com](mailto:mikebordelonappraiser@suddenlinkmail.com)

*Residential, Commercial and Rural Properties*



October 21, 2021

Honorable William P. Foote  
Post Office Box 1632  
Alexandria, LA 71309

**RE: Lot located at Desoto Street at 8th Street  
Alexandria, Louisiana 71301  
RE: William P. Foote, et al**

Dear Judge Foote,

In accordance with your request for an Appraisal, the undersigned Appraiser has made a personal and careful inspection of the above referenced property and has thoroughly investigated and analyzed matters pertinent to the estimation of the value of said property. The term "Market Value" as used herein is defined as "the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeable, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer."

The market value of the subject properties as of October 21, 2021 is:

**\$119,500**

Thank you for this assignment. If you need any further assistance, please do not hesitate to call me.

Sincerely,

A handwritten signature in black ink that reads "Mike Bordelon". The signature is written in a cursive style.

**MIKE BORDELON, SRA**  
Louisiana State Certified #G0301  
General Real Estate Appraiser  
MB/bm

## ***SCOPE OF WORK***

The purpose of identifying the Scope of Work is so that the intended user or users reliance on this appraisal may be affected by the Scope of Work, the report must enable them to be properly informed and not misled.

Therefore, my attempt is to provide sufficient information and disclosures of research and analysis in order to benefit the intended user or users to follow my approach to the appraisal problem and my conclusions.

If any of my work involves significant real property appraisal assistance I will describe the extent of the assistance.

The "Scope of Work" includes but not limited to:

7. A Description of the property and to what degree the property was inspected.
8. Identify my research into the subject's location, physical and economic attributes.
9. Identify my research parameters.
10. Identify or discuss the bases of my conclusion or my analysis in order to derive my conclusions or opinions.

Further the Scope of Work must:

10. Identify the Appraisal Problem.
11. At minimum perform the Scope of Work necessary to develop credible opinion and disclose the Scope of Work to do so.

Within the Scope of Work I certify that if applicable to the report that I have:

1. Inspected the subject property of the report.
2. Inspected any improvements and if given any contributory value I have measured and identified these improvements.

Describe and Identify subject 's Highest and Best Use, both as Improved and as Vacant.

Identify and apply the appropriate Approaches to Value, The Cost Approach, The Sales Comparison Approach and The Income Capitalization Approach to Value. If any of the approaches are not developed an explanation is made. After the application of these approaches are done an explanation and final reconciliation is discussed.

### **DISCLOSURE:**

If a Cost New Estimate is part of the Appraisal, these cost will be abstracted from Marshall - Swift Valuation Services and/or local contractors. The Estimate will be as of the Effective Date of the Appraisal. These costs are not intended to be used for Insurance purposes as such but for a Cost New less depreciation for the purpose of developing the Cost Approach within the Appraisal Process.

If any Hypothetical or Extraordinary Assumptions are made they will be disclosed.

If any additional information or disclosure to the Scope of Work is necessary a full explanation will be reported.

***APPRAISER'S CERTIFICATE***

I certify that, to the best of my knowledge and belief,.....

- 1) The statements of fact contained in this report are true and correct to the best of the appraiser's knowledge.
- 2) The analyses, opinions, and conclusions in the report are limited only by the assumptions and limiting conditions set forth, and are the personal, unbiased, professional analyses, opinions and conclusions of the appraiser.
- 3) The appraiser has no present to prospective interest in the subject property and has no personal bias with respect to the parties involved.
- 4) The appraiser's compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in the report or on the use of the report.
- 5) The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the *Uniform Standards of Professional Appraisal Practice*.
- 6) The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- 7) The undersigned appraiser, Mike Bordelon, has made a personal inspection of the property that is the subject of this report.
- 8) No one provided significant real property appraisal assistance to the person signing this certification.
- 9) As of the date of this report, I (**Mike Bordelon**) have completed the continuing education program of the Appraisal Institute.
- 10) The undersigned appraiser has performed no other services, as an appraiser on in any other capacity, regarding the property that is the subject of the work under review within the three year period immediately preceding acceptance of this assignment.



---

**MIKE BORDELON, SRA**  
Louisiana State Certified #G301  
General Real Estate Appraiser

**PHOTOGRAPH ADDENDUM**

Borrower or Owner **WILLIAM P. FOOTE, ET AL**  
Property Address **LOT LOCATED AT DESOTO ST. AT 8TH ST.**  
City **ALEXANDRIA** County State **LA** Zip Code  
Client **HONORABLE WILLIAM P. FOOTE**



**FRONT VIEW OF  
SUBJECT PROPERTY**



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE OF  
SUBJECT PROPERTY**



**PHOTOGRAPH ADDENDUM**

Borrower or Owner **WILLIAM P. FOOTE, ET AL**  
Property Address **LOT LOCATED AT DESOTO ST. AT 8TH ST.**  
City **ALEXANDRIA** County State **LA** Zip Code  
Client **HONORABLE WILLIAM P. FOOTE**



STREET SCENE`



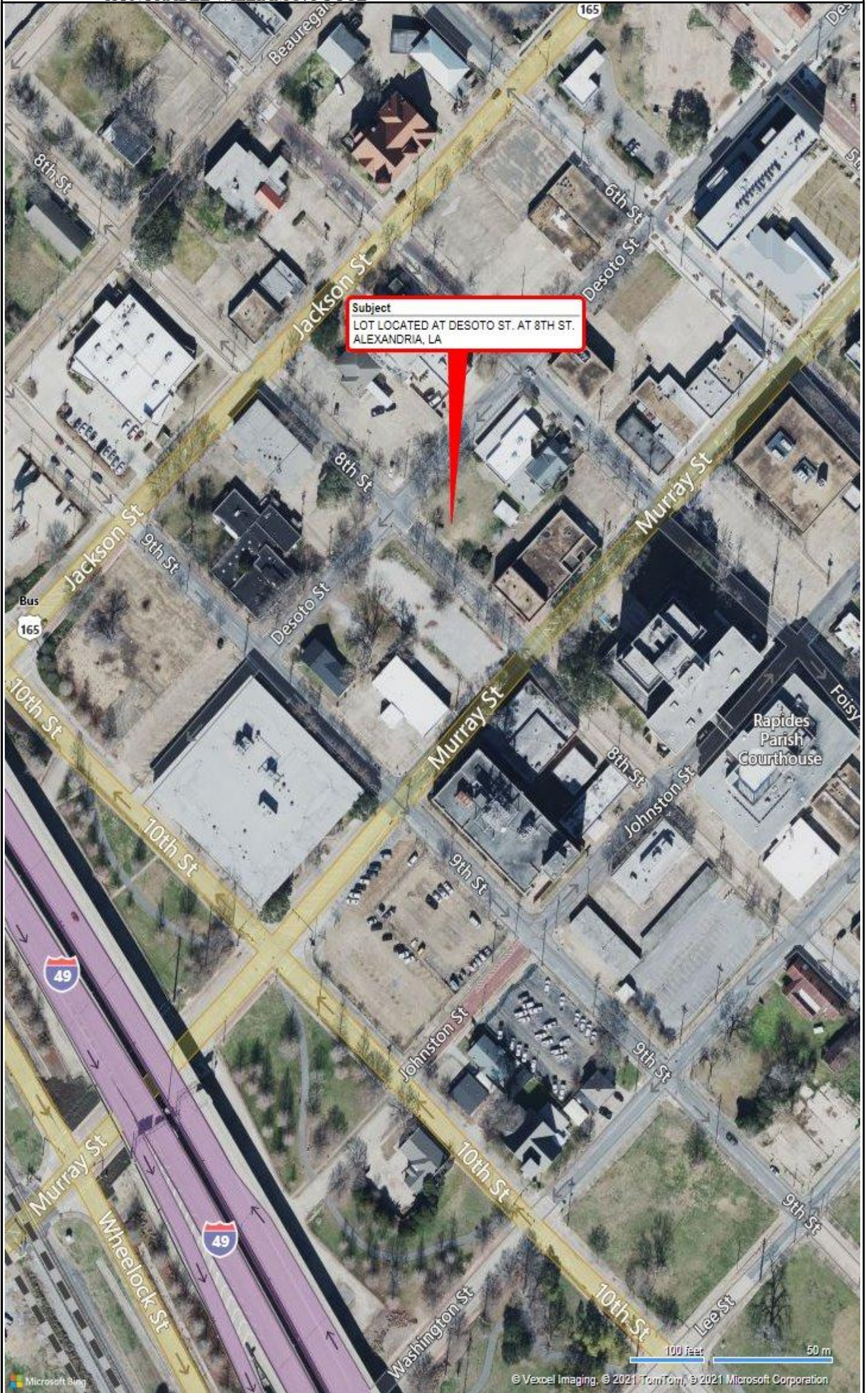
SITE



METAL BUILDING ON SITE

### Location Map

Borrower or Owner	WILLIAM P. FOOTE, ET AL		
Property Address	LOT LOCATED AT DESOTO ST. AT 8TH ST.		
City	ALEXANDRIA	County	State LA Zip Code
Client	HONORABLE WILLIAM P. FOOTE		



## ***THE APPRAISAL PROBLEM***

In the valuation process of real estate, the research begins after the appraisal problem has been defined which includes the identification of the property, the property rights to be valued, the date and use of the appraisal, definition of value to be used and identification of other limiting conditions, all of which are set out in this report.

The subject of this appraisal report is a vacant site that is rectangular in shape with frontage on Desoto and 8th Street and has a total area of 11,376.36 SF +/- as reported on the attached Assessment. This lot was used for parking by the present owner for many years. There is a metal building on the site that is not given any contributory value.

In the following report, we will discuss the property in detail in order to establish its highest and best use as well as its present market value as defined.

The Sales Comparison Approach will be used in the site valuation.

The maps, sketches, plats and pictures are used to assist the reader in following the process and judgment of the appraiser to estimate the final value of the real property.

## ***PURPOSE OF THE APPRAISAL***

The purpose of this appraisal is to estimate the Market Value as of October 21, 2021.

## ***DEFINITION OF VALUE***

Market Value is defined as follows:

The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby.

- a. buyer and seller are typically motivated;
- b. both parties are well informed or well advised, and each acting in what he considers his own best interest;
- c. a reasonable time is allowed for exposure in the open market;
- d. payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- e. the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

***FUNCTION OF THE APPRAISAL***

The client will use this appraisal as an authoritative basis for the purpose of establishing a market value.

***PROPERTY RIGHTS APPRAISED***

The property rights appraised are the fee simple interest of all future benefits that may be derived from the property's present or possible uses.

***OWNERSHIP***

The property is presently owned by William P. Foote, et al.

***DATE OF VALUE ESTIMATE***

The date of which this value estimate applies is October 21, 2021.

***DATE OF INSPECTION***

The date the subject property was inspected was October 21, 2021 and other dates.

***HISTORY***

The property has not been purchased or sold during the past three years and there are no known pending agreements at this time.

***CLIENT - INTENDED USE***

The client of this appraisal report is William P. Foote, et al. The intended use is to use the estimated value for planning purposes and possible donation purposes.

***BRIEF LEGAL***

Lot 4, Square 54 City of Alexandria, Rapides parish, LA

***TAXES***

Assessment Parcel # 2400700180023001  
2021 estimated at \$1,016

## **EXPOSURE PERIOD**

One of the premises behind the estimation of market value is that “a reasonable time be allowed for exposure in the open market”. Therefore, it is necessary to consider what marketing/exposure time is reasonable upon which the estimated market value is based. The various factors which influence the marketing time of a property are location, availability of similar properties offered for sale, and general market activity.

The appraised property has an average to good location and is in fair condition. The estimated exposure period is 6 to 12 months if professionally marketed.

## ***DISCLOSURE***

I have never appraised the subject prior to this assignment.

## **NEIGHBORHOOD BOUNDARIES AND DESCRIPTION**

The neighborhood boundaries are fairly close and are described as the heart of downtown Alexandria in central Louisiana with geographical boundaries from Red River northeast to I-49 southwest, Winn Street southeast and the Rapides Regional Medical center northwest.

The Alexandria downtown business district is best described as Red River southwest to 10th Street south east to Lee Street and northwest to Elliott Street. This district is made up of 45+/- city blocks.

Within the described neighborhood are several large churches, hotels, restaurants, coffee houses, banking, limited retail, offices, and governmental offices such as the Parish courthouse, Federal building, City Hall and the City Annex building.

During the past 25 +/- years the "Anchors" of downtown have not changed much with the exception of government expansion and the expansion of Rapides Regional Medical Center.

Historically Jackson Street is the heaviest traveled traffic artery because it connects Alexandria and Pineville via the Gillis Long bridge as you travels from Red River to the southern tips of the city limits. Murray Street is historically the business and government street. From Red River along Murray Street is City Hall between Main and Third Streets. Hibernia Bank building between Third and Fourth Streets, then between Fifth and Sixth Streets is the Federal Courthouse with the City Annex building being between Sixth and Foisy Streets with the Parish Courthouse along Murray Street between Foisy and Eight Streets. This description along with the Aerial photo is to show our subject property is located in a very established area of the downtown business district.

Access is very good with ample off ramps from I-49 and from the Pineville Expressway traveling south over Red River.

Other access points are local streets and the Gillis Long Bridge along Jackson Street from Pineville.

As most older cities in Louisiana the Alexandria downtown is fairly diversified over the years, has updated streets and utilities making this area somewhat attractive with good traffic flow.

Parking is ample to scarce with some off street and curb side parking and side streets. Zoning and municipal services are consistent.

Overall downtown Alexandria is a fairly attractive neighborhood with a pleasant business atmosphere.

## ***ALEXANDRIA-PINEVILLE CENTRAL LOUISIANA DATA***

The Alexandria/Pineville metro area is known as the "Crossroads" of Louisiana because of its central location in the state. The two cities are located on the banks of the Red River and connect by several bridges. The central location of the area is convenient to several major cities in south central United States, such as New Orleans, 190 miles southeast - 309 miles northwest to Dallas, Texas and 220 miles southwest to Houston, Texas. Five other major areas of Louisiana are within a two hour drive of Alexandria.

### **POPULATION AND GEOGRAPHICAL DATA**

This area of Louisiana is located in the Red River Valley that has a topography from level sandy alluvial soils to Piney Hills depending on the course the river has taken in the development years of the valley. Alexandria stands 82 feet above sea level where Pineville just across the river has an average elevation of 123 feet above sea level. The Alexandria metro area which covers all of Rapides Parish is the eighth largest population in Louisiana with an estimated 131,600 people as of 2010. Services offered by the Cenla metro area covers eleven parishes which consist of approximately one-half million people. Examples of these services are medical, professional, retail and other conveniences located in high populated areas.

2010 census estimated Alexandria to have a population of 47,000 +/- and area north of Red River including Pineville having approximately 14,000.

### **LOCAL ECONOMIC CONDITIONS**

The central Louisiana area economy has enjoyed a slight steady growth rate for the past 10 years.

England Air Park is the Joint Readiness Training Center that serves as a staging base and center where troops in training are transported to the Air Park then on to Fort Polk in Leesville, 50 miles west of Alexandria. Other uses of the Park are the Alexandria International Airport Airline Services and businesses as well as Hotels, Restaurants and Golf Course.

Transportation has been on the upswing in the past few years with Airlines and Aviation Services expanding their services.

The largest shopping areas are located in the Alexandria Mall area along North Drive to Sterkx Road and north to MacArthur Drive as well as ,any other strip centers throughout the city.

On the Pineville side of Red River, the most rapid commercial growth is in Highway 165 area and the Pineville Expressway. There are two hotels, Super One Foods, Super Wal-Mart and other small retail stores as well as Banking.

The overall local economy is stable with a hopeful brighter future as the local and national economic condition stabilizes.



## **Central Louisiana Data - continued**

### **LOCAL GOVERNMENTS**

**Alexandria:** Alexandria is governed by a mayor/council type government made up of one mayor and seven councilpersons. The council is elected by five districts and two members elected at large. The mayor does not have a chair on the council but rather is responsible for the management of the city.

**Pineville:** Pineville is governed by a mayor and five alder persons that represent the districts in which they reside. The mayor is elected at large, his primary duty is that of management.

**Rapides Parish:** Rapides Parish is governed by a police jury that is elected from nine districts. Terms are for four years, the president is elected by the members of the jury. A parish administrator is employed by the jury.

Major services offered by the parish government is police protection by the sheriff's office and fire protection in select areas outside municipal limits.

### **CLIMATE**

Central Louisiana has subtropical type climate that is fairly mild and humid year-round with an average temperature of 67.9 degrees F. Summer months offer higher temperatures up to the 100 degree range several times a year. Winter months are fairly mild with occasional hard freezes that may last several days. Precipitation is 57.7 inches with the majority of rain falling in the spring months and summer thunderstorms.

Hurricanes also play a role in the areas climate. These storms can produce large amounts of rain in a short period of time. Typically, the high winds and tornadoes accompanied by hurricanes are not a threat to the Cenla area because they lose force at reaching landfall.

### **UTILITIES**

**Alexandria:** Alexandria municipal utilities offer gas, water, electric and sewer service as well as garbage pickup. These services are publicly owned and operated.

**Pineville:** Pineville residents are provided with city water, sewer and garbage pickup. Electricity is supplied by Central Louisiana Electric Company and Natural Gas is from publicly traded utilities.

### **TELEPHONE**

Telephone service is ample with all the major cellular services being offered as well as internet services.

## **Central Louisiana Data - continued**

### **FINANCE**

There are many major banks in the Alexandria area that offer a full range of services. There are also local credit unions.

### **TAXES**

Sales tax is based on a four cents state, with local sales taxes ranging from 4.450 % to 11.450 %. Property taxes are based on millage with one mill being equal to \$.001. The Louisiana Homestead Exemption exempts owner occupied homes up to \$75,000. Other taxes include state and federal income tax.

### **TRANSPORTATION**

Air transportation is from Alexandria International Airport and the private Fort Buelow Airfield in Pineville. Fort Buhlow is primarily for smaller private aircraft.

Several bus lines also serve the area and provide service to link cities and small towns throughout Louisiana. City bus lines or A-Trans serve the local mass transit of Alexandria and Pineville as well as the Airport.

Freight Transportation is offered by several truck lines and by five railroads as well as local carriers.

### **HIGHWAYS**

Alexandria is centrally located and is the cross road for U.S. Highways 165, 167 and 71 as well as several major state highways and I-49. This highway connects Northwest Louisiana with South Louisiana and Interstate 10.

### **AGRICULTURE AND LOCAL INDUSTRIES**

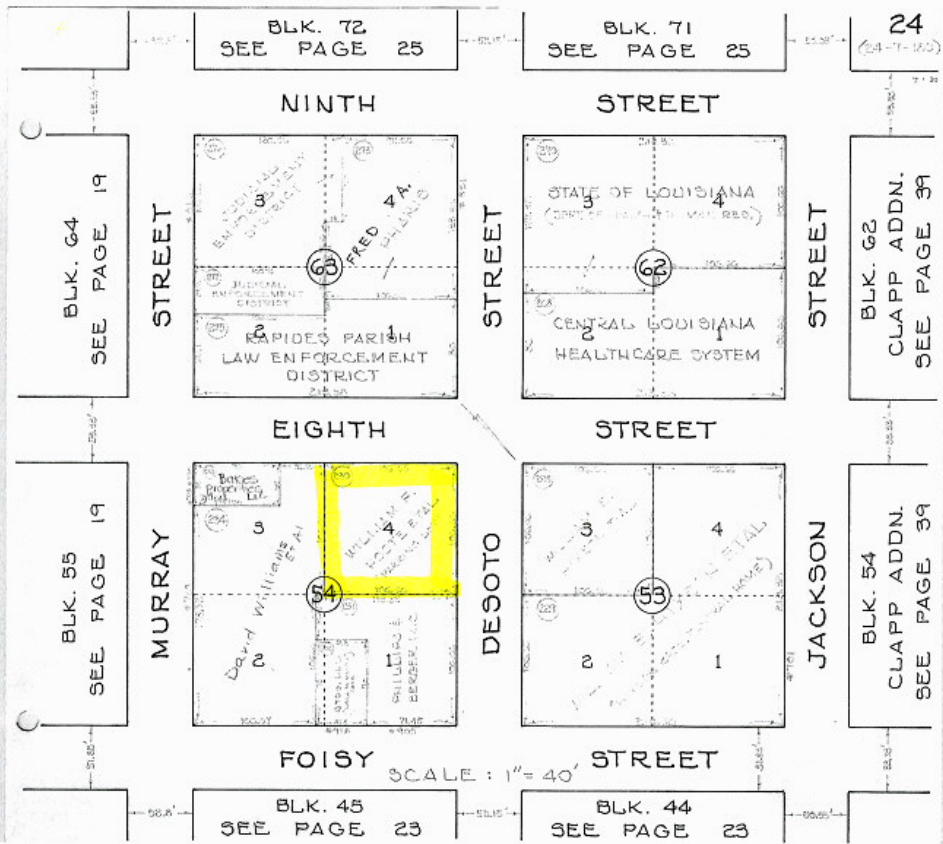
The natural resources of Central Louisiana range from row crops, timberland and some petroleum production. Typical farmland ranges from row crop to cattle grazing and some rice and soy beans in the lower elevations. Cotton, sugar cane and soy beans are the major crops in the area.

The local forestry industry plays a big role in the area's economy but only by the harvesting of the timber but also the processing plants throughout central Louisiana. Some of the larger industrial plants in the area, Proctor and Gamble, Martin Companies and several support companies.

***SUBJECT SITE***

Location:	Desoto Street at 8th St., Alexandria, LA
Access:	Public streets and sidewalks
Area Size -Total:	106.66 x 106.66' x 106.66' x 106.66' = 11,376.36 SF+/-
Available Utilities:	Utilities available per public water, gas, electricity, sewer and telephone.
Shape:	Square
Zoning:	"C-2" Commercial
View:	Commercial view
Flood Zone:	Panel No. 220146-0015 F Zone "X" Revised 9-3-1997 Not in the 100 year flood zone
Streets:	Hard surfaced - curb and gutter, subsurface drainage, one way traffic, sidewalks.
Lights;	Pole style publicly owned
Topography:	Level to slope
Elevation/Grade:	Above road surface
Any Adverse Conditions:	There are no known adverse conditions that would affect the marketability of the subject.
Conforming to Neighboring Properties:	The use of the property at its highest and best use would conform with surrounding sites.
Restrictions of Use:	The appraiser is not aware of any private deed restrictions that would affect the marketability of the subject.

This is a good corner location. The site is square in shape with good frontage on both streets. Other uses are parking lots, offices, public buildings and small restaurants. Access is good along public streets. There is a metal building on the site that is not given any contributory value.



Rapides Parish  
Assessor's Office  
Richard I Ducote, Assessor

**FOOTE WILLIAM P, ET AL**

Address: 722 MURRAY ST 71301  
Legal: ---LOT 4, SQ. 54, CITY OF ALEXANDRIA \*PARKING LOT\*  
Parcel: 2400700180023001 RPID: 7298  
Acres: 0



Date Created: 10/21/2021  
Created By: actDataScout

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via DataScout OneMap

Parcel: 2400700180023001  
Assessment #: 1010475531

**Rapides Parish Report**  
Tax Year 2021  
(Certified)

ID: 7298

**Property Owner**

Name: FOOTE WILLIAM P, ET AL

**Property Information**

Physical Address: 722 MURRAY ST

Mailing Address: P O BOX 1632  
ALEXANDRIA, LA 71309

Subdivision: ALEXANDRIA

Block / Lot: 54 / 4

Type: (CV) Comm. Vacant

S-T-R: 07-04N-01W

Tax Dist: (01AB) 01A\_GD1

Size (Acres):

Millage Rate: 101.56

Homestead Code: No

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: ---LOT 4, SQ. 54, CITY OF ALEXANDRIA \*PARKING LOT\* (10000-C)---(CB 1251-506 FIRST FEDERAL SAVINGS & LOAN & CB 1344-112 HONEYCUTT INT.)(CB 1767-256 INT DONATION: FOOTE)(CB 1804-064 CORRECTION)(CB 1804-066 CORRECTION)(CB 1804-068 INT SALE: PERCY) \*\*\*PARCEL I.D. # 24-7-180-230\*\*\* (722 MURRAY ST- METER)

**Assessment Summary:**

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	1.000	\$100,000.0	\$0.00	\$100,000.00	\$10,000.00	\$0.00	\$10,000.00	10%
<b>Totals:</b>		\$100,000.0	\$0.00	\$100,000.00	\$10,000.00	\$0.00	\$10,000.00	

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Page 1

Parcel: 2400700180023001  
Assessment #: 1010475531

**Rapides Parish Report**  
Tax Year 2021  
(Certified)

ID: 7298

**Special Assessments:**

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
ALEXANDRIA- C I - Maint.	11.51	C	\$115.10	\$0.00	\$115.10
ALEXANDRIA- GENERAL ALIMONY - Maint.	6.98	C	\$69.80	\$0.00	\$69.80
ALEXANDRIA- RECREATION- Maint.	6.05	C	\$60.50	\$0.00	\$60.50
Assessor- Maint.	2.10	P	\$21.00	\$0.00	\$21.00
Coliseum- Bond	1.00	P	\$10.00	\$0.00	\$10.00
Coliseum- Maint.	1.00	P	\$10.00	\$0.00	\$10.00
Constitutional- Maint.	4.93	P	\$49.30	\$0.00	\$49.30
General Maintenance- Maint.	7.45	P	\$74.50	\$0.00	\$74.50
General Maintenance- Maint.	2.13	P	\$21.30	\$0.00	\$21.30
General Maintenance- Maint.	12.06	P	\$120.60	\$0.00	\$120.60
Gravity Drainage District # 1- Maint.	1.04	P	\$10.40	\$0.00	\$10.40
Health Unit- Maint.	1.06	P	\$10.60	\$0.00	\$10.60
Library- Maint.	7.08	P	\$70.80	\$0.00	\$70.80
Parish 1- Maint.	2.02	P	\$20.20	\$0.00	\$20.20
RABB Levee	3.71	P	\$37.10	\$0.00	\$37.10
Red River Waterway- Maint.	1.52	P	\$15.20	\$0.00	\$15.20
Red River Waterway- Maint.	0.82	P	\$8.20	\$0.00	\$8.20
Renaissance- Maint.	2.06	P	\$20.60	\$0.00	\$20.60
School District # 62- Bond	0.00	P	\$0.00	\$0.00	\$0.00
School District # 62- Maint.	4.27	P	\$42.70	\$0.00	\$42.70
School District # 62- Maint.	4.25	P	\$42.50	\$0.00	\$42.50
Senior Citizen- Maint.	1.06	P	\$10.60	\$0.00	\$10.60
Sheriff- Maint.	7.86	P	\$78.60	\$0.00	\$78.60
Sheriff- Maint.	9.60	P	\$96.00	\$0.00	\$96.00
<b>Totals:</b>			<b>\$1,015.60</b>	<b>\$0.00</b>	<b>\$1,015.60</b>

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

**Parcel Owner Information:**

**Name**

FOOTE WILLIAM P, ET AL  
FOOTE DAVID R  
SMITH DAVID P  
SMITH VIRGINIA H  
FOOTE W ROSS  
FOOTE ELIZABETH E

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Parcel: 2400700180023001  
Assessment #: 1010475531

**Rapides Parish Report**  
Tax Year 2021  
(Certified)

ID: 7298

**Map:**

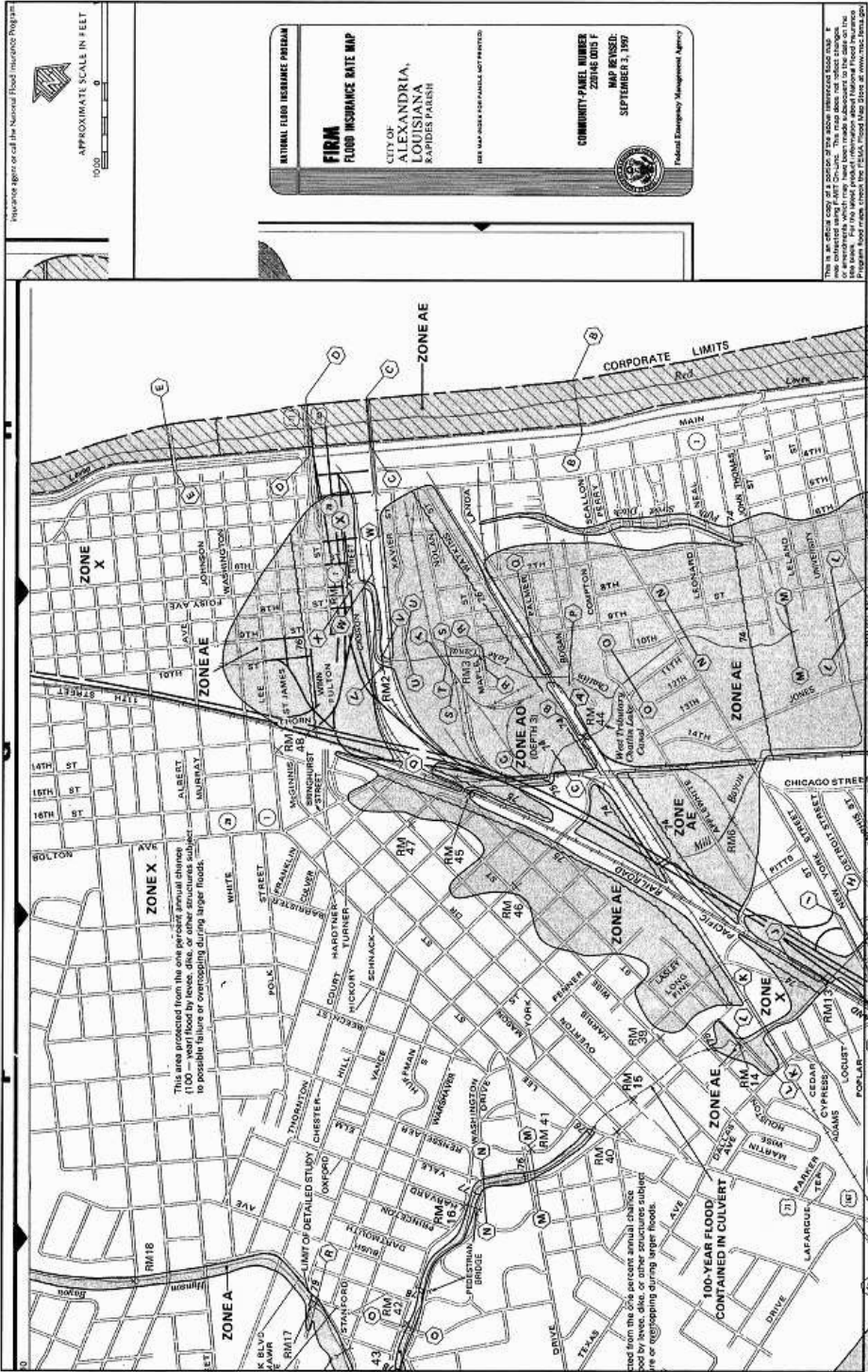
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## **DISCLOSURE**

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property.

The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous material may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

## ***HIGHEST AND BEST USE***

The Highest and Best Use, as defined in the Appraisal Terminology Handbook, is as follows:

“The most profitable, likely use to which a property can be put. The opinion of such use may be based on the highest and most profitable continued use to which the property is adapted and needed, or likely to be in demand in the reasonable near future.”

In estimating the highest and best use, there are essentially four steps of analysis:

1. Physically possible. What uses of the site in question are physically possible?
2. Legally permissible. What uses are permitted by zoning and deed restrictions on the site in question?
3. Financially feasible. Which possible and permissible uses will produce a net return to the owner of the site?
4. Maximally productive. Among the feasible uses, which use will produce the highest net return or the highest worth.

The highest and best use of the site if vacant and available for use may be different from the highest and best use of the improved property. This is true when the improvement is not an appropriate use, but it makes a contribution to the total property value in excess of the value of the site.

The following tests must be met in estimating the Highest and Best Use: The use must be legal. The use must be probable. There must be a profitable demand for such use and it must return to the land the highest net return for the longest period of time.

***Highest and Best Use - continued***

In arriving at the estimate of highest and best use, the subject site was analyzed: 1) as if vacant and available for development, and 2) as presently improved.

**Assuming Vacant Site**

**Physically possible:** The subject site has a good location. There is no onsite parking.

Utilities are available to the site. Therefore, the physical aspects of the site do not impose constraints on its development, assuming that any proposed development is feasible on this size parcel.

**Legally permissible:** The subject site is inside the municipal limits of Alexandria and has C-2 zoning. The appraisers are not aware of any private restrictions affecting title. As far as we are aware, there are no legal restrictions that would hinder the development of the site to its highest and best use.

**Financially feasible:** The demand for sites in the immediate vicinity of the subject is average.

**Maximally productive:** Given the physical size and financial feasibility discussed above, it is our opinion that if the site were vacant and available for use today, the highest and best use would be to improve the property with say an office space or improved parking lot.

**Highest and Best Use Improved:**

As Vacant

## ***VALUATION PROCESS***

"The valuation process, a systematic procedure employed to provide the answer to a clients question about real property value."

There are basically three approaches to value that the appraiser uses in the valuation process.

They are the Cost Approach, the Sales Comparison Approach and Income Capitalization Approach. In most appraisal assignments one or more of these approaches are used in the Valuation Process, however, some properties are more specialized and do not have the data to support all three approaches. The following defines the three basic approaches.

### **1. COST APPROACH**

The Cost Approach is a theory that the site value added to the current cost of construction less any applicable depreciation indicates the value of the property if all aspects of the Cost Approach are considered and property measured. This method is first approached by estimating the value of the site as vacant then adding the reproduction or replacement cost. Typical cost estimates are from local contractors or nationally published cost books. The depreciation is measured by the age/life method.

### **2. SALES COMPARISON APPROACH**

The Sales Comparison Approach or Direct Sales Comparison Approach is the estimate of value based on the theory the value of the subject is measured by the amount paid for similar properties in the subject's market for comparable sales and compares these sales to the subject in order to estimate the value defined. Typically, these sales indicate a range of values that the property would fall if offered on the market under similar terms. The strength of this approach is based on the similarities the sales share with the subject.

*Valuation Process-continued*

**3. INCOME CAPITALIZATION APPROACH**

In this approach to value, the property's present or potential income stream is shown less deductions for vacancy, credit loss and operating expenses thus estimating the net income. The income is measured by the subject's present income stream supported by the market rents if the subject does not have a present income we will estimate the potential income supported by market rents. Then an applicable capitalization rate which is used to convert the income stream into present value through capitalization of discounting.

The value estimates, as indicated by the three approaches, are then reconciled into a final estimate of value. Any weaknesses in the data used in the different approaches are considered.

In the final reconciliation and final value estimate, the appraiser must weigh the relative significance, overall reliability and sensitivity of each approach as it pertains to the type of property being appraised. The value estimates by the different approaches are then reconciled into a final value range and a final estimate of value.

## **COST APPROACH TO VALUE**

The Cost Approach is based on comparison, typically the cost to develop a property is compared with the value of a similar property that is in place. The market values on an existing or proposed structure by what the replacement or reproductive cost would be to create a similar building.

### **Cost New - Marshall Swift Cost Valuation - Service and local contractors.**

There are some basic steps taken in this approach which are as follows:

- 1) Estimate site value as vacant and available for its Highest and Best Use.
- 2) Estimate the replacement or reproduction cost of the improvement as of the effective date.
- 3) Estimate other cost sometimes known as indirect cost to bring the building up to market conditions.
- 4) Estimate the accrued depreciation due to physical deteriorations, or functional and/or external obsolescence.
- 5) Deduct the external depreciation to arrive at the depreciated value of the improvements.
- 6) Add the depreciated value of the improvements to the site value as vacant. This is the estimated value of the whole property by the Cost Approach.

**Direct construction:** cost to include the cost of materials, equipment and labor as well as the contractor's overhead and profit required to construct the improvement at the time of appraisal. Other costs not included in the direct construction of improvements known as

**Indirect Cost** are items such as professional fees, financing cost, taxes during construction, permits, lease-up costs, marketing, sales commissions, builder's risk insurance and miscellaneous expenses.

**Cost Approach - continued**

Entrepreneurial profit is the difference between value and cost. The entrepreneurial developer's profit is typically measured as a percentage of (1) direct cost; (2) direct and indirect cost including land value.

Due to the subject's age and present condition this approach is not considered a good indicator of value and is not developed.

**SITE VALUATION**

The site value, as though vacant, will be utilizing the Sales Comparison Approach. This accomplished by comparison of the property with similar sites which have recently sold or offered on the market. The following comparable land sales are considered the best indicators of value.



## ***LAND VALUATION TECHNIQUES***

The procedures used to value vacant land are:

- 1) Sales Comparison**
- 2) Allocation**
- 3) Extraction**
- 4) Income Capitalization Techniques**
  - \*Direct Capitalization Techniques**
  - Land Residual**
  - Ground Rent Capitalization**
  - \*Yield Capitalization Techniques**
  - Discounted Cash Flow Analysis**
  - (Subdivision Development Analysis)**

All these procedures are derived from the three traditional approaches to value. Sales Comparison and Income Capitalization are listed; the allocation and extraction procedures indicated reflect the influence of the sales comparison and cost approaches.

### **Sales Comparison**

The sales comparison approach may be used to value land that is actually vacant or land that is being considered as though vacant for appraisal purposes. Sales comparison is the most common technique for valuing land it is the preferred method when comparable sales are available. To apply this method, sales or similar parcels of land are analyzed, compared, and adjusted to provide a value indication for the land being appraised. In comparison process, the similarity or dissimilarity of the parcels is considered.

The appraiser gathers data on actual sales as well as listings, offers, and options, identifies the similarities and differences in the data; adjusts the sale prices of the comparable sales for locating size, shape, etc.

### **Allocation**

Vacant sites in densely developed urban locations may be so rare that their values cannot be estimated by direct comparison. Similarity, sales of vacant sites in remote rural areas may occur so seldom that sufficient comparable data are not available. In such cases land value can be estimated by allocation or extraction.

**LAND SALES**

**LAND SALE NO. 1**

Location: 421 Lee St., Alexandria

Vendor: Lee Gateway Development Co., LLC

Vendee: Rapides Parish Police Jury

Date: 10-15-18

Consideration: \$310,000

Recordation: COB: 2013 Page: 0137 Records of Rapides Parish, LA

Legal Description: Lot 1 and Part of Lot 4, Blk. 39, Old Town, City of Alexandria

Property Rights Appraised: Fee Simple

Highest and Best Use: Commercial

Zoning: "CBD" Central Business District

Shape: Rectangular

Topography: Level

Available Utilities: All public

Site Improvements: Hard surfaced

Site Size: 0.371 acres - 16,160.76 SF

Unit Value: \*\$14.08 SF

Comments: \* There is a small 1,354 SF masonry office building on the site that has a contributory value to the land of \$82,500. Estimated Land Value: \$310,000 less \$82,500= \$227,500 to the land = \$14.08 SF

The Police Jury purchased for the extension of parking for the Rapides Parish Library that fronts on Washington Street.

Parcel: 2400700180010001  
Assessment #: 6010828587

## Rapides Parish Report

ID: 12526

Tax Year 2020  
(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

### Property Owner

Name: RAPIDES PARISH POLICE JURY

### Property Information

Physical Address: 0 LEE ST

Mailing Address: P O BOX 1150  
ALEXANDRIA, LA 71309

Subdivision: ALEXANDRIA

Block / Lot: 32 / 1

Type: (EX) Exempt

S-T-R: 07-04N-01W

Tax Dist: (01AB) 01A\_GD1

Size (Acres):

Millage Rate: 101.56

Homestead Code: No

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: ---LOT 1 & PT LOT 4, SQ 32, ALEX \*PARKING\* --- (CB'S 779-518;521 & 780-823 & 836-470)  
(CB 1703-804 Q'CLAIM; CNE CORP)(CB 1703-794 Q'CLAIM, CNE CORP)(CB 2103-137 LEE  
GATEWAY DEVELOPMENT CO LLC) \*\*\*PARCEL I.D. # 24-7-180-100\*\*\*

### Parcel Owner Information:

#### Name

RAPIDES PARISH POLICE JURY

### Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
10/18/2018	2103	137	CASH SALE	\$310,000	RAPIDES PARISH POLICE JURY
1/1/1990	0000	0000	N/A	\$0	LEE GATEWAY DEVELOPMENT CO, LLC

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Page 1

Parcel: 2400700180010001  
Assessment #: 6010828587

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 12526

Please be aware that all values are subject to change until the tax roll has been certified.

Map:

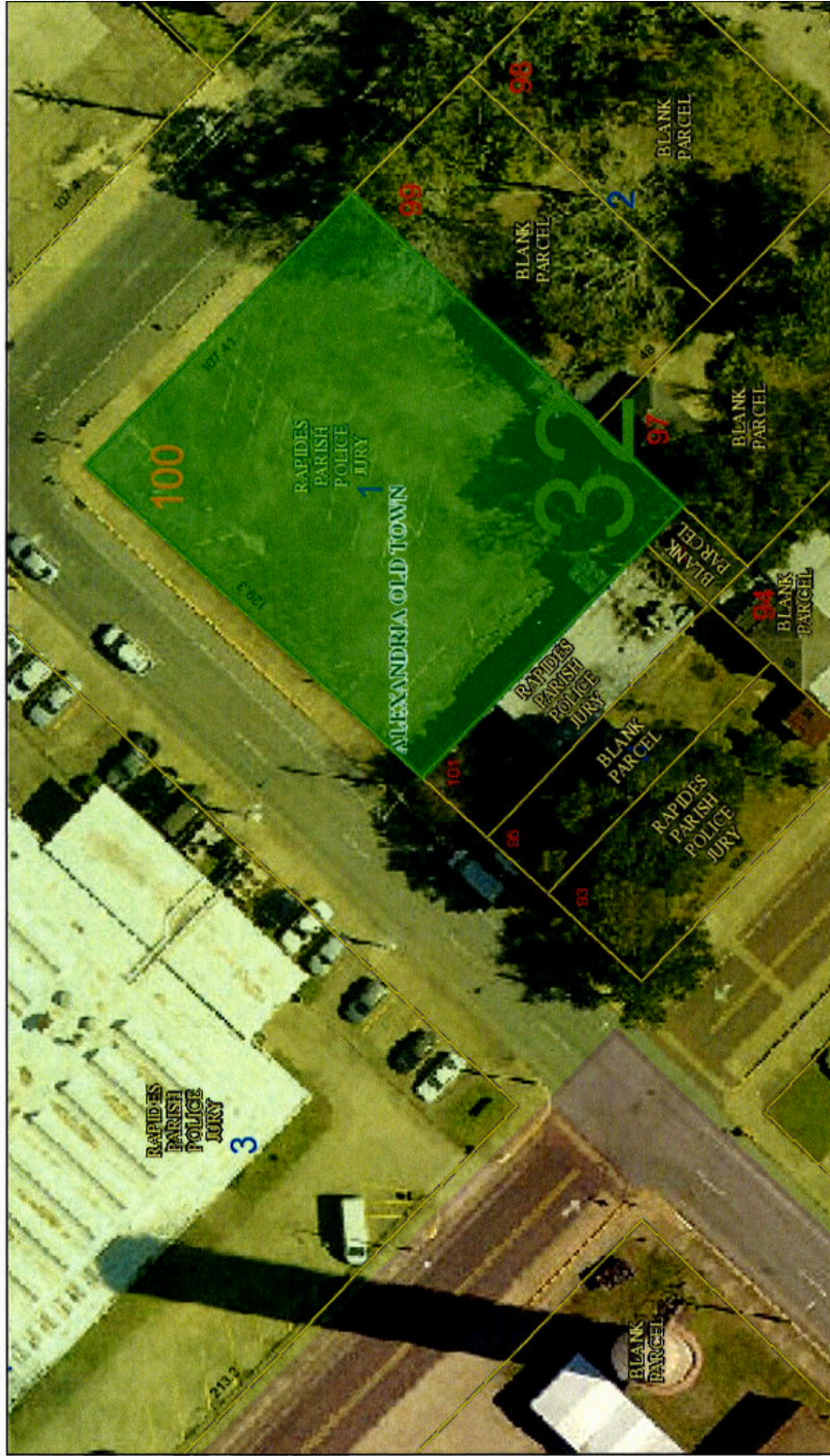
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Page 2

Rapides Parish  
Assessor's Office  
Richard I. Ducote, Assessor



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Parcel: 2400700180010101  
Assessment #: 6010828588

### Rapides Parish Report

ID: 12527

Tax Year 2020  
(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

#### Property Owner

Name: RAPIDES PARISH POLICE JURY

#### Property Information

Physical Address: 421 LEE ST

Mailing Address: P O BOX 1150  
ALEXANDRIA, LA 71309

Subdivision: ALEXANDRIA

Block / Lot: 32 / 4

Type: (CI) Comm. Impr.

S-T-R: 07-04N-01W

Tax Dist: (01AB) 01A\_GD1

Size (Acres):

Millage Rate: 101.56

Homestead Code: No

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: ---PT LOT 4, SQ. 32, ALEX 24.5' ON LEE ST. X 92.82' --- (CB 1211-233 JAMES) (CB 1703-804 Q'CLAIM; CNE CORP)(CB 1703-794 Q'CLAIM; CNE CORP)(CB 2103-137 LEE GATEWAY DEV CO, LLC) \*\*\*PARCEL I.D. # 24-7-180-101\*\*\* (421 LEE ST) CLASS: X

#### Parcel Owner Information:

---

##### Name

RAPIDES PARISH POLICE JURY

#### Deed Transfers:

---

Date	Book	Page	Deed Type	Est. Sale	Grantee
10/18/2018	2103	137	CASH SALE	\$310,000	RAPIDES PARISH POLICE JURY
1/1/1990	0000	0000	N/A	\$0	LEE GATEWAY DEVELOPMENT CO, LLC

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Page 1

Parcel: 2400700180010101  
Assessment #: 6010828588

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 12527

Please be aware that all values are subject to change until the tax roll has been certified.

Map:

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Rapides Parish  
Assessor's Office  
Richard I. Ducote, Assessor



1 inch = 40 feet

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**LAND SALE NO. 2**

Location: Murray St. at 4th St., Alexandria

Vendor: The Rapides Bank Building, LLC

Vendee: Kinetix Technology Center, LLC

Date: 6-2-17

Consideration: \$500,000

Recordation: COB: 2064 Page: 235 records of Rapides Parish, LA

Legal Description: Lot 4, Sq. 20 City of Alex with frontage of 107.41' on Murray St and 106.66' deep along 4th St and a 107.67' x 106.68' area that adjoins the above description with a total area of 22,942 SF +/-

Property Rights Appraised: Fee Simple

Highest and Best Use: Commercial

Zoning: "CBD" Central Business District

Shape: Rectangular

Topography: Level

Available Utilities: All public

Site Improvements: Hard surfaced

Site: 22,942 SF +/-

Unit Value: \*\$15.79 SF

Comments: This is a parking lot with a good corner location that is located in the heart of the Downtown Business District. The Vendee purchased to enhance their parking area. Estimated contributory value for the improvements is \$137,652.  $\$500,000 - \$137,652 = \$362,348 / 22,9472 \text{ SF} = \$15.79 \text{ SF}$

Parcel: 2400700180005201  
 Assessment #: 1011127521

**Rapides Parish Report**  
 Tax Year 2020  
 (Uncertified)

ID: 16829

Please be aware that all values are subject to change until the tax roll has been certified.

**Property Owner**

Name: KINETIX TECHNOLOGY CENTER  
 LLC

Mailing Address: P O BOX 8644  
 ALEXANDRIA, LA 71306

Type: (CV) Comm. Vacant

Tax Dist: (01AB) 01A\_GD1

Millage Rate: 101.56

Homestead Pct: 0.00

Special Assessment  
 Freeze: No

**Property Information**

Physical Address: 0 FOURTH ST

Subdivision: ALEXANDRIA

Block / Lot: 20 / 4

S-T-R: 07-04N-01W

Size (Acres):

Homestead Code: No

**Extended Legal:** ---LOT 4 SQ 20 CITY OF ALEX (CB 1173-215 HARRIS) \*PARKING\* (CB 1635-630 '01 3RD PARTY PARISH TAX SALE)(CB 1636-517 '01 CITY ADJUDICATION)(CB 1663-114 02' 3RD PARTY PARISH TAX SALE)(CB 1693-257 03' CITY TAX SALE)(CB 1734-734 REDEMPTION OF 2003 CITY TAX SALE)(CB 1712-909 REDEMPTION OF 2002 3RD PARTY PARISH TAX SALE)(CB 1712-226 REDEMPTION OF 2001 CITY TAX SALE)(CB 1712-908 REDEMPTION OF 2001 3RD PARTY PARISH TAX SALE)(CB 1768-248 JPMORGAN CHASE BANK NA \*ASSESSED RAPIDES BANK & TRUST CO\*)(CB 1784-370 2006 CITY OF ALEXANDRIA ADJUDICATION)(CB 1789-492 REDEMPTION OF 2006 CITY OF ALEXANDRIA ADJUDICATION)(CB 1813-595 2007 3RD PARTY PARISH TAX SALE)(CB 1813-636 2007 CITY ADJUDICATION)(CB 1818-437 REDEMPTION 2007 CITY ADJUDICATION)(CB 1801-132 BREOF BNK MIDWEST LLC)(CB 1819-170 REDEMPTION 2007 3RD PARTY PARISH TAX SALE)(CB 1832-72 CORRECTION OF REDEMPTION 2007 3RD PARTY PARISH TAX SALE)(CB 1832-750 MURRAY STREET HOLDINGS LLC) (CB 2064-222 RESOLUTION)(CB 2064-227 ACT OF DEPOSIT) (CB 2064-233 CORR)(CB 2064-235 RAPIDES BANK BUILDING) \*\*\*PARCEL I.D. # 24-7-180-52\*\*\* ---LOT 3 SQ. 20 CITY OF ALEX (15000-C)--- (CB 1189-177 TUDOR CONST. CO) \*PARKING\* (CB 1635-630 '01 3RD PARTY PARISH TAX SALE)(CB 1636-517 '01 CITY ADJUDICATION)(CB 1663-114 02' 3RD PARTY PARISH TAX SALE) (CB 1734-734 REDEMPTION OF 2003 CITY TAX SALE)(CB 1712-909 REDEMPTION OF 2002 3RD PARTY PARISH TAX SALE)(CB 1712-226 REDEMPTION OF 2001 CITY TAX SALE)(CB 1712-908 REDEMPTION OF 2001 3RD PARTY PARISH TAX SALE)(CB 1768-248 JPMORGAN CHASE BANK NA \*ASSESSED RAPIDES BANK & TRUST CO\*)(CB 1784-370 2006 CITY OF ALEXANDRIA ADJUDICATION)(CB 1789-492 REDEMPTION OF 2006 CITY OF ALEXANDRIA ADJUDICATION) (CB 1813-595 2007 3RD PARTY PARISH TAX SALE)(CB 1813-636 2007 CITY ADJUDICATION)(CB 1818-437 REDEMPTION 2007 CITY ADJUDICATION)(CB 1801-132 BREOF BNK MIDWEST LLC) (CB 1819-170 REDEMPTION 2007 3RD PARTY PARISH TAX SALE)(CB 1832-72 CORRECTION OF REDEMPTION 2007 3RD PARTY PARISH TAX SALE)(CB 1832-750 MURRAY STREET HOLDINGS LLC) (CB 2064-222 RESOLUTION) (CB 2064-227 ACT OF DEPOSIT) (CB 2064-233 CORR)(CB 2064-235 RAPIDES BANK BUILDING LLC) \*\*\*PARCEL I.D. # 24-7-180-53\*\*\*

**Assessment Summary:**

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERICAL SUB. LOT (REC PLAT)	2.000	\$470,000.0	\$0.00	\$470,000.00	\$47,000.00	\$0.00	\$47,000.00	10%
<b>Totals:</b>		\$470,000.0	\$0.00	\$470,000.00	\$47,000.00	\$0.00	\$47,000.00	

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Parcel: 2400700180005201  
Assessment #: 1011127521

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16829

Please be aware that all values are subject to change until the tax roll has been certified.

**Special Assessments:**

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
ALEXANDRIA- C I - Maint.	11.51	C	\$540.97	\$0.00	\$540.97
ALEXANDRIA- GENERAL ALIMONY - Maint.	6.98	C	\$328.06	\$0.00	\$328.06
ALEXANDRIA- RECREATION- Maint.	6.05	C	\$284.35	\$0.00	\$284.35
Assessor- Maint.	2.10	P	\$98.70	\$0.00	\$98.70
Coliseum- Bond	1.00	P	\$47.00	\$0.00	\$47.00
Coliseum- Maint.	1.00	P	\$47.00	\$0.00	\$47.00
Constitutional- Maint.	4.93	P	\$231.71	\$0.00	\$231.71
General Maintenance- Maint.	7.45	P	\$350.15	\$0.00	\$350.15
General Maintenance- Maint.	2.13	P	\$100.11	\$0.00	\$100.11
General Maintenance- Maint.	12.06	P	\$566.82	\$0.00	\$566.82
Gravity Drainage District # 1- Maint.	1.04	P	\$48.88	\$0.00	\$48.88
Health Unit- Maint.	1.06	P	\$49.82	\$0.00	\$49.82
Library- Maint.	7.08	P	\$332.76	\$0.00	\$332.76
Parish 1- Maint.	2.02	P	\$94.94	\$0.00	\$94.94
RABB Levee	3.71	P	\$174.37	\$0.00	\$174.37
Red River Waterway- Maint.	1.52	P	\$71.44	\$0.00	\$71.44
Red River Waterway- Maint.	0.82	P	\$38.54	\$0.00	\$38.54
Renaissance- Maint.	2.06	P	\$96.82	\$0.00	\$96.82
School District # 62- Bond	0.00	P	\$0.00	\$0.00	\$0.00
School District # 62- Maint.	4.27	P	\$200.69	\$0.00	\$200.69
School District # 62- Maint.	4.25	P	\$199.75	\$0.00	\$199.75
Senior Citizen- Maint.	1.06	P	\$49.82	\$0.00	\$49.82
Sheriff- Maint.	7.86	P	\$369.42	\$0.00	\$369.42
Sheriff- Maint.	9.60	P	\$451.20	\$0.00	\$451.20
<b>Totals:</b>			<b>\$4,773.32</b>	<b>\$0.00</b>	<b>\$4,773.32</b>

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

**Parcel Owner Information:**

**Name**

KINETIX TECHNOLOGY CENTER LLC

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Parcel: 2400700180005201  
Assessment #: 1011127521

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16829

Please be aware that all values are subject to change until the tax roll has been certified.

**Deed Transfers:**

Date	Book	Page	Deed Type	Est. Sale	Grantee
6/2/2017	2064	235	CASH SALE	\$500,000	KINETIX TECHNOLOGY CENTER LLC
6/2/2017	2064	233	CORRECTIO N		KINETIX TECHNOLOGY CENTER LLC
6/2/2017	2064	227	TRANSFER		KINETIX TECHNOLOGY CENTER LLC
2/27/2009	1832	750	N/A	\$0	RAPIDES BANK BUILDING LLC
7/28/2008	1819	170	N/A	\$0	MURRAY STREET HOLDING LLC
7/16/2008	1818	437	N/A	\$0	SYMBIOTIC PARTNERS LLC
5/23/2008	1813	636	N/A	\$0	SYMBIOTIC PARTNERS LLC
5/22/2008	1813	595	N/A	\$0	SYMBIOTIC PARTNERS LLC
12/6/2007	1801	132	N/A	\$350,000	MURRAY STREET HOLDING LLC
10/26/2006	1768	248	N/A	\$1,051,298	BREOF BNK MIDWEST L L C
1/10/2005	1712	909	N/A	\$0	MISSISSIPPI LAND CO
1/10/2005	1712	908	N/A	\$0	
1/1/1990	0000	0000	N/A	\$0	GLORIOSO, MICHAEL

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Parcel: 2400700180005201  
Assessment #: 1011127521

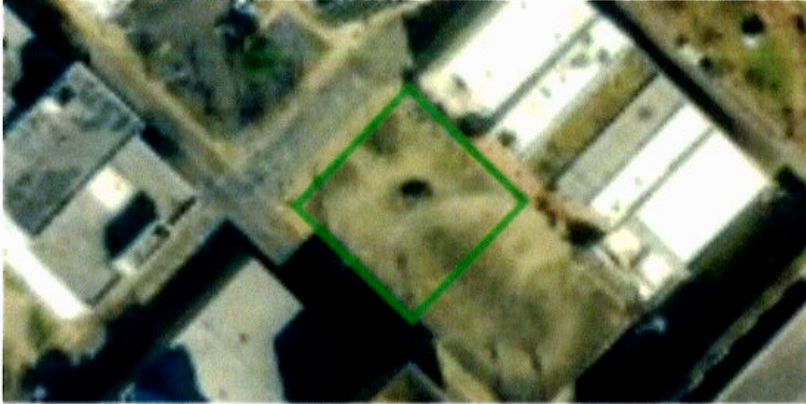
**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16829

**Please be aware that all values are subject to change until the tax roll has been certified.**

Map:

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Rapides Parish  
Assessor's Office  
Richard I. Ducote, Assessor



Date Created: 2/19/2020  
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***LAND SALE NO. 3***

Location: 820 Fifth Street - Jackson Street and Desoto St., Alexandria, LA

Vendor: Capital One - Real Estate Administration

Vendee: The Rapides Foundation

Verification: Public Records - COB: 2018 Page: 108

Date of Sale: 8-1-2015

Consideration: \$275,000

Brief Legal: Lot 2 and Part of Lots 1, 3 & 4, Sq. 36 of the City of Alexandria

Property Rights Appraised: Fee Simple

Highest and Best Use: Commerical

Zoning: "C"

Shape: Irregular

Topography: Level

Available Utilities: All public

Street Improvements: 2 way hard surfaced

Site Size: 26,889.7 SF +/-

Price per SF: \$10.22 SF

Comments: The site was purchased as part of the assemblage for the new Technical College.

Parcel: 2400700180011401  
Assessment #: 6011499537

## Rapides Parish Report

ID: 8664

Tax Year 2020  
(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

### Property Owner

Name: LOUISIANA STATE OF FOR CLTCC  
ALEXANDRIA ATTN: JOSEPH  
MARIN SR VP

Mailing Address: 265 S FOSTER DR  
BATON ROUGE, LA 70806

Type: (CV) Comm. Vacant

Tax Dist: (01AB) 01A\_GD1

Millage Rate: 101.56

Homestead Pct: 0.00

Special Assessment

Freeze: No

### Property Information

Physical Address: 820 FIFTH ST

Subdivision: ALEXANDRIA

Block / Lot: 36 / N/A

S-T-R: 07-04N-01W

Size (Acres):

Homestead Code: No

Extended Legal: ---LOT 2 & PT LOTS 1-3-4, SQ 36, ALEXANDRIA (27500-C)---(CB 1136-551 GUARANTY RLTY  
CORP) (CB 2018-108 CAPITAL ONE NA)(CB 2024-013 RAPIDES FOUNDATION) \*\*\*PARCEL I.D.  
# 24-7-180-114\*\*\* \*PARKING\* (820 5TH ST)

### Parcel Owner Information:

#### Name

LOUISIANA STATE OF FOR CLTCC ALEXANDRIA

### Deed Transfers:

Date	Book	Page	Deed Type	Est. Sale	Grantee
11/18/2015	2024	013	DONATION		LOUISIANA STATE OF FOR CLTCC ALEXANDRIA ATTN: JOSEPH MARIN SR VP
9/4/2015	2018	108	CASH SALE	\$275,000	RAPIDES FOUNDATION
11/23/1981	1053	0225	N/A	\$56,973	GUARANTY BANK & TRUST COMPANY

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Page 1

Parcel: 2400700180011401  
Assessment #: 6011499537

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 8664

Please be aware that all values are subject to change until the tax roll has been certified.

Map:

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***LAND SALE NO. 4***

Location: 924 - 928 Jackson Street, Alexandria, LA

Vendor: R. M. Properties, LLC

Vendee: RR Company of America, LLC

Verification: Public Records - COB: 1973 Page: 807

Date of Sale: 2-19-2014

Consideration: \$106,685.50

Brief Legal: Lot 7, Sq. 70 Clapp Addition, Alexandria, LA,  
Lot 8, Sq. 70 Clapp Addition, Alexandria, LA

Property Rights Appraised: Fee Simple

Highest and Best Use: Commerical

Zoning: "C"

Shape: Rectangular - Irregular

Topography: Level

Available Utilities: All public

Street Improvements: 2 lane hard surfaced

Size: 9,374 SF +/-

Price per SF: \$11.38 SF

Comments: This was part of sales made for plottage. This location is inferior to the subject property.

Parcel: 2400901780008801  
Assessment #: 1011114341

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16661

Please be aware that all values are subject to change until the tax roll has been certified.

**Property Owner**

Name: GOLD PLASMA LLC

**Property Information**

Physical Address: 924 JACKSON ST

Mailing Address: 1100 CAMELLIA BLVD AUIE 201  
LAFAYETTE, LA 70508

Subdivision: CLAPP ADDN

Block / Lot: 70 / 7

Type: (CV) Comm. Vacant

S-T-R: 09-04N-01W

Tax Dist: (01AB) 01A\_GD1

Size (Acres):

Millage Rate: 101.56

Homestead Code: No

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: ---LOT 7, SQ. 70, CLAPP ADDN (4600)---(CB 496-489)(CB 936-592)(CB 936-592 BORDELON & 1119-783 SETT; DAVIS & 1318-745 T/SALE)(CB 1374-83 REDEMPTION)(CB 1735-794 DAVIS) (CB 1973-807 R M PROPERTIES LLC)(CB 1995-244 R R COMPANY OF AMERICA LLC) (CB 2112-619 RR CO TO GOLD PLASMA; PROBLEM DEED) (CB 2114-243 ACT OF CORRECTION) \*\*\*PARCEL I.D. # 24-9-1780-88\*\*\* (924 JACKSON ST)

**Assessment Summary:**

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERICAL SUB. LOT (REC PLAT)	1.000	\$46,000.00	\$0.00	\$46,000.00	\$4,600.00	\$0.00	\$4,600.00	10%
<b>Totals:</b>		\$46,000.00	\$0.00	\$46,000.00	\$4,600.00	\$0.00	\$4,600.00	

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Parcel: 2400901780008801  
Assessment #: 1011114341

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16661

Please be aware that all values are subject to change until the tax roll has been certified.

**Special Assessments:**

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
ALEXANDRIA- C I - Maint.	11.51	C	\$52.95	\$0.00	\$52.95
ALEXANDRIA- GENERAL ALIMONY - Maint.	6.98	C	\$32.11	\$0.00	\$32.11
ALEXANDRIA- RECREATION- Maint.	6.05	C	\$27.83	\$0.00	\$27.83
Assessor- Maint.	2.10	P	\$9.66	\$0.00	\$9.66
Coliseum- Bond	1.00	P	\$4.60	\$0.00	\$4.60
Coliseum- Maint.	1.00	P	\$4.60	\$0.00	\$4.60
Constitutional- Maint.	4.93	P	\$22.68	\$0.00	\$22.68
General Maintenance- Maint.	7.45	P	\$34.27	\$0.00	\$34.27
General Maintenance- Maint.	2.13	P	\$9.80	\$0.00	\$9.80
General Maintenance- Maint.	12.06	P	\$55.48	\$0.00	\$55.48
Gravity Drainage District # 1- Maint.	1.04	P	\$4.78	\$0.00	\$4.78
Health Unit- Maint.	1.06	P	\$4.88	\$0.00	\$4.88
Library- Maint.	7.08	P	\$32.57	\$0.00	\$32.57
Parish 1- Maint.	2.02	P	\$9.29	\$0.00	\$9.29
RABB Levee	3.71	P	\$17.07	\$0.00	\$17.07
Red River Waterway- Maint.	1.52	P	\$6.99	\$0.00	\$6.99
Red River Waterway- Maint.	0.82	P	\$3.77	\$0.00	\$3.77
Renaissance- Maint.	2.06	P	\$9.48	\$0.00	\$9.48
School District # 62- Bond	0.00	P	\$0.00	\$0.00	\$0.00
School District # 62- Maint.	4.27	P	\$19.64	\$0.00	\$19.64
School District # 62- Maint.	4.25	P	\$19.55	\$0.00	\$19.55
Senior Citizen- Maint.	1.06	P	\$4.88	\$0.00	\$4.88
Sheriff- Maint.	7.86	P	\$36.16	\$0.00	\$36.16
Sheriff- Maint.	9.60	P	\$44.16	\$0.00	\$44.16
<b>Totals:</b>			<b>\$467.20</b>	<b>\$0.00</b>	<b>\$467.20</b>

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

**Parcel Owner Information:**

Name

GOLD PLASMA LLC

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Parcel: 2400901780008801  
Assessment #: 1011114341

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16661

Please be aware that all values are subject to change until the tax roll has been certified.

**Deed Transfers:**

Date	Book	Page	Deed Type	Est. Sale	Grantee
4/3/2019	2114	243	CORRECTIO N		GOLD PLASMA LLC
3/12/2019	2112	619	TRANSFER		BIO DESIGN DEVELOPMENT LLC
10/24/2014	1995	244	CASH SALE	\$646,976	BIO DESIGN DEVELOPMENT LLC
2/19/2014	1973	807	N/A	\$106,685	R R COMPANY OF AMERICA LLC
7/13/2006	1735	794	N/A	\$40,000	R M PROPERTIES LLC
5/16/1994	0496	0489	N/A	\$0	DAVIS, JOHN RICHMOND

**Map:**



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Rapides Parish  
Assessor's Office  
Richard I. Ducote, Assessor



1 inch = 40 feet

Date Created: 2/19/2020  
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Parcel: 2400901780008901  
Assessment #: 1011114340

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16660

Please be aware that all values are subject to change until the tax roll has been certified.

**Property Owner**

Name: GOLD PLASMA LLC

**Property Information**

Physical Address: 928 JACKSON ST

Mailing Address: 1100 CAMELLIA BLVD SUITE 201  
LAFAYETTE, LA 70508

Subdivision: CLAPP ADDN

Block / Lot: 70 / 8

Type: (CV) Comm. Vacant

S-T-R: 09-04N-01W

Tax Dist: (01AB) 01A\_GD1

Size (Acres):

Millage Rate: 101.56

Homestead Code: No

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: ---LOT 8, SQ. 70, CLAPP ADDN., LESS PT. SOLD TO STATE (CB 216-313)(CB 1375-215)(CB 1477-722 JUDGMENT & 1477-719 FRYE)(CB 1636-926 '01 PARISH TAX SALE) (CB 1636-559 '01 3RD PARTY CITY TAX SALE) (CB 1649-549 '01 PARISH REDEMPTION) (CB 1656-928 '01 3RD PARTY CITY REDEMPTION) (CB 1735-790 TLC PROPRTIES LLC)(CB 1973-807 R M PROPERTIES LLC)(CB 1995-244 R R COMPANY OF AMERICA LLC) (CB 2112-619 RR CO TO GOLD PLASMA; ) (CB 2114-243 ACT OF CORRECTION & TRANSFER) \*\*\*PARCEL I.D. # 24-9-1780-89\*\*\* (928 JACKSON ST)

**Assessment Summary:**

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERICAL SUB. LOT (REC PLAT)	1.000	\$33,000.00	\$0.00	\$33,000.00	\$3,300.00	\$0.00	\$3,300.00	10%
<b>Totals:</b>		\$33,000.00	\$0.00	\$33,000.00	\$3,300.00	\$0.00	\$3,300.00	

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Parcel: 2400901780008901  
Assessment #: 1011114340

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16660

Please be aware that all values are subject to change until the tax roll has been certified.

**Special Assessments:**

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
ALEXANDRIA- C I - Maint.	11.51	C	\$37.98	\$0.00	\$37.98
ALEXANDRIA- GENERAL ALIMONY - Maint.	6.98	C	\$23.03	\$0.00	\$23.03
ALEXANDRIA- RECREATION- Maint.	6.05	C	\$19.97	\$0.00	\$19.97
Assessor- Maint.	2.10	P	\$6.93	\$0.00	\$6.93
Coliseum- Bond	1.00	P	\$3.30	\$0.00	\$3.30
Coliseum- Maint.	1.00	P	\$3.30	\$0.00	\$3.30
Constitutional- Maint.	4.93	P	\$16.27	\$0.00	\$16.27
General Maintenance- Maint.	7.45	P	\$24.59	\$0.00	\$24.59
General Maintenance- Maint.	2.13	P	\$7.03	\$0.00	\$7.03
General Maintenance- Maint.	12.06	P	\$39.80	\$0.00	\$39.80
Gravity Drainage District # 1- Maint.	1.04	P	\$3.43	\$0.00	\$3.43
Health Unit- Maint.	1.06	P	\$3.50	\$0.00	\$3.50
Library- Maint.	7.08	P	\$23.36	\$0.00	\$23.36
Parish 1- Maint.	2.02	P	\$6.67	\$0.00	\$6.67
RABB Levee	3.71	P	\$12.24	\$0.00	\$12.24
Red River Waterway- Maint.	1.52	P	\$5.02	\$0.00	\$5.02
Red River Waterway- Maint.	0.82	P	\$2.71	\$0.00	\$2.71
Renaissance- Maint.	2.06	P	\$6.80	\$0.00	\$6.80
School District # 62- Bond	0.00	P	\$0.00	\$0.00	\$0.00
School District # 62- Maint.	4.27	P	\$14.09	\$0.00	\$14.09
School District # 62- Maint.	4.25	P	\$14.03	\$0.00	\$14.03
Senior Citizen- Maint.	1.06	P	\$3.50	\$0.00	\$3.50
Sheriff- Maint.	7.86	P	\$25.94	\$0.00	\$25.94
Sheriff- Maint.	9.60	P	\$31.68	\$0.00	\$31.68
<b>Totals:</b>			<b>\$335.17</b>	<b>\$0.00</b>	<b>\$335.17</b>

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

**Parcel Owner Information:**

**Name**

GOLD PLASMA LLC

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Parcel: 2400901780008901  
Assessment #: 1011114340

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 16660

Please be aware that all values are subject to change until the tax roll has been certified.

**Deed Transfers:**

Date	Book	Page	Deed Type	Est. Sale	Grantee
4/3/2019	2114	243	CORRECTIO N		GOLD PLASMA LLC
3/12/2019	2112	619	TRANSFER		BIO DESIGN DEVELOPMENT LLC
10/24/2014	1995	244	CASH SALE	\$646,976	BIO DESIGN DEVELOPMENT LLC
2/19/2014	1973	807	N/A	\$106,685	R R COMPANY OF AMERICA LLC
10/14/2005	1735	0790	N/A	\$20,000	R M PROPERTIES, LLC

**Map:**



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Rapides Parish  
Assessor's Office  
Richard I. Ducote, Assessor



Date Created: 2/19/2020  
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***LAND SALE NO. 5***

Location: Adjacent to 928 Jackson Street, Alexandria, LA

Vendor: Antoon Holdings, LLC

Vendee: RR Company of America, LLC

Verification: Vendor - COB: 1973 Page: 815

Date of Sale: 2-19-2014

Consideration: \$80,281.50

Brief Legal: Lots 1, 2, 3 & 4 of Clapp Addition, Alexandria, LA

Property Rights Appraised: Fee Simple

Highest and Best Use: Commerical

Zoning: "C"

Shape: Irregular

Topography: Level

Available Utilities: All public

Street Improvements: 2 way hard surfaced

Size: 7,300 SF

Price per SF: \$10.72 SF

Comments: This is part of the property acquired by Vendee for plottage.

Parcel: 2400901780008601  
Assessment #: 1010038512

## Rapides Parish Report

ID: 860

Tax Year 2020  
(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

### Property Owner

Name: GOLD PLASMA LLC

### Property Information

Physical Address: 0 JACKSON ST

Mailing Address: 1100 CAMELLIA BLVD SUITE 201  
LAFAYETTE, LA 70508

Subdivision: CLAPP ADDN

Block / Lot: 70 / N/A

Type: (CV) Comm. Vacant

S-T-R: 09-04N-01W

Tax Dist: (01AB) 01A\_GD1

Size (Acres):

Millage Rate: 101.56

Homestead Code: No

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: ---PT LOTS 1, 2, 3 & 4, SQ 70, CLAPP ADDN (6200)---(CB 1075-917 BORDEON)(CB 1164-78 SHEFFIELD) (CB 1789-454 STATE OF LA)(CB 1835-755 ANTOON) (CB 1973-815 ANTOON HOLDINGS LLC)(CB 1995-244 R R COMPANY OF AMERICA LLC) (CB 2112-619 RR CO TO GOLD PLASMA; PROBLEM DEED) (CB 2114-243 ACT OF CORRECTION) \*\*\*PARCEL I.D. # 24-9-1780-86\*\*\*

### Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
RESIDENTIA L SUB. LOT (REC. PLAT)	1.000	\$62,000.00	\$0.00	\$62,000.00	\$6,200.00	\$0.00	\$6,200.00	10%
<b>Totals:</b>		\$62,000.00	\$0.00	\$62,000.00	\$6,200.00	\$0.00	\$6,200.00	

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Parcel: 2400901780008601  
Assessment #: 1010038512

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 860

Please be aware that all values are subject to change until the tax roll has been certified.

**Special Assessments:**

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
ALEXANDRIA- C I - Maint.	11.51	C	\$71.36	\$0.00	\$71.36
ALEXANDRIA- GENERAL ALIMONY - Maint.	6.98	C	\$43.28	\$0.00	\$43.28
ALEXANDRIA- RECREATION- Maint.	6.05	C	\$37.51	\$0.00	\$37.51
Assessor- Maint.	2.10	P	\$13.02	\$0.00	\$13.02
Coliseum- Bond	1.00	P	\$6.20	\$0.00	\$6.20
Coliseum- Maint.	1.00	P	\$6.20	\$0.00	\$6.20
Constitutional- Maint.	4.93	P	\$30.57	\$0.00	\$30.57
General Maintenance- Maint.	7.45	P	\$46.19	\$0.00	\$46.19
General Maintenance- Maint.	2.13	P	\$13.21	\$0.00	\$13.21
General Maintenance- Maint.	12.06	P	\$74.77	\$0.00	\$74.77
Gravity Drainage District # 1- Maint.	1.04	P	\$6.45	\$0.00	\$6.45
Health Unit- Maint.	1.06	P	\$6.57	\$0.00	\$6.57
Library- Maint.	7.08	P	\$43.90	\$0.00	\$43.90
Parish 1- Maint.	2.02	P	\$12.52	\$0.00	\$12.52
RABB Levee	3.71	P	\$23.00	\$0.00	\$23.00
Red River Waterway- Maint.	1.52	P	\$9.42	\$0.00	\$9.42
Red River Waterway- Maint.	0.82	P	\$5.08	\$0.00	\$5.08
Renaissance- Maint.	2.06	P	\$12.77	\$0.00	\$12.77
School District # 62- Bond	0.00	P	\$0.00	\$0.00	\$0.00
School District # 62- Maint.	4.27	P	\$26.47	\$0.00	\$26.47
School District # 62- Maint.	4.25	P	\$26.35	\$0.00	\$26.35
Senior Citizen- Maint.	1.06	P	\$6.57	\$0.00	\$6.57
Sheriff- Maint.	7.86	P	\$48.73	\$0.00	\$48.73
Sheriff- Maint.	9.60	P	\$59.52	\$0.00	\$59.52
<b>Totals:</b>			<b>\$629.66</b>	<b>\$0.00</b>	<b>\$629.66</b>

Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.

**Parcel Owner Information:**

**Name**

GOLD PLASMA LLC

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[www.actDataScout.com](http://www.actDataScout.com)

Page 2

Parcel: 2400901780008601  
Assessment #: 1010038512

**Rapides Parish Report**  
Tax Year 2020  
(Uncertified)

ID: 860

Please be aware that all values are subject to change until the tax roll has been certified.

**Deed Transfers:**

Date	Book	Page	Deed Type	Est. Sale	Grantee
4/3/2019	2114	243	CORRECTIO N		GOLD PLASMA LLC
3/12/2019	2112	619	TRANSFER		BIO DESIGN DEVELOPMENT LLC
10/24/2014	1995	244	CASH SALE	\$646,976	BIO DESIGN DEVELOPMENT LLC
2/19/2014	1973	815	N/A	\$80,281	RR COMPANY OF AMERICA LLC
4/15/2009	1835	755	N/A	\$0	ANTOON HOLDINGS LLC
7/6/2007	1789	454	N/A	\$21,800	ANTOON, THOMAS A
5/16/1994	1164	0078	N/A	\$0	STATE OF LOUISIANA; DEPARTMENT OF

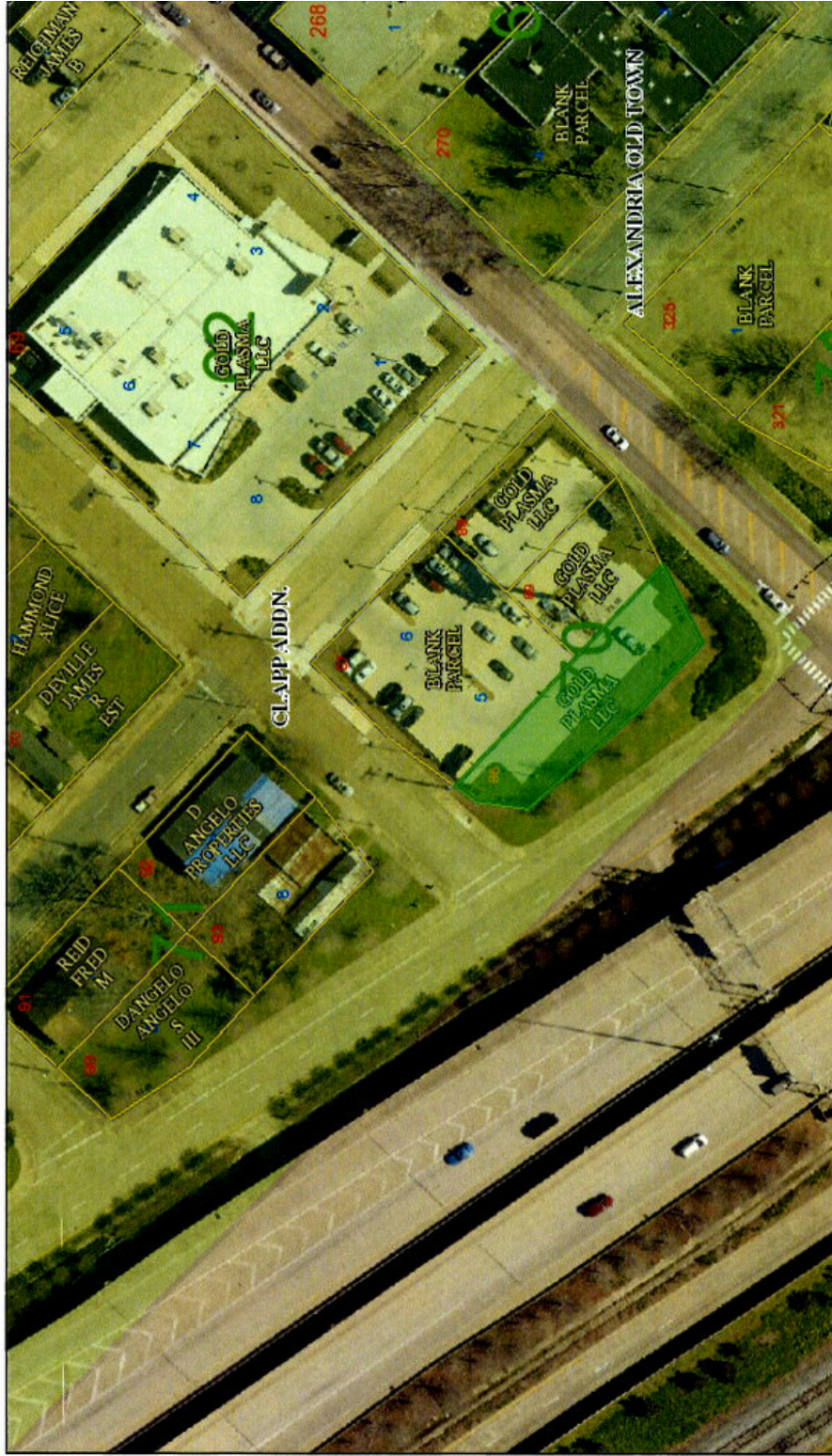
**Map:**



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Page 3

Rapides Parish  
Assessor's Office  
Richard I. Ducoite, Assessor



Date Created: 2/19/2020  
Created By: actDataScout

1 inch = 80 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.



www.actDataScout.com

via DataScout OneMap



SUMMATION LAND SALES

Address	Sale No	Date	Site Size	Unit value
421 Lee	1	10-15-2018	16,160 SF	\$14.08 SF
Murray St @ 4th St	2	6-2-2017	225,942 SF	\$15.79 SF
820 5th	3	8-1-2015	26,889.7 SF	\$10.22 SF
924-928 Jackson	4	2-19-2014	9,374 SF	\$11.38 SF
928 Jackson	5	2-19-2014	7,300 SF	\$10.72 SF

	Subject	Sale One	Sale Two	Sale Three	Sale Four	Sale Five
Consideration		\$310,000	\$500,000	\$275,000	\$106,680	\$80,281
Sale Price per SF		\$14.08 SF	\$15.79 SF	\$10.22 SF	\$11.38 SF	\$10.72 SF
Rights Conveyed		Fee Simple	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Financing Adjustment		0	0	0	0	0
Condition of Sale		Arms Length	Arms Length	Arms Length	Arms Length	Arms Length
Motivation		Yes -20% -\$2.82 SF	Yes -20% -\$3.16 SF	0	0	0
Date		10-15-18	6-2-17	8-1-15	2-19-14	2-19-14
Market conditions		Stable	Stable	Stable	Stable	Stable
Adjusted Sale Price		\$11.26 SF	\$12.63 SF	\$10.22 SF	\$11.38 SF	\$10.72 SF
Location	Desoto St. at 8th St.	421 Lee St	Murray St. @ 4th St. -\$1.58	820 5th	924-928 Jackson -\$1.14 SF	928 Jackson -\$1.07 SF
Size	11,376.36 SF+/-	16,160 SF	225,942 SF	26,889.7 SF	9,374 SF	7,300 SF
Zoning	C	C	C	C	C	C
Access	Good	Good	Good	Good	Good	Average +10% +\$1.07 SF
Utilities	Ample	Ample	Ample	Ample	Ample	Ample
Shape	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular	Rectangular
Topography	Level	Level	Level	Level	Level	Level
Other influence	None	None	None	None	None	None
Adjustments		-\$2.82 SF	-\$4.74 SF	0	-\$1.14 SF	0
Indicated Value		\$11.26 SF	\$11.05 SF	\$10.22 SF	\$10.24 SF	\$10.72 SF

Mean:\$10.70

Median: \$10.72

Maximum: \$11.26

Minimum: \$10.22



All five sales are located in the downtown Business District of Alexandria. Adjustments are for location and for Sale Five's inferior access. The indicated value range is fairly close between \$10.22 SF to \$11.26 SF. Median is \$10.70 SF.

The strength of the Sales Comparison Approach is the availability of comparable sales in the marketing area and addressing the units of comparison and the adjustments made.

All five sales are Arms Length transactions that are located in the Alexandria Business District and were sold in Fee Simple interest and were not adjusted for market conditions. Sales One and Two are adjusted for motivation. These properties were purchased between 2014 and 2018. There are no indications a time adjustment is necessary.

Adjustments made are for location, motivation and Sale Five's access.

In review of the indicated values we see the range is fairly close between \$10.22 SF to a high of \$11.26 SF for Sale Five. In the application of the sales the estimated value weight is placed on all five sales with an estimated value of \$10.50 SF

**ESTIMATED VALUE BY SALES COMPARISON APPROACH IS:**

11,376.36 SF x \$10.50 SF =	\$119,452
<b>Rd.</b>	<b>\$119,500</b>

# **ADDENDA**

## LIMITING CONDITIONS

The cover letter and certificate of appraisal, and also the appraisal report to which this statement is attached, are made expressly subject to the following conditions and stipulations:

No responsibility is assumed for matters which are legal in nature, nor is any opinion of the title rendered herewith. This appraisal assumes good title, responsible ownership and competent management. Any items or encumbrances which may now exist have been disregarded and the property has been appraised as though free from indebtedness.

Any sketches in this report are included to assist the readers in visualizing the property. I have made no survey of the property and assume no responsibility for its accuracy.

Possession of this report, or any copy thereof, does not carry with it the right of publication, nor may it be used for any purpose by any but the applicant without the previous written consent of the appraiser or the applicant. In any event, it shall be used only on its entirety.

The appraiser herein, by reason of this appraisal, is not required to give testimony or appear in court or at any governmental hearing with reference to the property in question, unless arrangements have been previously made.

The appraiser has no present or contemplated interest in the subject property and employment to make the appraisal attached hereto is no manner contingent upon value reported.

The distribution of the total value estimate between its constituent elements applies only to the current utilization of the subject property. Such distributed values may not be used to create a summation appraisal by a combination of value estimates of another appraiser. Values so used are invalidated.

### **Limiting Conditions - continued**

Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by the appraiser. The appraiser has no knowledge of the existence of such materials on or in the property. The appraiser, however, is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation or other potentially hazardous material may affect the value of the property. The value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value. No responsibility is assumed for any such conditions, or for any expertise or engineering knowledge required to discover them. The client is urged to retain an expert in this field, if desired.

The appraiser herein certifies that to the best of his knowledge and belief, the statements and opinions contained in this appraisal, subject to the limiting conditions set forth above, are correct; also, that this appraisal has been made in conformity with the rules of professional ethics of the American Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

Qualifications of the appraiser are appended hereto.

## **QUALIFICATIONS AS REAL ESTATE APPRAISER**

### **MIKE E. BORDELON, SRA**

4121 Parliament Drive  
Alexandria, Louisiana 71303

4317 Wakefield Blvd. (Residence)  
Alexandria, Louisiana 71303

### **Education:**

Holy Savior Menard High School, Alexandria, Louisiana  
Louisiana State University, Baton Rouge, LA -Bachelor of Science Degree, 1981

### **Designations:**

SRA of the Appraisal Institute  
Louisiana State Certified General Real Estate Appraiser, Certificate #0301

### **Seminars and Workshops:**

American Institute of Real Estate Appraisers Course (1A1-1/81)  
American Institute of Real Estate Appraisers Residential Valuation Course 8-2  
Appraisal Institute Standards of Professional Practice (Exam SPP)  
Appraisal Institute Standards of Professional Practice Part A (8/93)  
Appraisal Institute Standards of Professional Practice Part B (8/93)  
Appraisal Institute Standards of Professional Practice Part C (4/98)  
Bob Brooks School of Real Estate, Baton Rouge, LA  
Continuing Education Seminars, Louisiana Real Estate Commission  
Marshall & Swift - Basic Use of M&S Computerized Cost Programs  
Subdivision Analysis - Appraisal Institute, September 1991, Baton Rouge, LA  
Louisiana Real Estate Commission - Rules and Regulations Louisiana Real Estate Commission, October 1991, Alexandria, Louisiana  
Development in Income Property Valuation - Appraisal Institute, 2/92, Kenner, LA  
Associate Relocation Management Company - Appraisal of the ERC, 4/1992, Alexandria, LA  
Residential Real Estate Appraisal-Louisiana Real Estate Commission, 6/92, Alexandria, LA  
Appraisal Therapy Overview - Appraisal Institute, June 1992, Biloxi, Mississippi  
Wetlands Protection, Uses and Urban Growth - LREC, 10/92, Baton Rouge, LA  
Environmental Site Assessment - Louisiana Real Estate Commission, October 1992, Baton Rouge, LA  
Introduction of URAR, Bill Pena, Fannie Mae, Dallas, Texas – 1/15/93, New Orleans, LA  
Introduction to Fannie Mae Form 1004B-6/93, 1/7/94 Alexandria, LA  
Contemporary Appraisal Practice - LREC, 10/20/94, Lafayette, LA  
Basic Residential HUD Appraisal Requirements, 12/9/94, Kenner, LA  
4.7 Basic Residential HUD Appraisal Requirements, 12/9/94, Kenner, LA  
Persuasive Style in Narrative Appraisal Reports, June 9-10, 1995, Biloxi, MS  
Core Law for Appraisers - Appraisal Institute, Northwest Florida Chapter, 2/9/1996  
U.S. Department of Housing and Urban Development - FHA Appraiser Training, Shreveport, LA, 3/5/1996  
Fannie Mae Seminar- Hibernia National Banking, Baton Rouge, LA 9/9/ 1997  
1.1 B Dissection of a Residential Appraisal Report - IFA, Alexandria, LA, 10/3/97

## Seminars and Workshops - continued

How to Value Louisiana Timberland - Louisiana Chapter of the Appraisal Institute, Monroe, LA, 10/17/ 1997  
Louisiana Agency Law-LREC, Alexandria, LA 2/12/1998  
Commercial and Residential Appraiser - Alexandria Pineville Board of Realtors, Alexandria, LA, 4/7/1998  
Attacking and Defending and Appraisal-Appraisal Institute, San Antonio,TX,6/5/98  
Online Residential Design & Functional Utility-Appraisal Institute-Chicago, IL3/1/99  
Online Internet Search Strategies for R.E.Appraisers-Appraisal Institute, Chicago, IL, 3/15/99  
The FHA Homebuyer Protection Plan and the Appraisal Process, Appraisal Institute, Alexandria, LA, 10/15/99  
Louisiana Real Estate Commission, USPAP, 1999 Education Program, Lafayette, LA, 11/10/99  
Rules and Regulations, HUD Section 8 Housing, Landlords, Alexandria, LA 8/10/00  
Louisiana Real Estate Commission, Real Estate Closings, 12/12/2000  
Valuation Process & Match Pair Analysis Seminar, Teaching-Alexandria,LA,2/8/01  
Louisiana Real Estate Licensing, Brooks School of Real Estate, Distance Education, 12/12/2001  
Louisiana Real Estate Rules and Regulations, LREC, Brooks School of Real Estate, Distance Education 12/12/2001  
Real Estate Professionals Relationship with Appraiser Seminar, Teaching - Alexandria, LA 3/14/2002  
Analyzing Commercial Lease Clauses, Appraisal Institute, Alexandria, LA 7/20/02  
Online Residential Design&Functional Utility,Appraisal Institute,Chicago,IL 12/5/02  
Online Residential Property Construction & Inspection - Appraisal Institute,Chicago, IL 12/5/02  
Online Standards of Professional Practice Part B - Appraisal Institute, Chicago, IL12/16/02  
LA Real Estate Licensing Law, Brooks School of Real Estate, Distance Education12/10/02  
LA Real Estate Rules & Regulations, Brooks School of Real Estate, Distance Education 12/10/02  
Agency Relations in Real Estate Transactions, Alexandria, LA -4/30/03  
LA DOTD Real Estate Section Guidelines for Appraisers Alexandria, LA 4/22/03  
Mold - A Fungus Among Us - Louisiana Real Estate Commission- 6/12/2003  
Appraisal Review- Central Louisiana Board of Realtors, Alexandria, LA, 1/28/04  
Online Business Practices and Ethics - Appraisal Institute-Distance Learning-2/10/04  
Online Appraising Manufactured Housing-Appraisal Institute-Distance earning-2/17/2004  
Standards and Ethics for Professionals-Course 400-Appraisal Institute-San Antonio,TX,2/24/2004  
Seminar - Business Ethics and Legal Liabilities, 5/18/06  
Seminar - Contracts, 6/16/2005  
Online FHA and the Appraisal Process, Appraisal Institute, 12/5/2006  
Online 7 hour National USPAP Equivalent Course, Appraisal Institute, 12/5/2006  
Online Residential Property Construction and Inspection, Appraisal Institute,12/6/06  
Online Valuation of Detrimental Conditions in Real Estate, Appraisal Institute,12/9/2006  
Seminar - Business Ethics and Legal Liabilities, 5/18/2006  
Seminar - LA Real Estate Commission Bylaws and Resolutions, 1/9/2007  
Seminar - Residential Agreement to Buy or Sell, 6/28/2007  
Seminar - LA Real Estate Commission Rules and Regulations, 7/9/2007  
Online - Business Practices and Ethics, 3/16/08  
Online - Residential Design & Functional Utility, 11/12/2008  
Online - Supervising Appraisal Trainees, 11/19/2008  
Online - Appraising from Blueprints and Specifications, 11/18/2008  
Seminar - 7 hour National USPAP Update Course, 11/20/2008  
Online - Appraising Manufactured Housing, 11/18/2008  
Seminar - Appraisal Challenges: Declining Markets and Sales Concessions,11/13/2008  
Online - 7 Hour USPAP, Equivalent Course, 2010-2011, Appraisal Institute,11/18/2010  
Online - Reviewing Residential Appl. And Using Fannie Mae Form 2000,Appraisal Institute, 11/19/10  
Online - Scope of Work: Expanding Your Range of Service, Appraisal Institute,11/22/10

## Seminars and Workshops - continued

Online - Valuation of Green Residential Properties , Appraisal Institute, 11/19/2010  
Online - Agency Relations in Real Estate Transactions - Bob Brooks, 11/22/10  
Online - Licensing Law - 2010 - Bob Brooks, 11/22/10  
Online - Louisiana Rules and Regulations - Bob Brooks, 11/22/10  
Online - Live Webinar The 411 on UAD - McKissock 8/9/2011  
Online – Broker & Agent Responsibilities – Bob Brooks, 4/2/12  
Online – Property Pricing & CMAS– McKissock, 4/2/12  
Online – What Real Estate Professionals Need to Know About FHA– McKissock, 4/2/12  
Online – Fair Housing & Cultural Diversity– Burk Baker, 4/3/12  
Online – Advertising Rules and Regulations – How They Relate to Social Media –  
2012 Mandatory– McKissock, 12/5/12  
Online – 7 Hour USPAP, Equivalent Course, Appraisal Institute, 12/6/12  
Online – Land and Site Valuation– McKissock, 12/6/12  
Online – Construction Details and Trends– McKissock, 12/9/12  
Online – Online Appraisal Curriculum Overview – Residential, Appraisal Institute, 12/10/12  
Online - Online Business Practice and Ethics - Appraisal Institute - 11/28/2013  
Online - Agency Relations in Real Estate Transactions - Donaldson Education 12/10/2013  
Online - Fair Housing and Cultural Diversity 2013 - Donaldson Education - 12/20/2013  
Online - Louisiana Real Estate Contracts - 2013 Mandatory Topic - Donaldson Education -  
12/10/2013  
Webinar - The New Appraiser Quality Monitoring (AQM) Policy from Fannie Mae: Letters and  
Lists- Appraisal Institute - 2/26/2014  
Online - Give Your clients the Green Light: Simple Ways to Green a Home - McKissock -  
12/3/2014  
Online - LREC 2014 Mandatory Topic - McKissock - 12/3/2014  
Online - Demystifying Appraisals - McKissock - 12/3/2014  
Online - 2014-2015 7-hour National USPAP Update Court - McKissock - 12/6/2014  
Online - Land and Site Valuation - McKissock - 12/6/2014  
Online - Understanding Residential Construction - McKissock - 12/6/2014  
Online - Mortgages, Loans, and Laws - How They Help Your Client - McKissock - 12/15/14  
Online - TIL-RESPA Integrated Disclosure Rule - McKissock - 10/5/15  
Online - Give Your Clients the Green Light - Simple Ways to Green a Home- McKissock - 10/5/15  
Online - Helping Buyers Narrow in on Their Dream Home - McKissock - 10/5/15  
Online - Property Measuring and Pricing- McKissock - 10/5/15  
Online - 2016-2017 7-hour National USPAP Update Court - McKissock - 10/24/16  
Online - Residential Property Inspection for Appraisers - McKissock - 10/23/16  
Online - Avoiding Mortgage Fraud for Appraisers- McKissock - 10/24/16  
Online - 2016 Mandatory - The CFPB and You - Donaldson Educational Services - 10/20/16  
Online - 2016 Mandatory - Agency - McKissock - 10/21/16  
Online - Homeowners Flood Insurance: Gulf of Mexico Region Specific - McKissock - 10/20/16  
Online - Land and Site Valuation - McKissock - 10/25/16  
Online - Know the Code: Your Guide to the Code of Ethics - McKissock -10/27/2016  
Online - Americans with Disabilities Act ADA- McKissock -12/6/2017  
Online - What Everyone Should Know About Their Credit History - McKissock -12/6/2017  
Online - 2047 Mandatory - Insurance Awareness and Contract Timelines - McKissock -12/7/2017  
Online - Real Estate Safety: Protect Yourself and Your Clients - McKissock -12/7/2017  
Online - Business Practice and Ethics - Appraisal Institute -9/24/2018  
Online - The Sales Comparison Approach - McKissock -9/11/2018  
Online - Residential Property Inspection for Appraisers - McKissock -9/10/2018  
Online - Appraisal of Self Storage Facilities - McKissock -9/11/2018

## **Seminars and Workshops - continued**

Seminar - USPAP Update Law/Update - LREC -9/12/2018  
Online - 2018 Mandatory Topic - Real Estate Best Practices - McKissock -9/23/2018  
Online - Know the Code: Your Guide to the Code of Ethics - McKissock -9/24/2018  
Online - 2019 Mandatory: LREC Updates and Addenda - McKissock - 12/16/19  
Online - The FHA Handbook 4000.1 - McKissock - 9/28/2019  
Online - Complex Properties: The odd Side of Appraisal - McKissock - 9/29/2019  
Online - The Sales Comparison Approach - McKissock - 10/6/2019  
Online - Educating Sellers - McKissock - 12/16/19  
Online - Educating Homebuyers - McKissock - 12/16/19  
Online - Managing Online Transactions (Demonstrated with dotloop) - McKissock - 12/17/19  
Online - 2020 -2021 7-hour National USPAP Update Court - McKissock - 12/02/2020  
Online - 2020 Mandatory: Fair Housing & Cultural Diversity - Burk Baker - 12/3/2020  
Online - Helping Buyers Narrow in on Their Dream Home - McKissock - 12/3/2020  
Online - Real Estate Safety : Protect Yourself and Your client - McKissock - 12/7/2020  
Online - NAR: May the Code be with you - McKissock -12/7/2020

## **Court Testimony:**

Qualified and testified as expert witness in real estate valuation -  
9th Judicial District Court  
Qualified and testified as expert witness in real estate valuation -  
28th Judicial District Court, LaSalle Parish, Louisiana  
Federal Bankruptcy Court - Western District of Louisiana, Alexandria Division  
and Western District in Shreveport  
Qualified and testified as expert witness in real estate valuation -  
11<sup>th</sup> Judicial District Court, Sabine Parish, LA

## **Clients Represented:**

Abbeville Building and Loan  
Amsouth Bank, Shreveport, LA  
Associates Relocation Management  
Associates Relocation Management Company, Dallas, TX  
BancorpSouth  
Banc One Mortgage, Alexandria, Louisiana  
Bank of Montgomery, Cloutierville, Louisiana  
Barksdale Federal Credit Union  
Boise Cascade Corporation  
Capital One  
Catahoula-LaSalle Bank  
Catholic Diocese of Alexandria  
Cendant Mortgage, Mount Laurel, New Jersey  
Cenla Federal Credit Union  
Central Bank, Monroe, Louisiana  
Central LA Electric Company, Alexandria, Louisiana  
Chase Manhattan Mortgage, Baton Rouge, Louisiana  
Citizens Bank, Mamou, Louisiana  
City Bank of Natchitoches  
City of Alexandria  
City of Natchitoches  
Colfax Bank, Colfax, Louisiana  
Countrywide Home Loans, Shreveport, Louisiana  
Cross Keys Bank, Monroe, LA  
Department of Wildlife and Fisheries



England Federal Credit Union  
Evangeline Bank & Trust Co.  
Exchange Bank of Natchitoches  
Fairway Independent Mortgage, Baton Rouge, LA  
Federal Deposit Insurance Corporation

**Clients Represented:**

Fidelity Relocation  
Fidelity Funding Mortgage, Dallas, Texas  
First Commerce Corporation, Monroe, Louisiana  
First National Bank of Commerce, New Orleans, Louisiana  
First Bank, Natchitoches, Louisiana  
First Federal Bank of Louisiana, Alexandria, Louisiana  
H & R Block, Pleasanton, California  
Hancock Bank, Alexandria, Louisiana  
Heart of Louisiana Federal Credit Union, Alexandria, Louisiana  
Heritage Management Services, Baton Rouge, Louisiana  
Home Equity Re-Location Service  
Homeland Federal Savings, Jena, LA  
International Paper Corporation  
Intertrust Mortgage  
J.P. Morgan Chase Bank  
Merchants and Farmers Bank and Trust Company, Leesville, Louisiana  
Merrill Lynch Relocation, Houston, TX  
PHH Mortgage, Danbury, CT  
Rapides Parish School Board, Alexandria, Louisiana  
Rapides Parish Sheriff's Department  
Red River Bank, Alexandria, Louisiana  
Resource One Mortgage, Alexandria, Louisiana  
Real Mortgage, Alexandria, Louisiana  
Roy O. Martin Industries  
Regions Bank, Alexandria, Louisiana  
Sabine State Bank, Many, Louisiana  
Security Pacific  
Southern Heritage Bank  
Standard Mortgage Corporation, Baton Rouge, Louisiana  
State of Louisiana Department of Administration  
Stonecastle Home Loans, Sherman Oaks, California  
Troy & Nichols  
Town of Ball  
Town of Woodworth  
Trinity Mortgage, Shreveport, Louisiana Union Bank  
U.S. Property and Appraisal, Pittsburgh, PA  
Whitney National Bank, Jefferson, Louisiana  
Attorneys, contractors and developers in Louisiana  
Other Clients Available Upon Request

**Related Real Estate Experience:**

Licensed Sales Associate since 1982  
Full time appraiser since 1983 to present  
Full time sales 1982 to 1983  
Past Member of Alexandria Historic Preservation Committee (2008)  
Past Board Member of Central LA Board of Realtors  
Past Secretary/Treasurer of Central LA Board of Realtors  
Past CMLS Chairman Central LA Board of Realtors  
Member of Central LA Board of Realtors

SRA - Appraisal Institute  
Member of National Association of Realtors  
Member of Alexandria/Pineville Chamber of Commerce  
Commissioner of Adjustment and Appeals - Zoning - City of Alexandria  
Member of NAR - National Association of Realtors

A handwritten signature in blue ink that reads "Mike Bordeleon". The signature is written in a cursive style with a small dot above the letter 'i' in "Mike".

---

**MIKE BORDELON, SRA**  
Louisiana State Certified  
General Real Estate Appraiser-#G0301

**RESTRICTION UPON DISCLOSURE AND USE**

Disclosure of the contents of this appraisal report is governed by the Bylaws and Regulations of the Appraisal Institute of Real Estate Appraisers of the National Association of Real Estate Boards.

Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to the Appraisal Institute or to the MAI or SRA designation) shall be disseminated to the public through advertising, public relations, news, sales media, or any other public means of communication without the prior written consent and approval of the undersigned.



---

**MIKE BORDELON, SRA**  
Louisiana State Certified  
General Real Estate Appraiser-#G0301

## **EDUCATIONAL CERTIFICATION**

THE APPRAISAL INSTITUTE CONDUCTS A VOLUNTARY PROGRAM OF CONTINUING EDUCATION FOR ITS DESIGNATED MEMBERS. MAI'S, RM'S AND SRA'S WHO MEET THE MINIMUM STANDARDS OF THIS PROGRAM ARE AWARDED PERIODIC EDUCATIONAL CERTIFICATION.

I AM CURRENTLY CERTIFIED UNDER THE CONTINUING EDUCATION PROGRAM OF THE APPRAISAL INSTITUTE.

AS OF THE DATE OF THIS REPORT, I, MICHAEL E. BORDELON, SRA, HAVE COMPLETED THE REQUIREMENTS OF THE CONTINUING EDUCATION PROGRAM OF THE APPRAISAL INSTITUTE.

MIKE BORDELON, SRA

## **SUPPLEMENTAL INFORMATION**

ALL SIGNATURE PAGES IN THIS REPORT ARE TO BE RECOGNIZED AS FOLLOWS:

**MIKE BORDELON, SRA**  
**LOUISIANA CERTIFIED GENERAL REAL ESTATE APPRAISER #G301**

State of Louisiana  
Certified General Appraiser License

Having complied with the license requirements as set forth in R.S. 1950 Title 37, Chapter 51, and Amendments thereto, and the Real Estate Appraisers Board Rules and Regulations, a Certified General Appraiser License is hereby granted to  
**MICHAEL E. BORDELON**

In Testimony Whereof, this license has been issued by the Authority of the Louisiana Real Estate Appraisers Board.

Period Covered: January 1, 2021

Through December 31, 2022

*Joan Ann Platt*  
Chairman

License Number: G0301

*Kevin H. Borchardt*  
Secretary

# Smith/Foote Donation to LSUA Foundation

## Property information

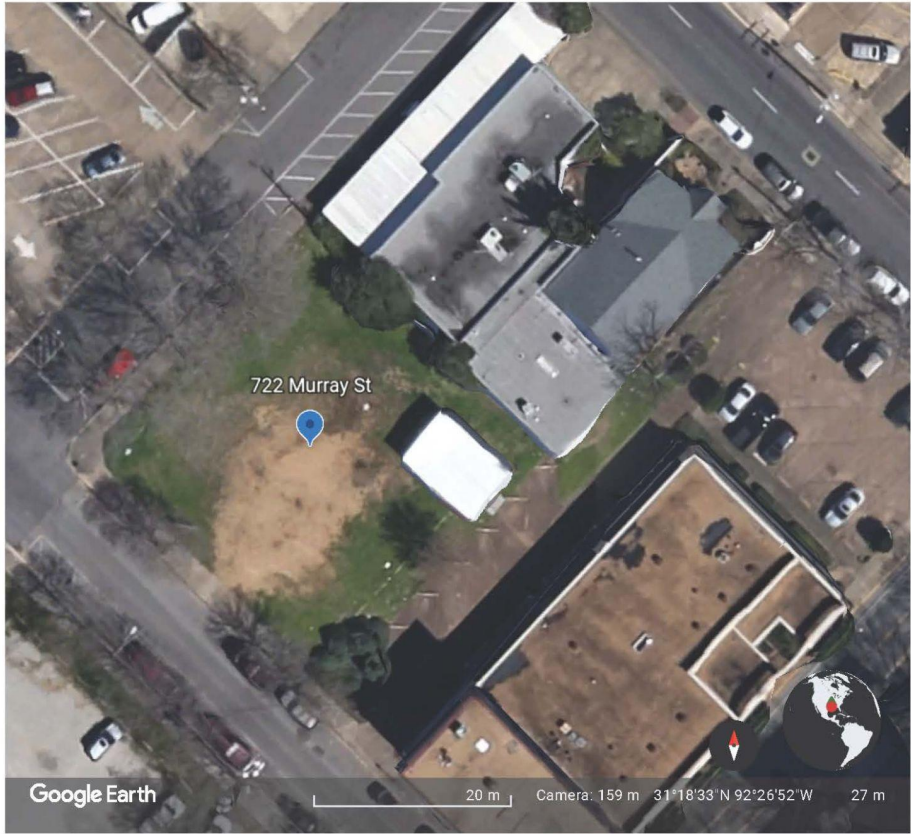
**Property Address:** 722 Murray St, Alexandria, LA 71301

**Legal description:** ---LOT 4, SQ. 54, CITY OF ALEXANDRIA \*PARKING LOT\* (10000-C)---(CB 1251-506 FIRST FEDERAL SAVINGS & LOAN & CB 1344-112 HONEYCUTT INT.)(CB 1767-256 INT DONATION: FOOTE)(CB 1804-064 CORRECTION)(CB 1804-066 CORRECTION)(CB 1804-068 INT SALE: PERCY) \*\*\*PARCEL I.D. # 24-7-180-230\*\*\* (722 MURRAY ST- METER)











Parcel: 2400700180023001  
Assessment #: 1010475531

# Rapides Parish Report

ID: 7298

Tax Year 2022

(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

## Property Owner

Name: FOOTE WILLIAM P, ET AL

## Property Information

Physical Address: 722 MURRAY ST

Mailing Address: P O BOX 1632  
ALEXANDRIA, LA 71309

Subdivision: ALEXANDRIA

Block / Lot: 54 / 4

Type: (CV) Comm. Vacant

S-T-R: 07-04N-01W

Tax Dist: (01AB) 01A\_GD1

Size (Acres):

Millage Rate: 101.56

Homestead Code: No

Homestead Pct: 0.00

Special Assessment

Freeze: No

Extended Legal: ---LOT 4, SQ. 54, CITY OF ALEXANDRIA \*PARKING LOT\* (10000-C)---(CB 1251-506 FIRST FEDERAL SAVINGS & LOAN & CB 1344-112 HONEYCUTT INT.)(CB 1767-256 INT DONATION: FOOTE)(CB 1804-064 CORRECTION)(CB 1804-066 CORRECTION)(CB 1804-068 INT SALE: PERCY) \*\*\*PARCEL I.D. # 24-7-180-230\*\*\* (722 MURRAY ST- METER)

## Assessment Summary:

Description	Acres	Land Value	Bldg Value	Total Value	Land Assessed	Bldg Assessed	Total Assessed	Percent
COMMERCIAL SUB. LOT (REC PLAT)	1.000	\$100,000.0	\$0.00	\$100,000.00	\$10,000.00	\$0.00	\$10,000.00	10%
<b>Totals:</b>		\$100,000.0	\$0.00	\$100,000.00	\$10,000.00	\$0.00	\$10,000.00	

Not a Legal Document.

Subject to terms and conditions.

[www.actDataScout.com](http://www.actDataScout.com)

# Rapides Parish Report

Tax Year 2022

(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

**Special Assessments:**

Assessment	Millage	Parish or City	Total Tax	Homestead Credit	Tax Amount
ALEXANDRIA- C I - Maint.	11.51	C	\$115.10	\$0.00	\$115.10
ALEXANDRIA- GENERAL ALIMONY - Maint.	6.98	C	\$69.80	\$0.00	\$69.80
ALEXANDRIA- RECREATION- Maint.	6.05	C	\$60.50	\$0.00	\$60.50
Assessor- Maint.	2.10	P	\$21.00	\$0.00	\$21.00
Coliseum- Bond	1.00	P	\$10.00	\$0.00	\$10.00
Coliseum- Maint.	1.00	P	\$10.00	\$0.00	\$10.00
Constitutional- Maint.	4.93	P	\$49.30	\$0.00	\$49.30
General Maintenance- Maint.	7.45	P	\$74.50	\$0.00	\$74.50
General Maintenance- Maint.	2.13	P	\$21.30	\$0.00	\$21.30
General Maintenance- Maint.	12.06	P	\$120.60	\$0.00	\$120.60
Gravity Drainage District # 1- Maint.	1.04	P	\$10.40	\$0.00	\$10.40
Health Unit- Maint.	1.06	P	\$10.60	\$0.00	\$10.60
Library- Maint.	7.08	P	\$70.80	\$0.00	\$70.80
Parish 1- Maint.	2.02	P	\$20.20	\$0.00	\$20.20
RABB Levee	3.71	P	\$37.10	\$0.00	\$37.10
Red River Waterway- Maint.	1.52	P	\$15.20	\$0.00	\$15.20
Red River Waterway- Maint.	0.82	P	\$8.20	\$0.00	\$8.20
Renaissance- Maint.	2.06	P	\$20.60	\$0.00	\$20.60
School District # 62- Bond	0.00	P	\$0.00	\$0.00	\$0.00
School District # 62- Maint.	4.27	P	\$42.70	\$0.00	\$42.70
School District # 62- Maint.	4.25	P	\$42.50	\$0.00	\$42.50
Senior Citizen- Maint.	1.06	P	\$10.60	\$0.00	\$10.60
Sheriff- Maint.	7.86	P	\$78.60	\$0.00	\$78.60
Sheriff- Maint.	9.60	P	\$96.00	\$0.00	\$96.00
<b>Totals:</b>			\$1,015.60	\$0.00	\$1,015.60

**Homestead Credit: 0.00 Status: (AC) Active Note: Due to rounding errors, please contact the Tax Collector for the exact taxes owed.**

**Parcel Owner Information:**

**Name**

FOOTE WILLIAM P, ET AL  
 FOOTE DAVID R  
 SMITH DAVID P  
 SMITH VIRGINIA H  
 FOOTE W ROSS  
 FOOTE ELIZABETH E

Parcel: 2400700180023001  
Assessment #: 1010475531

# Rapides Parish Report

ID: 7298

Tax Year 2022

(Uncertified)

Please be aware that all values are subject to change until the tax roll has been certified.

## Deed Transfers:

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Date	Book	Page	Deed Type	Est. Sale	Grantee
1/18/2008	1804	068	N/A	\$160,000	FOOTE, WILLIAM P ET AL
1/1/1990	0000	0000	N/A	\$0	PERCY, J. MICHAEL & IMOGENE S.P

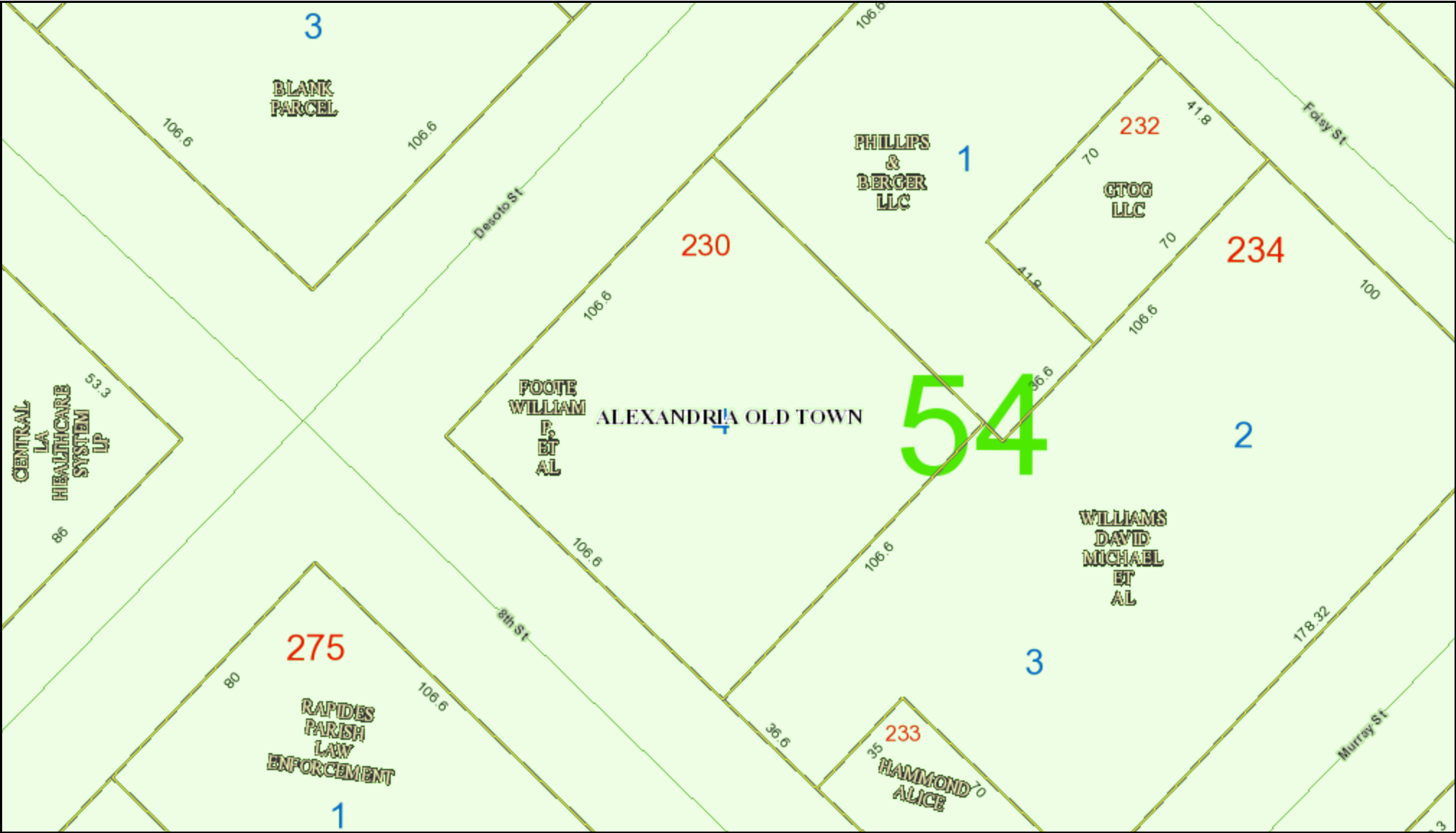
## Map:



Rapides Parish

Assessor's Office

Richard I. Ducote, Assessor



Date Created: 5/1/2018  
Created By: actDataScout

Tax Map 722 Murray St., Alexandria, LA

1 inch = 38 feet

This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

## Property Photographs





## Board of Supervisors

### Request from LSU A&M to LSU A&M to Authorize Entering into a Lease with Chi Omega for Related Construction

**Date:** December 9, 2021

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1:

- E.6 The lease of any immovable property, as lessee or lessor, where the lease is for the construction or renovation of any fraternity or sorority house
- G.1 Any contract or series of related contracts for the construction, renovation, or other capital improvement of buildings or other immovable property of the Board where the construction cost is projected to be greater than \$1 million

#### 2. Summary of Matter

Chi Omega sorority has a lease with LSU, on which their house is located. Chi Omega's house is aging, and they need to make major renovations. LSU's standard practice is to require fraternities and sororities to enter LSU's current lease template when making such major improvements.

The renovations will increase the size of the Chi Omega house from 19,176 sf to 26,780 sf, adding 10 new beds and additional study, chapter function, and common areas. The project will also replace their building mechanical systems, improve restroom facilities and bedrooms, and increase the size of their dining room and chapter meeting room.

Chi Omega estimates the total construction cost at approximately \$7.9 million. Chi Omega will be solely responsible for this amount. Chi Omega intends to fund the project with a combination of donated funds and a mortgage loan, which will be subject to LSU's approval in accordance with the terms of their lease.

LSU will have no liability for any debt incurred by Chi Omega, and the rights of any creditor will be subordinate in all respects to the terms of the LSU lease.

Chi Omega expects to start construction at the end of May 2022, once the students move out at the end of the spring semester.

#### 3. Review of Business Plan

The Phi Gamma of Chi Omega House Corporation ("Chi Omega") will be solely responsible for the construction and any related financing. LSU will not be a party to either the construction contract or any mortgage agreement taken out by Chi Omega. The debt will be secured by a Leasehold Mortgage of the rights Chi Omega has from LSU pursuant to the revised lease.



#### **4. Fiscal Impact**

LSU has no financial interest in this project, but it is expected to enhance the residential environment of those students who are members of Chi Omega.

#### **5. Description of Competitive Process**

N/A. Chi Omega, a private entity, is solely responsible for construction and financing.

#### **6. Review of Legal Documents**

None

#### **7. Parties of Interest**

LSU  
Phi Gamma of Chi Omega House Corporation  
Chi Omega

#### **8. Related Transactions**

At this Board's March 5, 2021, meeting, Chi Omega received approval to enter a mortgage to secure a loan to fund the design of the building improvements. This construction project and new lease are the culmination of the Chi Omega plans discussed at that meeting.

#### **9. Conflicts of Interest**

None.

#### **10. Attachments**

1. Transmittal Memo
2. Lease

### **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College (the "Board"), does hereby authorize the President of LSU, or designee, acting on behalf and in the name of the Board, and in consultation with General Counsel, to execute and deliver a lease with Phi Gamma of Chi Omega House Corporation or any related party, with the lease containing such terms and conditions as the President, in consultation with the General Counsel, deems to be in the best interests of LSU.



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## CAMPUS CORRESPONDENCE

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**To:** William F. Tate IV, LSU President

**Date:** November 17, 2021

**Through:** Donna Torres, Interim Executive Vice President for  
Finance & Administration / CFO

**Through:** Tony Lombardo, Associate Vice President for  
Facilities & Property Oversight

**From:** Patrick H. Martin, V, Assistant Vice President for  
Real Estate, Public Partnerships, and Compliance

A handwritten signature in blue ink, appearing to be "P. H. Martin", is written over the "From:" line.

**Re:** Board of Supervisors Agenda, December 9-10, 2021  
Request from LSU A&M to Authorize Entering into a Lease with Chi Omega and for Related  
Construction

This request will authorize the LSU President or his designee to authorize entering into a lease with Chi Omega for related construction.

I recommend that this item be included on the agenda for the December 9-10, 2021 LSU Board of Supervisors meeting.

**STATE OF LOUISIANA**

**PARISH OF EAST BATON ROUGE**

**LEASE**

**BE IT KNOWN** that on the dates hereinafter set forth, but effective as of the \_\_ day of \_\_\_\_\_, 2021, before the undersigned Notaries Public, duly commissioned and qualified in and for the aforesaid Parish and State, and in the presence of the undersigned competent witnesses, personally came and appeared:

**BOARD OF SUPERVISORS OF LOUISIANA STATE UNIVERSITY AND AGRICULTURAL AND MECHANICAL COLLEGE** (hereinafter “Board” or “LESSOR”), a public constitutional corporation organized and existing under the Constitution and laws of the State of Louisiana, domiciled in the Parish of East Baton Rouge, State of Louisiana, appearing herein through its President, F. King Alexander, duly authorized;

and

**PHI GAMMA of CHI OMEGA HOUSE CORPORATION**, a Louisiana Corporation domiciled in the City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, herein represented by \_\_\_\_\_ by virtue of a duly authorized resolution attached hereto and made a part hereof as Exhibit “A” (hereinafter referred to as “LESSEE”),

**WITNESSETH:**

**WHEREAS**, LESSEE is a Louisiana Corporation formed to support the operations of the LSU Phi Gamma of Chi Omega Sorority (herein the “Fraternity”);

**WHEREAS**, LESSEE desires to lease from Board, the following described property located on the campus of Louisiana State University (herein “LSU” or “University”) an institution under the supervision and management of Board:

A certain lot or parcel of ground comprising a portion of the Louisiana State University Campus, Parish of East Baton Rouge, State of Louisiana, together with all improvements thereon and all rights, ways, privileges and servitudes thereunto belonging to or in anywise appertaining, and being more particularly described as Lot No. Sixteen (16) of the new Sorority Lots as shown on map of survey made by C. Carter Brown, dated June 25, 1964, and revised October 7, 1964, entitled “Louisiana State University Subdivision of Sorority Area”;

herein the “Leased Premises;”

**WHEREAS**, LESSEE desires to renovate its existing house, demolishing a portion of it and adding a new wing (the “Improvements”) on the Leased Premises for housing for the Fraternity at University;

**WHEREAS**, LESSOR and LESSEE desire to enter into this Lease for the purposes set forth herein, and

**NOW, THEREFORE**, LESSOR and LESSEE agree and do hereby agree and enter into this Lease as follows:

1. Terms not defined herein shall be defined as set forth on Exhibit “B” hereto.
2. For the consideration and upon the terms and conditions hereinafter expressed, LESSOR hereby leases the Leased Premises to LESSEE from the Effective Date hereof through and including February 8, 2064. This Lease shall terminate on February 9, 2064, unless terminated earlier in accordance with the provisions of this Lease. Furthermore, in consideration for the lease of the Leased Premises by LESSOR to LESSEE, LESSEE shall do the following:

- a. Pay annual rental of \$10.00;
- b. Within three (3) years of the Effective Date of this Lease, construct the Improvements at a cost in excess of Seven Million Dollars (\$7,000,000); and
- c. Otherwise fulfill the terms and conditions of this Lease.

3. With respect to any construction on the Leased Premises, including particularly, but not exclusively, the construction of the Improvements, the LESSEE and Fraternity shall abide by the provisions of this Lease and in particular the rules, regulations, requirements and provisions set forth in Exhibit "C" hereto, and shall be subject to the following rules, regulations, requirements and provisions:

- a. The location of any Improvements on the Leased Premises shall require the prior approval of the LSU Representative.
- b. The University shall have the sole authority to determine whether the Contractor for any Improvements or Work and/or whether the LESSEE in connection therewith have complied with the plans, specifications and other contractual obligations assumed by Contractor and/or LESSEE.
- c. Subject to the provisions of Section 16 hereof, there is hereby reserved to the University the right to require the removal of the Improvements should the LESSEE and/or Fraternity fail, refuse or neglect to comply with the material rules, regulations, requirements and provisions set forth herein.

4. The Leased Premises shall be used for the construction of the Improvements and for the operation of a home for LESSEE, and for no other use or purpose whatsoever without the prior written consent of the LSU Representative.

5. At all times, the immovables located on and the condition of the Leased Premises shall be maintained in good condition and in conformance with the general plans adopted by the University for the beautification of the campus and in a manner acceptable to the President of Louisiana State University and to the Campus Committee established to monitor the provisions of that certain Permanent Memorandum dated July 10, 2018 ("PM-68"), which may be amended and/or restated from time-to-time and which is incorporated into the Lease and shall be binding on LESSEE and any successors in interest. LESSEE and Fraternity shall at all times be in compliance with PM-68 as it may be amended from time to time. The landscaping of the Leased Premises shall also conform with the general plans adopted by the University for the beautification of the campus.

6. LESSEE, Fraternity and their invitees shall use their best efforts to keep the Leased Premises and any improvements thereon free from any and all contamination and pollution. LESSEE, Fraternity and their invitees shall not store any hazardous or toxic substance on or about the Leased Premises or any improvements thereon. LESSEE and Fraternity agree to notify University immediately of any and all contamination or pollution discovered on, about, or near the Leased Premises or any improvements thereon. LESSEE and Fraternity, each in solido, shall save and hold LESSEE and University harmless and defend and indemnify LESSOR and University for any charge or liability resulting from any contamination or pollution present on or about the Leased Premises or in or on any improvements thereon if such contamination or pollution was caused in whole or in part by LESSEE and Fraternity and/or an invitee of either.

7. In the event any constructions, renovations, alterations, or improvements are made on or about the Leased Premises or on or about any buildings or improvements located thereon, (other than with respect to any Work, which shall be governed by Exhibit "C" hereto) and a laborer's or materialman's lien or claim is filed against the Leased Premises or any part thereof as a result of said constructions, renovations, alterations, or improvements, LESSEE shall within twenty (20) days of the recordation of any such claim or lien have such claim or lien cancelled or deposit with the recorder of mortgages of East Baton Rouge Parish, Louisiana, a bond or adequate funds guaranteeing payment of said lien or claim in full.

8. LESSEE acknowledges that it has recently examined and inspected the Leased Premises and found them in good and safe condition. LESSEE and Fraternity, each in solidio, agree to defend, indemnify, save and hold LSU harmless from any responsibility or liability, including gross negligence, strict liability, negligence, or any other fault whatsoever, sole or concurrent with any other person or entity, for loss or damage to any person whomsoever or to the property of LESSEE, Fraternity or others arising from the present or future condition or upkeep and maintenance of the Leased Premises or any construction thereon, LESSEE's and/or Fraternity's activities and/or operations on or about the Leased Premises or those of their tenants or invitees and/or any way arising out of, incidental to, and/or related to any activities and/or operations conducted on or near the Leased Premises. LESSEE and University agree to defend, indemnify, save and hold LESSOR and University harmless from any responsibility whatsoever for any and all liability including gross negligence, strict liability, negligence or any other fault, sole or concurrent, for loss, injuries, or damages caused to LESSEE, Fraternity, their tenants, invitees or others by any vice or defect of the Leased Premises or any constructions or improvements thereon or LESSEE's or Fraternity's or their tenants' or invitees' activities and/or operations on or about the Leased Premises. LESSEE and Fraternity expressly assume all such liability, and LESSEE and Fraternity agree to defend and indemnify LESSOR and University and to hold LESSOR and University harmless from any and all losses, injuries, or damages (including costs and reasonable attorney's fees) to any person or persons whomsoever and to the property of any persons whomsoever arising out of, or incidental or related to, LESSEE's, Fraternity's, or their tenants' or invitees' occupancy, use, operation, condition, including but not limited to contamination or pollution or condition of the Leased Premises. LESSEE's and Fraternity's obligation to defend LESSOR and University shall include payment of all reasonable costs, expenses, and fees of legal counsel of LESSOR's and University's choice.

9. In the event it should become necessary for LESSOR or University to take any action to enforce any of the terms, covenants, conditions or provisions of this Lease, or to recover any of the amounts due hereunder, as rent or otherwise, LESSEE and Fraternity shall pay all costs and expenses thereof, including reasonable fees of any attorney engaged by LESSOR or University in connection therewith.

10. The waiver by LESSOR or University of any breach of any term, covenant, condition or provision herein contained shall not be deemed to be a waiver of such term, covenant, condition or provision with respect to any preceding or subsequent breach of the same or any other term, covenant, condition, or provision hereunder. No term, covenant, condition, or provision of this Lease shall be deemed to have been waived by LESSOR or University, unless such waiver is in writing by LESSOR.

11. LESSOR or its designee may secure and/or remove any constructions on or about the Leased Premises, including but not limited to any fraternity or sorority house at no expense to LESSOR, if the house or any other construction or improvement:

- a. constitutes an imminent danger to any person; or
- b. becomes uninhabitable and LESSEE fails to take timely and reasonable actions to repair it; or
- c. has been abandoned by LESSEE or Fraternity; or
- d. constitutes a nuisance; or
- e. has not been used or occupied for a period of more than one hundred eighty (180) days, exclusive of LESSOR and University holidays; provided that if LESSEE is actively engaged in making repairs or in seeking to obtain funding to make repairs, LESSOR will reasonably cooperate with LESSEE and LESSOR will not exercise its rights under this section unless and until it reasonably determines, after discussions with LESSEE, that LESSEE will be unable to do make such repairs.

LESSEE shall promptly, upon demand, reimburse LESSOR and University for all related costs and expenses.

12. Unless otherwise approved in writing by the LSU Representative, notwithstanding any terms and conditions of any mortgage or other agreement between LESSEE or Fraternity and another person or entity to the contrary, any insurance proceeds payable for any damage or destruction to the Improvements, shall be used to repair or restore the Improvements to the extent reasonably feasible. Any mortgagee having a mortgage upon the Improvements at the time of the damage or destruction shall have the right to require that the insurance proceeds be escrowed with it and disbursed in periodic payments to the persons performing the restoration work as such work progresses.

13. LESSOR and LESSEE agree that in the event of any fact, occurrence, circumstance, or condition that would cause LESSEE to be in default of any term, condition, or obligation under any loan, mortgage, or other agreement existing between LESSEE and any Lender, then said Lender and LESSEE shall provide notice of same to LESSOR and University, and LESSOR and University shall have the right (but not the obligation) within thirty (30) calendar days after receipt of said notice to take such action as may be required to cure said default. In the event that LESSOR or University elects to cure said default, it shall be entitled to recover from LESSEE all costs, fees, and expenses incurred curing said default. By execution of this instrument, LESSOR and University do not assume, bind themselves for, or guarantee performance by LESSEE of, any present and future obligation arising under the Lease.

14. No lease, option, right of first refusal, servitude, mortgage, pledge, security interest, or other burden or encumbrance shall be granted on or affecting the Leased Premises or any improvements thereof, by LESSEE or Fraternity, or otherwise, without the prior written consent of the LSU Representative. Notwithstanding any terms and conditions of any mortgage or other agreement, no debt of LESSEE shall be secured by mortgage, pledge, or other security interest in any contract or lease rights between LESSEE and LESSOR, under any circumstances. LESSOR shall not be bound by any agreement, contract, term, condition, or obligation between LESSEE and any sub-lessee.

15. LESSEE shall not transfer or assign its interests in this Lease by sale, assignment or otherwise without the prior written consent of the LSU Representative. Any terms and conditions contained in any mortgage by LESSEE in favor of any lender or creditor or other agreement between LESSEE and any lender or creditor inconsistent with any term or condition contained herein shall be null and void and have no effect or prejudice on the rights of LESSOR and University as set forth herein or established by law. LESSEE agrees that it shall not grant a mortgage or security interest in LESSEE's Improvements located or to be located on the Leased Premises, except with the prior written consent of the LSU Representative.

16. Without limiting the rights of Board and University to suspend or revoke the Fraternity's rights to operate the Fraternity at the University or to allow any members or former members of the Fraternity to occupy the Improvements and/or the Leased Premises, and only so long as any debt approved in accordance with Section 14 of this Lease shall remain outstanding, University agrees that it will not exercise its right to require removal of the Improvements for any default other than failure to maintain, upkeep, repair or occupy the Improvements such that the Improvements, in Lessor's sole opinion, (i) constitute an imminent danger to any person, (ii) become uninhabitable, (iii) have been abandoned by LESSEE or Fraternity, (iv) constitute a nuisance, or (v) have not been occupied for a period in excess of one hundred eighty (180) days, exclusive of LESSOR and University holidays. In the event of such failure to maintain, upkeep, or repair the Improvements, Lessor will give any mortgagee of the Improvements an opportunity to cure said default, and if said default is not cured within thirty (30) days of such notice, University shall have the right to require the removal of the Improvements by the Lessee. Furthermore, the entirety of all loan proceeds secured by such a mortgage or security interest shall be used solely and exclusively for the acquisition, design, construction, renovation and/or improvement of said property.

17. In addition to the insurance requirements related to any construction and set forth on Exhibit C hereto, LESSEE shall maintain general liability insurance in accordance with Exhibit "D" hereto and in a form and with coverage limits acceptable to LESSOR and as otherwise required by PM-68.

18. With respect to any matter that requires the consent of either Board or University, unless the Lease specifically provides otherwise, such consent may be given by the LSU Representative.

19. Fraternity shall be obligated to register with the University as a student organization and pay in a timely manner all fees established and assessed by Greek Life and other services applicable to the Leased Premises deemed necessary and appropriate by the University to insure that the Leased Premises are maintained in a safe condition and in a good state of appearance.

20. Subject to the provisions of Section 16 hereof and, in addition, to the provisions of Sections 20(a) and (b) below, the University shall have the power at all times to make such rules, regulations and requirements as it shall see fit relative to the conduct and activities of people in said fraternity home or on the grounds leased herein, and to change or alter the same as may be deemed good for the University, and failure on the part of the LESSEE to conform to the rules and regulations thus provided shall subject said LESSEE to immediate termination of the Lease with order to remove buildings on the property herein leased at the option of the University and the University shall be the sole judge of the rules and conformity thereto.

- a. Permitted Uses. Subject to the terms and provisions hereof, Lessee and Fraternity shall use the Leased Premises and the buildings and improvement thereon solely for the housing, dining, and personal living needs of the LSU students and for the conduct of appropriate social and organizational activities of the Fraternity. LESSEE and Fraternity's use of the Leased Premises and the buildings and improvement thereon shall comply at all times with all applicable laws, orders, ordinances, zoning ordinances, regulations, and statutes of any federal, state, parish or municipal government now or hereafter in effect, including all environmental laws and regulations, as well as all applicable LSU Rules and Regulations.
- b. Prohibited Uses. The possession, use, and/or consumption of any alcoholic beverage in or upon the Leased Premises or the buildings and improvement thereon must be in compliance with all applicable federal, state, or local statutes, ordinances, rules or regulations, and any rules or regulations adopted by LSU, including but not limited to LSU Policy Statement 78 as it may be amended from time to time. Controlled substances, as defined by federal, state, or local statutes, ordinances, rules or regulations shall not be possessed, used or sold in or upon the Leased Premises or the buildings and improvement thereon in violation of applicable law. The illegal possession, use and/or sale in or upon the Leased Premises or the buildings and improvement thereon of any controlled substance or illegal drugs is strictly prohibited. Any criminal behavior or violation of LSU Rules and Regulations, including but not limited to, assault and battery, hazing, or sexual misconduct are also strictly prohibited. Neither the Leased Premises nor the buildings and improvement thereon shall be used at any time for the purpose of carrying on any business, profession or trade of any kind whatsoever.

21. Notwithstanding anything to the contrary set forth in this Lease, in the event of the default of LESSEE hereunder or the default of Fraternity hereunder including, but not limited to, failure to comply with the terms, conditions, rules, regulations, requirements and provisions set forth in this Lease and/or in PM-68, or the withdrawal or suspension of the charter of Fraternity by its national organization, the disbanding of Fraternity, or if the Board or University suspends and/or revokes the Fraternity's rights to operate the Fraternity at the University, each of which occurrences shall constitute a default by LESSEE, LESSOR, in addition to any other rights under Louisiana law, shall have the right, at its sole option to terminate this Lease and either:

- a. purchase the Improvements in accordance with Applicable Laws for an amount equal to the book value, as of such termination date, of the unamortized portion of the Improvements; or

- b. require that, subject to approval by the LSU Representative, Lessee assign, sublease or otherwise transfer its interest in the Improvements and its rights under the Lease to another LSU affiliated fraternity or sorority in good standing with University, or assign, sublease or transfer its Lease to a non-profit approved by Lessor as an affiliate organization; or
- c. subject to the provisions of Section 16 hereof, require LESSEE, at LESSEE's expense, to remove the Improvements from the Leased Premises and restore the Leased Premises to a clean and orderly unimproved condition provided.

22. In the event of the termination of this Lease other than as a result of the default of LESSEE or Fraternity, and other than at the end of the term, LESSOR shall have the sole option to purchase the Improvements in accordance with Applicable Laws for an amount equal to the book value as of such termination date of the unamortized portion of the Improvements.

23. At the expiration of the term of this Lease:

- a. LESSOR shall have the right, at Lessor's sole option and to the extent allowed by Applicable Laws, to renew or extend this Lease under similar terms and conditions afforded to other similarly situated properties owned by LESSOR and leased to other organizations similar to LESSEE, or on otherwise mutually agreeable terms and conditions;
- b. Lessor shall have the right to require that LESSEE and Fraternity transfer to LESSOR, at no cost, the Improvements; or
- c. LESSOR, at its sole option, can instead require the LESSEE at LESSEE's expense to remove the Improvements from the Leased Premises and restore the Leased Premises to a clean and orderly unimproved condition.

24. Notwithstanding anything to the contrary set forth herein, each and every obligation of LESSEE and Fraternity is deemed to be in solido.

25. Venue for any disputes arising under the Lease, as amended, shall be the Nineteenth Judicial District Court, Parish of East Baton Rouge, State of Louisiana

26. This Lease, including the Exhibits attached hereto, constitutes the entire agreement between the parties hereto and supersedes any prior agreements relative to the Leased Premises. This Lease can only be modified in writing signed by the parties hereto.

27. In the event that any term or condition of the Lease, as amended, is determined to be in violation of any law, regulation, or ordinance, the Parties agree that any such term or condition will be severed from the Lease, as amended, and the Lease, as amended, shall be construed to give all other terms and conditions full force and effect.

**NOW COMES**, Fraternity who intervenes in this Lease, and specifically assumes all of the obligations of Fraternity as set forth herein.

*[Signatures on Following Page]*



**THUS DONE AND SIGNED** in \_\_\_\_\_, Louisiana, on this \_\_\_ day of \_\_\_\_\_, 2021, in the presence of me, Notary, and the following competent witnesses, who have signed in the presence of the parties and me, Notary.

WITNESSES:

**BOARD OF SUPERVISORS OF  
LOUISIANA STATE UNIVERSITY AND  
AGRICULTURAL AND MECHANICAL  
COLLEGE**

\_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

\_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

By: \_\_\_\_\_  
William F. Tate IV, President  
Louisiana State University

\_\_\_\_\_  
Notary Public  
Printed Name of Notary: \_\_\_\_\_  
Notary No. or La. Bar Roll No.: \_\_\_\_\_

**THUS DONE AND SIGNED** in \_\_\_\_\_, Louisiana, on this \_\_\_ day of \_\_\_\_\_, 2019, in the presence of me, Notary, and the following competent witnesses, who have signed in the presence of the parties and me, Notary.

WITNESSES:

**PHI GAMMA OF CHI OMEGA HOUSE  
CORPORATION**

\_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

\_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

By: \_\_\_\_\_  
PRINTED NAME: \_\_\_\_\_

\_\_\_\_\_  
Notary Public  
Printed Name of Notary: \_\_\_\_\_  
Notary No. or La. Bar Roll No.: \_\_\_\_\_

WITNESSES:

**INTERVENOR:**

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Printed Name: \_\_\_\_\_

**PHI GAMMA OF CHI OMEGA  
FRATERNITY**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A" TO LEASE**  
**RESOLUTION TO LEASE**

## EXHIBIT “B” TO LEASE

### CERTAIN TERMS DEFINED

“**Applicable Laws**” refers to all laws, statutes, rules, regulations, ordinances, zoning ordinances, building codes, resolutions and orders of any Governmental Authority, including but not limited to applicable rules, regulations and architectural standards of University and Board, applicable to the parties and substantially affecting the ability of the parties to meet their obligations hereunder; provided, however, that this definition shall not be interpreted as waiving protections granted to any party against future laws impairing the obligations of contracts between the parties and/or any third parties.

“**Architect,**” refers to any architect or other design professional, including their permitted successors and assigns, engaged by LESSEE to perform architectural or design services with respect to any phase of the design and/or construction of the Improvements or any other Work or any substitute or successor architect or other design professional engaged by LESSEE.

“**Board**” refers to the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College.

“**Business Day**” refers to any day other than a Saturday, Sunday, State or Federal holiday, or a day on which LESSOR’s business and most administrative offices are closed because of holiday, security, or weather or other events of force majeure.

“**Construction Contract,**” refers to one or more agreements for the construction of the Improvements or any other Work entered into by and between the LESSEE and the Contractor, including all amendments, modifications, exhibits, schedules, supplements and change orders to all such agreements.

“**Contractor,**” refers to the contractor or contractors selected by LESSEE to construct the Improvements or any other Work and their permitted successors and assigns.

“**Effective Date**” shall have the meaning provided for in the lease to which this Exhibit is incorporated or, if no such term is defined, shall mean the date on which that lease becomes effective.

“**Fraternity**” shall have the meaning provided for in the lease to which this Exhibit is incorporated.

“**Governmental Authority**” refers to any and all jurisdictions, entities, courts, boards, agencies, commissions, offices, divisions, subdivisions, departments, bodies or authorities of any nature whatsoever of any governmental unit (federal, state, parish, district, municipality, city or otherwise) whether now or hereafter in existence.

“**Improvements,**” shall have the meaning provided for in the lease to which this Exhibit is incorporated.

“**Lease**” refers to the Lease to which this Exhibit is attached and made a part thereof between the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College and Star and Crescent Foundation of Louisiana, Inc.

**“Leased Premises”** refers to the area leased by LESSOR to LESSEE pursuant to this Lease and more fully described on page 1 of the Lease.

**“LESSEE”** shall have the meaning provided for in the lease to which this Exhibit is incorporated.

**“LESSOR”** refers to the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College.

**“LSU”** refers to Louisiana State University and Agricultural and Mechanical College, an institution under the supervision and management of Board.

**“LSU Rules and Regulations”** refers to all current and future rules, regulations, procedures and directives promulgated by or pursuant to authority granted to University or Board.

**“LSU Representative”** refers to the President of LSU or his designees; for any approvals required of the LSU Representative relating to the plans and specifications for construction of the improvements, the President’s designee shall be presumed to be the Associate Vice President for Facility & Property Oversight or that individual’s designee, and for any approvals required of the LSU Representative relating to financing or financial terms, the President’s designee shall be presumed to be the Executive Vice President for Finance and Administration or that individual’s designee.

**“Payment and Performance Bonds,”** refers to payment and performance bonds required in connection with the construction of the Improvements or the performance of any Work.

**“Plans and Specifications,”** refers to one or more sets of final plans and specifications, including any amendments thereto, for design of the Improvements, or any other Work, materials selection and method of construction for the construction of the Improvements and for all other Work related thereto, which have been approved, in writing, by the LSU Representative.

**“PM-68”** refers to Presidential Memorandum 68 dated August 25, 1994.

**“Punch List,”** refers to a list prepared by the Architect and approved by the University Construction Monitor and the LSU Representative, which sets forth those items of Work to be completed following Substantial Completion, prior to final acceptance.

**“Substantial Completion,”** refers to the date or dates on which (a) the Architect has certified to LESSEE that Work (or, if approved by the University Construction Monitor and the LSU Representative, any portion of Work) has been completed substantially in accordance with the Plans and Specifications, subject to customary punch list items remaining to be completed, (b) the University Construction Monitor and the LSU Representative have given written approval of the Architect's certificate, which approval shall not be unreasonably delayed, withheld or conditioned, and (c) governmental certificates and approvals required to allow beneficial use and occupancy of the Improvements by the University have been obtained, including, but not limited to, a Certificate of Occupancy (whether temporary or final) and State Fire Marshal approval.

**“University”** refers to Louisiana State University and Agricultural and Mechanical College, an institution under the supervision and management of Board.

**“University Construction Monitor,”** one or more persons designated and authorized in writing from time to time by the President of LSU or his designee to monitor LESSEE’s construction progress during the construction phase of the Improvements or any other Work who shall be either a licensed architect or a licensed engineer. The initial University Construction Monitor shall be the University’s Assistant Vice President of Planning, Design and Construction.

**“Work,”** refers to all work and activities required to be undertaken by LESSEE in order to design and construct the Improvements and any future construction on the Leased Premises including, without limitation, the transportation and storage of materials, the securing of work sites and staging areas, the design, planning and construction of the Improvements and any future construction and all necessary utility placements, relocations, tie-ins and upgrades.

**EXHIBIT "C" TO THE LEASE  
TERMS AND CONDITIONS APPLICABLE TO CONSTRUCTION**

***Construction***

At its sole cost and expense, LESSEE shall construct the Improvements and perform any Work in a good and workmanlike manner, in accordance with the following provisions:

***Plans and Specifications/Change Orders***

At least thirty (30) days prior to commencement of any construction, proposed final plans and specifications approved by the University Construction Monitor shall be delivered to the LSU Representative for his review. The LSU Representative shall approve or disapprove such proposed final plans and specifications in writing within thirty (30) days of receipt thereof. Any request for change orders to the Plans and Specifications or to the Construction Contract shall be made to the LSU Representative, who shall approve or disapprove such request in writing within ten (10) Business Days of having received such request from the LESSEE. Any change in work and materials relating to construction of the Improvements or any Work which either (1) materially alters the exterior appearance of the Improvements, or (2) materially alters the quality of materials or the interior appearance of any buildings forming part of the Improvements or Work and costs more than Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00), is subject to the prior review and approval of the LSU Representative, which approval shall not be unreasonably withheld, delayed or conditioned. LESSEE shall notify the LSU Representative in writing of any such proposed changes in work or materials, and provide to the LSU Representative copies of the proposed changes, and the LSU Representative shall either approve or disapprove any such changes within seven (7) Business Days after receipt of such notice from LESSEE. If the LSU Representative fails to respond within such seven (7) Business Day period, it shall be deemed that LSU approves such changes. Notification to the LSU Representative shall include copies of proposed change orders approved by the Contractor, the Architect, the LESSEE and the University Construction Monitor, and shall further include sufficient information for the LSU Representative to make a determination whether to approve or disapprove such changes in the Work or materials. Complete copies of all final change orders shall be provided to the LSU Representative no later than the commencement of the Work represented by the change order, even if LSU Representative approval is not required. Changes in work or materials relating to construction of the Improvements or Work not required to be submitted to the LSU Representative by this section shall be submitted in writing (unless written submission is waived by the University Construction Monitor) to and received by the University Construction Monitor who shall either approve or disapprove any such changes within four (4) Business Days after receipt of such request and copies of the proposed changes from LESSEE. If the University Construction Monitor fails to respond within such four (4) Business Day period, it shall be deemed that he approves such changes. Notwithstanding anything to the contrary set forth herein, no change order to the Construction Contract which materially and substantially deviates from the Construction Contract as originally approved shall be implemented without the prior written consent of the LSU Representative.

### ***Commencement of Work***

No Work on the Improvements or otherwise shall commence until the LSU Representative has given written consent to the notice to proceed and written approval to the final proposed plans and specifications.

### ***Construction Contract***

The construction of the Improvements and all other Work shall be performed on behalf of LESSEE pursuant to the terms of a Construction Contract. LESSEE shall not enter into a proposed Construction Contract without the prior written approval of the LSU Representative. The LSU Representative shall approve or disapprove the proposed final contract within ten (10) days of receipt from LESSEE. Where appropriate, the Construction Contract and Payment and Performance Bonds shall be recorded properly with the Clerk of Court of East Baton Rouge Parish prior to commencement of the construction of the Improvements and any other Work. LESSEE shall include a liquidated damages clause acceptable to the LSU Representative in every proposed Construction Contract. Board, University and LESSEE hereby acknowledge the following, and, to the extent practically and legally possible, the Construction Contract and all subcontracts entered into by the Contractor shall acknowledge expressly that they have been informed of the following:

- The Work will be performed solely and exclusively for LESSEE.
- LESSEE is a separate legal entity from Board or University. It is not acting as agent for Board or University, and LESSEE has no authority to obligate Board or University to any extent whatsoever.
- Neither Board, University nor the State of Louisiana shall be liable, directly or indirectly, for the payment of any sums whatsoever or for the performance of any other obligation whatsoever arising out of Work performed or to be performed pursuant to this Lease.
- LESSEE has no ownership interest in the Leased Premises on which the Work will be performed. The Work shall not give rise to any rights against the Leased Premises, Board or University.
- It is understood and agreed that Board, its members, employees and agents including but not limited to the LSU Representative and the University Construction Monitor, shall owe no legal duty to or assume any liability or responsibility to any party as a result of or in connection with any consent, approval or review given or undertaken in connection with the Work. No party shall infer, based on any consent, approval or review given or undertaken by Board, its members, employees or agents or University including but not limited to the LSU Representative and the University Construction Monitor, agreement with or endorsement of the particular matter at issue; rather, such consent, approval or review shall only be deemed to indicate “no objection” to the particular matter at issue.

### ***Payment and Performance Bonds***

LESSEE shall require that the Contractor provide a performance and labor and materials payment bond(s) with a corporate surety authorized to do business in the State of Louisiana. Said bond(s) shall be for the greater of the full amount of the Contract Sum or the Guaranteed Maximum Price as defined and established in any Construction Contract. LESSEE, the Board and the University shall be obligees under the bond(s).

### ***Rights Concerning the Leased Premises During Construction***

To the extent necessary, LESSEE and the Contractor shall have the right to occupy and use the Leased Premises, with reasonable ingress to and egress from the Leased Premises, during the term of this Lease and, with the prior written consent of the University Construction Monitor, shall fence or block off that area of the Leased Premises necessary to perform the Work in a safe and secure manner. Except for unknown or unforeseen and unforeseeable defects, LESSEE assumes all responsibility for the condition of the Leased Premises during the term of this Lease. Board and University shall not be responsible for any maintenance or repairs to the Leased Premises or the Work during the term of this Lease. The University Construction Monitor and the LSU Representative and any other individuals authorized by the LSU Representative shall at all times have access to the Leased Premises and the exercise of all rights as owner except as otherwise provided herein, even those not specifically acknowledged herein. LESSEE accepts the Leased Premises for the purposes herein outlined without any warranty of title or recourse whatsoever against Board and University.

### ***Access over Adjoining Property during Construction***

Board hereby grants to LESSEE a non-exclusive temporary right of access over and across such other property owned by Board only in so far as such is reasonably necessary in order for the LESSEE to fulfill its obligations hereunder, provided, however, that (1) such access routes are approved in writing by the University Construction Monitor; and (2) LESSEE shall not unreasonably interfere with Board's (or Board's lessee's) use of such other property.

### ***LSU Rules and Regulations; Access During Construction***

LESSEE agrees that it will comply with all Board and University Rules and Regulations with regard to all contractors and personnel entering the Leased Premises for purposes of construction, which rules and regulations will be addressed at the pre-construction conference, and that it will secure, at its own expense, all necessary permits and licenses from all regulatory agencies or bodies. LESSEE shall make these same requirements of the Contractor. At all times during construction, the University Construction Monitor, the LSU Representative and any individuals authorized by the LSU Representative shall have the right but not the obligation to enter the Leased Premises and review the Work to determine that it is being performed in compliance with the Plans and Specifications and in a good and workmanlike manner.



### ***Signage***

Before erecting or placing any sign upon the Leased Premises or the Improvements, LESSEE shall submit the design specifications of such sign to the LSU Representative for approval. LESSEE may only erect or place signage hereunder if it has obtained the prior written approval of the LSU Representative.

### ***Acceptance of Construction***

LESSEE and University agree to work together to identify and facilitate completion of all warranty and punch list items within the first year following acceptance of each phase of any Work. LESSEE will not accept any portion of the Work without the written approval of the LSU Representative. Board and University reserve the right to refuse to approve the acceptance of any phase of the Work unless monies equal to the value of the punch list deficiencies are withheld by the LESSEE and designated for payment to the Contractor only upon completion of the punch list items. Final payment shall not be made to the Contractor until the LSU Representative agrees in writing that the Punch List items have been completed.

### ***Funds for Construction***

At the LSU Representative's request, prior to the commencement of any phase of the Work, LESSEE shall satisfy the LSU Representative that the total amount of money needed to complete the Work, or phase of the Work being undertaken, has been collected or acquired by the LESSEE and is dedicated to that use. At the LSU Representative's sole option, LESSEE may be required to provide a letter of credit, a performance bond, or a dedicated escrow account to guarantee its performance.

### ***On Site Construction Inspector***

If in the LSU Representative's sole discretion it is deemed necessary, LESSEE at LESSEE's expense shall hire an on-site construction inspector or clerk of the works for full time supervision of the Work.

### ***Inspection and Survey***

LESSEE shall inspect the Leased Premises, and arrange for any necessary boundary surveys, topographical surveys, soil borings and other site investigations at its expense. LESSEE accepts the Leased Premises in its present condition.

### ***No Liens; Release of Recorded Liens***

LESSEE shall not suffer or permit any liens to be enforced against the Leased Premises, Board or University by reason of a failure to pay for any work, labor, services or materials supplied or claimed to have been supplied to LESSEE or to anyone through or under the LESSEE. If any such liens shall be recorded against the Leased Premises, LESSEE shall cause the same to be released of record, or in the alternative, if the Lessee in good faith desires to contest the same,

LESSEE shall be privileged to do so, but in such case, LESSEE shall promptly deposit with the Recorder of Mortgages of East Baton Rouge Parish a bond guaranteeing payment of any such liens and hereby agrees to indemnify, defend with an attorney of the LSU Representative's choice, and save Board and University harmless from all liability for damages occasioned thereby and shall, in the event of a judgment of foreclosure on said lien, cause the same to be discharged and released prior to the execution of such judgment.

### ***Insurance During Construction***

Unless otherwise approved in writing by the LSU Representative, during any period in which Work is being performed by LESSEE, LESSEE shall maintain (or require the Contractor to maintain as indicated) the following:

#### ***1. Builder's Risk Insurance***

Contractor shall provide an "All Risk" builder's risk insurance policy, including but not limited to fire and extended coverage insurance, vandalism and malicious mischief, for not less than one hundred (100%) percent of the full replacement value of the Work or property destroyed to protect against any damage or loss during the Work. This policy shall be taken out prior to commencement of construction and discontinued upon final completion and acceptance of the Work. It shall run in favor of Contractor, LESSEE, Board and University, as their interests may appear. The coverage shall include the Architect's fee for work required and reconstruction following a loss during construction. Written evidence of such insurance shall be provided to the LSU Representative prior to commencement of the Work.

#### ***2. General Liability and Property Damage Insurance***

LESSEE and its contractors, before commencing any construction, shall procure and have in effect such comprehensive liability and property damage insurance, including insurance for the operation of motor vehicles, which will cover LESSEE's, Board's, University's and the Architect's legal liability arising out of the lease of the Leased Premises and the occupancy of the Improvements by LESSEE or any of its invitees, for claims for damages for personal injury, including accidental death, as well as claims for property damage, including but not limited to damage to surrounding buildings, which may arise therefrom, with minimum limits of liability of Two Million (\$2,000,000.00) dollars per occurrence and Five Million (\$5,000,000.00) dollars general aggregate. LESSEE shall also require its contractors and subcontractors to have in full force and effect a policy of workmen's compensation and employer's liability insurance before proceeding with any Work or construction under this Lease. Written evidence of such insurance shall be provided to the LSU Representative prior to commencement of any Work or construction on the Leased Premises or to the Improvements.

**3. General Insurance Requirements**

Unless otherwise approved by the LSU Representative in writing, the following requirements shall be applicable to insurance policies and coverages required pursuant to the terms of this Lease:

**a. Required Insurance Shall Be Primary**

All insurance required hereby shall be primary as respects Board, its members, officers, employees and authorized agents and University. Any insurance or self-insurance maintained by the Louisiana Office of Risk Management, Board or University shall be excess and noncontributory of LESSEE or any Contractors' insurance.

**b. Failure to Comply With Reporting Requirements**

Any failure of the LESSEE or Contractor to comply with reporting requirements of a policy required hereby shall not affect coverage provided to Board, its members, officers, employees and authorized agents and University.

**c. Application of Multiple Policies**

The LESSEE's and/or Contractor's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the policy limits.

**d. No Release**

Neither the acceptance of the completed Work nor the payment therefor shall release the LESSEE or Contractor or insurer from applicable obligations of the insurance requirements or indemnification requirements set forth herein.

**e. No Recourse**

The insurance companies issuing the required policies shall have no recourse against Board or University for payment of premiums or for assessments under any form of the policies.

**f. Excess Insurance**

Excess umbrella insurance may be used to meet the minimum requirements for the general liability and automobile liability only.

***g. Deductibles and SIR's***

The LESSEE and/or Contractor shall be responsible for all deductibles and self-insured retentions.

***h. No Special Limitations***

The coverage required hereunder shall contain no special limitations (e.g. limitations beyond those that are normal and customary based on the policy, coverage and activity insured) on the scope of protection afforded to Board, its members, officers, employees and authorized agents and University.

***i. Licensed Louisiana Insurers***

All insurance shall be obtained through insurance companies duly licensed and authorized to do business in the State of Louisiana, which, to the extent available on commercially reasonable terms, bear a rating of A+:XV in the latest A. M. Best Co. ratings guide. If at any time an insurer issuing a policy hereunder does not meet the minimum A. M. Best Co. ratings, and such requirement has not been waived in writing by the LSU Representative, the LESSEE and/or Contractor shall obtain a policy with an insurer that meets the A. M. Best Co., rating required and shall submit another Certificate of Insurance as required hereunder.

***j. Occurrence Based Policies***

All insurance required hereunder, with the exception of Architect's Design Errors and Omissions policies, shall be occurrence coverage. Except as specifically permitted in writing by the LSU Representative, claims-made policies are not allowed.

***k. Verification of Coverage***

The LESSEE shall furnish the LSU Representative with Certificates of Insurance reflecting proof of coverage required hereunder. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be received and approved by the LSU Representative before Work commences and upon any contract renewal thereafter. The LSU Representative reserves the right to request complete certified copies of all required insurance policies at any time. Said certificates and policies shall, to the extent allowed by law, provide at least a twenty (20) day written notification to the LSU Representative prior to the cancellation thereof. Upon failure of the LESSEE to furnish, deliver and maintain such insurance as provided herein, and expiration of any applicable cure period, then Board and/or University may, but shall not be obligated to, obtain said insurance on behalf of the LESSEE at the LESSEE's commercially reasonable cost and expense. Failure of the LESSEE to purchase

and/or maintain, either itself or through its contractor(s), any required insurance, shall not relieve the LESSEE from any liability or indemnification hereunder.

***l. Additional Insureds***

The LESSEE, Board and its members, officers, employees and authorized agents and University shall each be named as additional insureds on all policies required hereby.

***m. Additional Insurance***

The LSU Representative may review LESSEE's required insurance as stated herein at the time of renewal of the policies or at the time of a material change, and the LSU Representative reserves the right to require reasonable additional limits or coverages to the extent available at commercially reasonable rates. LESSEE agrees to comply with any such reasonable request by the LSU Representative or to allow reasonable changes or reductions in coverages.

***n. Blanket Policies***

If any blanket general insurance policy of LESSEE complies with the requirements of this Lease, such insurance shall fulfill the requirements set forth herein.

***o. Limitation on Liability***

The insurance and other provisions of this Lease do not waive or abrogate, are not intended to waive or abrogate, and shall not be interpreted to waive or abrogate the limitation on liability established under La. R.S. 13:5106 for Board and University.

***Oversight By Division of Administration Office of Facility Planning and Control ("OFPC")***

Design and construction of the Improvements is subject to oversight by OFPC in accordance with La. R. S. 17:3361 (A) (2), and such oversight includes, but is not limited to (a) the right to review and approve plans and specifications prior to commencement of construction and to require changes to conform to Applicable Laws, including space and quality standards, and (b) the right to conduct periodic inspections during construction to ensure that all work is being performed in compliance with the OFPC approved Plans and Specifications.

**EXHIBIT “D” TO LEASE -  
GENERAL INSURANCE REQUIREMENTS**

***Insurance***

Unless otherwise approved in writing by the LSU Representative, LESSEE shall maintain the following during the term of this Lease:

***1. General Liability and Property Damage Insurance***

At all times during the term of this Lease, LESSEE shall procure and have in effect such comprehensive liability and property damage insurance, including insurance for the operation of motor vehicles, which will cover LESSEE’s, Board’s, University’s and the Architect’s legal liability arising out of the lease or use of the Leased Premises and the occupancy of the Improvements by LESSEE or any of its invitees, for claims for damages for personal injury, including accidental death, as well as claims for property damage, including but not limited to damage to surrounding buildings, which may arise therefrom, with minimum limits of liability of Two Million (\$2,000,000.00) dollars per occurrence and Five Million (\$5,000,000.00) dollars general aggregate. LESSEE shall also require its contractors and subcontractors to have in full force and effect a policy of workmen’s compensation and employer’s liability insurance before proceeding with any Work or construction under this Lease. Written evidence of such insurance shall be provided to the LSU Representative prior to commencement of any Work or construction on the Leased Premises or to the Improvements.

***2. Property Loss Coverage***

At all times during the term of this Lease, LESSEE shall procure and have in effect property insurance for loss or damage to the Leased Premises and to the Improvements and Work by fire, lightening, earthquake, collapse, vandalism and malicious mischief, flood and storm surge and other perils as included in “extended coverage” or “broad form” insurance in an amount equal to 100% repair or replacement (including cost of demolition and debris removal) cost of the Improvements and any other Work on the Leased Premises less a commercially reasonable deduction but without allowance for depreciation.

***3. General Insurance Requirements***

Unless otherwise approved by the LSU Representative in writing, the following requirements shall be applicable to insurance policies and coverages required pursuant to the terms of this Lease:

**a. *Required Insurance Shall Be Primary***

All insurance required hereby shall be primary as respects Board, its members, officers, employees and authorized agents and University. Any insurance or self-insurance maintained by the Louisiana Office of Risk Management, Board or University shall be excess and noncontributory of LESSEE or any Contractors' insurance.

**b. *Failure to Comply With Reporting Requirements***

Any failure of the LESSEE to comply with reporting requirements of a policy required hereby shall not affect coverage provided to Board, its members, officers, employees and authorized agents and University.

**c. *Application of Multiple Policies***

The LESSEE's insurance shall apply separately to each insured against whom a claim is made or suit is brought, except with respect to the policy limits.

**d. *No Release***

Neither the acceptance of the completed Work nor the payment therefor shall release the LESSEE or insurer from applicable obligations of the insurance requirements or indemnification requirements set forth herein.

**e. *No Recourse***

The insurance companies issuing the required policies shall have no recourse against Board or University for payment of premiums or for assessments under any form of the policies.

**f. *Excess Insurance***

Excess umbrella insurance may be used to meet the minimum requirements for the general liability and automobile liability only.

**g. *Deductibles and SIR's***

The LESSEE shall be responsible for all deductibles and self-insured retentions.

***h. No Special Limitations***

The coverage required hereunder shall contain no special limitations (e.g. limitations beyond those that are normal and customary based on the policy, coverage and activity insured) on the scope of protection afforded to Board, its members, officers, employees and authorized agents and University.

***i. Licensed Louisiana Insurers***

All insurance shall be obtained through insurance companies duly licensed and authorized to do business in the State of Louisiana, which, to the extent available on commercially reasonable terms, bear a rating of A+:XV in the latest A. M. Best Co. ratings guide. If at any time an insurer issuing a policy hereunder does not meet the minimum A. M. Best Co. ratings, and such requirement has not been waived in writing by the LSU Representative, the LESSEE shall obtain a policy with an insurer that meets the A. M. Best Co., rating required and shall submit another Certificate of Insurance as required hereunder.

***j. Occurrence Based Policies***

All insurance required hereunder, with the exception of Architect's Design Errors and Omissions policies, shall be occurrence coverage. Except as specifically permitted in writing by the LSU Representative, claims-made policies are not allowed.

***k. Verification of Coverage***

The LESSEE shall furnish the LSU Representative with Certificates of Insurance reflecting proof of coverage required hereunder. The certificates for each insurance policy are to be signed by a person authorized by that insurer to bind coverage on its behalf. The certificates are to be received and approved by the LSU Representative before Work commences and upon any contract renewal thereafter. The LSU Representative reserves the right to request complete certified copies of all required insurance policies at any time. Said certificates and policies shall, to the extent allowed by law, provide at least a twenty (20) day written notification to the LSU Representative prior to the cancellation thereof. Upon failure of the LESSEE to furnish, deliver and maintain such insurance as provided herein, and expiration of any applicable cure period, then Board and/or University may, but shall not shall be obligated to, obtain said insurance on behalf of the LESSEE at the LESSEE's commercially reasonable cost and expense. Failure of the LESSEE to purchase and/or maintain, either itself or through its contractor(s), any required insurance, shall not relieve the LESSEE from any liability or indemnification hereunder.



***l. Additional Insureds***

The LESSEE, Board and its members, officers, employees and authorized agents and University shall each be named as additional insureds on all policies required hereby.

***m. Additional Insurance***

The LSU Representative may review LESSEE's required insurance as stated herein at the time of renewal of the policies or at the time of a material change, and the LSU Representative reserves the right to require reasonable additional limits or coverages to the extent available at commercially reasonable rates. LESSEE agrees to comply with any such reasonable request by the LSU Representative or to allow reasonable changes or reductions in coverages.

***n. Limitation on Liability***

The insurance and other provisions of this Lease do not waive or abrogate, are not intended to waive or abrogate, and shall not be interpreted to waive or abrogate the limitation on liability established under La. R.S. 13:5106 for Board and University.

# **LOUISIANA STATE UNIVERSITY**

**Comprehensive and Strategic Campus Master Plan**

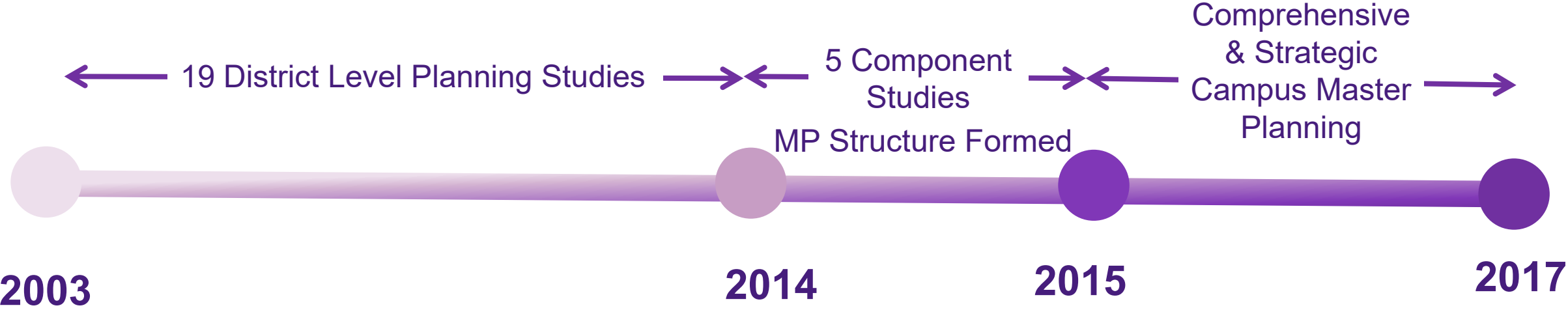
**December 2021**



# AGENDA

- LSU Comprehensive and Strategic Campus Master Plan
- Strategic Capital Plan Overview and Update
- Progress to Date
- Discussion

# MASTER PLANNING TIMELINE

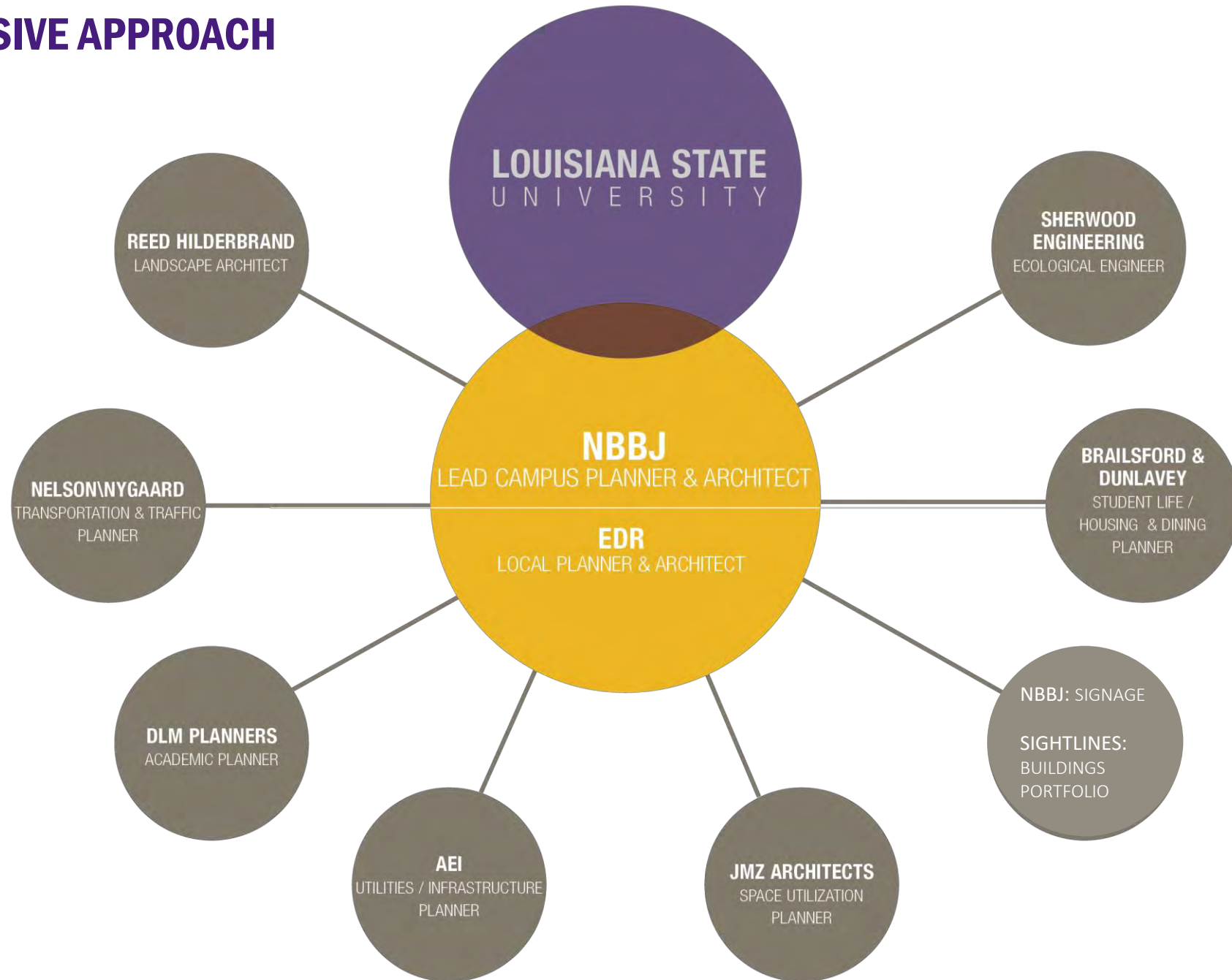


Master Plan

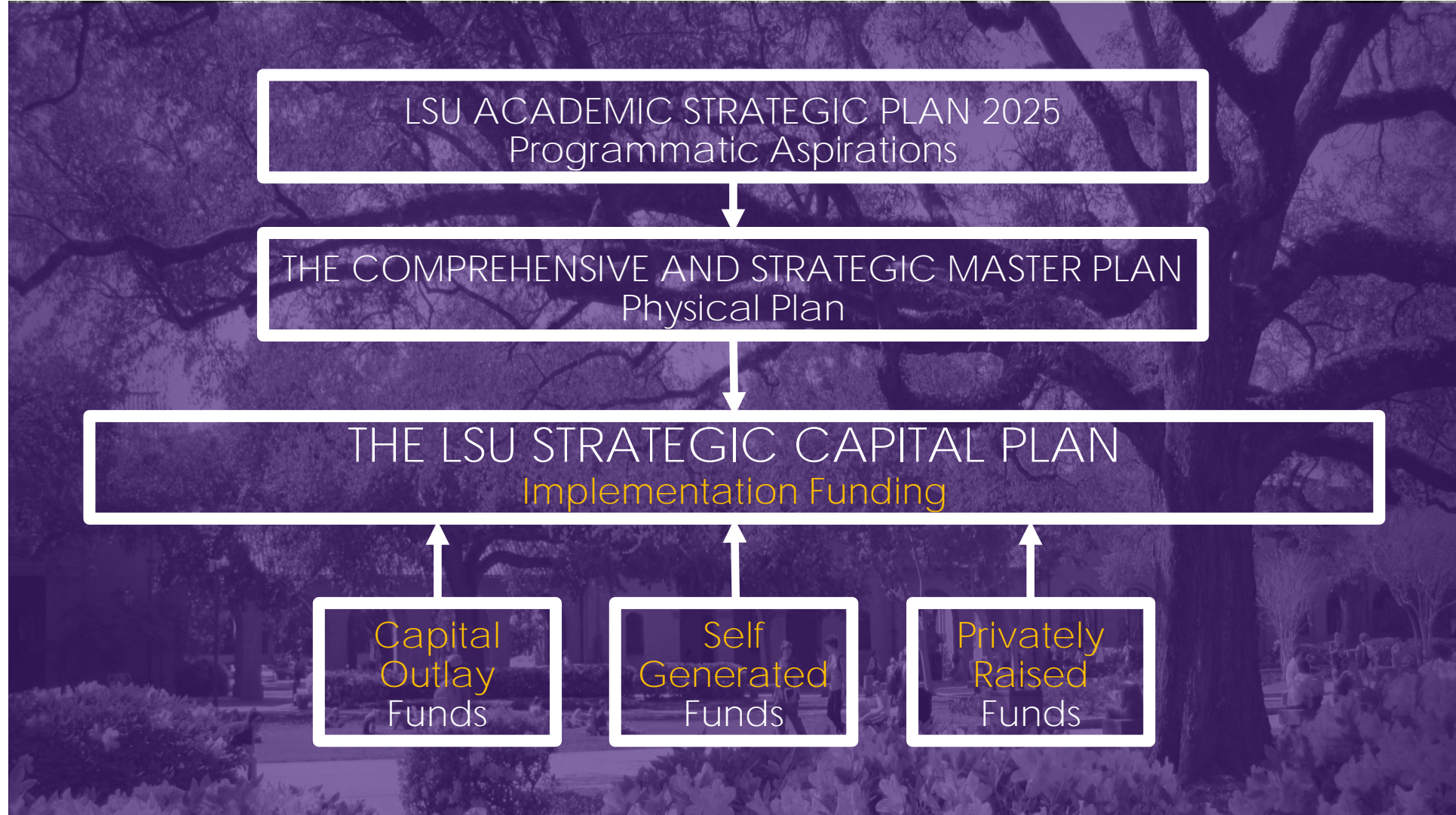
## MASTER PLAN VISION STATEMENT

*Respecting the culture, heritage and diversity of Louisiana State University, this Comprehensive and Strategic Campus Master Plan will provide a **practical** and flexible framework that sustainably guides and integrates development and capital investment on the campus and in the community over the next decade and beyond. The Master Plan will support LSU's Flagship designation and will reinforce its status as a high performance, contemporary, research and living/learning environment....the Flagship of Flagship Universities.*

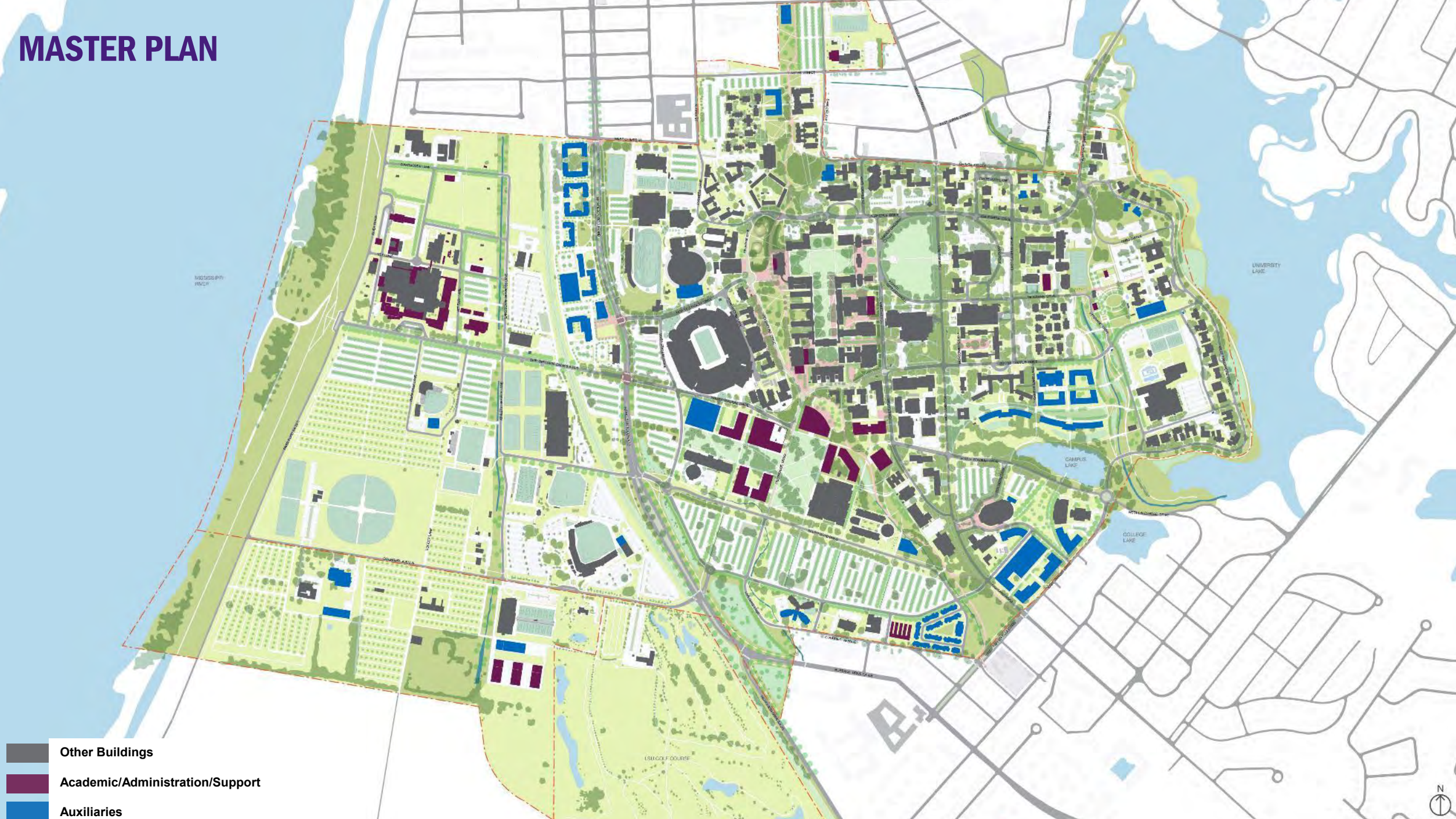
# A COMPREHENSIVE APPROACH






# LSU A&M Master Plan & Strategic Capital Plan Overview



# MASTER PLAN



-  Other Buildings
-  Academic/Administration/Support
-  Auxiliaries

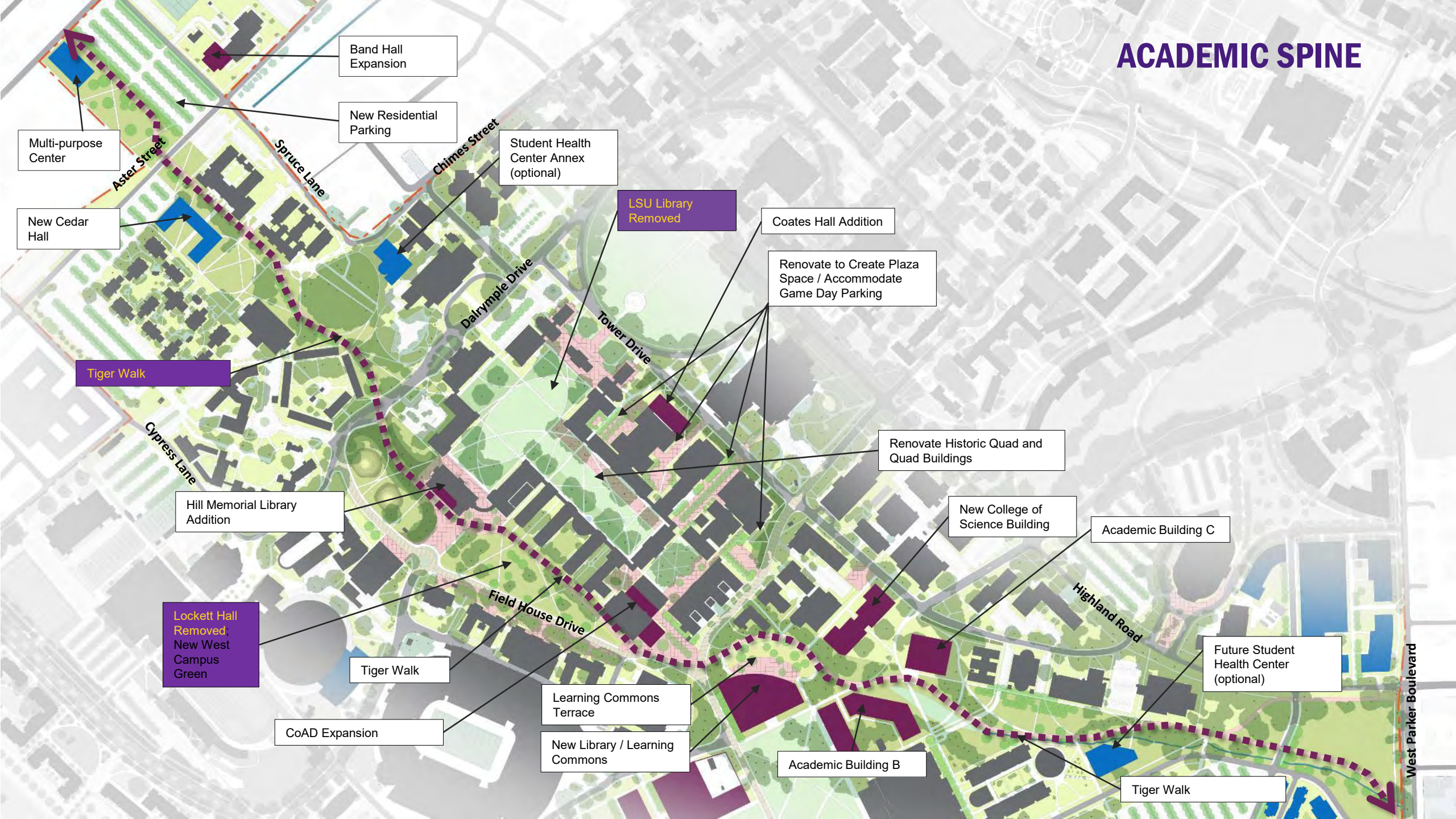




# MASTER PLAN



# ACADEMIC SPINE



Multi-purpose Center

New Cedar Hall

Band Hall Expansion

New Residential Parking

Student Health Center Annex (optional)

LSU Library Removed

Coates Hall Addition

Renovate to Create Plaza Space / Accommodate Game Day Parking

Tiger Walk

Renovate Historic Quad and Quad Buildings

Hill Memorial Library Addition

New College of Science Building

Academic Building C

Lockett Hall Removed; New West Campus Green

Tiger Walk

Future Student Health Center (optional)

CoAD Expansion

Learning Commons Terrace

Academic Building B

New Library / Learning Commons

Tiger Walk

West Parker Boulevard

# RESTORED HISTORIC CAMPUS QUAD

Tiger Stadium

Hill Memorial Expansion

LSU Library Removed

Lockett Hall Removed

Fieldhouse Drive

Tiger Walk

Historic Quad

Coates Hall Addition

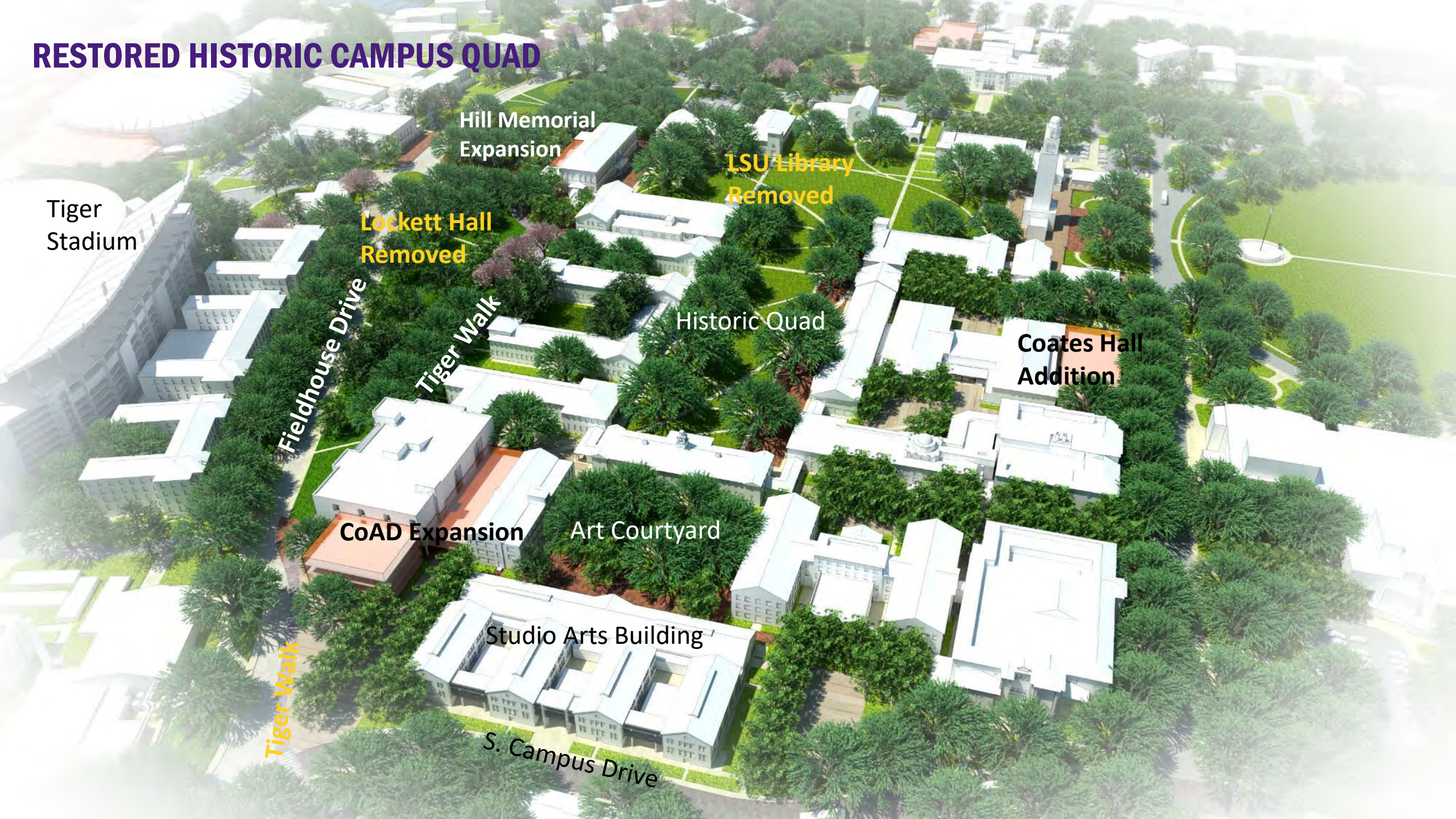
CoAD Expansion

Art Courtyard

Studio Arts Building

Tiger Walk

S. Campus Drive



## RESTORED HISTORIC CAMPUS QUAD



**Current Condition**



**Proposed Vision: Restored Historic Quad**

## RESTORING AND ACTIVATING HISTORIC CORE PLAZAS



**Current Condition:  
Nicholson Hall Parking Lot**



**Proposed Vision: Activated Nicholson Hall Plaza**

## ACTIVATING HISTORIC CORE PLAZAS ON GAME DAY



**Current Condition:  
Nicholson Hall Parking Lot**



**Proposed Vision: Activated Nicholson Hall Plaza**

# A NEW CAMPUS CENTER

Academic Building D

Academic Building A

New Library/  
Learning Commons

Learning  
Commons  
Terrace

Academic  
Building B

Tiger Walk

New College of  
Science Building

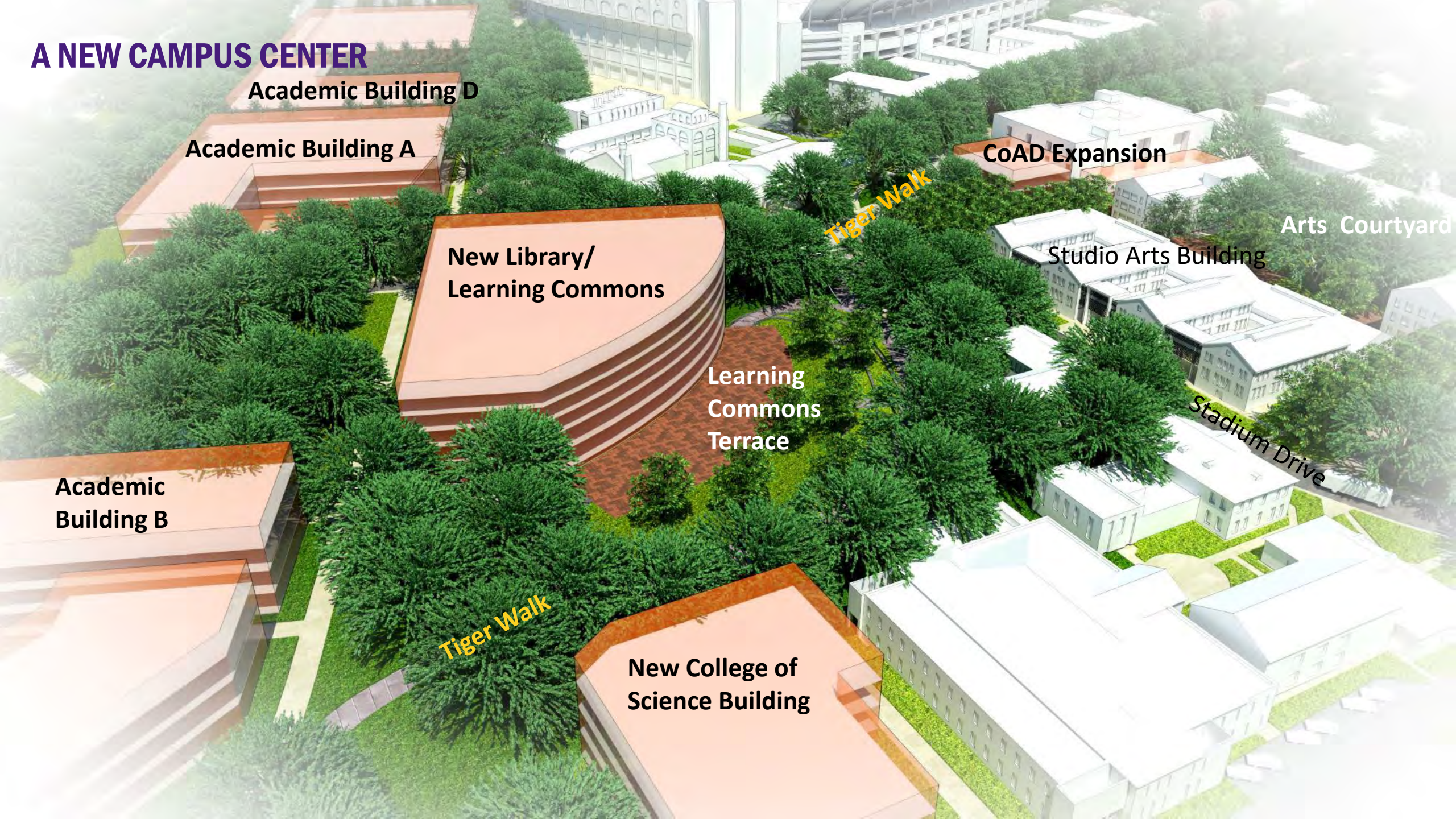
Tiger Walk

CoAD Expansion

Studio Arts Building

Arts Courtyard

Stadium Drive



# NEW LEARNING COMMONS



**Current Condition**



**Proposed Vision: Learning Commons Terrace**



# ENHANCED WEST CAMPUS GREEN

Memorial  
Tower

Coates Hall  
Addition

Historic Quad

Tiger  
Stadium

LSU Library  
Removed

Tiger Walk

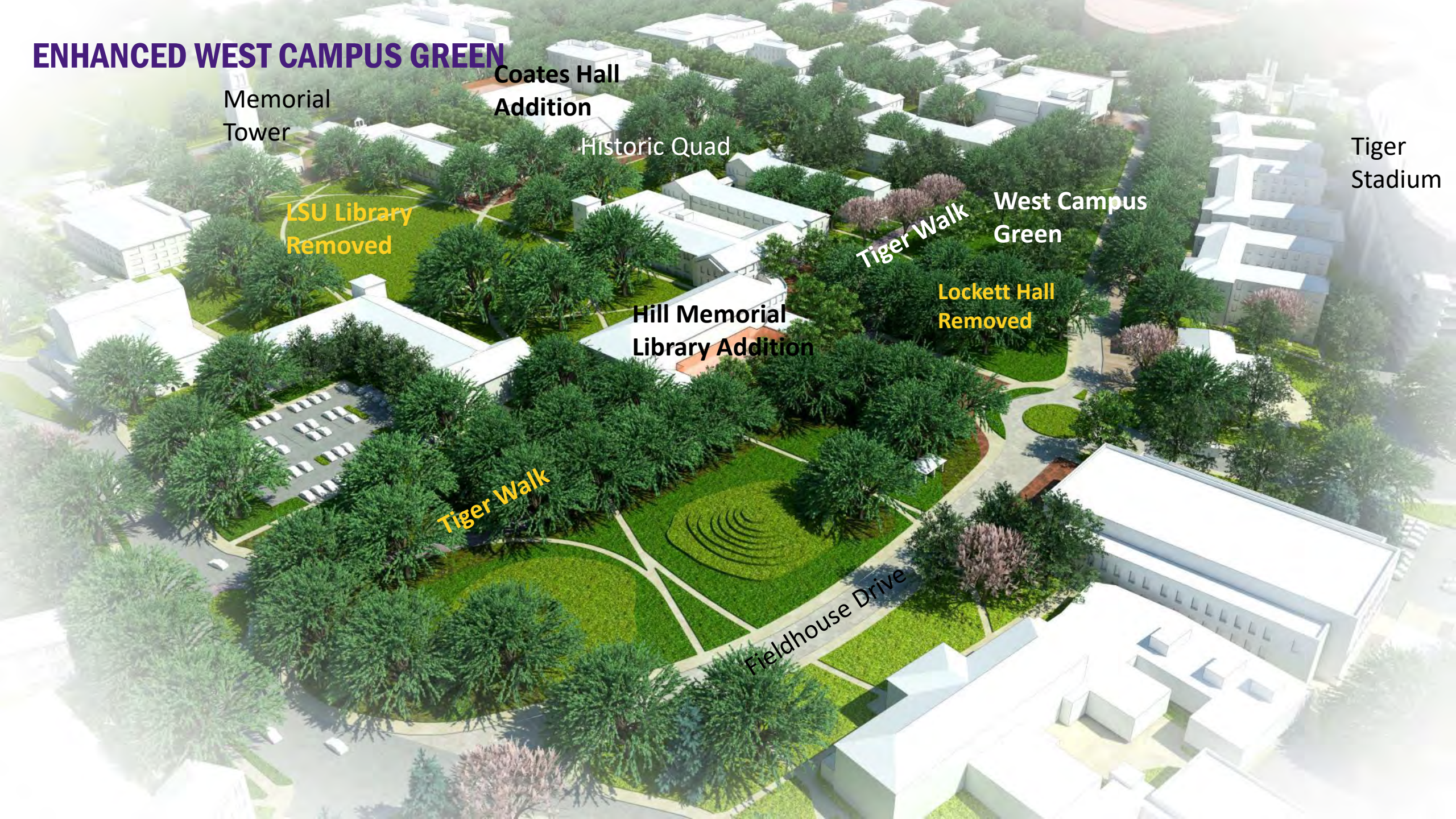
West Campus  
Green

Hill Memorial  
Library Addition

Lockett Hall  
Removed

Tiger Walk

Fieldhouse Drive



# WEST CAMPUS GREEN GAME DAY EXPERIENCE

Memorial Tower

Coates Hall Addition

Tiger Stadium

LSU Library Removed

Hill Memorial Library Addition

Tiger Walk

West Campus Green Tailgating

Game Day Parking

Game Day Parking

Tiger Walk

Fieldhouse Drive

Game Day Parking



## ENHANCED WEST CAMPUS GREEN

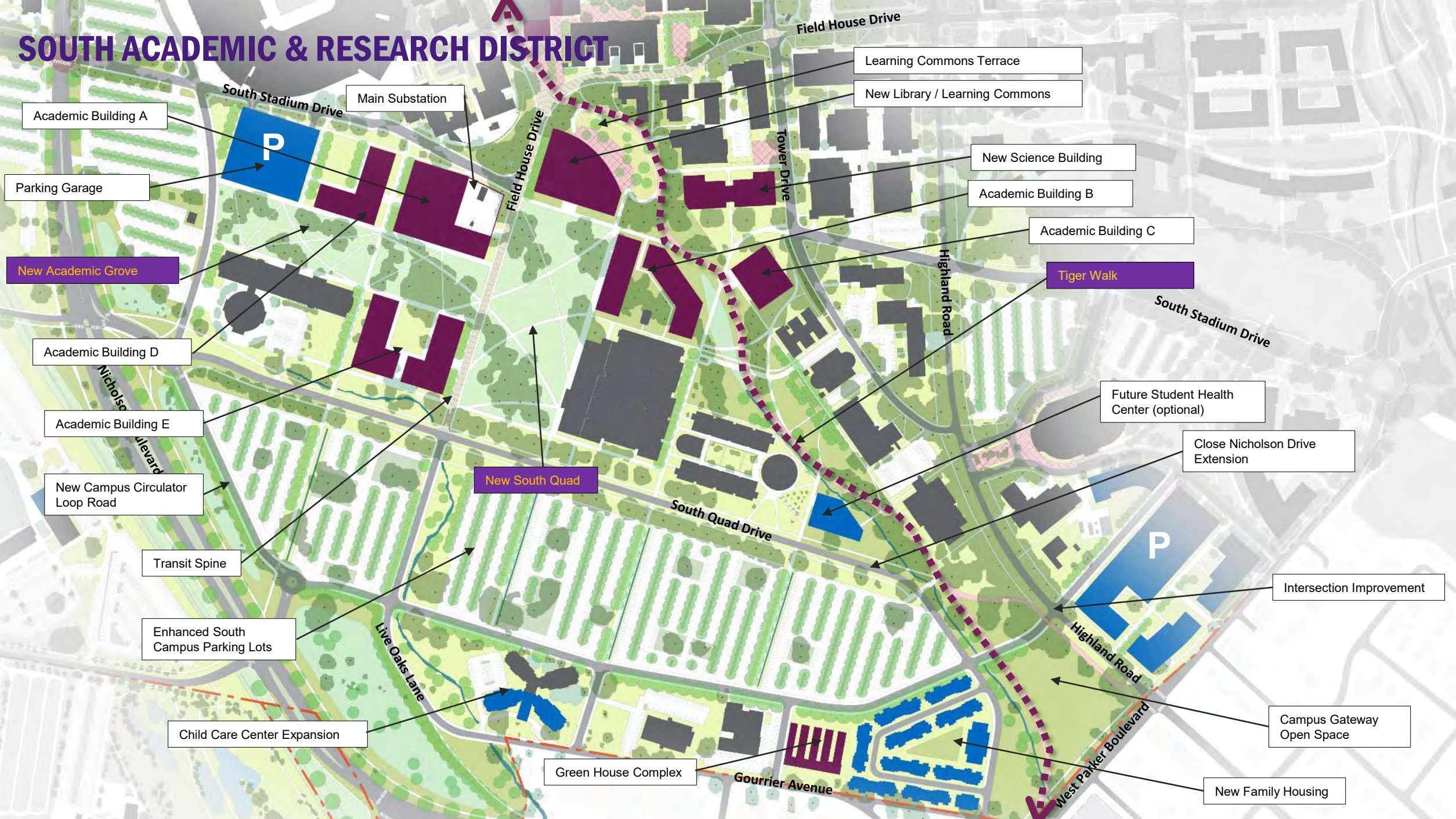


**Current Condition**



**Proposed Vision: West Campus Green**

# SOUTH ACADEMIC & RESEARCH DISTRICT



Academic Building A

Parking Garage

New Academic Grove

Academic Building D

Academic Building E

New Campus Circulator Loop Road

Transit Spine

Enhanced South Campus Parking Lots

Child Care Center Expansion

Green House Complex

Main Substation

New South Quad

Field House Drive

Learning Commons Terrace

New Library / Learning Commons

Tower Drive

New Science Building

Academic Building B

Academic Building C

Tiger Walk

Future Student Health Center (optional)

Close Nicholson Drive Extension

Intersection Improvement

Campus Gateway Open Space

New Family Housing

South Stadium Drive

Field House Drive

Highland Road

South Stadium Drive

South Quad Drive

Live Oaks Lane

Gourrier Avenue

Highland Road

West Parker Boulevard

# NEW LEARNING COMMONS



**Current Condition**



**Proposed Vision: Tiger Walk**

# NEW ACADEMIC GREEN



Academic Building C

Tiger Walk

New Library/  
Learning Commons

Academic Building B

Patrick F. Taylor Hall

South Quad

South Quad Drive (Limited Access)

Academic Building A

Transit Spine

Academic Building E

Academic Building D

Tiger Stadium

Academic Grove

ECE Building

Parking Garage

# NEW SOUTH GREEN

Tiger  
Stadium

New Library/  
Learning Commons

New Science  
Building

Academic  
Building C

Academic  
Building D

Academic Building A

Academic  
Building B

Tiger Walk

Academic Grove

Patrick F. Taylor Hall

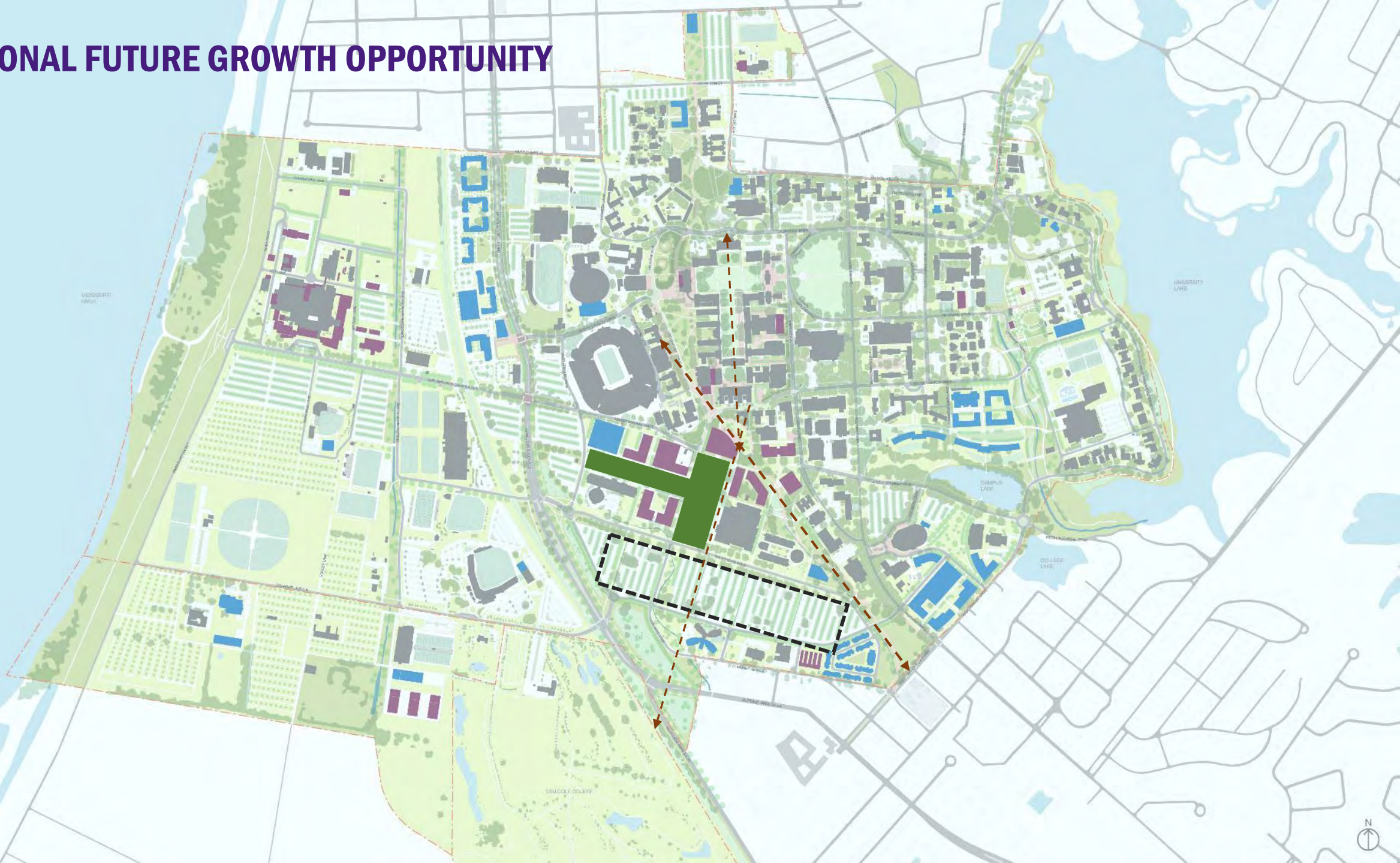
Academic Building E

South Quad

South Quad Drive (Limited Access)

South Parking Lots

# ADDITIONAL FUTURE GROWTH OPPORTUNITY





# **STRATEGIC CAPITAL PLAN OVERVIEW – How do we actually get there??**

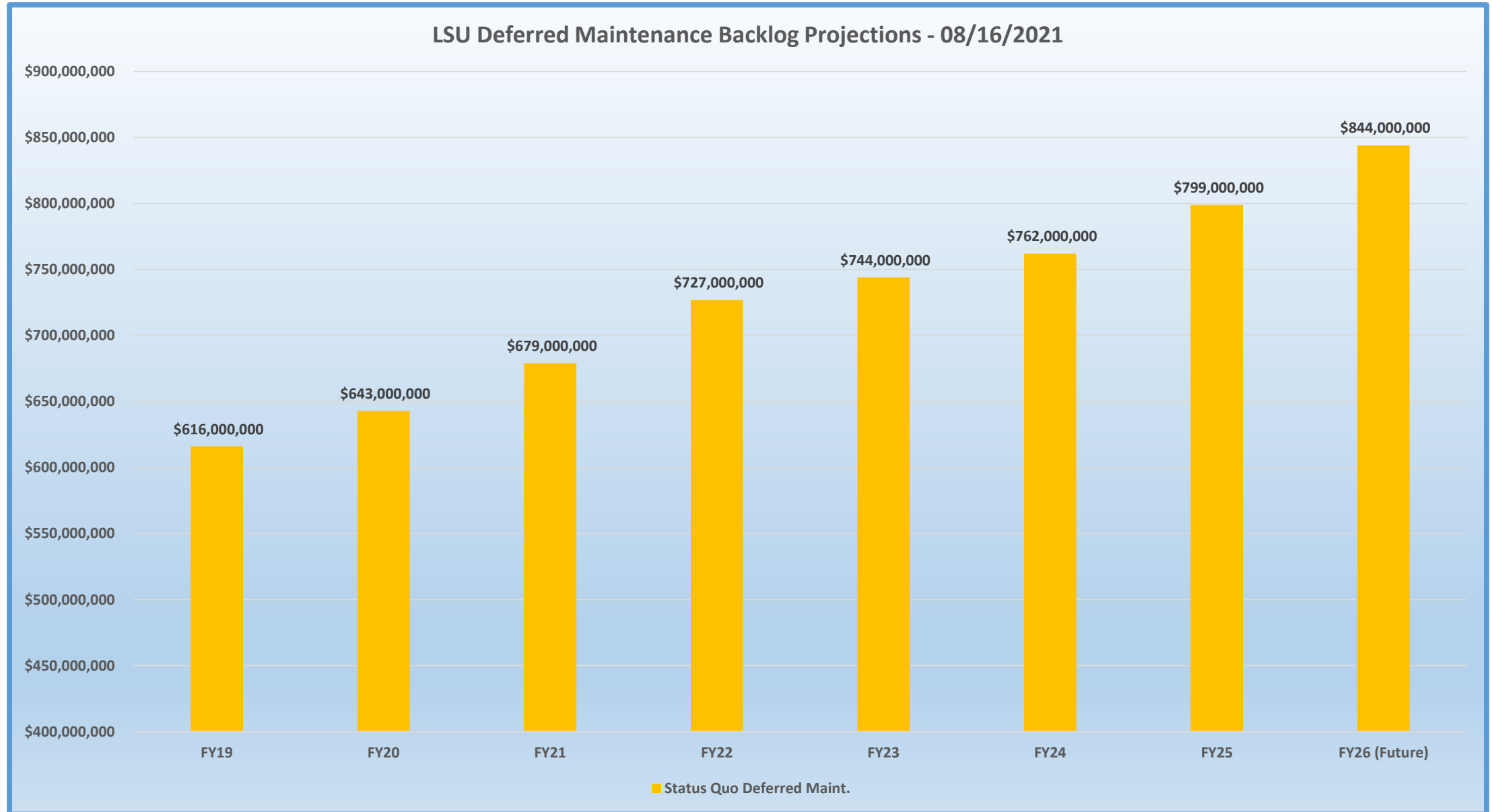


# MASTER PLAN PRINCIPLES – DRIVING PRIORITIES FOR FACILITY IMPROVEMENTS

- **Align with:** The LSU – Academic Strategic Plan 2025
  - Make LSU competitive in the local, national, global higher education market
  - Enhance student learning experiences
- **Align with:** The LSU – Comprehensive and Strategic Campus Master Plan
- **Address:** Deferred Maintenance \$659 M academic facility backlog in an efficient manner



# LSU STRATEGIC CAPITAL PLAN - Deferred Maintenance Problem



## **STRATEGIC CAPITAL PLAN:**

**Generate a comprehensive long-term funding prioritization plan** for **ALL** campus development:

- Financial planning tool
- Coordination, sequencing, and physical planning tool

**Establish an efficient sequence of projects**, based primarily on academic priority and building condition

**Establish integrated priorities** (state, self-generated and private funding) aligned with a strategic and common academic purpose

## Steps for comprehensive and strategic capital planning:



1. What is our comprehensive need?

## Steps for comprehensive and strategic capital planning:



1. What is our comprehensive need?



2. In what sequence are the needs best addressed with **priority alignment**?

## Steps for comprehensive and strategic capital planning:



1. What is our comprehensive need?



2. In what sequence are the needs best addressed with **priority alignment**?



3. How do we best fund those needs?

- State funding
- Private funding (Donations and P3)
- Self-generated funding

# THE PROCESS OF DEVELOPING A STRATEGIC CAPITAL PLAN:

Comprehensive and Inclusive of:

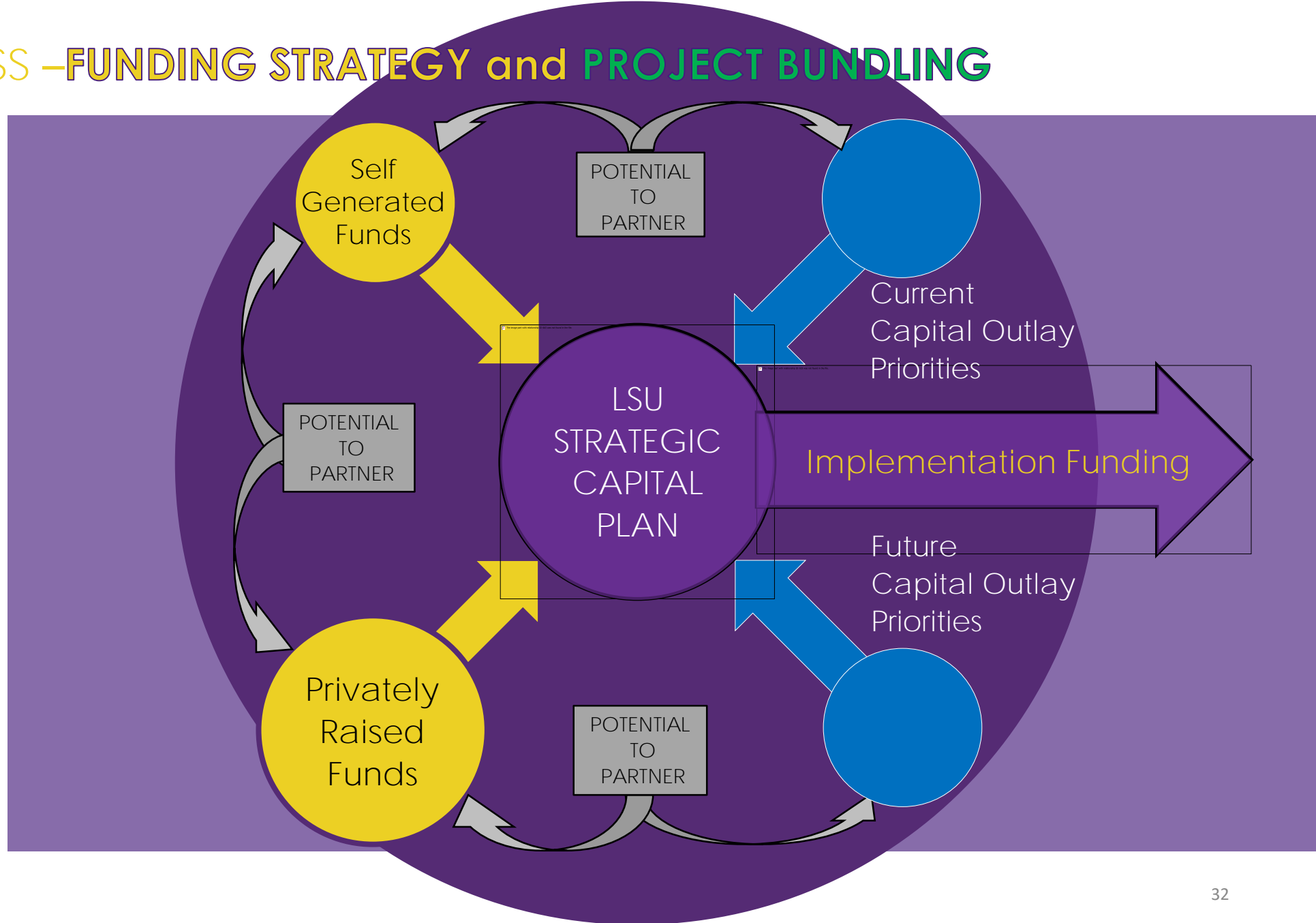
- **Building Needs (Renovation and New)**
- **Site/Surface Infrastructure Needs**
- **Road/Street Needs**
- **Utility Needs**

While considering:

- **Building and infrastructure condition – impact on deferred maintenance backlog**
- **Academic priority**
- **“Defragmentation”**
- **“Enabling” projects**
- **Swing space**



# PROCESS –FUNDING STRATEGY and PROJECT BUNDLING



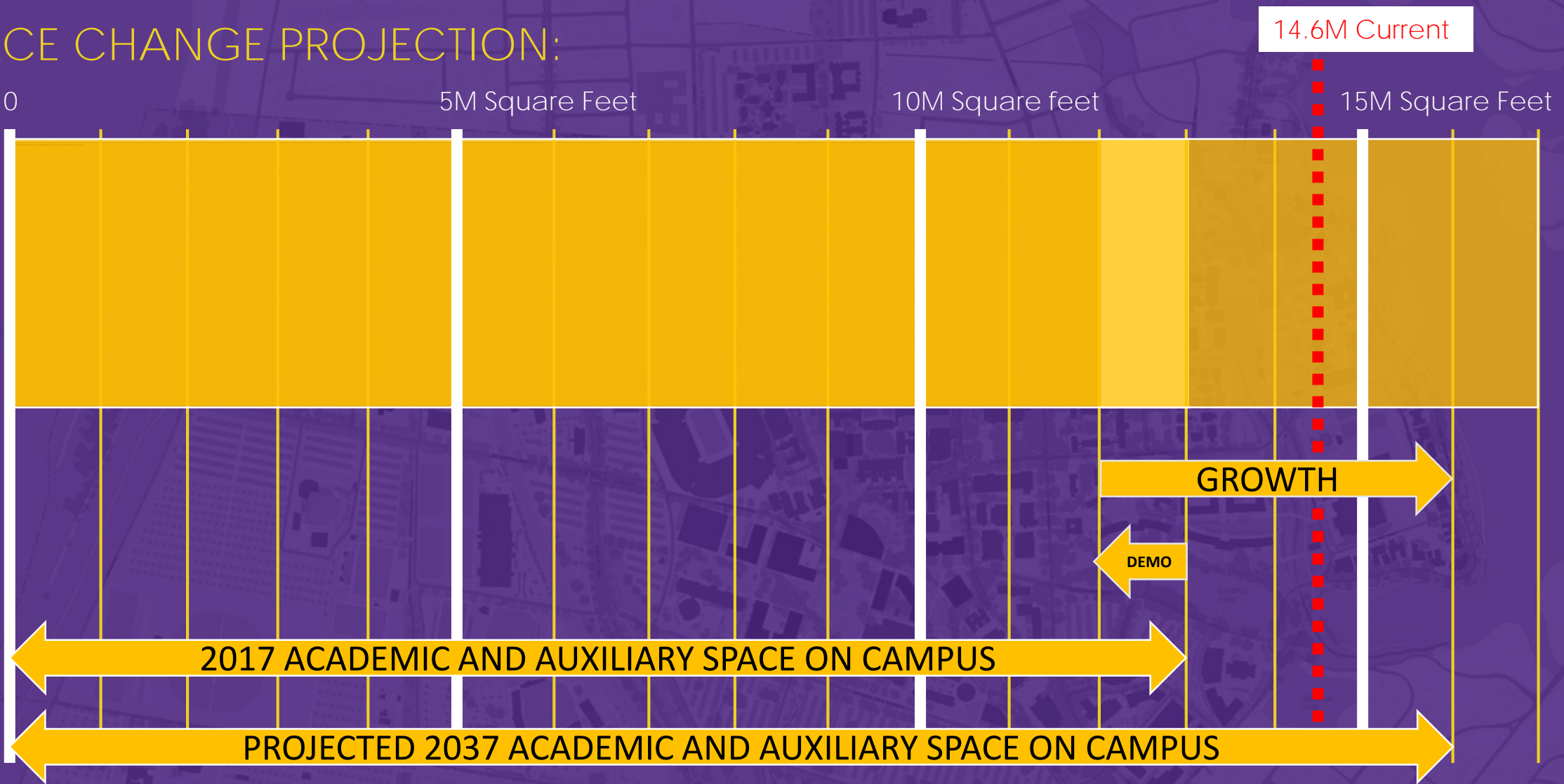
## 20-25 YEAR LSU A&M ACADEMIC PROJECTIONS (\$1.5 billion; 2 million square feet)

- Demolish 19 buildings
- 7 Major Replacement Buildings
- Renovate 52 buildings
- Several roadway, site and utility upgrades and enhancements
- Builds 3 additional new academic/research buildings for future enrollment growth



Deferred  
Maintenance  
Impact

# SPACE CHANGE PROJECTION:



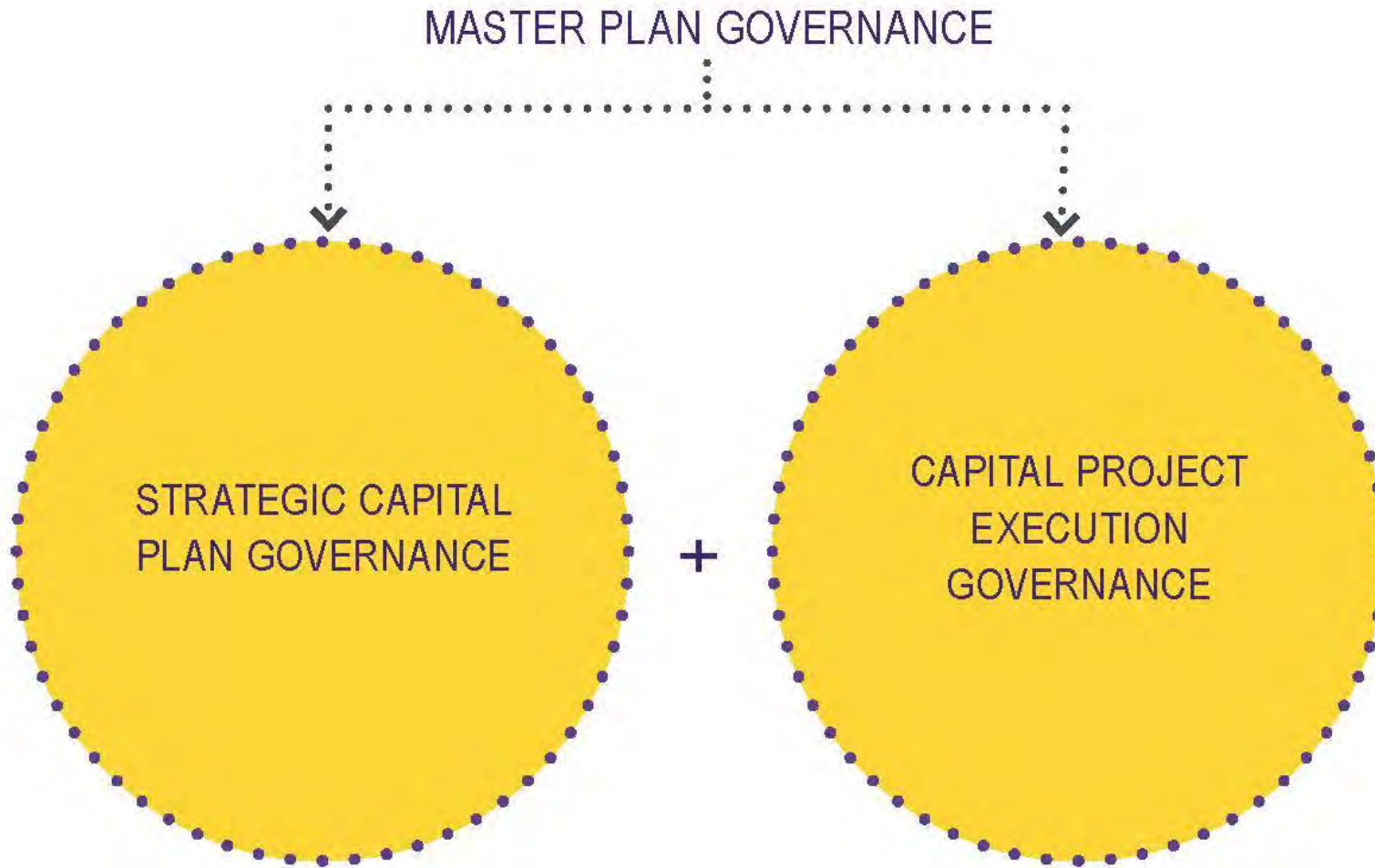
*Growth Assumption: Enrollment will reach 35,565 Students and associated Faculty and Staff will be added*

- New Academic Space Growth ~ 1 million gsf
  - Right Sizing: ~ 300,000 gsf
  - Space Growth: ~ 700,000 gsf
- Demolish & Replacement Space ~ 1 million gsf
- Auxilliary Space Growth ~ 2 million gsf
  - Athletic Needs
  - Residential Needs
  - Student Life & Dining needs

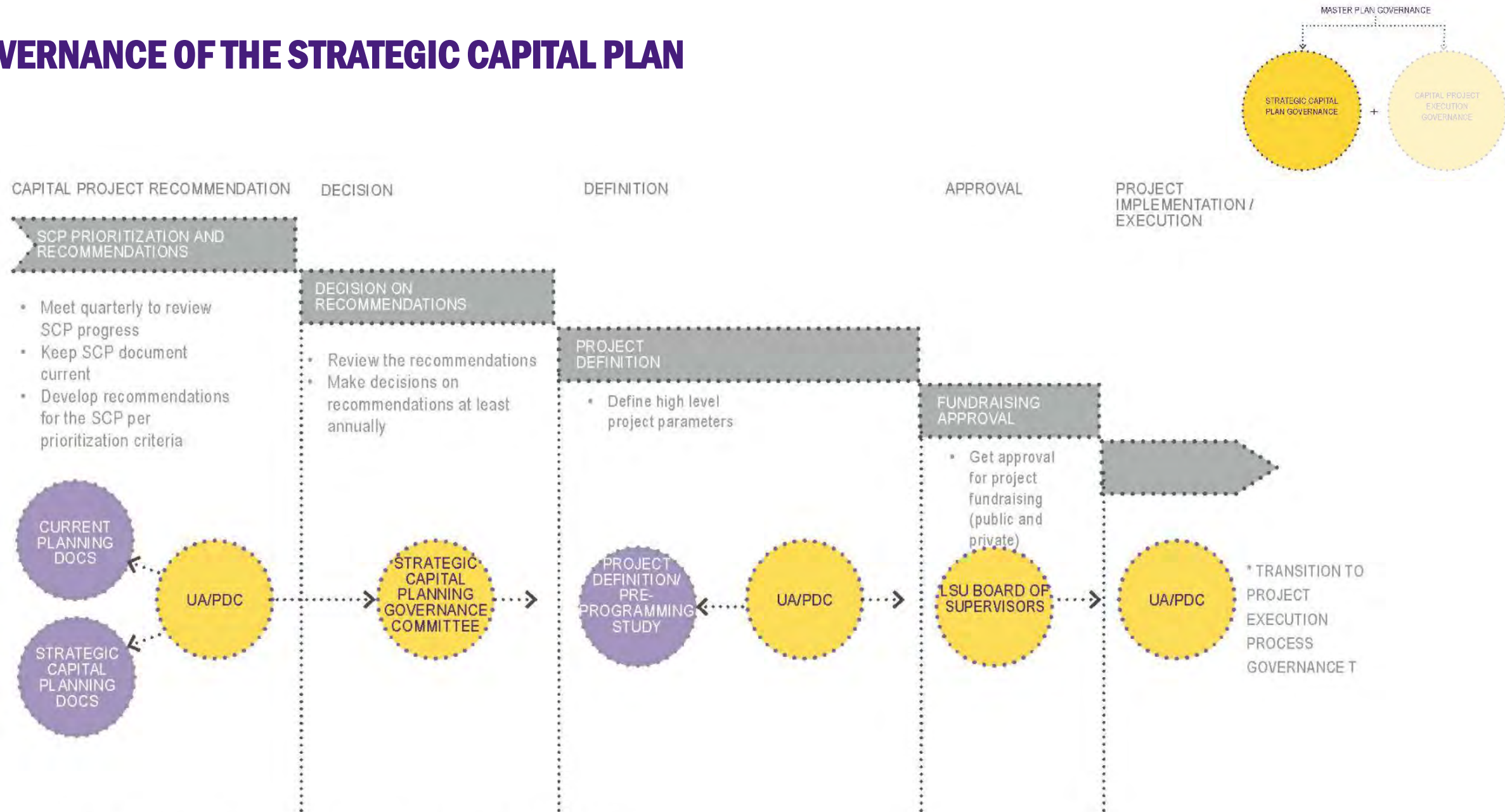
# Master Plan and Strategic Capital Plan GOVERNANCE



# DECISION MAKING: MASTER PLAN GOVERNANCE

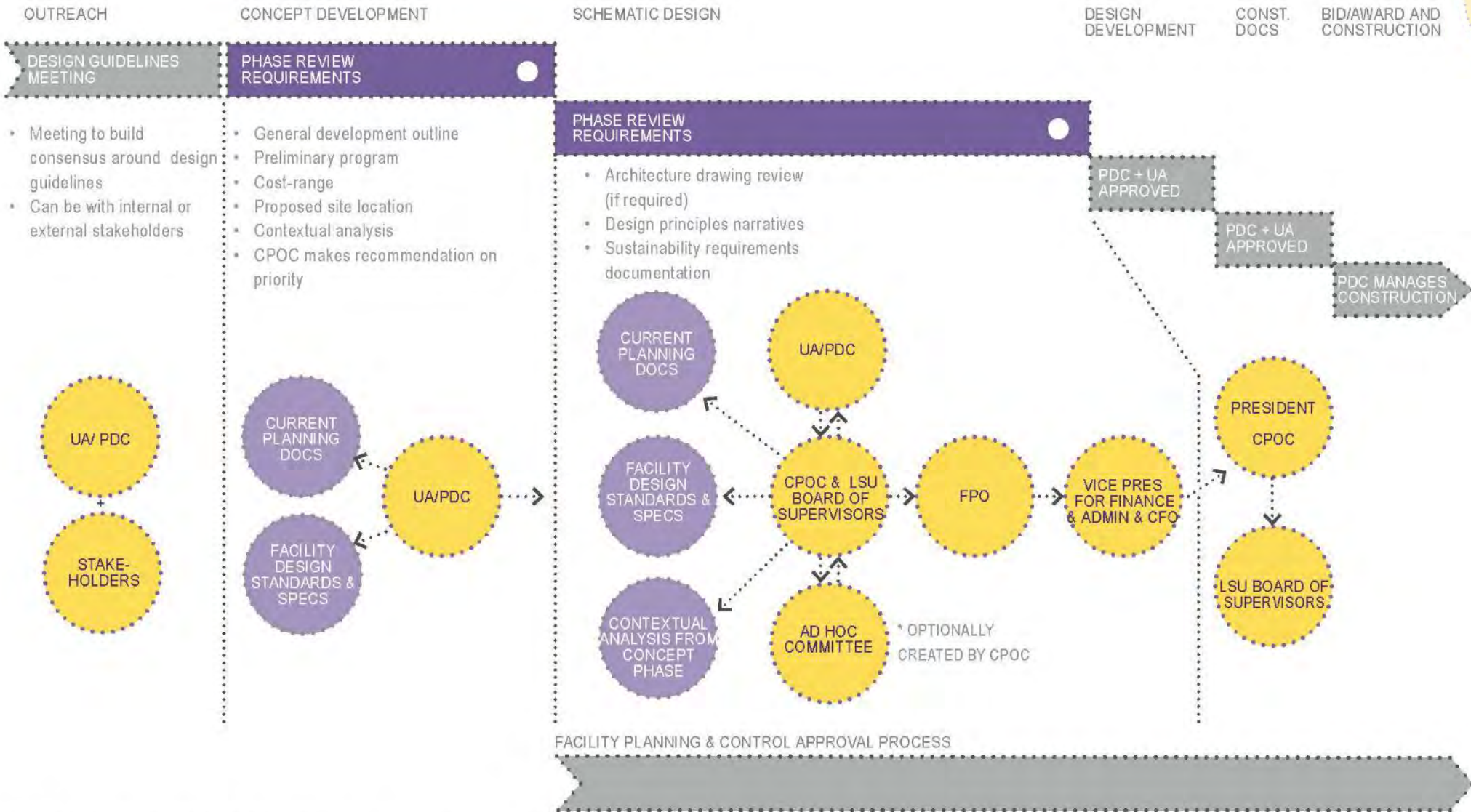
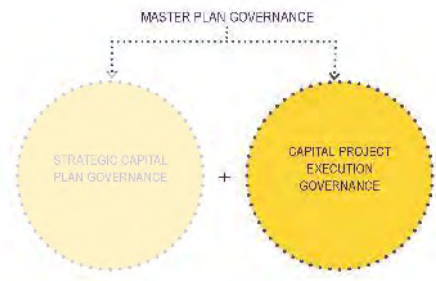


# GOVERNANCE OF THE STRATEGIC CAPITAL PLAN



STEPS IN THE STRATEGIC CAPITAL PLANNING PROCESS

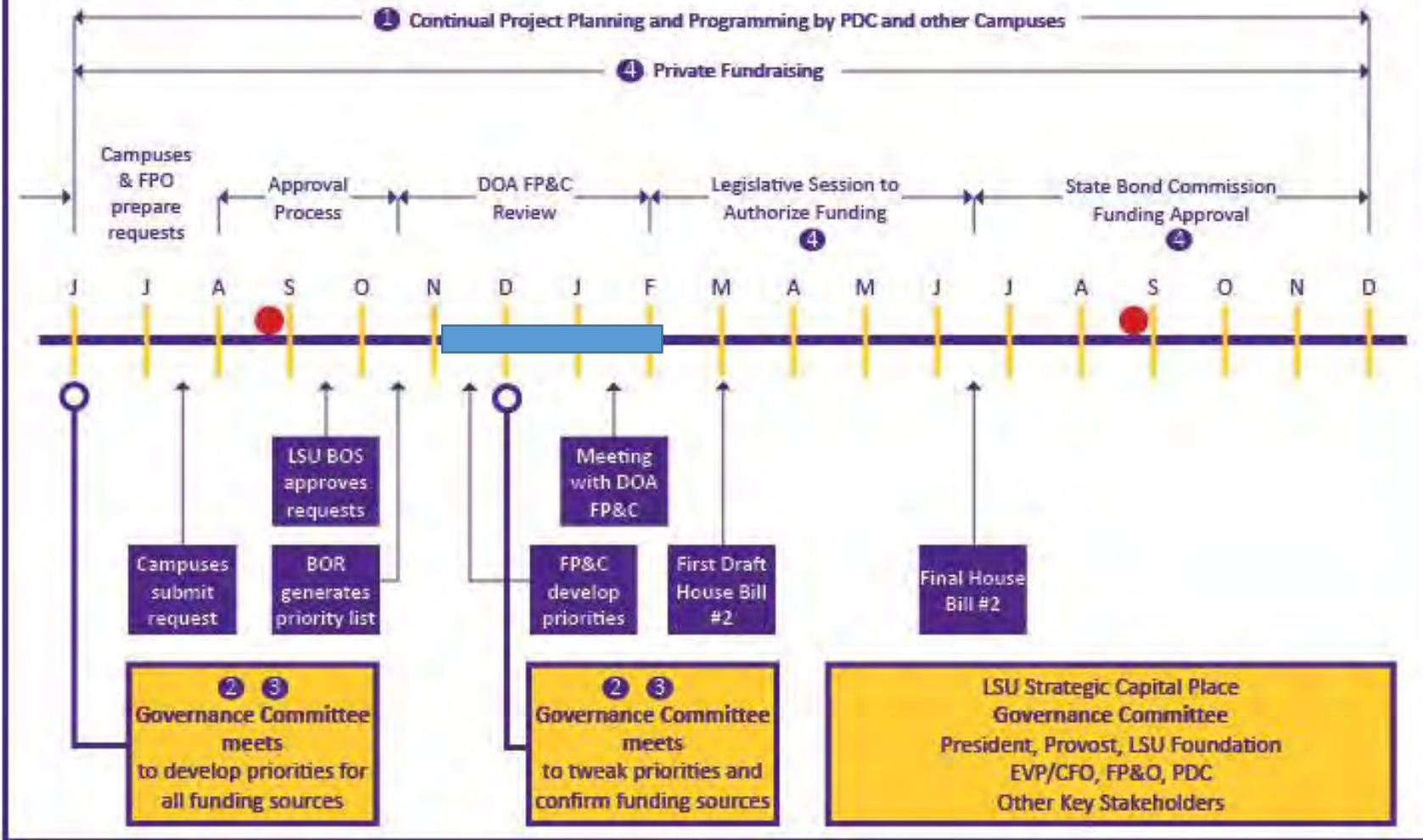
# GOVERNANCE OF THE CAPITAL PROJECT EXECUTION PROCESS



STEPS IN THE PROJECT DESIGN APPROVAL PROCESS

## The LSU Strategic Capital Planning Process

- 1 Determine NEEDS by All Campuses' Key Stakeholder
- 2 Determine PRIORITIES by Governance Committee
- 3 Determine FUNDING SOURCES (State, Private, Self-generated) by Governance Committee
- 4 SECURE FUNDING





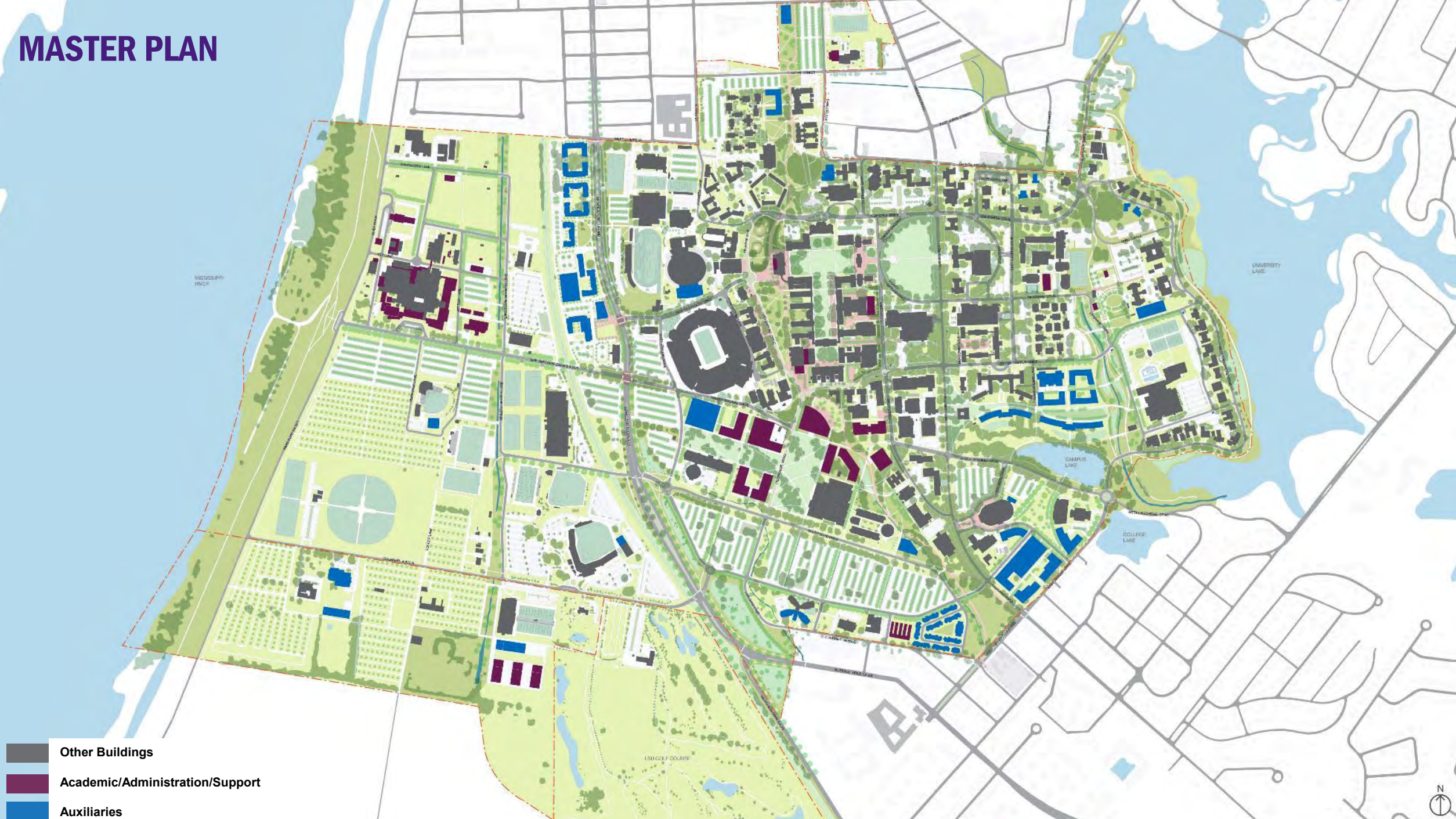
# CONTINUAL PLANNING:

- **“Living” Master Plan – continually updated.....**
- **Strategic Capital Plan updated annually**
- **Significant planning efforts being initiated:**
  - **Humanities & Social Sciences Master Planning**
  - **Science Master Planning update**

# MASTER PLAN PROGRESS – The first five years .....

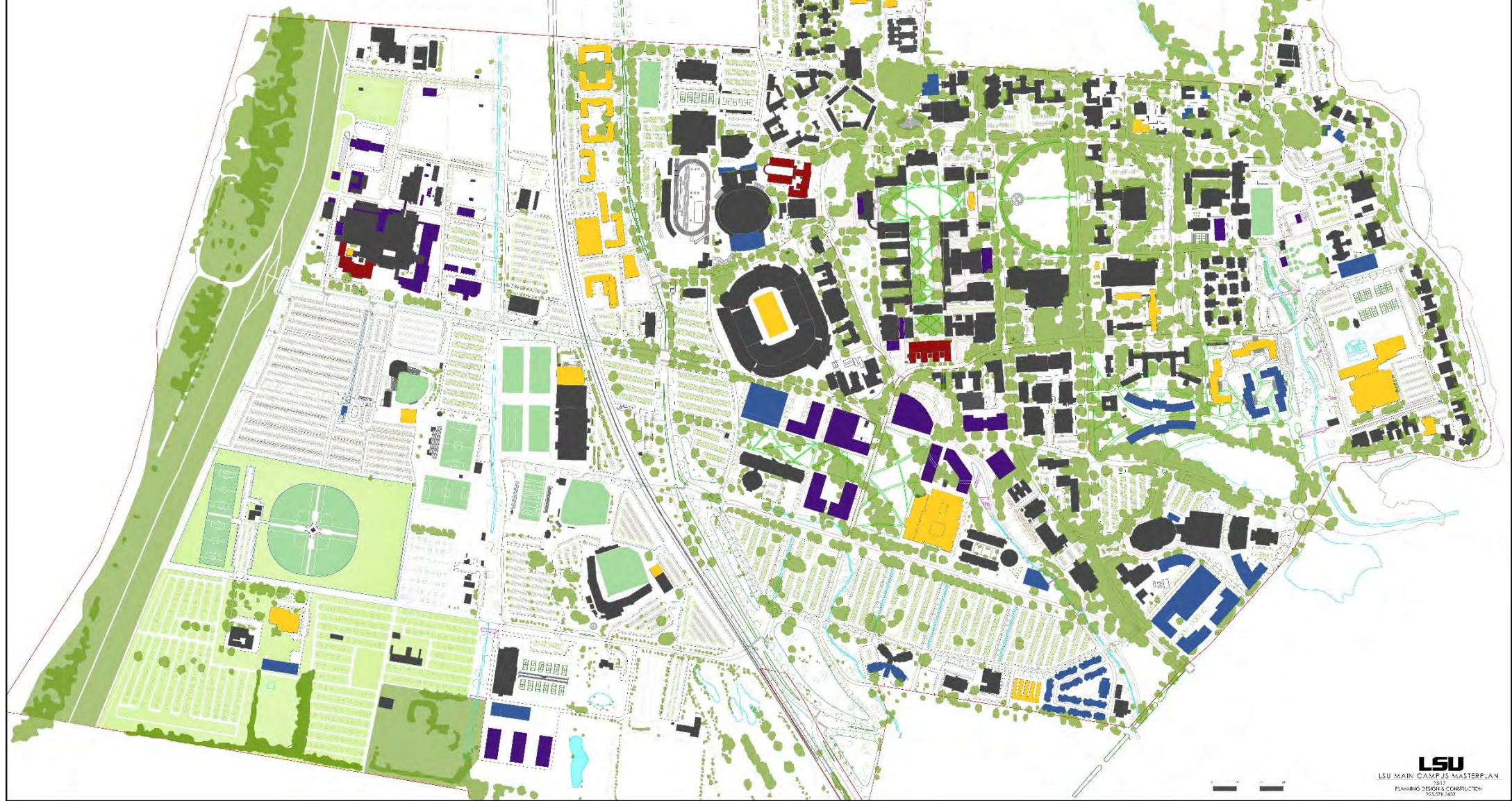


# MASTER PLAN



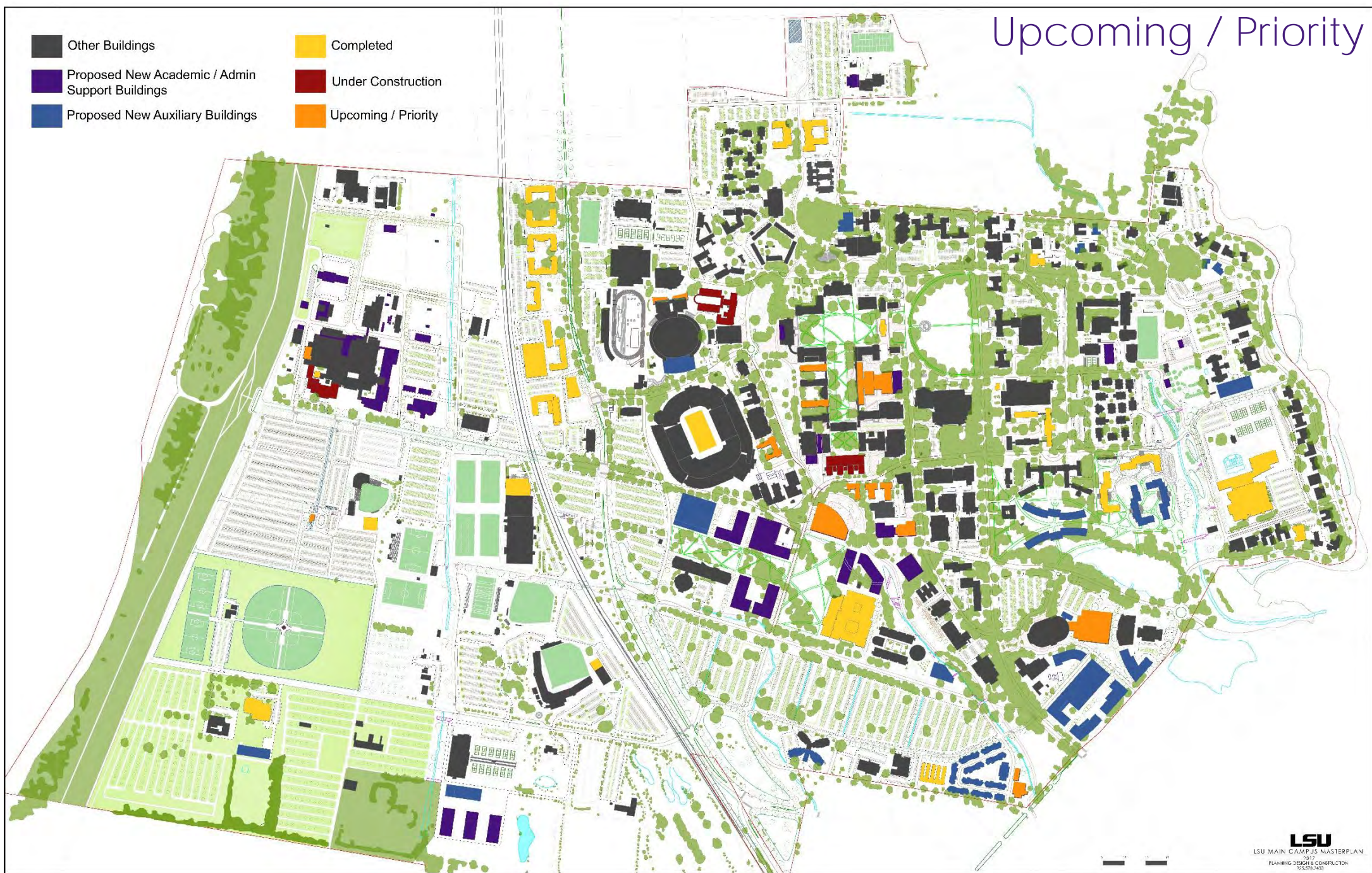
# Progress to Date (Since 2017)

- Other Buildings
- Proposed New Academic / Admin Support Buildings
- Proposed New Auxiliary Buildings
- Completed
- Under Construction



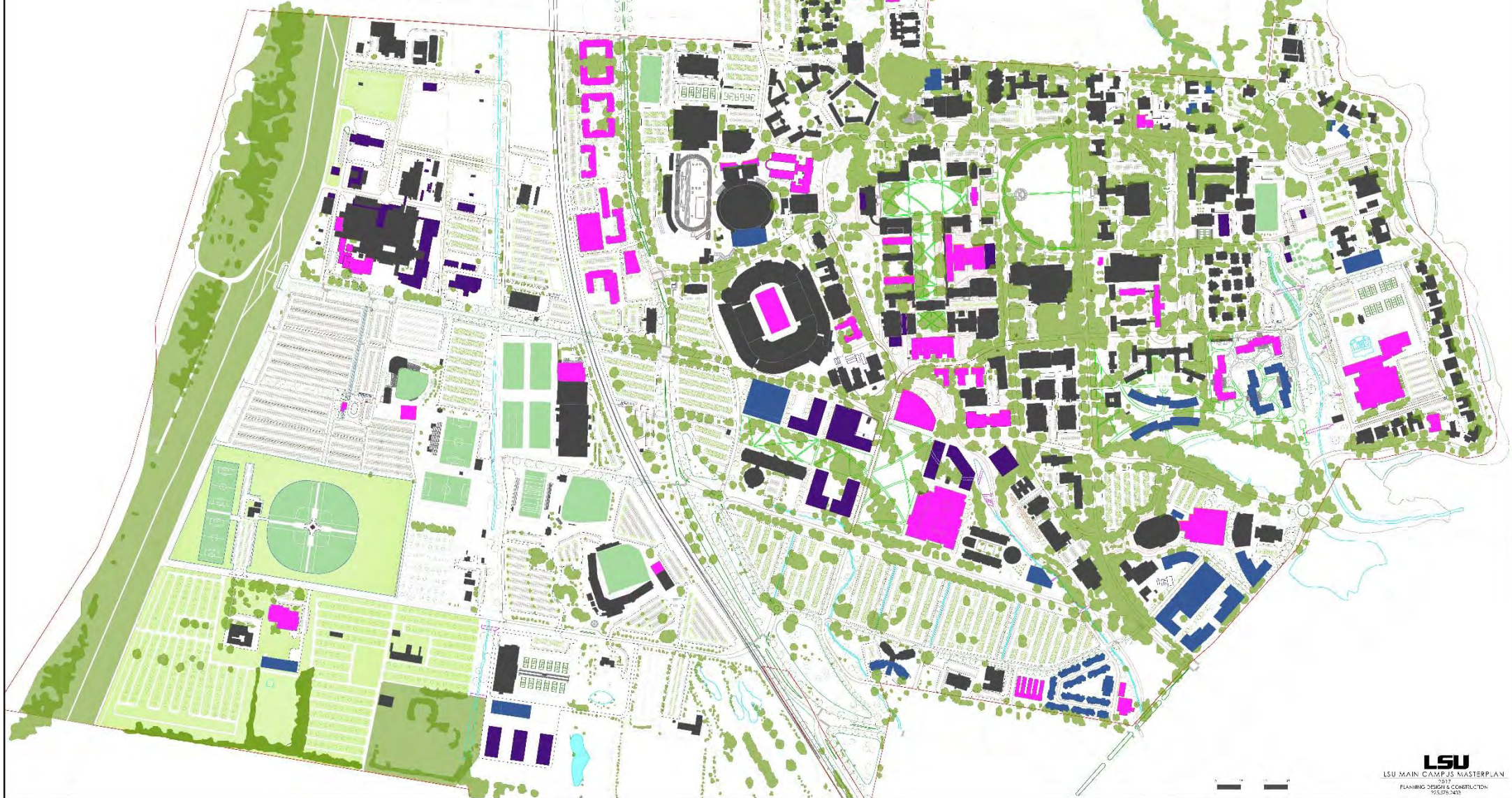
# Upcoming / Priority

- Other Buildings
- Proposed New Academic / Admin Support Buildings
- Proposed New Auxiliary Buildings
- Completed
- Under Construction
- Upcoming / Priority



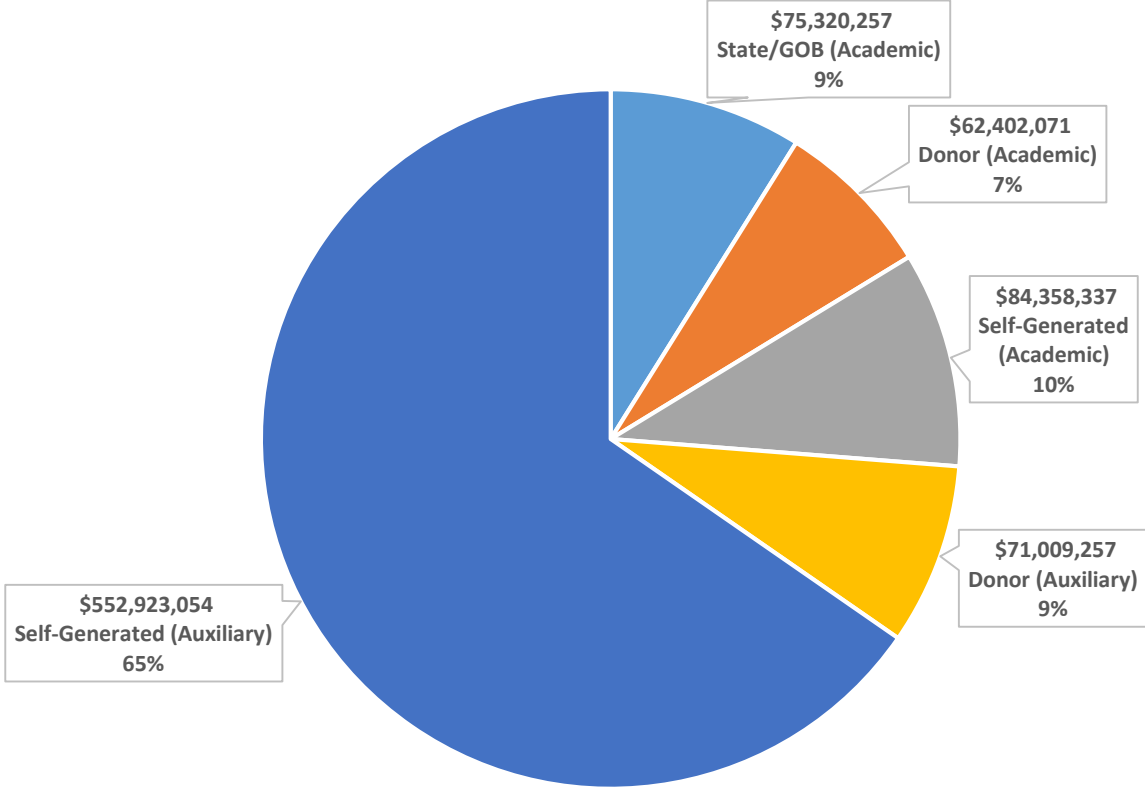
# Anticipated Complete by 2027 (10 Year Impact)

- Other Buildings
- Proposed New Academic / Admin Support Buildings
- Proposed New Auxiliary Buildings
- Anticipated Complete by 2027



# LSU A&M Funding Distribution

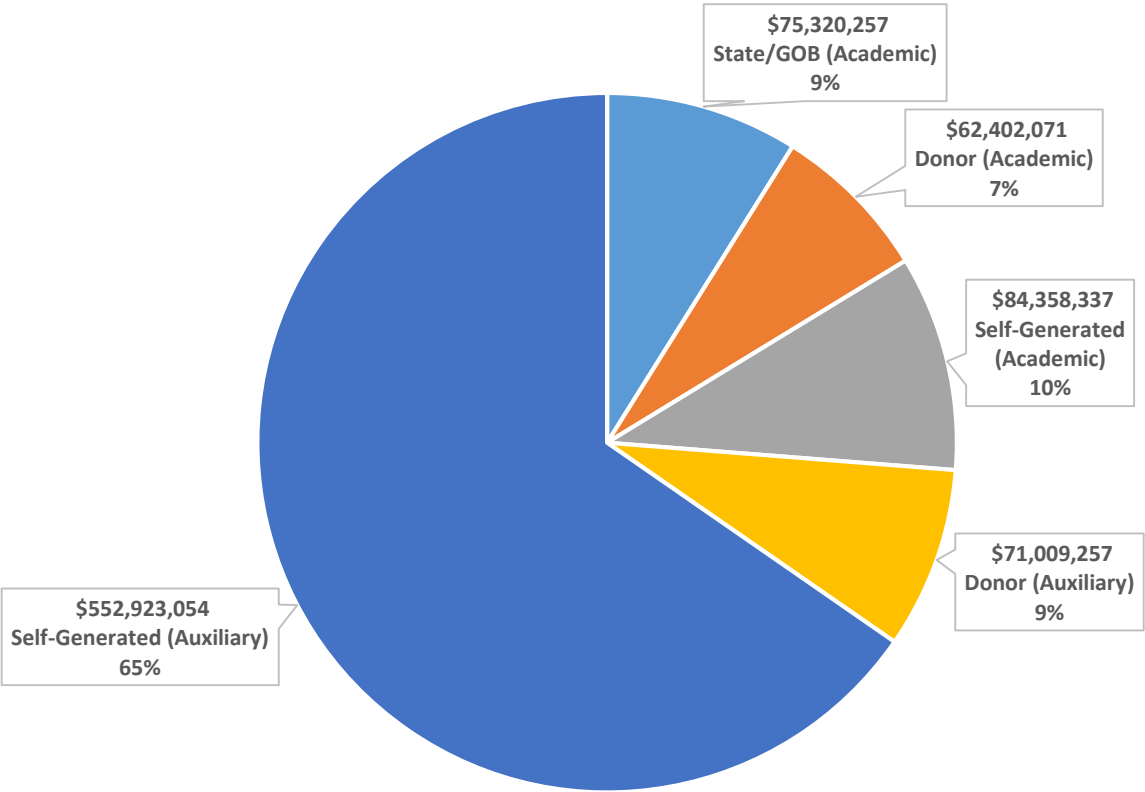
LSU A&M - Past 5 Years



\$846 Million

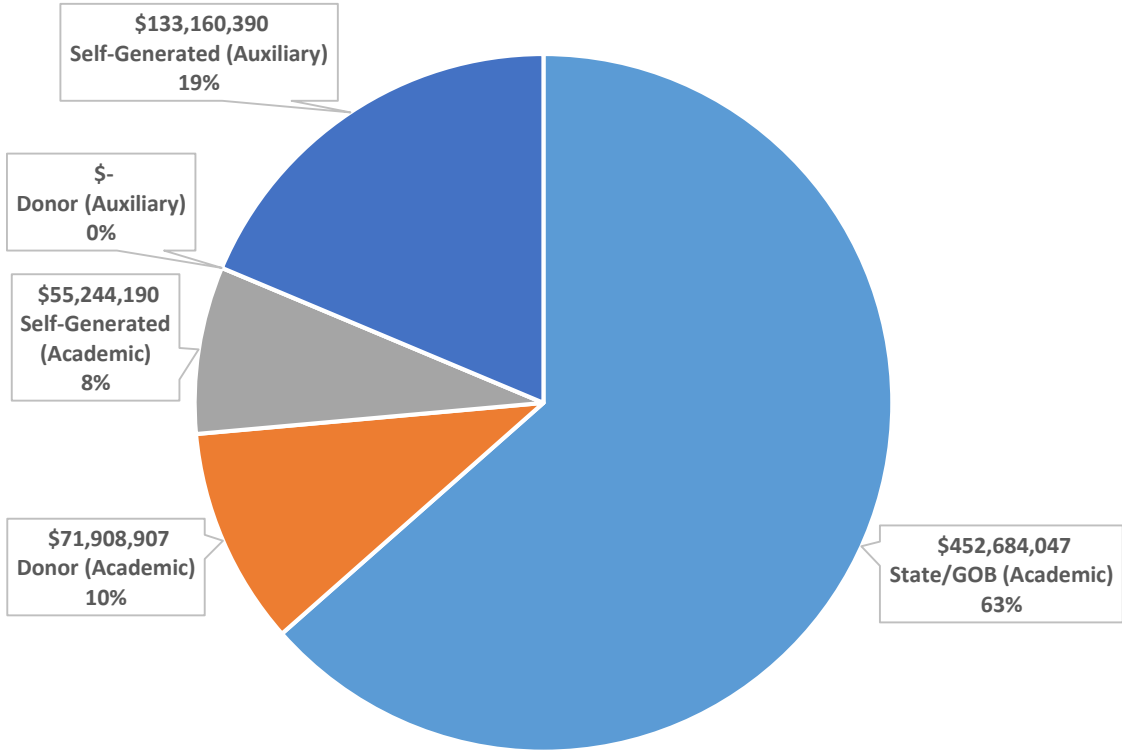
# LSU A&M Funding Distribution

LSU A&M - Past 5 Years



\$846 Million

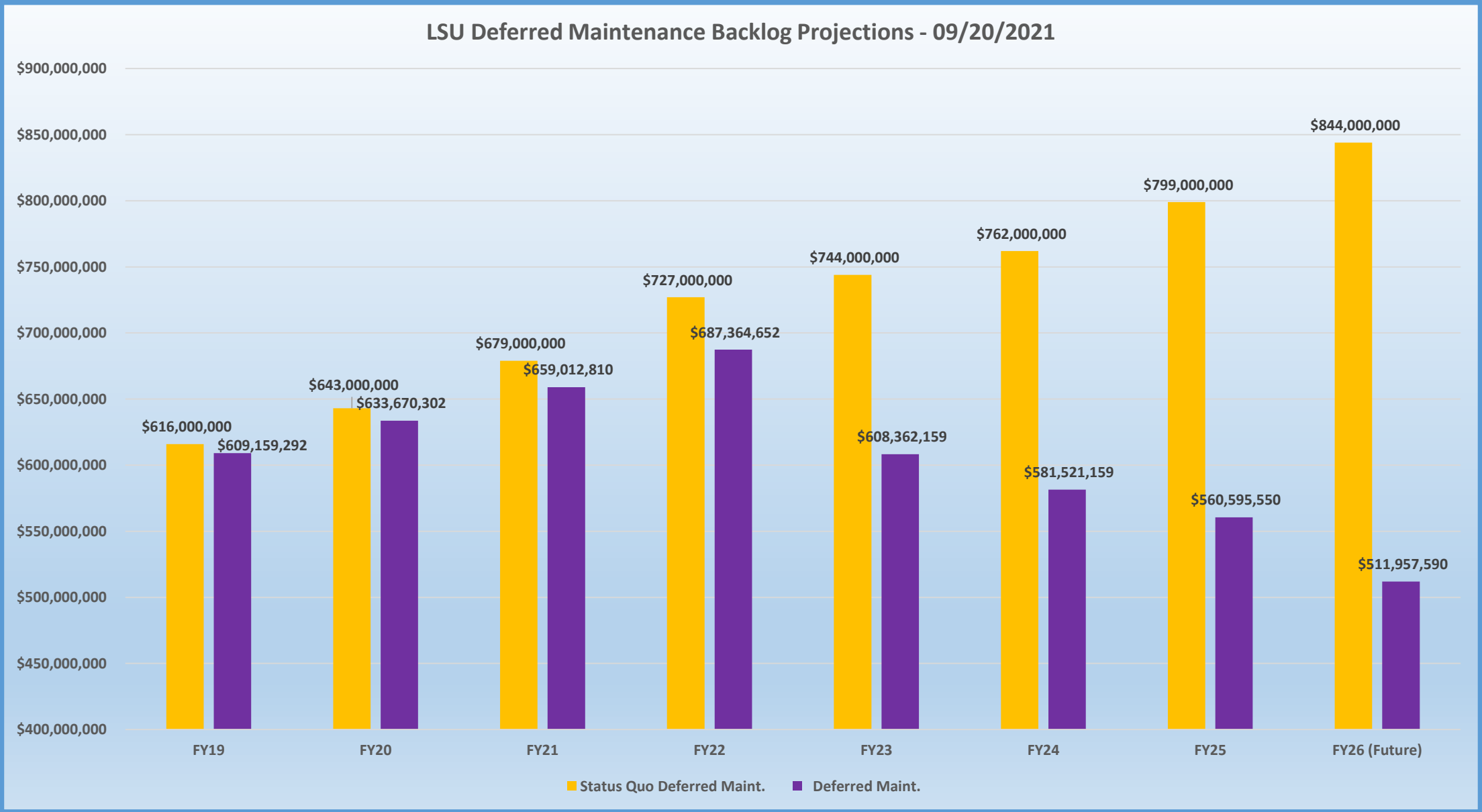
LSU A&M - Next 5-8 Years



\$713 Million



# LSU STRATEGIC CAPITAL PLAN - Deferred Maintenance Impact



An aerial photograph of a university campus, overlaid with a semi-transparent purple filter. The text "Completed Projects (Since 2017 Master Plan)" is centered in a bright yellow font. The map shows various buildings, parking lots, and green spaces. The text is positioned in the upper-middle section of the image.

# Completed Projects (Since 2017 Master Plan)

# LSU A&M **ACADEMIC** Projects completed since January 2017

<u>Project Name</u>	<u>Cost</u>	<u>Def. Maint. Addressed</u>	<u>State GOB Funding</u>
Patrick Taylor: Renovation & Expansion	\$ 116,000,000	\$ 32,000,000	\$57,000,000 (49%)
Memorial Tower: Renovation & Restorations	\$ 10,902,071	\$ 8,251,097	\$5,500,000 (50%)
Center for River Studies	\$ 7,658,500	\$ 0	\$7,658,500 (100%)
Power House: Replace Cooling Tower & Pumps	\$ 4,443,865	\$ 4,443,865	\$0 (0%)
SSO Sewer Lift Station	\$ 4,000,000	\$ 4,000,000	\$0 (0%)
Nicholson Drive: Road Improvements (P3)	\$ 4,000,000	\$ 4,000,000	\$0 (0%)
SVM: Classroom Expansion & Renovation	\$ 3,317,009	\$ 1,617,941	\$0 (0%)
LETC: Continuing Education Renovations	\$ 3,300,000	\$ 0	\$0 (0%)
SVM: DLAM & Clinical Pathology Lab Renovations	\$ 3,100,000	\$ 1,550,000	\$0 (0%)
Numerous Small Projects Less than \$3 m	<u>\$ 64,769,990</u>	<u>\$ 32,954,404</u>	
Total	\$ 222,080,665	<b>\$ 90,228,019</b>	<b>41%</b>

# LSU A&M **AUXILIARY** Projects completed since January 2017

Project Name	Budget	
Nicholson Gateway Development - (P3)	\$ 194,286,838	Residential
Greenhouse District Project (P3) – Phase 3A	\$ 83,289,814	Residential
UREC: Facilities Expansion & Addition; PART 1	\$ 70,756,610	Recreation Center
New Residence Hall: Cedar – (P3)	\$ 43,285,056	Residential
New Residence Hall: Phase II Spruce - (P3)	\$ 38,836,969	Residential
Football Operations: Phase 2 Addition/Renovations	\$ 31,750,344	Athletic
Evangeline Hall: Renovation - (P3)	\$ 16,249,406	Residential
Greenhouse Relocation - (P3)	\$ 13,122,625	Academic (Residential funded)
Highland Hall Renovation	\$ 12,237,308	Residential
Companion Animal Facility - Pet Shelter	\$ 9,029,337	Other
Kappa Kappa Gamma Sorority House	\$ 8,163,500	Greek
Tiger Stadium: Toilet Enhancements (north, east & west)	\$ 4,962,184	Athletic
Tiger Park Indoor Practice Facility	\$ 4,599,663	Athletic
Athletic Admin: MFTE Project B (5th Floor)	\$ 4,470,452	Athletic
Tiger Stadium: MFTE - Project C - Distributed TV System	\$ 4,058,664	Athletic
Tiger Stadium: East Side Upper Waterproofing	\$ 3,574,776	Athletic
Numerous Small Projects Less than \$3 m	<u>\$ 81,258,765</u>	<u>All Auxiliaries</u>
Total:	\$ 623,932,311	

# Greenhouse District Project

Status: Completed July 2021

Approximate Size: 247,460 total sq. ft. (Bldg A 127,523 sq. ft. & Bldg B 119,937 sq. ft.); Number of Beds - 881

User: Residential Life

Approximate. Cost: \$83,195,474



# Memorial Tower Restorations and Renovations

Status: Completed November 2020

Approximate Size: 6,636 sq. ft.

User: General Campus/Ole War Skule

Cost: \$9,251,064



# Highland Hall

Completed: Completed June 2020

Approximate Size: 34,132 sq. ft.

User: Residential Life

Cost: \$12,237,308



# Football Operations Center Phase II Addition & Renovations

Status: Completed December 2019

Approximate Size: 25,000 sq. ft.

User: Athletics

Cost: \$31,750,000





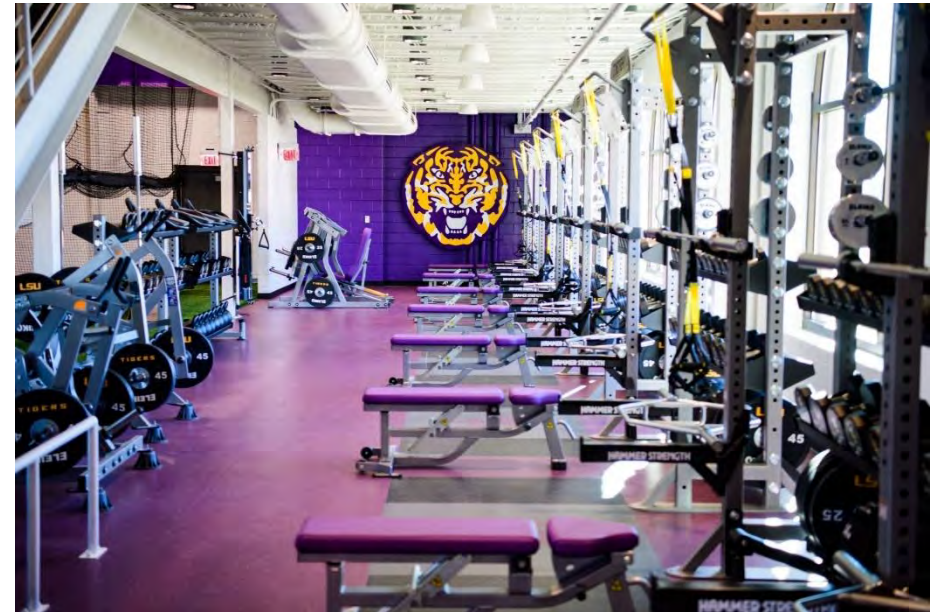
# Tiger Park Indoor Practice Facility

Status: Completed November 2019

Approximate Size: 40,000 sq. ft. outdoor courts + 1,300 sq. ft. new building

User: Softball - Athletics

Cost: \$3,900,000



# New Residential Colleges – Spruce Hall and Cedar Hall

Status: Completed July 2018, July 2019  
Approximate Size: 235,902 sq. ft.  
User: Freshmen Residential Colleges  
Cost: \$82,122,025



# Evangeline Hall

Status: Completed January 2019

Approximate Size: 64,476 sq. ft.

User: Residential Life

Cost: \$12,134,249



# Nicholson Gateway Development

Status: Completed July, 2018

Approximate Size: 26 acres; ~ 1 million sq. ft.

User: Residential Life

Public/Private Partnership

Cost: \$177,500,000



# University Recreation Expansion & Addition

Status: Completed 2017  
Approximate Size: 280,000 sq. ft.  
User: University Recreation  
Cost: \$84,750,000



# Patrick F. Taylor Renovations and Expansion

Status: Completed (Phase 1 Renovation & New Construction): July 2016

Completed (Phase 2 Renovation): December, 2017

Approximate Size: 463,981 sq. ft.

User: College of Engineering

Cost: \$116,000,000



# Center for River Studies

Status: Completed August 2016

Approximate Size: 18,750 sq. ft.

User: College of Engineering & CPRA

Cost: \$6,200,000



An aerial photograph of a university campus, overlaid with a semi-transparent purple filter. The text 'MAJOR ONGOING PROJECTS' is centered in a bright yellow, sans-serif font. The map shows various buildings, parking lots, and green spaces. The text is positioned in the upper-middle section of the image.

# MAJOR ONGOING PROJECTS



# Stephenson Pet Clinic

Status: Completion 2022

Approximate Size: 36,000 sq. ft.

User: School of Veterinary Medicine

Approximate Cost: \$13,000,000 (\$5 m State, \$8 m Self-Gen)



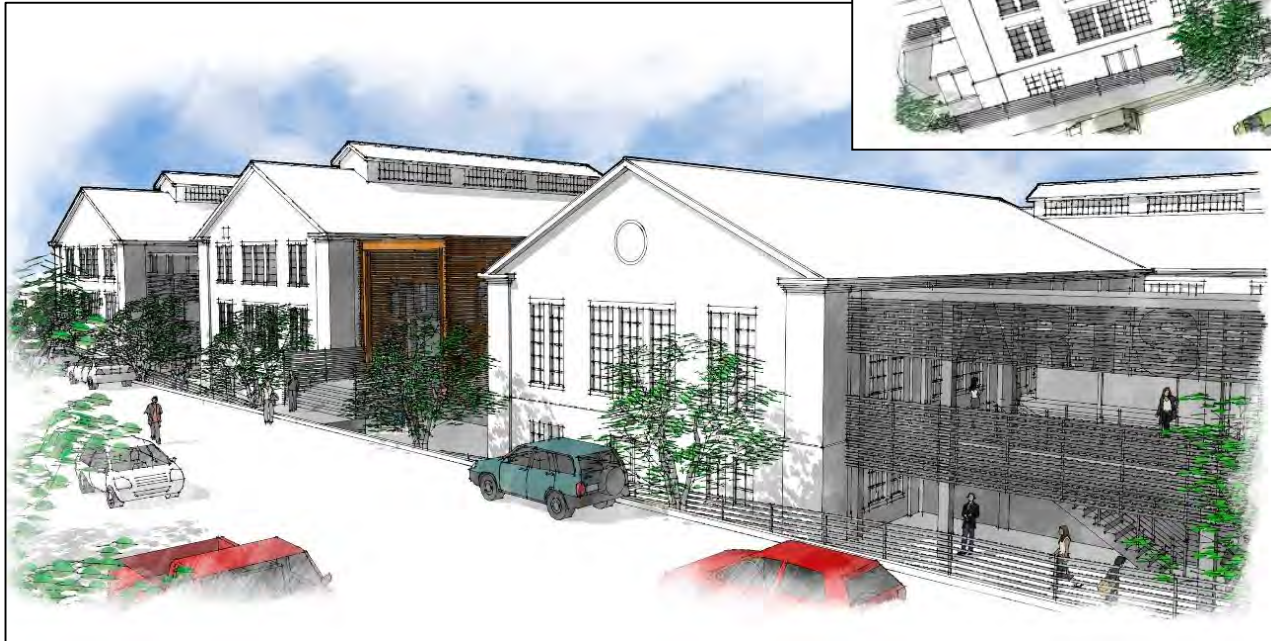
# Barnes Ogden Studio Arts Building Renovation

Status: Completion Late 2022

Approximate Size: 41,500 sq. ft.

User: College of Art & Design - School of Art

Cost: \$18,092,400 (\$16 m State, \$2 m Private)



# Huey P. Long Field House Renovation

Status: Completion Late 2022

Approximate Size: 90,309 sq. ft.

User: College of Human Sciences and Education

Cost: \$25,000,000 (Anticipate \$4 million additional private funds for enhancements)



# Renewable and Natural Resources Repairs

Status: In Design

Approximate Size: 70,848 sq. ft.

User: Agriculture

Approximate Cost: \$5,070,000 State



An aerial photograph of the Louisiana State University Agricultural and Mechanical College (LSU A&M) campus, overlaid with a semi-transparent purple filter. The text "LSU A&M PROJECT PRIORITIES" is centered in a bold, yellow, sans-serif font. The map shows various campus buildings, including a large central arena, and surrounding areas like Lake De Cade and Lake de Cade Park.

# LSU A&M PROJECT PRIORITIES

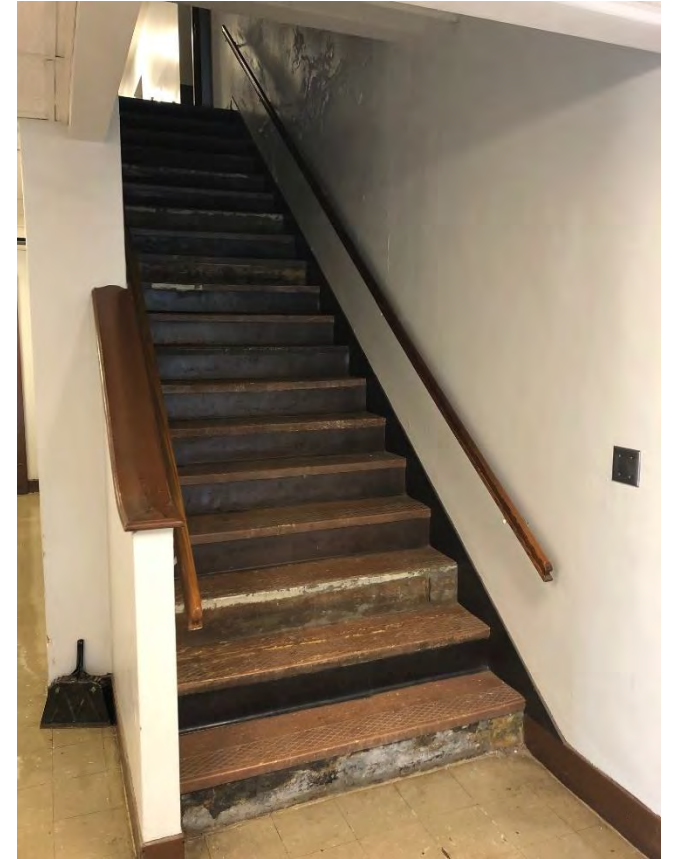
# Life Safety and ADA Compliance – Emergency (LSU System Request)

Status: Awaiting Funding

Approximate Size: State Wide (All Campuses)

User: General Campus

Approximate Cost: \$20,000,000 State



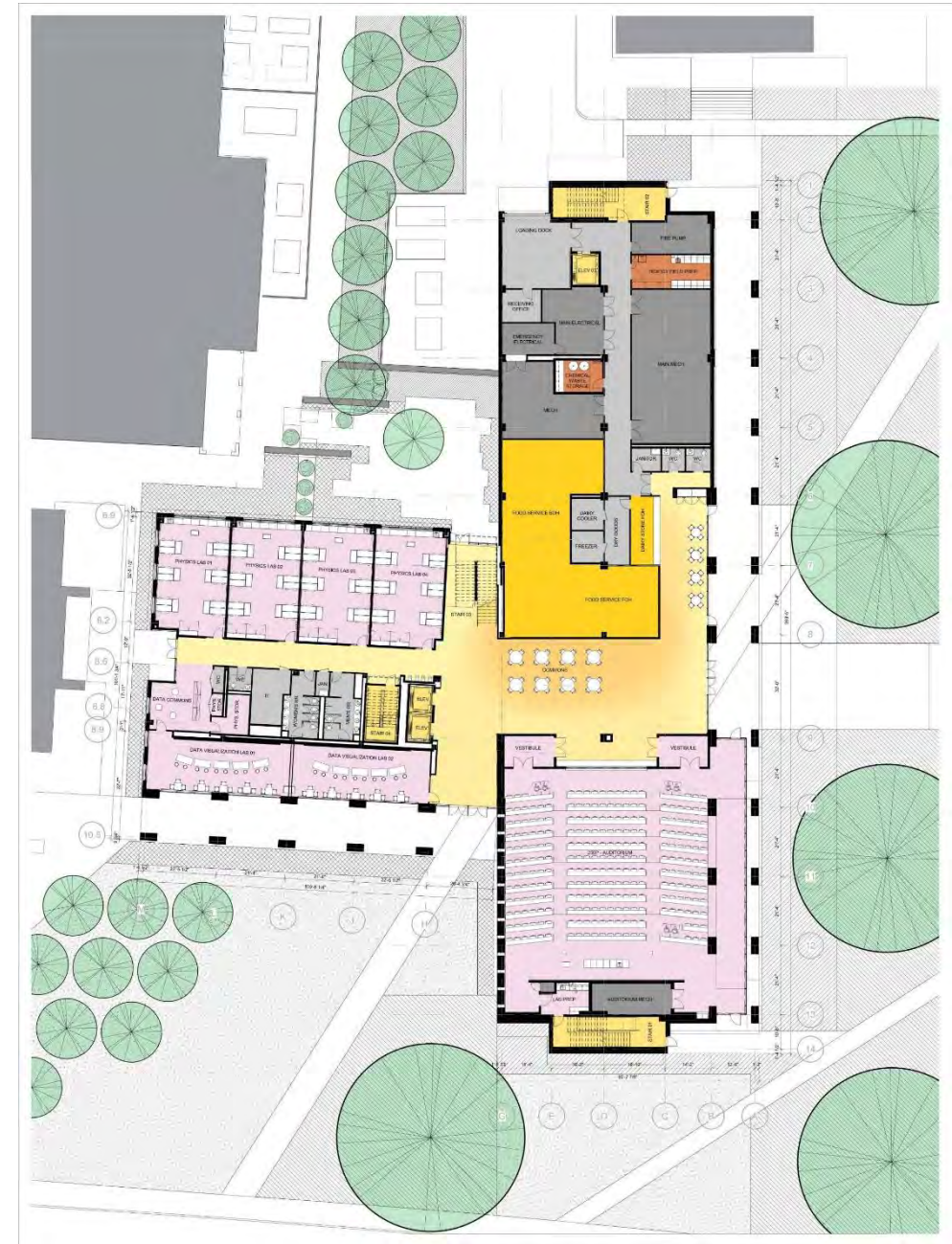
# New Interdisciplinary Science Building

Status: Private funding initiating design, awaiting state funding commitment

Approximate Size: 148,000 sq. ft.

User: Science and Labs for all STEM students

Approximate Cost: \$108,000,000 (\$75 million State, \$33 million Private)



# Strategic Capital Plan – Deferred Maintenance (Infra./Streets/Renov.)

Status: Awaiting Full Funding (\$4 Million Lighting Portion is funded)

Approximate Size: Campus wide

User: General Campus

Approximate Cost: \$35,000,000 State



## PROJECT

Utility Infrastructure Repairs & Improvements

Road/Street/Site Repairs & Improvements

Minor Building Renovations

Site Lighting Improvements

\*\*\* 68% Deferred Maintenance



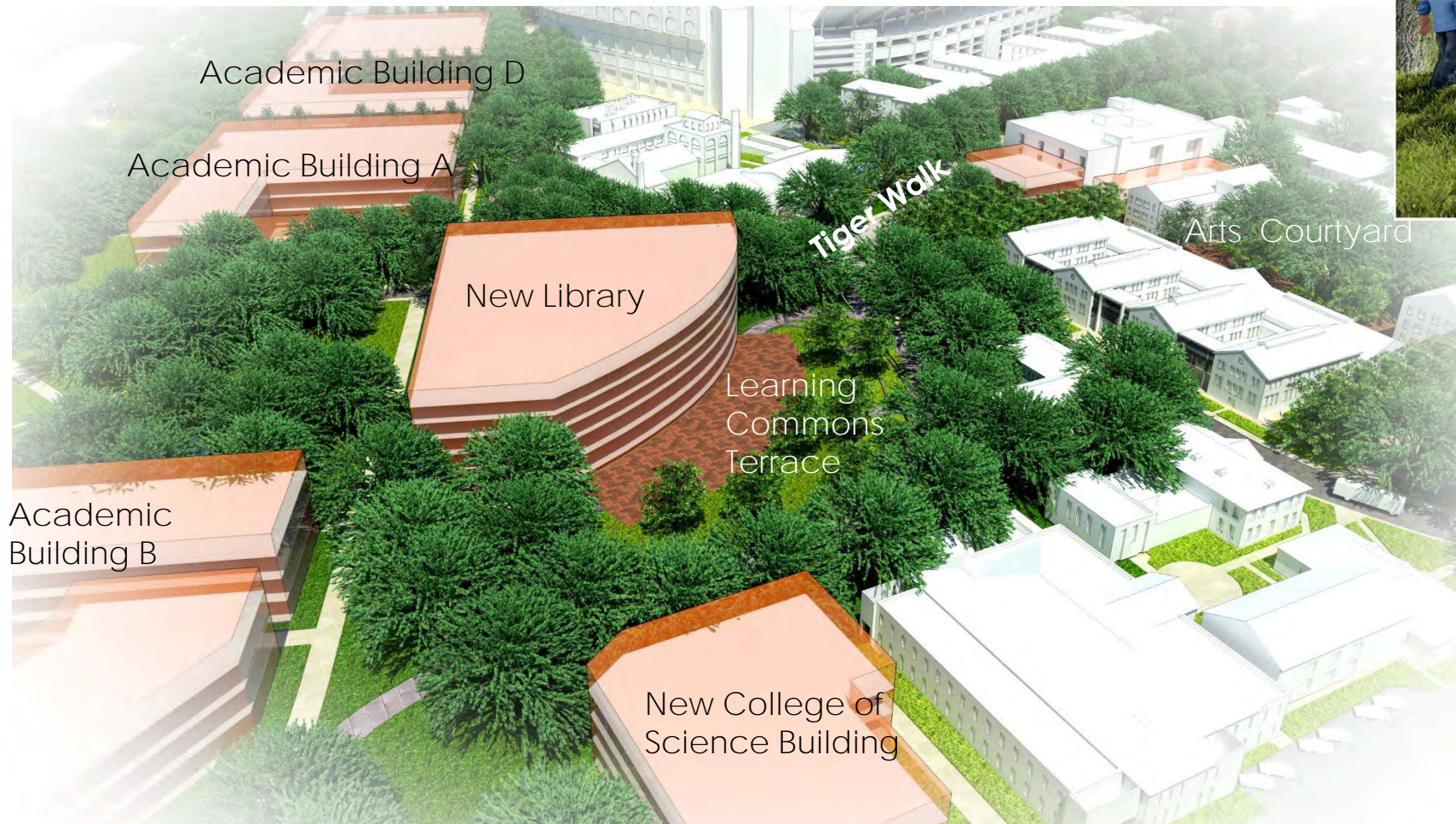
# Library – Strategic Capital Plan Repairs and Upgrades

Status: Awaiting Funding

Approximate Size: 280,000 to 300,000 sq. ft.

User: Campus Wide

Approximate Cost: \$151,000,000 State



# Historic Core – Strategic Capital Plan Repairs and Upgrades

Status: Awaiting Funding

Approximate Size: 194,433 sq. ft.

User: Academic

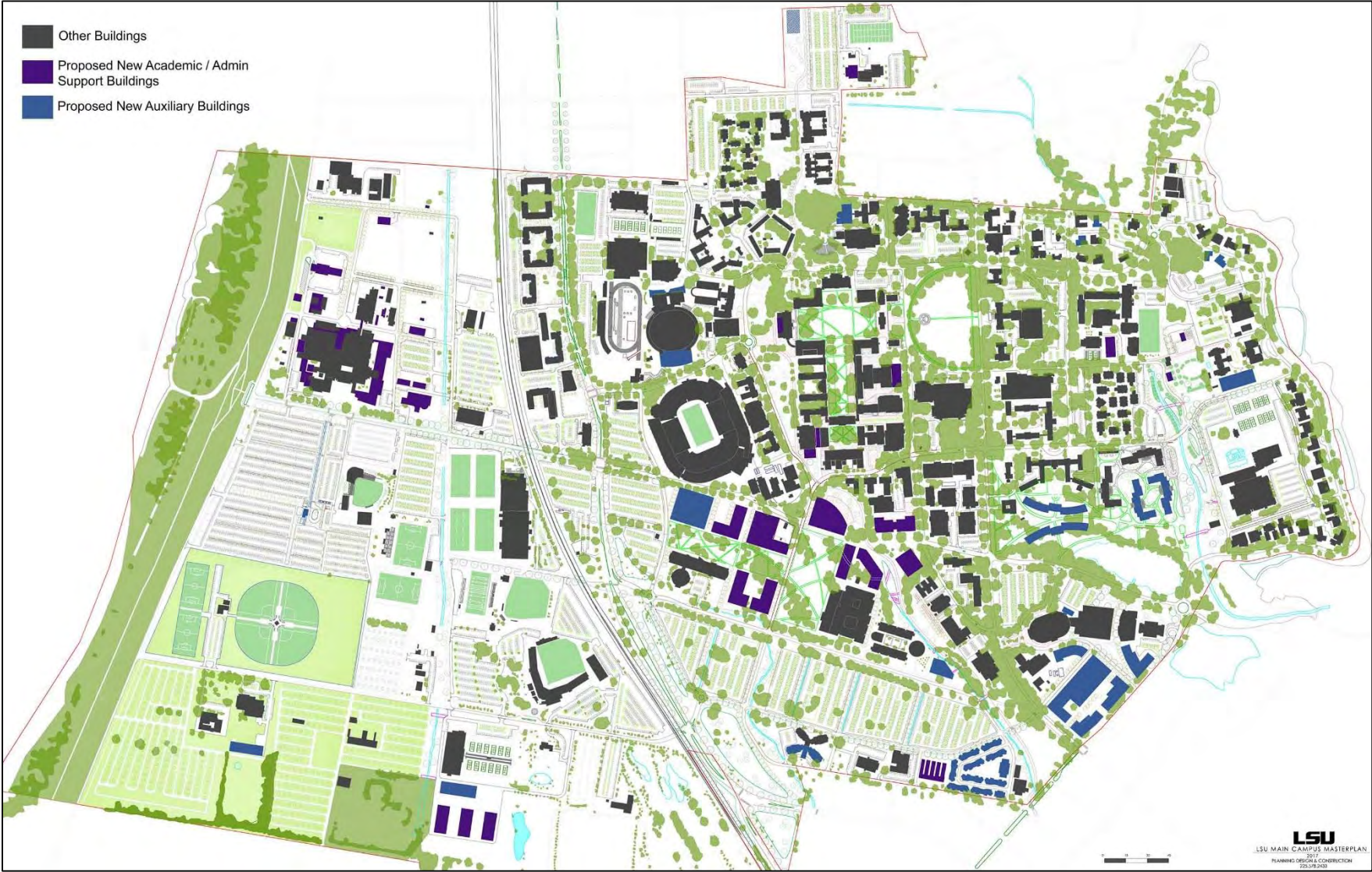
Approximate Cost: \$48,000,000



# Utilities, Infrastructure and Street Improvements

Status: Awaiting Funding  
Approximate Size: Campus Wide  
User: Academic  
Approximate Cost: \$40,000,000

100% Deferred Maintenance





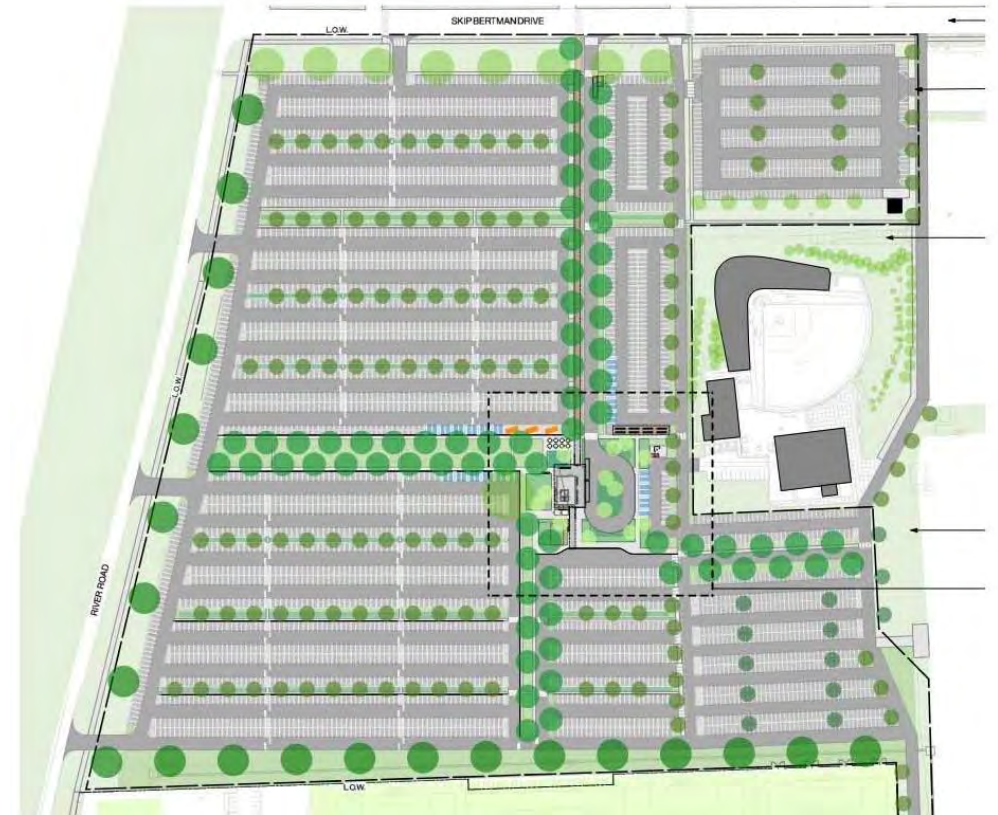
# Mobility Implementation (REFF)

Status: Phase 1 Design complete, awaiting funding

Approximate Size:

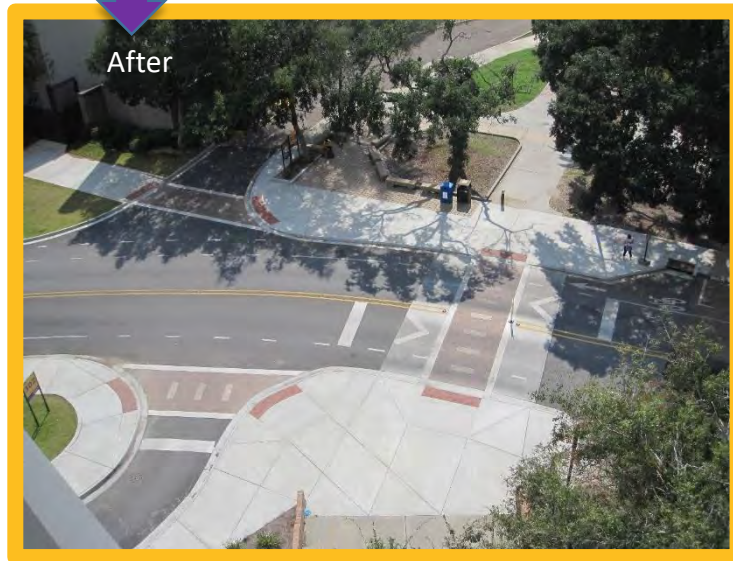
User: Parking & Transportation Services

Cost: \$6,160,000 Phase 1 only



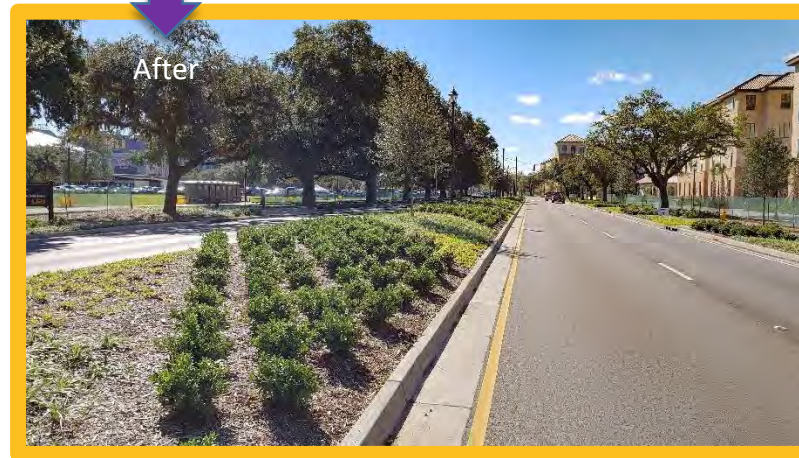
# IMPROVEMENTS IN PLACE

## Field House Drive Realignment



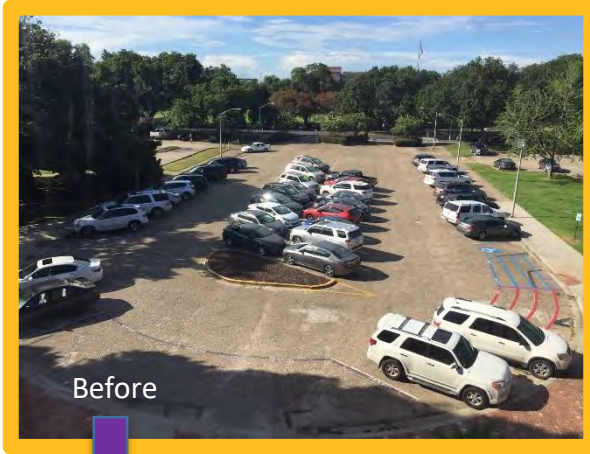
# IMPROVEMENTS IN PLACE

## Nicholson Drive



# IMPROVEMENTS IN PLACE

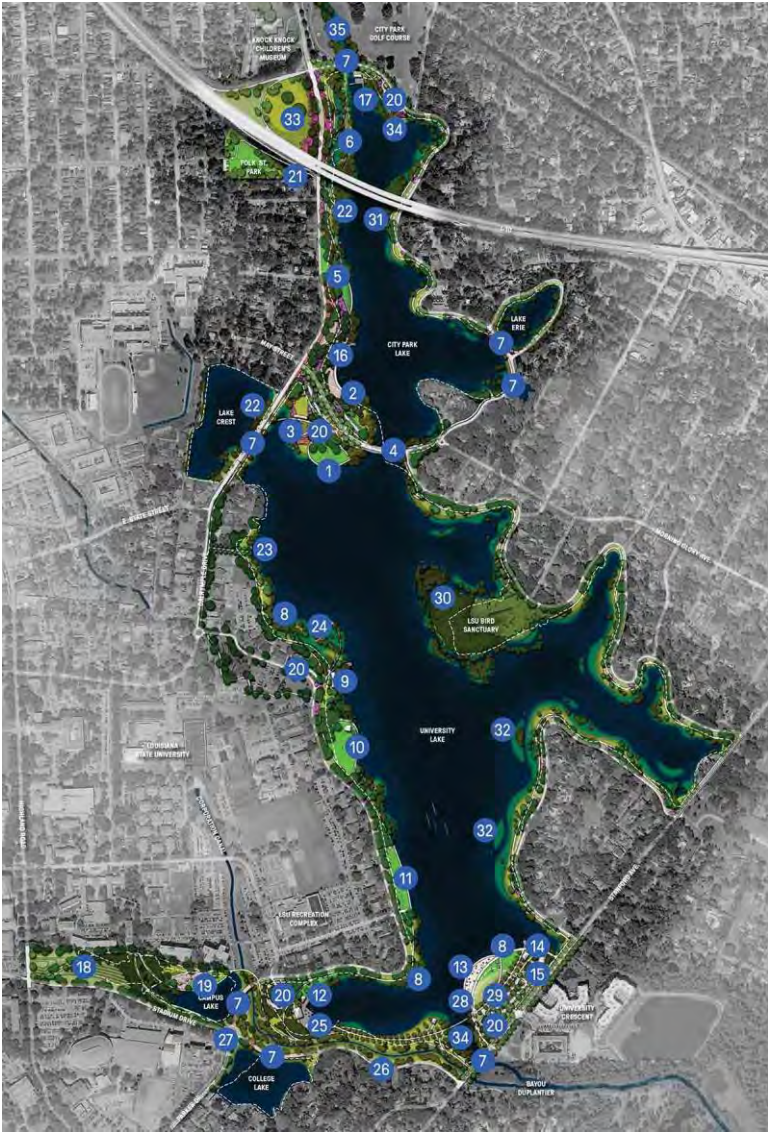
## Pleasant Hall





# Campus Lakes (REFF)

Status: Preliminary Planning  
Approximate Size:  
User: LSU and the Community  
Cost: \$40,000,000



# Music Building Recital Hall (REFF)

Status: Design Complete, Awaiting Funding

Approximate size: 7,725 sq. ft.

User: College of Music and Dramatic Arts

Approximate Cost: \$4,700,000



# Animal and Food Science Facilities Renovations and Modernizations

Status: Phases 1 and 2 complete, 3-5 Awaiting Funding

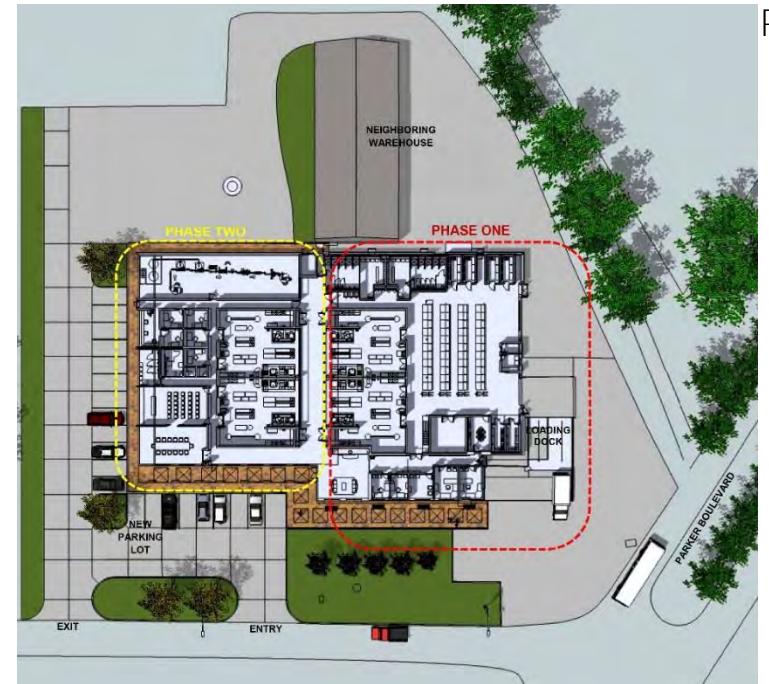
Approximate Size: 138,457 sq. ft.

User: Agriculture

Approximate Cost: \$59,250,343 State



Phase 2



Phase 3



Phase 4



Phase 4



Phase 5

# DISCUSSION



An aerial photograph of a university campus, overlaid with a semi-transparent purple filter. The text "2022-2023 Capital Outlay Request" is centered in a yellow, sans-serif font. The map shows various buildings, parking lots, and green spaces.

# 2022-2023 Capital Outlay Request

# System-Wide Request

**INSTITUTION: LSU BOARD OF SUPERVISORS (BOS)  
FY 2022/2023 Capital Outlay Plan  
Recommendations in Priority Order (#1 - #11)**

<b>System Priority</b>	<b>Campus Priority</b>	<b>Project Type (E, C, N, SG)</b>	<b>Institution</b>	<b>Project Request Title</b>	<b>Funding Source (GOB, Rev Bond, S/G)</b>	<b>Total</b>
1	1	E	BOS	Emergency Projects All Campuses	GOB	\$34,221,000
2	1	C	LSU A&M	Science - Strategic Capital Plan Repairs and Upgrades - Food Science Renovation, New Science Building, Infrastructure and Utilities, Planning and Construction	S.G./G.O.	\$108,000,000
3	2	E	BOS	Life Safety & ADA Compliance	GOB	\$20,000,000
4	2	C	LSU A&M	H.P. Long Field House Renovation, Planning and Construction	S.G./G.O.	\$29,000,000
5	1	C	HSCS	Center for Medical Education & Wellness, Planning and Construction (Caddo) <sup>1</sup>	GOB, S/G	\$72,000,000
6	1	C	HSCNO	Center for Advanced Learning and Simulation Infrastructure and Equipment	GOB	\$34,600,000
7	3	C	AgCenter	Renewable and Natural Resources Exterior Repairs/Weatherization and Mechanical Systems Repair/Replacement	GOB	\$7,960,000
8	3	C	LSU A&M	Strategic Capital Plan – Deferred Maintenance for Infrastructure, Renovations and Streets	G.O.	\$35,000,000
9	2	C	HSCNO	Medical Education Building Laboratory Renovation and Supporting Infrastructure, Phase 1	SG*	\$14,000,000
10	1	C	LSUE	Manuel Hall Exterior Wall/Roof Repair	GOB	\$2,760,000
11	1	C	AgCenter	Animal and Food Science Facilities Renovations and Modernizations Phases II, III & IV	GOB	\$59,998,166

# System-Wide Request

**INSTITUTION: LSU BOARD OF SUPERVISORS (BOS)  
FY 2022/2023 Capital Outlay Plan  
Recommendations in Priority Order (#12 - #25)**

System Priority	Campus Priority	Project Type (E, C, N, SG)	Institution	Project Request Title	Funding Source (GOB, Rev Bond, S/G)	Total
12	4	N	LSU A&M	Library – Strategic Capital Plan Repairs and Upgrades	G.O.	\$151,000,000
13	3	C	HSCNO	Campus Stormwater Infrastructure <sup>2</sup>	SG/GFD**	\$6,900,000
14	1	C	LSUS	Building Exterior Walls and Bridge Replacement	GOB	\$3,100,000
15	10	N	LSUA	Student Success Center	SG/GOB	\$11,000,000
16	2	N	LSUE	STEAM Innovation Center Construction Phase I	GOB	\$27,844,480
17	6	C	LSU A&M	Veterinary Medicine Facilities Repairs	S.G./G.O.	\$30,000,000
18	3	N	LSUS	Boiler Installation Renovation (B&E, BH, HP&E,UC)	GOB	\$2,410,000
19	5	C	LSU A&M	Historic Core – Strategic Capital Plan Repairs and Upgrades	S.G./G.O.	\$48,000,000
20	2	N	HSCS	Gross Anatomy Lab Expansion and Modernization, Planning and Construction (Caddo)	GOB	\$2,500,000
21	3	N	LSUE	Athletic Complex Facility	SG/GOB	\$12,000,000
22	1	N	LSUA	Remote Boiler project	GOB	\$813,600
23	2	C	AgCenter	Dean Lee Tornado Damage	GOB	\$1,650,000
24	2	C	PBRC	Site Security Access System Upgrade	G.O.	\$600,000
25	4	C	AgCenter	Parker Coliseum Renovations and Repairs	GOB	\$21,527,200

# System-Wide Request

**INSTITUTION: LSU BOARD OF SUPERVISORS (BOS)  
FY 2022/2023 Capital Outlay Plan  
Recommendations in Priority Order (#26 - #40)**

System Priority	Campus Priority	Project Type (E, C, N, SG)	Institution	Project Request Title	Funding Source (GOB, Rev Bond, S/G)	Total
26	4	N	LSUS	Campus Elevator Modernization	GOB	\$1,810,000
27	1	C	PBRC	PBRC New Clinical Research Bldg, Imaging Center, & High-Tech Research Instrumentation & Equipment, Planning, & Construction	G.O.	\$50,000,000
28	4	N	HSCNO	Dental School Mechanical & Electrical Infrastructure Modernization and ADA Improvements	GOB	\$12,000,000
29	5	N	LSUS	Science Building Roof Replacement	GOB	\$950,000
30	2	N	LSUA	Business and Education Building	GOB	\$14,210,000
31	6	N	LSUS	Business Education Roof Replacement	GOB	\$1,045,000
32	3	N	LSUA	Bolton Library and Coughlin Hall HVAC Replacment Project	GOB	\$700,000
33	3	N	PBRC	Site Safety and Building Equipment Replacments	G.O.	\$1,776,000
34	2	N	HCS D	Lallie Kemp HVAC Replacement	GOB	\$276,000
35	4	N	LSUA	Bolton Library Exterior Reconditioning	GOB	\$650,000
36	7	SG	LSU A&M	Student Health Center Renovation and Addition	S.G./R.B.	\$27,890,000
37	12	N	HSCS	Determination Center, Planning and Construction (Caddo)	GOB	\$25,000,000
38	5	N	HSCS	Medical School 10th Floor B-Building HVAC Replacement, Planning and Construction (Caddo)	GOB	\$5,100,000
39	4	N	PBRC	Replacement of Underground Chilled Water & Hot Water Piping, Both Supply & Return	G.O.	\$3,504,360
40	3	N	HCS D	Lallie Kemp Remodel Front Entrance	GOB	\$759,000



# LSU A&M Request

**INSTITUTION: LSU A&M**  
**5-Year Capital Outlay Plan**  
**FY 2022/2023 - FY 2026/2027**

<b>Campus Priority</b>	<b>Project Type (E, C, N, SG)</b>	<b>Project Request Title</b>	<b>Funding Source (GOB, Rev Bond, S/G)</b>	<b>Total</b>
1	C	Science - Strategic Capital Plan Repairs and Upgrades - Food Science Renovation, New Science Building, Infrastructure and Utilities, Planning and Construction	S.G./G.O.	\$108,000,000
2	C	H.P. Long Field House Renovation, Planning and Construction	S.G./G.O.	\$29,000,000
3	C	Strategic Capital Plan – Deferred Maintenance for Infrastructure, Renovations and Streets	G.O.	\$35,000,000
4	N	Library – Strategic Capital Plan Repairs and Upgrades	G.O.	\$151,000,000
5	C	Historic Core – Strategic Capital Plan Repairs and Upgrades	S.G./G.O.	\$48,000,000
6	C	Veterinary Medicine Facilities Repairs	S.G./G.O.	\$30,000,000
7	SG	Student Health Center Renovation and Addition	S.G./R.B.	\$27,890,000
8	N	New Offsite Storage	G.O.	\$13,000,000
9	N	LSU Library Demolition & Quad Restoration	G.O.	\$11,500,000
10	N	Utilities, Infrastructure and Street Improvements	G.O.	\$40,000,000
11	N	LSU Exterior Repairs, Various Buildings	GOB	\$9,000,000
			<b>Total</b>	<b>\$502,390,000</b>



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# Board of Supervisors

## ATHLETICS COMMITTEE

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021



**Board of Supervisors**

**Request from LSU A&M to Approve Term Sheet for the Head Football Coach**

**To: Members of the Board of Supervisors**

**Date: December 10, 2021**

**1. Bylaw Citation**

Pursuant to Article VII, Section 1

L.3. Appointments and all other personnel actions relating to varsity athletics coaches and Athletic Directors receiving a salary of \$250,000 or above.

**2. Summary of the Matter**

This resolution seeks approval of the following proposed term sheet for Brian Kelly.

Name	Title	Term		Total Certain Compensation <sup>a</sup>
		Proposed Start Date	Proposed End Date	Proposed
Brian Kelly	Head Coach – Football	11/28/2021	12/31/2031	\$9,000,000

Notes:

- (a) Total Certain Compensation includes all compensation which the coach is contractually guaranteed to receive in the first year of the contract. It does not include the value of any fringe benefits, such as car and cell phone allowances, nor any one-time amounts, such as contract buy-outs or relocation allowances.

**3. Review of Business Plan**

Not Applicable

**4. Fiscal Impact**

The Athletic Department currently expects that all funds relating to these employment contracts will be paid from revenues generated by the Athletic Department. While authorized by the term sheet, it is not expected that any foundation dollars will be needed to provide for any of the supplemental compensation. No state general fund or tuition dollars are used.

**5. Description of Competitive Process**

Not Applicable

**6. Review of Documents Related to Referenced Matter**

The Office of General Counsel has reviewed the term sheet.



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**Board of Supervisors**

**7. Parties of Interest**

LSU and the above-named athletics' personnel.

**8. Related Transactions**

None.

**9. Conflicts of Interest**

None.

**10. Attachments**

Term Sheet: Brian Kelly, Head Football Coach.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College authorizes William F. Tate IV, President, or his designee, to execute the position changes for Brian Kelly as described in this item, in consultation with the General Counsel.

**TERM SHEET BETWEEN**  
**LOUISIANA STATE UNIVERSITY, AND BRIAN KELLY AND LENDER**

**Position:** Head Football Coach at LSU  
**Reporting:** Coach shall report directly to Scott Woodward, Director of Athletics  
**Term:** Effective no later than November 28, 2021 and ending on the later of (i) December 31, 2031 or (ii) the last game of the 2031 LSU Football season (including post-season games) (“End Date”).

**Compensation:**

- Base Salary (annual rate; pro-rated for partial years): \$400,000
- Supplemental Compensation (annual rate, pro-rated for partial years) to be paid to Coach and/or Coach’s business entity (“Lender”), as allocated as mutually-agreed, based on the value of Coach’s marketing and promotional services, and name, image, and likeness rights:
  - No later than November 28, 2021 through December 31, 2022: \$8,600,000
  - January 1, 2023 through December 31, 2023 \$8,800,000
  - January 1, 2024 through December 31, 2024 \$8,800,000
  - January 1, 2025 through December 31, 2025 \$9,000,000
  - January 1, 2026 through December 31, 2026 \$9,000,000
  - January 1, 2027 through December 31, 2027 \$9,200,000
  - January 1, 2028 through December 31, 2028 \$9,200,000
  - January 1, 2029 through December 31, 2029 \$9,400,000
  - January 1, 2030 through December 31, 2030 \$9,400,000
  - January 1, 2031 through End Date \$9,600,000

At Coach’s election, up to \$1,000,000 per year of the foregoing Supplemental Compensation may be recast, as follows: (i) first, the parties will use best efforts to recast such amount as an annual loan that may be used to fund the continuation of Coach’s existing split dollar life insurance policy; (ii) second, the parties will use best efforts to recast such amount as an annual loan that may be used to fund a new split dollar life insurance policy to be procured by the parties; or (iii) third, the parties will recast such amount to fund other mutually-agreed deferred compensation programs to benefit Coach. If none of the foregoing can be achieved or agreed, such amount shall remain as Supplemental Compensation.

**Incentives:**

- Southeastern Conference
  - Participation in SEC Championship Game \$75,000 OR
  - Win SEC Championship Game \$150,000
  - Immediately following first SEC Championship Game win during the Term, in addition to the foregoing, Supplemental Compensation will increase by \$250,000 for each remaining year of the Term.
- Post Season Bowl
  - Bowl eligible \$500,000 AND
  - New Year Six Bowl Participant \$100,000 OR
  - CFP Semifinal Game Participant \$200,000 OR
  - CFP Final Game Participant \$300,000 OR
  - CFP National Champion \$500,000
  - Immediately following the first National Championship win during the Term, in addition to the foregoing, Supplemental Compensation will increase by an additional \$500,000 (in addition to the SEC Championship increase set forth above) for each remaining year of the Term.

- If the CFP format is expanded to include additional teams, the parties will mutually agree on additional incentive compensation for participation therein, and/or CFP victories (to the extent not already contemplated by the then-existing bonus structure).
- Coach of the Year:
  - Southeastern Conference Coach of the Year \$50,000 AND
  - National Coach of the Year \$75,000
- Academic Incentive Compensation:
  - Academic Progress Rate above 930 \$25,000 OR
  - Academic Progress Rate above 970 \$50,000
    - Above APR calculations based on:
      - Year 1-5 of contract single year APR used for calculation
      - Year 6-10 of contract multi-year APR used for calculation
- Other Special Incentives (paid by LSU):
  - Coach shall receive Longevity Compensation of \$500,000 if employed on July 1 of each year, to be paid by July 15 of that year. In the event of early termination, the Longevity Compensation for the year in which termination occurs shall be prorated. For purposes of this provision, a year runs from July 1 to June 30. No Longevity Compensation shall be payable for any year in which Coach does not serve in the position of Head Coach.
  - Coach shall receive up to two courtesy vehicles, if available, or two vehicle allowances (or a combination thereof) in the amount of \$1,000 per month.
  - LSU, or an affiliated foundation, shall provide an interest-free loan (not to exceed \$1,200,000) of 20 percent of the purchase price of Coach's primary domicile, located within a 30-mile radius of the LSU campus, to be used as Coach's residence. Upon the earlier of (i) the sale of the home, (ii) the date Coach begins to use the residence as a rental property or as a residence for anyone other than himself or his spouse, or (iii) Coach accepts employment with someone other than LSU, Coach shall repay to lender the original loan amount in addition to 20 percent of the increased value of the home (net of transaction and related expenses and broker commissions if sold or based on appraised value if retained).
  - A relocation allowance to cover incidentals and other costs associated with moving and, if necessary, up to 90 days temporary housing at a location selected by the Athletic Department. Per university policy, the Relocation Incentive stipulates that part or all of the advance payment will be returned if Coach does not continue employment with the University for at least two (2) full years. In accordance with Internal Revenue Service regulations, all relocation benefits are taxable compensation subject to withholding and other appropriate deductions.
  - LSU shall either directly pay (as a business expense) or fund any amounts payable as the result of the voluntary termination of Coach's current employment agreement. To the extent that LSU is unable to make such payment as a business expense, such payment shall be a loan to Coach which shall be amortized over the Term and payable in installments by Coach on July 1 of each year. If Coach is employed by LSU on each such July 1, LSU shall forgive the installment due. Further, LSU shall forgive all outstanding amounts remaining on such loan immediately upon termination of Coach's employment by either party. In connection with all forgiveness of loans contemplated by this paragraph, LSU shall include in the amount funded any additional amount sufficient to make Coach completely whole to the extent of any and all tax liability that may accrue to Coach, if any, as a result of such payments to Coach's former employer or reimbursements to Coach, or such additional tax gross-up payment(s) to Coach.
  - LSU shall provide Coach with access to 50 hours of private air personal miles per year.

**Termination without Cause by University:** If LSU terminates the employment of Coach without Cause, LSU will pay 90% of remaining Base Salary and Supplemental Compensation which would have been payable to Coach over the remaining Term and any prorated Longevity Compensation for the year of termination. Following a national championship, compensation for termination by LSU without cause will include 100% of: (i) Base Salary; (ii) Supplemental Compensation; and (iii) the prorated Longevity Compensation for the year of termination.

Coach shall have a duty to mitigate, and University shall have the right to offset against the liquidated damages amount any post-termination income that Coach receives from employment in intercollegiate or professional football, including coaching, administration or media. Any payments due to Coach will be paid in equal monthly installments over the course of the remaining Term; Should Coach be assessed additional taxes by the Internal Revenue Service due to a termination without cause, LSU shall accelerate the payment of such liquidated damages to the extent necessary for Coach to pay any taxes thereon (whether pursuant to IRC Section 457 or otherwise).

**Termination for Cause by University:** If LSU terminates the employment of Coach for Cause (with the definition thereof to be mutually-agreed), LSU shall have no obligation to Coach to pay any further amounts beyond the end of the month in which Coach is terminated, and any Incentives that have been earned but not paid.

**Termination by Coach:** If Coach terminates his employment at any time while Scott Woodward is actively employed and serving as LSU's Athletic Director, Coach will pay to LSU liquidated damages based on the date of termination as follows:

- November 28, 2021 through December 31, 2022 \$4,000,000
- January 1, 2023 through December 31, 2023 \$3,000,000
- January 1, 2024 through December 31, 2024 \$2,000,000
- January 1, 2025 through December 31, 2025 \$2,000,000
- January 1, 2026 through December 31, 2026 \$2,000,000
- January 1, 2027 through December 31, 2027 \$2,000,000
- January 1, 2028 through December 31, 2028 \$2,000,000
- January 1, 2029 through December 31, 2029 \$2,000,000
- January 1, 2030 through December 31, 2030 \$2,000,000
- January 1, 2031 through December 31, 2031 \$2,000,000

No liquidated damages will be due by Coach if, on the date of termination by Coach, Scott Woodward is not actively employed as Athletic Director of LSU.

**Miscellaneous:** **THIS AGREEMENT IS CONTINGENT UPON A SATISFACTORY BACKGROUND CHECK AND APPROVAL BY THE LSU BOARD OF SUPERVISORS.** The Term shall not be valid or enforceable and Coach's employment shall be "at-will" until both of these conditions are satisfied. Coach acknowledges that failure to disclose any and all criminal or civil matters from the past five years to LSU prior to signing this Agreement, including those currently pending but excluding non-felony traffic infractions, will serve as a basis to terminate employment for Cause. The Agreement shall be enforced and construed in accordance with the laws of Louisiana. Any civil action to enforce this Agreement shall be brought in a state or federal court having subject matter and personal jurisdiction over the parties that is domiciled in East Baton Rouge Parish, Louisiana. The parties intend to negotiate diligently and in good faith and to prepare and execute a formal long-form contract that more fully states the terms of their agreement, which, once executed, will supersede the terms of this Term Sheet, but unless and until that occurs, this Term Sheet remains in full force and effect.

**ACCEPTED AND AGREED:**



Scott Woodward  
On behalf of Louisiana State University

11.30.21  
Date



Brian Kelly, for himself and on behalf of Lender

Brian Kelly

Print Name

11-30-21  
Date



**TERM SHEET BETWEEN**  
**LOUISIANA STATE UNIVERSITY AND FRANK WILSON**

**Position:** Associate Head Football Coach at LSU  
**Reporting:** Coach shall report directly to Brian Kelly, Head Coach  
**Term:** Effective no later than December 7, 2021 and ending January 15, 2025.

**Compensation:**

- Base Salary (annual rate; pro-rated for partial years): \$400,000
- Supplemental Compensation (annual rate, pro-rated for partial years):
  - No later than December 7, 2021 through January 15, 2023 \$500,000
  - January 16, 2023 through January 15, 2024 \$550,000
  - January 16, 2024 through January 15, 2025 \$600,000

**Incentives:**

- Southeastern Conference
  - Participation in SEC Championship Game \$15,000 OR
  - Win SEC Championship Game \$25,000
- Bowl Participant \$15,000 OR
- New Year's 6 Bowl Participant \$25,000 OR
- College Football Playoff ("CFP")
  - CFP Semifinal Game Participant \$50,000 OR
  - CFP Final Game Participant \$75,000 OR
  - National Champion \$100,000
  - If the CFP format is expanded to include additional teams, the parties will mutually agree on additional incentive compensation for participation therein, and/or CFP victories (to the extent not already contemplated by the then-existing bonus structure).
- Other Special Incentives (paid by LSU):
  - Coach shall receive a courtesy vehicle, if available, or vehicle allowance in the amount of \$800 per month.
  - A relocation incentive of \$25,000 and up to sixty (60) days of temporary housing, as needed, to be used for relocation expenses. Per university policy, the Relocation Incentive stipulates that part or all of the advance payment will be returned if Coach does not continue employment with the University for at least two (2) full years. In accordance with Internal Revenue Service regulations, all relocation benefits are taxable compensation subject to withholding and other appropriate deductions.
  - LSU shall either directly pay or reimburse Coach for liquidated damages payable to McNeese State University as the result of the voluntary termination of Coach's current employment agreement at McNeese State University. LSU shall include in the amount payable any additional amount sufficient to make Coach whole to the extent of any and all tax liability that may accrue to Coach, if any, as a result of such payments to McNeese State University or reimbursements to Coach.

**Termination without Cause by University:** If LSU terminates the employment of Coach without Cause, LSU will pay ninety percent (90%) of remaining Base Salary and Supplemental Compensation which would have been payable to Coach over the remaining Term with partial years and months pro-rated. Any payments due to Coach will be paid in equal monthly installments over the course of the remaining Term.

Coach shall have duty to mitigate and use best efforts to obtain employment in another coaching or professional position with compensation at market value. For the purposes of this section, "compensation at market value" means compensation consistent with that of a person holding the same or similar position at a peer institution, firm, or company.

Coach shall not attempt to allow third parties to take advantage of this section as a means of avoiding paying the market value of Coach's services. In event Coach breaches these obligations, LSU will have the right to (i) be completely relieved

of any obligation to make any remaining payments owed to Coach or (ii) adjust payments to reflect the market value for Coach's employment or services. Mitigation shall be calculated as follows:

- If new employment is via contract, LSU shall reduce future payments by the greater of:
  - The average annual compensation of Coach's new employment agreement (regardless of term) or
  - The specific annual compensation due for given year corresponding to this Agreement.
- If new employment is not via contract (i.e., at-will), LSU will reduce future payments by the specific annual compensation due for given year corresponding to this Agreement.

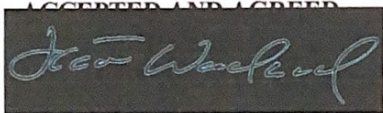
In the event Brian Kelly ceases to hold the position as Head Coach for any reason, LSU shall have the option, in its sole discretion, to terminate this Agreement effective six (6) months after the last date on which Brian Kelly holds the position as Head Coach, or on such earlier date as is mutually agreed between Coach and LSU, and LSU shall not thereafter be liable to Coach for any sums or damages other than any compensation earned pursuant to this Agreement prior to such termination date.

**Termination for Cause by University:** If LSU terminates the employment of Coach for cause, LSU shall have no obligation to Coach to pay any further amounts beyond the end of the month in which Coach is terminated.

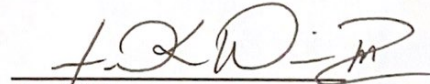
**Termination by Coach:** If Coach terminates the employment at any time, Coach will pay to LSU as liquidated damages an amount as follows, payable either in a lump sum or in equal installments over the remaining Term:

- Fifty percent (50%) of all remaining Base Salary and Supplemental Compensation which would have been payable to Coach for the remaining term if Coach accepts employment in a non-head coaching position with another SEC football program or Division I-A program within 500 miles of LSU; or
- Twenty-five percent (25%) of all remaining Base Salary and Supplemental Compensation which would have been payable to Coach for the remaining term if Coach accepts employment as a non-head coaching position other than as described above or terminates employment for any other reason;
- Except, however, no liquidated damages will be owed if Coach accepts any collegiate head coaching position or position in the NFL; terminates the Agreement after the conclusion of the final season (including championship game, if applicable) covered by the Term; or if Coach terminates within ninety (90) days of Brian Kelly's last day of employment with LSU as Head Coach.

**Miscellaneous:** THIS AGREEMENT IS CONTINGENT UPON A SATISFACTORY BACKGROUND CHECK AND APPROVAL BY THE LSU BOARD OF SUPERVISORS. The Term shall not be valid or enforceable and Coach's employment shall be "at-will" until both of these conditions are satisfied. Coach acknowledges that failure to disclose any and all criminal or civil matters from the past five years to LSU prior to signing this Agreement, including those currently pending but excluding non-felony traffic infractions, will serve as a basis to terminate employment for cause. The Agreement shall be enforced and construed in accordance with the laws of Louisiana. Any civil action to enforce this Agreement shall be brought in a state or federal court having subject matter and personal jurisdiction over the parties that is domiciled in East Baton Rouge Parish, Louisiana. The parties intend to negotiate diligently and in good faith and to prepare and execute a formal long-form contract that more fully states the terms of their agreement, which, once executed, will supersede the terms of this Term Sheet, but unless and until that occurs, this Term Sheet remains in full force and effect.

ACCEPTED AND AGREED  


On behalf of Louisiana State University

  
Frank Wilson

12/7/21  
Date

12/7/21  
Date



## Board of Supervisors

### Request from LSU Athletics to Approve Term Sheet for LSU Football Assistant Coaches

**To: Members of the Board of Supervisors**

**Date: December 10, 2021**

#### 1. Bylaw Citation

Pursuant to Article VII, Section 1

L.3. Appointments and all other personnel actions relating to varsity athletics coaches and Athletic Directors receiving a salary of \$250,000 or above.

#### 2. Summary of the Matter

This resolution seeks approval of the following proposed term sheet for Frank Wilson, Jake Flint, and Brian Polian.

Name	Title	Term		Total Certain Compensation <sup>a</sup>
		Proposed Start Date	Proposed End Date	Proposed
Frank Wilson	Associate Head Football Coach	12/7/2021	1/15/2025	\$900,000
Jake Flint	Head Strength and Conditioning Coach	12/7/2021	1/15/2025	\$475,000
Brian Polian	Football Special Teams Coordinator	12/7/2021	1/15/2025	\$625,000

Notes:

- (a) Total Certain Compensation includes all compensation which the coach is contractually guaranteed to receive in the first year of the contract. It does not include the value of any fringe benefits, such as car and cell phone allowances, nor any one-time amounts, such as contract buy-outs or relocation allowances.

#### 3. Review of Business Plan

Not applicable.

#### 4. Fiscal Impact

The Athletic Department currently expects that all funds relating to these employment contracts will be paid from revenues generated by the Athletic Department. While authorized by the term sheet, it is not expected that any foundation dollars will be needed to provide for any of the supplemental compensation. No state general fund or tuition dollars are used.

#### 5. Description of Competitive Process

N/A

#### 6. Review of Documents Related to Referenced Matter

The Office of General Counsel has reviewed the term sheet.

**7. Parties of Interest**

LSU and the above named athletics' personnel.

**8. Related Transactions**

None.

**9. Conflicts of Interest**

None.

**10. Attachments**

- I. Term Sheets for Frank Wilson, Jake Flint, and Brian Polian.

**RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College authorizes the LSU President, or his designee, to execute the term sheet for Frank Wilson as described in this item, in consultation with the General Counsel.

**BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College authorizes the President, or his designee, to execute the term sheet for Jake Flint as described in this item, in consultation with the General Counsel.

**BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College authorizes the LSU President, or his designee, to execute the term sheet for Brian Polian as described in this item, in consultation with the General Counsel.

**TERM SHEET BETWEEN**  
**LOUISIANA STATE UNIVERSITY AND JAKE FLINT**

**Position:** Head Strength and Conditioning Coach at LSU  
**Reporting:** Coach shall report directly to Shelly Mullinex, Senior Associate Athletic Director  
**Term:** Effective no later than December 7, 2021 and ending January 15, 2025.

**Compensation:**

- Base Salary (annual rate; pro-rated for partial years): \$400,000
- Supplemental Compensation (annual rate, pro-rated for partial years):
  - No later than December 1, 2021 through January 15, 2023 \$75,000
  - January 16, 2023 through January 15, 2024 \$100,000
  - January 16, 2024 through January 15, 2025 \$125,000

**Incentives:**

- Post-Season Incentive Compensation consistent with the additional compensation guidelines for post-season athletics in the sport of football.
- Other Special Incentives (paid by LSU):
  - Coach shall receive a courtesy vehicle, if available, or vehicle allowance in the amount of \$800 per month.
  - A relocation incentive of \$25,000 and up to sixty (60) days of temporary housing, as needed, to be used for relocation expenses. Per university policy, the Relocation Incentive stipulates that part or all of the advance payment will be returned if Coach does not continue employment with the University for at least two (2) full years. In accordance with Internal Revenue Service regulations, all relocation benefits are taxable compensation subject to withholding and other appropriate deductions.

**Termination without Cause by University:** If LSU terminates the employment of Coach without Cause, LSU will pay fifty percent (50%) of remaining Base Salary and Supplemental Compensation which would have been payable to Coach over the remaining Term with partial years and months pro-rated. Any payments due to Coach will be paid in equal monthly installments over the course of the remaining Term.

Coach shall have duty to mitigate and use best efforts to obtain employment in another coaching or professional position with compensation at market value. For the purposes of this section, "compensation at market value" means compensation consistent with that of a person holding the same or similar position at a peer institution, firm, or company.

Coach shall not attempt to allow third parties to take advantage of this section as a means of avoiding paying the market value of Coach's services. In event Coach breaches these obligations, LSU will have the right to (i) be completely relieved of any obligation to make any remaining payments owed to Coach or (ii) adjust payments to reflect the market value for Coach's employment or services. Mitigation shall be calculated as follows:

- If new employment is via contract, LSU shall reduce future payments by the greater of:
  - The average annual compensation of Coach's new employment agreement (regardless of term) or
  - The specific annual compensation due for given year corresponding to this Agreement.
- If new employment is not via contract (i.e., at-will), LSU will reduce future payments by the specific annual compensation due for given year corresponding to this Agreement.

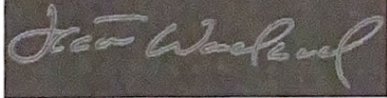
In the event the current Head Coach ceases to hold such position for any reason, LSU shall have the option, in its sole discretion, to terminate this Agreement effective six (6) months after the last date on which the current Head Coach holds such position, or on such earlier date as is mutually agreed between Coach and LSU, and LSU shall not thereafter be liable to Coach for any sums or damages other than any compensation earned pursuant to this Agreement prior to such termination date.

**Termination for Cause by University:** If LSU terminates the employment of Coach for cause, LSU shall have no obligation to Coach to pay any further amounts beyond the end of the month in which Coach is terminated.

**Termination by Coach:** If Coach terminates the employment at any time, Coach will pay to LSU as liquidated damages an amount as follows, payable either in a lump sum or in equal installments over the remaining Term:

- Fifty percent (50%) of all remaining Base Salary and Supplemental Compensation which would have been payable to Coach for the remaining term if Coach accepts employment in a non-head coaching position with another SEC football program or Division I-A program within 500 miles of LSU; or
- Twenty-five percent (25%) of all remaining Base Salary and Supplemental Compensation which would have been payable to Coach for the remaining term if Coach accepts employment as a non-head coaching position other than as described above or terminates employment for any other reason;
- Except, however, no liquidate damages will be owed if Coach accepts any position in the NFL; terminates the Agreement after the conclusion of the final season (including championship game, if applicable) covered by the Term; or if Coach terminates within ninety (90) days of Brian Kelly's last day of employment with LSU as Head Coach.

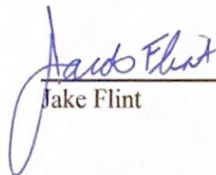
**Miscellaneous:** THIS AGREEMENT IS CONTINGENT UPON A SATISFACTORY BACKGROUND CHECK AND APPROVAL BY THE LSU BOARD OF SUPERVISORS. Coach acknowledges that failure to disclose any and all criminal or civil matters from the past five years to LSU prior to signing this Agreement, including those currently pending but excluding non-felony traffic infractions, will serve as a basis to terminate employment for cause. The Agreement shall be enforced and construed in accordance with the laws of Louisiana. Any civil action to enforce this Agreement shall be brought in a state or federal court having subject matter and personal jurisdiction over the parties that is domiciled in East Baton Rouge Parish, Louisiana. The parties intend to negotiate diligently and in good faith and to prepare and execute a formal long-form contract that more fully states the terms of their agreement, which, once executed, will supersede the terms of this Term Sheet, but unless and until that occurs, this Term Sheet remains in full force and effect.

ACCEPTED AND AGREED  


On behalf of Louisiana State University

12-2-21

Date

  
\_\_\_\_\_  
Jake Flint

12/2/21

Date

**TERM SHEET BETWEEN**  
**LOUISIANA STATE UNIVERSITY AND BRIAN POLIAN**

**Position:** Football Special Teams Coordinator at LSU  
**Reporting:** Coach shall report directly to Brian Kelly, Head Coach  
**Term:** Effective no later than December 7, 2021 and ending January 15, 2025.

**Compensation:**

- Base Salary (annual rate; pro-rated for partial years): \$400,000
- Supplemental Compensation (annual rate, pro-rated for partial years):
  - No later than December 7, 2021 through January 15, 2023 \$225,000
  - January 16, 2023 through January 15, 2024 \$275,000
  - January 16, 2024 through January 15, 2025 \$325,000

**Incentives:**

- Southeastern Conference
  - Participation in SEC Championship Game \$15,000 OR
  - Win SEC Championship Game \$25,000
- Bowl Participant \$15,000 OR
- New Year's 6 Bowl Participant \$25,000 OR
- College Football Playoff ("CFP")
  - CFP Semifinal Game Participant \$50,000 OR
  - CFP Final Game Participant \$75,000 OR
  - National Champion \$100,000
  - If the CFP format is expanded to include additional teams, the parties will mutually agree on additional incentive compensation for participation therein, and/or CFP victories (to the extent not already contemplated by the then-existing bonus structure).
- Other Special Incentives (paid by LSU):
  - Coach shall receive a courtesy vehicle, if available, or vehicle allowance in the amount of \$800 per month.
  - A relocation incentive of \$25,000 and up to sixty (60) days of temporary housing, as needed, to be used for relocation expenses. Per university policy, the Relocation Incentive stipulates that part or all of the advance payment will be returned if Coach does not continue employment with the University for at least two (2) full years. In accordance with Internal Revenue Service regulations, all relocation benefits are taxable compensation subject to withholding and other appropriate deductions.

**Termination without Cause by University:** If LSU terminates the employment of Coach without Cause, LSU will pay ninety percent (90%) of remaining Base Salary and Supplemental Compensation which would have been payable to Coach over the remaining Term with partial years and months pro-rated. Any payments due to Coach will be paid in equal monthly installments over the course of the remaining Term.

Coach shall have duty to mitigate and use best efforts to obtain employment in another coaching or professional position with compensation at market value. For the purposes of this section, "compensation at market value" means compensation consistent with that of a person holding the same or similar position at a peer institution, firm, or company.

Coach shall not attempt to allow third parties to take advantage of this section as a means of avoiding paying the market value of Coach's services. In event Coach breaches these obligations, LSU will have the right to (i) be completely relieved of any obligation to make any remaining payments owed to Coach or (ii) adjust payments to reflect the market value for Coach's employment or services. Mitigation shall be calculated as follows:

- If new employment is via contract, LSU shall reduce future payments by the greater of:
  - The average annual compensation of Coach's new employment agreement (regardless of term) or

- The specific annual compensation due for given year corresponding to this Agreement.
- If new employment is not via contract (i.e., at-will), LSU will reduce future payments by the specific annual compensation due for given year corresponding to this Agreement.

In the event Brian Kelly ceases to hold the position as Head Coach for any reason, LSU shall have the option, in its sole discretion, to terminate this Agreement effective six (6) months after the last date on which Brian Kelly holds the position as Head Coach, or on such earlier date as is mutually agreed between Coach and LSU, and LSU shall not thereafter be liable to Coach for any sums or damages other than any compensation earned pursuant to this Agreement prior to such termination date.


**Termination for Cause by University:** If LSU terminates the employment of Coach for cause, LSU shall have no obligation to Coach to pay any further amounts beyond the end of the month in which Coach is terminated.

**Termination by Coach:** If Coach terminates the employment at any time, Coach will pay to LSU as liquidated damages an amount as follows, payable either in a lump sum or in equal installments over the remaining Term:

- Fifty percent (50%) of all remaining Base Salary and Supplemental Compensation which would have been payable to Coach for the remaining term if Coach accepts employment in a non-head coaching position with another SEC football program or Division I-A program within 500 miles of LSU; or
- Twenty-five percent (25%) of all remaining Base Salary and Supplemental Compensation which would have been payable to Coach for the remaining term if Coach accepts employment as a non-head coaching position other than as described above or terminates employment for any other reason;
- Except, however, no liquidated damages will be owed if Coach accepts any collegiate play-calling coordinator position or position in the NFL; terminates the Agreement after the conclusion of the final season (including championship game, if applicable) covered by the Term; or if Coach terminates within ninety (90) days of Brian Kelly's last day of employment with LSU as Head Coach.

**Miscellaneous:** THIS AGREEMENT IS CONTINGENT UPON A SATISFACTORY BACKGROUND CHECK AND APPROVAL BY THE LSU BOARD OF SUPERVISORS. The Term shall not be valid or enforceable and Coach's employment shall be "at-will" until both of these conditions are satisfied. Coach acknowledges that failure to disclose any and all criminal or civil matters from the past five years to LSU prior to signing this Agreement, including those currently pending but excluding non-felony traffic infractions, will serve as a basis to terminate employment for cause. The Agreement shall be enforced and construed in accordance with the laws of Louisiana. Any civil action to enforce this Agreement shall be brought in a state or federal court having subject matter and personal jurisdiction over the parties that is domiciled in East Baton Rouge Parish, Louisiana. The parties intend to negotiate diligently and in good faith and to prepare and execute a formal long-form contract that more fully states the terms of their agreement, which, once executed, will supersede the terms of this Term Sheet, but unless and until that occurs, this Term Sheet remains in full force and effect.

**ACCEPTED AND AGREED:**

  
 Scott Woodward  
 On behalf of Louisiana State University

  
 Brian Polian

12/6/21  
 Date

12/6/21  
 Date





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## Board of Supervisors

### RISK MANAGEMENT COMMITTEE

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021

# LSU OFFICE OF INTERNAL AUDIT

## FISCAL YEAR 2022 AUDIT PLAN STATUS

*NOVEMBER 30, 2021*

CAMPUS	AUDIT AREA	DESCRIPTION	STATUS	ESTIMATED DRAFT
LSU A&M	Inventory Management	Review of University controls for purchasing, safeguarding, and recording inventory; may include emergency purchases, unique assets, IT assets, and highly sensitive items	Report Issued	Complete
HSCNO	Clinical Trials	Clinical trials follow-up including La. Health Network (LHN) trials	Report Issued	Complete
HSCS	Clinical Trials	Review controls for billing clinical trials to assess the reliability and integrity of sponsor’s trial systems against relevant standards	Report Issued	Complete
MULTI	Public Private Partnerships	Review of university controls over construction projects, including Nicholson Gateway, HSCNO, etc.	In Progress-Reporting Phase	Dec 2021
HSCS	Supplemental Compensation	Review of approval and justification for supplemental physician compensation	In Progress-Reporting Phase	Dec 2021
MULTI	Cloud Computing	Review of contracts and controls related to cloud computing, including review of SOC 2 reports and compliance with state and federal data storage requirements	In Progress-Fieldwork Phase	Dec 2021
MULTI	Title IX - Sexual Misconduct	Follow up on corrective actions from prior audit and Husch Blackwell report, including a review of our internal processes for adequacy	In Progress-Fieldwork Phase	Jan 2022
MULTI	User Access Controls	Review adequacy of system access controls	In Progress-Fieldwork Phase	Jan 2022
LSU A&M	Employee Health Plan Administration	Agreed-upon procedures; scope will be developed in consultation with the CHRO	In Progress-Fieldwork Phase	Jan 2022
PBRC	Bariatric/Metabolic Surgery Program	Review of program administration; may include financial controls, contract compliance, and contractual structure	In Progress-Fieldwork Phase	Jan 2022
MULTI	Governance of Compliance	Review of compliance framework, including established responsibility at each campus, clear assignment of duties, adequacy of coverage system-wide, and approach for addressing known controls gaps or exposures	In Progress-Planning Phase	Feb 2022
MULTI	Financial Management	Review of financial management controls; may include budgeting, reporting, cash management, and strategic financial planning	In Progress-Planning Phase	Mar 2022
MULTI	Patch Management	Review controls related to operating and application patching	In Progress-Planning Phase	Mar 2022

CAMPUS	AUDIT AREA	DESCRIPTION	STATUS	ESTIMATED DRAFT
MULTI	Affiliated Organizations	Review of oversight controls to ensure compliance with the Uniform Affiliation Agreement, including policies and procedures related to employee reimbursement	Not Started	
MULTI	Hiring Practices	Review of policies and procedures related to hiring senior-level faculty and staff, including the creation and use of search committees	Not Started	
MULTI	Information Technology	Follow up on corrective actions from prior audits such as encryption, social engineering, IT governance, and capital assets	Not Started	
LSU A&M	Facility Services Operations	Review administrative controls; may include billing, outsourcing, inventory management, space utilization, and operational efficiency	Not Started	
LSU A&M	Student Athlete Benefits & Expenses	Review of student athlete benefits and expenses; may include an assessment of both compliance and financial controls	Not Started	
HCSO	Evaluation & Management Levels	Review of controls to ensure correct assignment of outpatient evaluation and management (E&M) levels at Lallie Kemp	Not Started	
HSCNO	Healthcare Financing	Review of finance operations and intergovernmental transfers; scope may include CEAs, leases, and/or physician service agreements	Not Started	
HSCS	EVT Lab Operations	Review of financial and operational controls at the Emerging Viral Threats (EVT) lab	Not Started	
<b>AUDITS ADDED DUE TO MANAGEMENT REQUESTS</b>				
LSU A&M	Enrollment Data	Review accuracy of student performance and financial data reported to LSU management as a result of the University's comprehensive admissions process	In Progress-Fieldwork Phase	Dec 2021
LSU A&M	Greek Life Fee	Review controls for the assessment and expenditure of Greek Life fee	Not Started	
LSU A&M	Parking & Transportation Operations	Review financial and operational controls within Parking and Transportation	Not Started	
LSU A&M	Residential Life Operations	Review financial and operational controls within Residential Life	Not Started	

**Audit Plan Progress:**

14/25 (56%) completed or in-progress; 11/25 (44%) not started



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# Board of Supervisors

## BYLAW AMENDMENT

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021



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## Board of Supervisors

### Recommendation to Amend Bylaws Relative to Nominating Committee

**Date:** December 9-10, 2021

#### 1. Bylaw Citation

Pursuant to Article XI

New bylaws may be adopted, and bylaws may be amended or repealed, at any meeting of the Board, but no such action shall be taken unless notice of such proposed adoption, amendment, or repeal shall have been given at a previous meeting or notice in writing of the proposed change shall have been served upon each member of the Board at least thirty (30) calendar days in advance of the final vote upon such change, provided, however, that by a vote of two-thirds (2/3) of the entire membership of the Board, the requirement for such notice may be waived at any time.

#### 2. Summary of Matter

#### 3. Review of Business Plan

N/A

#### 4. Fiscal Impact

None.

#### 5. Description of Competitive Process

None.

#### 6. Review of Legal Documents

None.

#### 7. Parties of Interest

N/A

#### 8. Related Transactions

N/A

#### 9. Conflicts of Interest

None.

## **RESOLUTION**

**NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College (the "Board") does hereby amend Article V, Section 6 and Article XIII of the Bylaws, and the amendments shall read as following:

### **Article V, Section 6**

#### L. Nominating Committee

Normally, to this committee shall be development of potential candidates for Board officer positions, and assistance to the Board in selecting Board officers or other positions as requested by the Chair. The membership of this committee shall include the Chair, the Chair-Elect, the Immediate Past Chair, and the two Supervisors who most recently served as Chair of the Board. In the event there is a vacancy on the committee, the vacancies shall be filled by Supervisors according to seniority in order of the date of their first appointment to the Board.

### **Article XIII**

These Bylaws shall be and become effective on the 10th day of December, 2021.



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## Board of Supervisors

### PERSONNEL ACTIONS REQUIRING BOARD APPROVAL





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# Board of Supervisors

## MEETING MINUTES

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021

MINUTES  
LSU BOARD OF SUPERVISORS MEETING  
*Board Room, University Administration Building  
3810 West Lakeshore Drive, Baton Rouge, LA 70808  
Thursday, October 28 – Friday, October 29, 2021 | Time: 2:00 p.m. & 9:00 a.m. CT*

I. Call to Order and Roll Call

Mr. Rémy Voisin Starns, Chair, called to order the Regular Meeting of the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College on October 28, 2021.

Present

Mr. Rémy Voisin Starns, Chair  
Ms. Valencia Sarpy Jones, Chair-elect  
Mr. Robert Dampf, Past Chair  
Ms. Monica Aguilera  
Mr. Glenn Armentor  
Mr. Wayne Brown  
Mr. Jay Blossman  
Mr. Lee Mallett  
Mr. Randy Morris  
Mr. Patrick C. Morrow  
Mr. Collis Temple Jr.  
Ms. Mary Leach Werner  
Mr. James Williams  
Mr. Jimmie Woods  
Mr. Richard Zuschlag

Absent

Ms. Laurie Aronson

Also participating in the meeting were the following: Dr. William F. Tate IV, President of LSU; Mr. Winston DeCuir, General Counsel for LSU; University officer and administrators of the campuses; faculty and staff representatives; interested citizens and representatives of the news media.

II. Invocation and Pledge of Allegiance

The invocation and Pledge of Allegiance given by two undergraduate biological sciences research students.

III. Public Comment

There were no individuals registered for public comment.

IV. Committee Meetings

Mr. Starns adjourned the regular meeting to convene the committee meetings.

**4.A. Research & Agricultural Extension Committee**

Present for the Research & Agricultural Extension Committee were Ms. Werner, Ms. Aguilera, Mr. Brown, Ms. Jones, Mr. Morris, and Mr. Temple.

4.A.1. Presentation from Pennington Biomedical Research Center

Presentation by Drs. John Kirwan and Leanne Redman.

**4.B. Title IX and Access Committee**

Present for the Title IX and Access Committee were Ms. Jones, Mr. Woods, Mr. Temple, Ms. Werner, Mr. Williams, and Mr. Zuschlag.

4.B.1. Report by Office of Title IX and Civil Rights

Update report by Dr. Jane Cassidy.

Motion to accept the report as presented by Ms. Werner. Motion seconded by Mr. Zuschlag. Without objection, the motion is approved.

**4.C. Academic Committee**

Present for the Academic Committee were Mr. Armentor, Mr. Morrow, Ms. Aguilera, Mr. Dampf, Ms. Jones, Mr. Woods, and Mr. Williams.

4.C.1. Request from LSU Alexandria to Establish a Bachelor of Applied Arts & Sciences

Upon motion by Mr. Morrow, seconded by Mr. Dampf, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU Alexandria to establish the Bachelor of Applied Arts & Sciences.

4.C.2. Consent Agenda

Request from LSU A&M to Change the Degree Designation of the Master of Digital Media Arts & Engineering to the Master of Science in Digital Media Arts & Engineering

Request from LSU Eunice to Establish the Acadian Medical Center Pink Ladies Endowed Two-Year Student Workforce Scholarship

Request from LSU Eunice to Establish the Charles Richard "Dickey" Bier Memorial Endowed Two-Year Student Workforce Scholarship

Request from LSU Eunice to Establish the Fritz Lang #2 Endowed Two-Year Student Workforce Scholarship

Request from LSU Ag Center to Establish the Rice Research Board Chair of Rice Variety Development

Request from LSU A&M to Award a Posthumous Degree to Mr. Rishi Reddy Banda

Upon motion by Mr. Morrow, seconded by Ms. Jones, the items were approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request to change the degree designation of the Master of Digital Media Arts & Engineering to the Master of Science in Digital Media Arts & Engineering.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU Eunice to establish the Acadian Medical Center Pink Ladies Endowed Two-Year Student Workforce Scholarship; and,

**BE IT FURTHER RESOLVED** that the Chairman of the Board of Supervisors and/or the President, as may be appropriate, are hereby authorized to execute any documents required to obtain the matching gift and otherwise complete the establishment of the Acadian Medical Center Pink Ladies Endowed Two-Year Student Workforce Scholarship.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU Eunice to establish the Charles Richard "Dickey" Bier Memorial Endowed Two-Year Student Workforce Scholarship; and,

**BE IT FURTHER RESOLVED** that the Chairman of the Board of Supervisors and/or the President, as may be appropriate, are hereby authorized to execute any documents required to obtain the matching gift and otherwise complete the establishment of the Charles Richard "Dickey" Bier Memorial Endowed Two-Year Student Workforce Scholarship.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from LSU Eunice to establish the Fritz Lang #2 Endowed Two-Year Student Workforce Scholarship; and,

**BE IT FURTHER RESOLVED** that the Chairman of the Board of Supervisors and/or the President, as may be appropriate, are hereby authorized to execute any documents required to obtain the matching gift and otherwise complete the establishment of the Fritz Lang #2 Endowed Two-Year Student Workforce Scholarship.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby approve the request from the LSU Agricultural Center to establish the Rice Research Board Chair for Rice Variety Development.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College does hereby authorize the awarding of the Master of Business Administration degree to Mr. Rishi Reddy Banda, posthumously.

**4.D. Finance Committee**

Present for the Finance Committee were Mr. Brown, Mr. Woods, Mr. Blossman, Mr. Mallett, Ms. Werner, and Mr. Zuschlag.

**4.D.1. Recommendation to Approve the Fiscal Year 2022-2023 Operating Budget Request**

Upon motion by Mr. Mallett, seconded by Ms. Werner, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors does hereby authorize the President of Louisiana State University, or their designee, to approve the preliminary budget request for the fiscal year ending June 30, 2023. The budget request consists of state appropriations and other operating budget funds for the LSU campuses and entities based on the requests of the respective campuses and entities and the preliminary Board of Regents funding formula.

**BE IT FURTHER RESOLVED** that the Board does hereby authorize the President to continue to work with the Board of Regents on the appropriate formula methodology and budget request for the LSU units to be used for the FY 2022-23 budget request and, with notice to the Board, to act on behalf of the Board in approving the final FY 2022-23 budget request for all LSU campuses and entities. The Board hereby delegates all such authority necessary to accomplish such purposes to the President, or their designee.

**BE IT FURTHER RESOLVED** that the Board does hereby approve the proposed requests for operational or expanded need activities, based on the information provided by the respective LSU campuses and entities, which will be provided upon request to the higher education budget manager of the state Division of Administration.

**BE IT FURTHER RESOLVED** that transactions included or referred to in the proposed operating budget that otherwise require Board approval are not approved by mere inclusion in the proposed operating budget.

4.D.2. Request to Authorize the University to Enter Into a Contract for the Implementation of a Student Information System

Upon motion by Mr. Mallett, seconded by Mr. Zuschlag, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby authorize the President, or his designee, acting on behalf and in the name of the Board, and in consultation with general counsel, to execute the agreement with Workday, Inc. as determined by a competitive bid and evaluation process, with all such agreements and documents as well as any subsequent amendments thereto, to contain the terms and conditions, that the President deems in the best interest of LSU.

4.D.3. Request from LSU A&M for Bond Refinancing

Upon motion by Mr. Zuschlag, seconded by Mr. Mallett, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College (the "Board") that:

**SECTION 1.** Sections 2181 through 2193 and 3351(A)(4) of Title 17 and Chapter 14-A of Title 39 of the Louisiana Revised Statutes of 1950, as amended, and Article VII, Section 6(C) of the Constitution of the State of Louisiana of 1974 (collectively, the "Act"), and other constitutional and statutory authority, authorize the Board to borrow money and to issue bonds and refunding bonds and pledge revenues to guarantee payment thereof in accordance with law and with the approval of the Louisiana State Bond Commission (the "Commission"). The Board previously issued (i) \$41,615,000 original aggregate principal amount of its Auxiliary Revenue Refunding Bonds, Series 2012 (the "Series 2012 Bonds") (ii) \$101,180,000 original aggregate principal amount of its Auxiliary Revenue Bonds, Series 2013 (the "Series 2013 Bonds"), (iii) \$81,880,000 original aggregate principal amount of its Auxiliary Revenue Refunding Bonds, Series 2014 (the "Series 2014 Bonds"), and (iv) \$137,000,000 original aggregate principal amount of its Auxiliary Revenue Refunding Bonds, Series

2016A (the "Series 2016A Bonds" and, together with the Series 2012 Bonds, the Series 2013 Bonds and the Series 2014 Bonds, the "Prior Bonds") for the purposes of financing or refinancing various capital auxiliary projects on the campus of Louisiana State University and Agricultural and Mechanical College ("LSU"). The Board now desires to proceed with the refunding of all or a portion of the Prior Bonds. The Board does hereby authorize LSU to issue the Board's Taxable Auxiliary Revenue Refunding Bonds in one or more series in an aggregate principal amount not to exceed \$165,000,000 (the "Bonds"), bearing interest at a fixed rate not to exceed six percent (6%) per annum with a maturity date not exceeding thirty (30) years from the date of issuance of the Bonds, for the purposes of (i) refunding all or a portion of the Prior Bonds, (ii) funding a reserve fund or paying the premium for a reserve fund insurance policy or surety bond, if necessary, and (iii) paying the costs of issuance of the Bonds, including, without limitation, the premium for a municipal bond insurance policy, if deemed to be financially advantageous to the Board, subject to the advice of special counsel and Bond Counsel (defined herein) to the Board and subject to the approval of the Commission.

**SECTION 2.** The Bonds shall be secured by the Auxiliary Revenues derived from certain Auxiliary Enterprises, including, without limitation, athletics, residential life, parking, the student union and other miscellaneous auxiliaries and certain other revenues that have been dedicated and pledged to payment of bonds on a parity with the Board's outstanding Series 2012 Bonds (to the extent not refunded by the Bonds), Series 2013 Bonds (to the extent not refunded by the Bonds), Series 2014 Bonds (to the extent not refunded by the Bonds), Series 2016A Bonds (to the extent not refunded by the Bonds), Series 2016B Bonds and Series 2019 Bonds, each as defined in the Board's General Bond Resolution adopted June 17, 1994, as supplemented and amended to date (the "General Bond Resolution").

**SECTION 3.** The President of LSU and the Interim Executive Vice President for Finance and Administration/CFO of LSU (each, individually, an "Authorized Board Representative" and, collectively, the "Authorized Board Representatives") and their designees have caused to be prepared by Bond Counsel (defined herein) and special counsel to the Board a Twentieth Supplemental Resolution (the "Twentieth Supplemental Resolution" and, together with the General Bond Resolution, the "Bond Resolution"), the form of which is attached hereto as Exhibit A, to supplement the General Bond Resolution with respect to the issuance of Bonds. The Board does hereby approve and adopt the Twentieth Supplemental Resolution in substantially the form attached hereto as Exhibit A, with such changes and modifications as are deemed in the best interest of the Board by the Authorized Board Representatives, including, without limitation, such changes as are recommended and/or required by the underwriters of the Bonds and by the pricing of the Bonds, and the Board does hereby ratify all prior actions taken on its behalf by LSU officials in furtherance of the issuance of the Bonds.

**SECTION 4.** The Board does hereby authorize the Authorized Representatives, their designees, Bond Counsel, and special counsel to the Board to proceed with the preparation of all documents necessary for the issuance of the Bonds, including, but not limited to the preparation and distribution of preliminary and final official statements, if any, related thereto and to obtain all consents and approvals necessary for the issuance of the Bonds.

**SECTION 5.** The Board hereby authorizes and approves all matters necessary in connection herewith, subject to advice of Bond Counsel and special counsel to the Board, including, but not limited to the publication of a Notice of Intention to issue the Bonds as provided in the Constitution, the form of which is attached hereto as Exhibit B, which is hereby approved with such additions, omissions and changes as may be approved by Bond Counsel to the Board.

**SECTION 6.** The Board hereby formally approves the making of its application to the Commission requesting that the Commission grant its approval to the issuance of the Bonds, all in accordance with applicable law and the rules of the Commission. The representatives of LSU and Bond Counsel are hereby directed to furnish to and file with the Commission all documents, materials and information as may be necessary and appropriate in connection with the approval by the Commission of the issuance of the Bonds. A certified copy of this resolution shall be submitted to the Commission by the representatives of the Board or its Bond Counsel, with a letter requesting the prompt consideration and approval of this application and such letter may set forth and request approval by the Commission of the price at which such bonds may be sold and issued.

**SECTION 7.** It is hereby recognized, found and determined that a real necessity exists for the employment of bond counsel in connection with the issuance of the Bonds, and, accordingly, Breazeale, Sachse & Wilson, L.L.P., Baton Rouge, Louisiana ("Bond Counsel"), is hereby employed as bond counsel for the Board, to do and perform any and all legal work incidental and necessary with respect to the incurring of debt and issuance and sale of the Bonds. Bond Counsel shall prepare and submit to the Board for adoption the proceedings incidental to the authorization, issuance, sale, and delivery of the Bonds, and shall furnish its opinion covering the legality of the issuance thereof. The fees to be paid to Bond Counsel with respect to Bonds actually issued, sold, delivered and paid for shall be based upon the then current fee schedule promulgated by the Attorney General of the State of Louisiana (at the time any such bonds are sold) with regard to fees for bond counsel for legal and coordinate professional work performed in connection with the issuance of revenue bonds by state entities. Such fees shall be payable out of the funds derived from the sale of the Bonds or other funds legally appropriated therefor.

**SECTION 9.** The Board hereby authorizes the marketing, pricing, and delivery of the Bonds; provided that the final terms of the Bonds shall meet the following conditions:

Principal amount in one or more series - Not to exceed \$165,000,000;

Maturity - Not to exceed 30 years;

Interest Rate - Not to exceed a fixed interest rate (taxable) of six percent (6.0%) per annum resulting in the appropriate threshold of net present value savings recommended by the Commission for an economic refunding.

**SECTION 10.** The Board does hereby authorize the execution and delivery by the Chair or Chair-Elect and the Secretary of the Board or the Interim Executive Vice President for Finance and Administration/CFO of LSU (each, individually, an "Authorized Signatory" and, collectively, the "Authorized Signatories") of (a) the Twentieth Supplemental Resolution in substantially the form attached as **Exhibit A** hereto, with such changes and modifications which are deemed in the best interest of the Board by the Authorized Board Representatives and which are necessary to reflect the final terms of the Bonds, including, without limitation, the need for a reserve fund insurance policy or surety bond and/or a municipal bond insurance policy, and (b) any and all such other documents, certificates or instruments necessary in connection with the marketing and issuance of the Bonds, including, without limitation, a preliminary official statement (and an official statement in the same form as the preliminary official statement updated to include the final pricing details of the Bonds), an Escrow Deposit Agreement, a Continuing Disclosure Certificate and a Bond Purchase Agreement between the Board and the underwriters of the Bonds, substantially in the respective forms attached hereto as **Exhibit C, D, E and F** hereto, with such changes and modifications which are deemed in the best interest of the Board by the Authorized Board Representatives and which are necessary to reflect the final terms of the Bonds. The Authorized Signatories, the Authorized Board Representatives and their respective designees are further authorized to do all things necessary, on the advice of Bond Counsel and counsel to the Board, to effectuate and implement this Resolution and the Bond Resolution.

**SECTION 11.** By virtue of the Board's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the "State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products, Hedges, Etc.", adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

**SECTION 12.** This resolution and the Notice of Intention to Issue Bonds shall be published one (1) time in the official journal of the Board. As provided by the Act, for a period of thirty (30) days from the date of publication of this resolution and the Notice of Intention to Issue Bonds, any person or persons in interest shall have the right to contest the legality of the Notice of Sale of Bonds, this resolution or other proceedings authorizing the issuance of the Bonds and the legality of the Bonds for any cause, after which time no one shall have any cause or right of action to contest the legality of this resolution or other proceedings or of the Bonds authorized thereby for any cause whatsoever.

4.D.4. Update on Supplier Diversity Program

Updates provide by Donna Torres and Tiffany Robinson.

Questions were raised on the progress of the program over the past few years. There was a request for a standing, quarterly report on several statistics.

4.E. **Property & Facilities Committee**

Present for the Property & Facilities Committee were Mr. Woods, Mr. Brown Mr. Dampf, Mr. Mallett, Mr. Morrow, and Mr. Zuschlag.

4.E.1. Request from LSU Health Sciences Center – New Orleans to Approve the Execution of an Amendment to the Master Hospital Lease to Remove the Orange and Brown Parking Areas from the Master Hospital Lease

Mr. Woods abstained from voting.

Upon motion by Mr. Mallett, second by Mr. Zuschlag, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College does hereby authorize the President of Louisiana State University, or his designee, to execute a Third Amendment to Amended and Restated Master Hospital Lease among the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College, University Medical Center Management Corporation, and State of Louisiana, through the Division of Administration to remove property located in Squares 499 and 518 on the LSU Health Sciences Center Downtown Campus in the First Municipal District of the City of New Orleans, Parish of Orleans, State of Louisiana as reflected in Attachment "A" attached to this request.

**BE IT FURTHER RESOLVED** that the President of Louisiana State University, or his designee, is authorized to include in said Third Amendment to Amended and Restated Master Hospital Lease



such terms and conditions as he deems in the best interest of the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College.

**BE IT FURTHER RESOLVED** that the Resolution of the Board of Supervisors, dated November 2, 2018 and titled "Request from the LSU Health Sciences Center - New Orleans to Approve the Execution of an Amendment to the Master Hospital Lease to Remove the Orange and Brown Parking Areas from the Master Hospital Lease" (a copy of which is attached as Attachment (B) is hereby rescinded and replaced by this Resolution.

4.E.2. Request to Authorize a Cooperative Endeavor Agreement and Lease for the Utilities Modernization Initiative

Mr. Woods abstained from voting.

Upon motion by Mr. Mallett, second by Mr. Morrow, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** that the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College hereby authorizes the LSU President, or the President's designee, to execute and approve the following agreements and documents:

1. A Cooperative Endeavor Agreement between LSU, CenTrio, TEP, and UMLLC providing for implementation of LSU's Utilities Modernization Initiative;
2. A Long Term Lease and Concession Agreement (the "Prime Lease") providing for the leasing of the utility plant system and related facilities by LSU to UMLLC, financing and construction of the Initial Modernization Project, the long-term operation of LSU's utility plant system, and future construction projects within the utility plant system and distribution system;
3. A Long Term Sub-lease and Concession Agreement between UMLLC and CenTrio providing for subleasing of the utility plant system and related facilities by UMLLC to CenTrio and for such other matters as set forth in the Prime Lease; and 4. Such other agreements, documents, approvals, and consents as are reasonably necessary to accomplish LSU's Utilities Modernization Initiative and for all other purposes set forth in this Resolution; and

**BE IT FURTHER RESOLVED** that all agreements authorized by this Resolution shall be contain terms that are as or more advantageous to LSU than the form of agreements and the business and financial terms presented to the Board at its October 2021 meeting, and provided further that final copies of the Cooperative Endeavor Agreement, the Prime Lease, and the Long Term Sub-lease and Concession Agreement shall be transmitted by the President to the Board prior to financial close of the transaction; and

**BE IT FURTHER RESOLVED** that the improvements constructed pursuant to these agreements shall not constitute "Auxiliary Facilities" as defined in the General Bond Resolution adopted by the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College on June 17, 1994, as supplemented and amended from time to time (the "General Bond Resolution"); and

**BE IT FURTHER RESOLVED** that the payment obligations of the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College under these agreements shall be expressly subordinate to the payment of debt service on the Bonds (as defined in the General Bond Resolution heretofore or hereafter issued pursuant to the General Bond Resolution); and

**BE IT FURTHER RESOLVED** that the Board hereby determines that an Acceptable University Purpose exists, for purposes of the Uniform Affiliation Agreement, for UMLLC, as a subsidiary entity of REFF, to enter into the various agreements called for by this Resolution.

- 4.E.3. Request from LSU A&M to Amend the FY 2022-2023 Five-Year Capital Outlay Budget Request and First Year Prioritized List for Louisiana State University

Upon motion by Mr. Woods, second by Mr. Morrow, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Supervisors of Louisiana State University and Agricultural and Mechanical College that the FY 2022-2023 Five-Year Capital Outlay Budget Request and First Year Prioritized Categories for Louisiana State University be amended to include the project listed below:

LSU A&M

Project Title: Military and Security Sciences Building  
Total Project Cost: \$61,000,000 State Funds

**4.F. Athletics Committee**

Present for the Athletics Committee were Mr. Temple, Mr. Blossman, Mr. Armentor, Mr. Brown, Mr. Dampf, Ms. Jones, Mr. Morrow, Ms. Werner, and Mr. Williams.

- 4.F.1. Request from LSU A&M to Approve Contract Amendments for the Head Track & Field Coach

Upon motion by Mr. Blossman, second by Mr. Armentor, the item was approved without objection.

**NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College authorizes William F. Tate, IV, Ph.D., President, or his designee, to execute the position changes for Dennis Shaver as described in this item, in consultation with the General Counsel.

- 4.F.2. Request from LSU A&M to Approve Contract for the Head Football Coach

**NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College authorizes William F. Tate, IV, Ph.D., President, or his designee, to execute the position changes for Edward J. Orgeron, Jr. as described in this item, in consultation with the General Counsel.

- 4.F.3. Request from LSU A&M to Approve Termination Agreement for the Head Football Coach

**NOW, THEREFORE, BE IT RESOLVED** the Board of Supervisors of Louisiana State University and Agricultural & Mechanical College authorizes William F. Tate, IV, Ph.D., President, or his designee, to execute the position changes for Edward J. Orgeron, Jr. as described in this item, in consultation with the General Counsel.

Upon motion by Mr. Armentor, seconded by Mr. Blossman, the motion for items 2 and 3 were approved without objection.

**4.G. Risk Management Committee**

Mr. Mallett called the meeting to order and roll call was conducted.

Present

Mr. Lee Mallett  
Ms. Valencia Sarpy Jones  
Ms. Monica Aguilera  
Ms. Laurie Lipsey Aronson  
Mr. Glenn Armentor  
Mr. Jay Blossman  
Mr. Wayne Brown  
Mr. Robert Dampf  
Mr. Randy Morris  
Mr. Patrick Morrow  
Ms. Mary Leach Werner  
12. James Williams  
Mr. Jimmie Woods  
Mr. Richard Zuschlag

Absent

Mr. Collis Temple

Also present were Mr. Rémy Starns, Mr. Chad Brackin, and Ms. Donna Torres.

4.G.1. FY 2022 1st Quarter Audit Summary

Upon motion by Ms. Aguilera, seconded by Ms. Jones, the report was accepted without objection.

V. Reconvene Board Meeting

On Friday, October 29, 2021, the regular meeting was called to order. Roll call was conducted.

Present

Mr. Rémy Voisin Starns, Chair  
Ms. Valencia Sarpy Jones, Chair-elect  
Mr. Robert Dampf, Past Chair  
Ms. Monica Aguilera  
Mr. Glenn Armentor  
Ms. Laurie Aronson  
Mr. Wayne Brown  
Mr. Jay Blossman  
Mr. Lee Mallett  
Mr. Randy Morris  
Mr. Patrick C. Morrow  
Mr. Collis Temple Jr.  
Ms. Mary Leach Werner  
Mr. James Williams  
Mr. Jimmie Woods  
Mr. Richard Zuschlag

VI. Title IX Presentation and Training

Presentation given by STAR.

VII. Approval of Minutes from the September 10, 2021 Board Meeting

Upon motion by Mr. Mallett, seconded by Mr. Dampf, the Board voted unanimously to approve the minutes of the September 10, 2021 meeting.

VIII. Personnel Actions Requiring Board Approval

Upon motion by Mr. Mallett, seconded by Mr. Blossman, the personnel actions were approved.

IX. Reports to the Board

- A. Fall 2021 14th Day Enrollment & Trend Report
- B. Facility Summary Reports
- C. Quarterly Report on Pharmacy Benefit Manager

Upon motion by Ms. Werner, seconded by Mr. Dampf, the Board voted unanimously to approve the reports.

X. Reports from Faculty Advisors and Staff Advisors

Dr. Mandi Lopez provided a report on behalf of the faculty advisors. The staff advisors did not provide a report.

XI. President's Report

Dr. Tate provided an informative report.

XII. Approval of Committee Recommendations

Upon motion by Mr. Mallett, seconded by Mr. Williams, the Board voted unanimously to approve the committee recommendations.

XIII. Chair's Report

The chair reported the next Board meeting will be in December.

XIV. Adjournment

With no further business before the Board, the meeting was adjourned.



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## Board of Supervisors

### REPORTS TO THE BOARD

BOARD OF SUPERVISORS MEETING | DECEMBER 9-10, 2021



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**Supplier Diversity**

FY 2022 Quarter 1 Spend Reports  
December 2021

## **FY 2022 Quarter 1 Spend Reports**

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1. Diverse Supplier Spend Reporting - FY 2022 Quarter 1
2. Diverse Supplier Spend FY21
3. Solicitation Requirements by Bid Type
4. Competitive Award FY21
5. Suppliers Solicited by Bid Type FY21
6. Bid Response Rates FY21

# LSU Diverse Supplier Spend Reporting

FY22 Q1

	LSU & Related		LSU HSC-NO		LSU HSC-S	
<i>FY17 - Procurement Spend</i>	\$ 188,752,421.75		\$ 39,569,382.94		\$ 27,717,844.41	
<b><i>FY17 - Combined Tier 1 &amp; 2 Spend</i></b>	<b>\$ 19,582,640.77</b>	<b>10.4%</b>	<b>\$ 4,723,459.59</b>	<b>11.9%</b>	<b>\$ 1,994,572.67</b>	<b>7.2%</b>
<i>FY18 - Procurement Spend</i>	\$ 202,199,469.79		\$ 41,429,008.62		\$ 28,316,738.74	
<b><i>FY18 - Combined Tier 1 &amp; 2 Spend</i></b>	<b>\$ 23,274,132.57</b>	<b>11.5%</b>	<b>\$ 4,763,748.90</b>	<b>11.5%</b>	<b>\$ 1,998,962.60</b>	<b>7.1%</b>
<i>FY19 - Procurement Spend</i>	\$ 215,047,841.32		\$ 42,501,747.72		\$ 28,160,398.59	
<b><i>FY19 - Combined Tier 1 &amp; 2 Spend</i></b>	<b>\$ 24,699,409.32</b>	<b>11.5%</b>	<b>\$ 4,364,673.14</b>	<b>10.3%</b>	<b>\$ 959,361.07</b>	<b>3.4%</b>
<i>FY20 - Procurement Spend</i>	\$ 211,402,643.79		\$ 37,543,158.49		\$ 28,950,376.41	
<b><i>FY20 - Combined Tier 1 &amp; 2 Spend</i></b>	<b>\$ 21,870,953.56</b>	<b>10.3%</b>	<b>\$ 3,213,249.42</b>	<b>8.6%</b>	<b>\$ 3,262,983.40</b>	<b>11.3%</b>
<i>FY21 - Procurement Spend</i>	\$ 221,585,630.99		\$ 40,536,049.30		\$ 35,771,300.74	
<b><i>FY21 - Combined Tier 1 &amp; 2 Spend</i></b>	<b>\$ 26,225,446.97</b>	<b>11.8%</b>	<b>\$ 4,272,209.94</b>	<b>10.5%</b>	<b>\$ 2,562,491.52</b>	<b>7.2%</b>
<i>FY22 YTD - Procurement Spend</i>	\$ 68,113,909.19		\$ 7,994,628.80		\$ 7,012,103.25	
<b><i>FY22 YTD - Combined Tier 1 &amp; 2 Spend</i></b>	<b>\$ 7,153,571.46</b>	<b>10.5%</b>	<b>\$ 703,677.12</b>	<b>8.8%</b>	<b>\$ 269,745.08</b>	<b>3.8%</b>

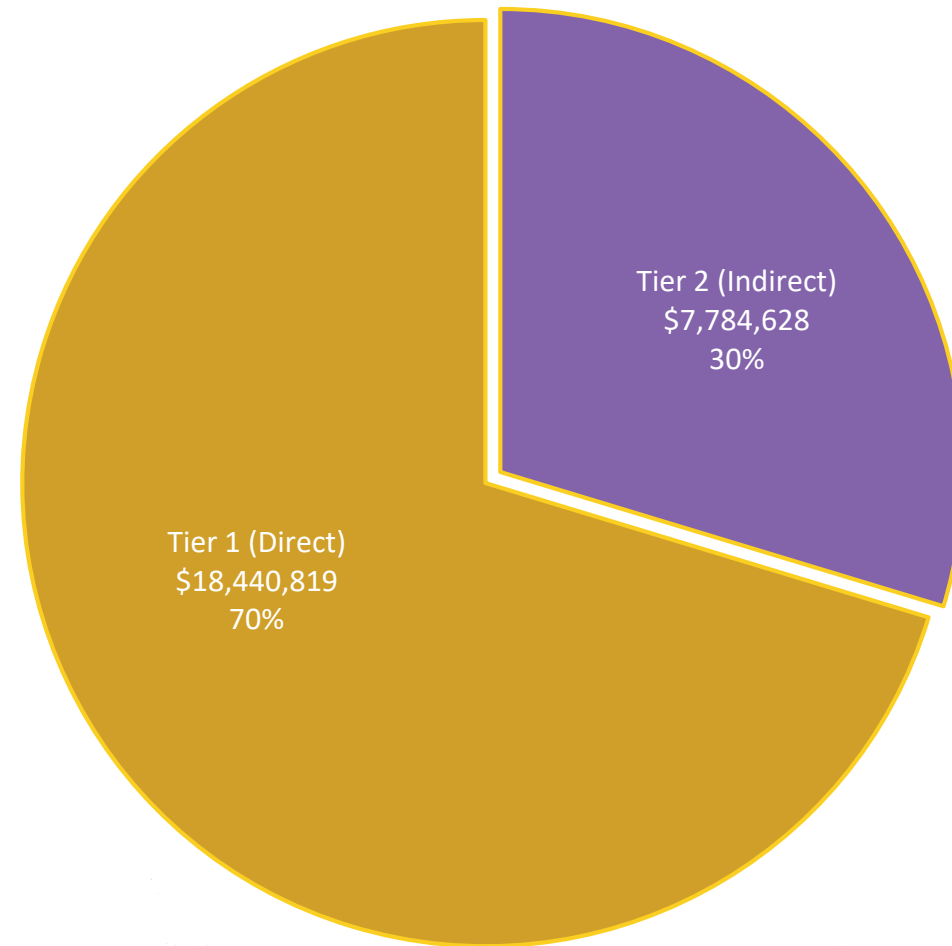
Notes:

- 1) Related campuses include: LSU - Alexandria (LSUA), LSU - Eunice (LSUE), LSU - Shreveport (LSUS), LSU Agricultural Center (AgCenter), Pennington Biomedical Research Center (PBRC) - campuses using the Workday financial system
- 2) FY22 YTD figures include July 1, 2021 through September 30, 2021.
- 3) The Fiscal Year 2022 diverse spend totals are preliminary and are not based on LSU's official Financial Report.
- 4) Figures do not include impact from revenue-generating contracts/suppliers (e.g., concessions, dining, mitigation etc).
- 5) Tier 2 Spend only includes master contracts. It does not reflect spend related to subcontractors.



# LSU | Diverse Supplier Spend FY21

Total Spend - \$26M



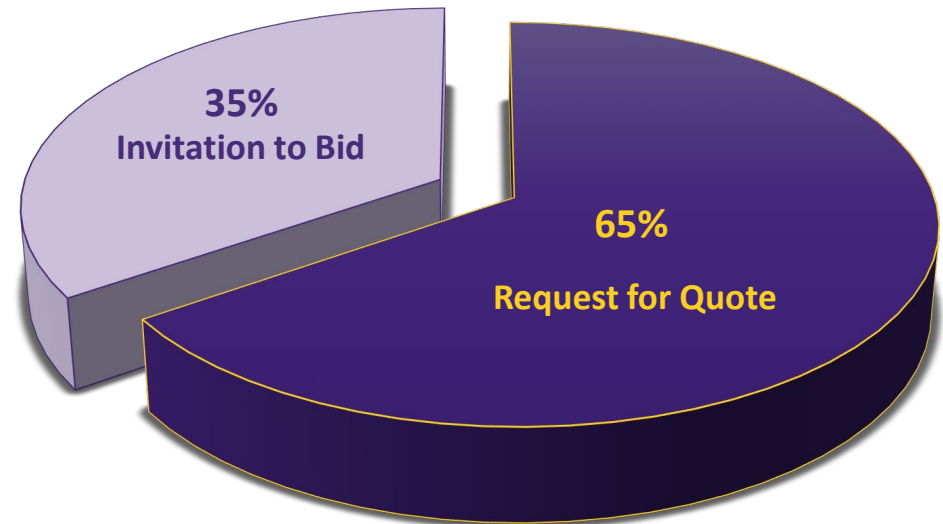
Tier 1: Direct Supplier Spend  
Tier 2: Indirect Spend

# LSU | Solicitation Requirements by Bid Type

LSU Solicitation Requirements\*

Bid Type	Minimum Suppliers Solicited	Minimum Diverse Suppliers Solicited
Request for Quote (RFQ) \$10K - \$25K	3	1
Request for Quote (RFQ) \$25K - \$50K	4	1
Invitation to Bid (ITB) \$50K or greater	5	2

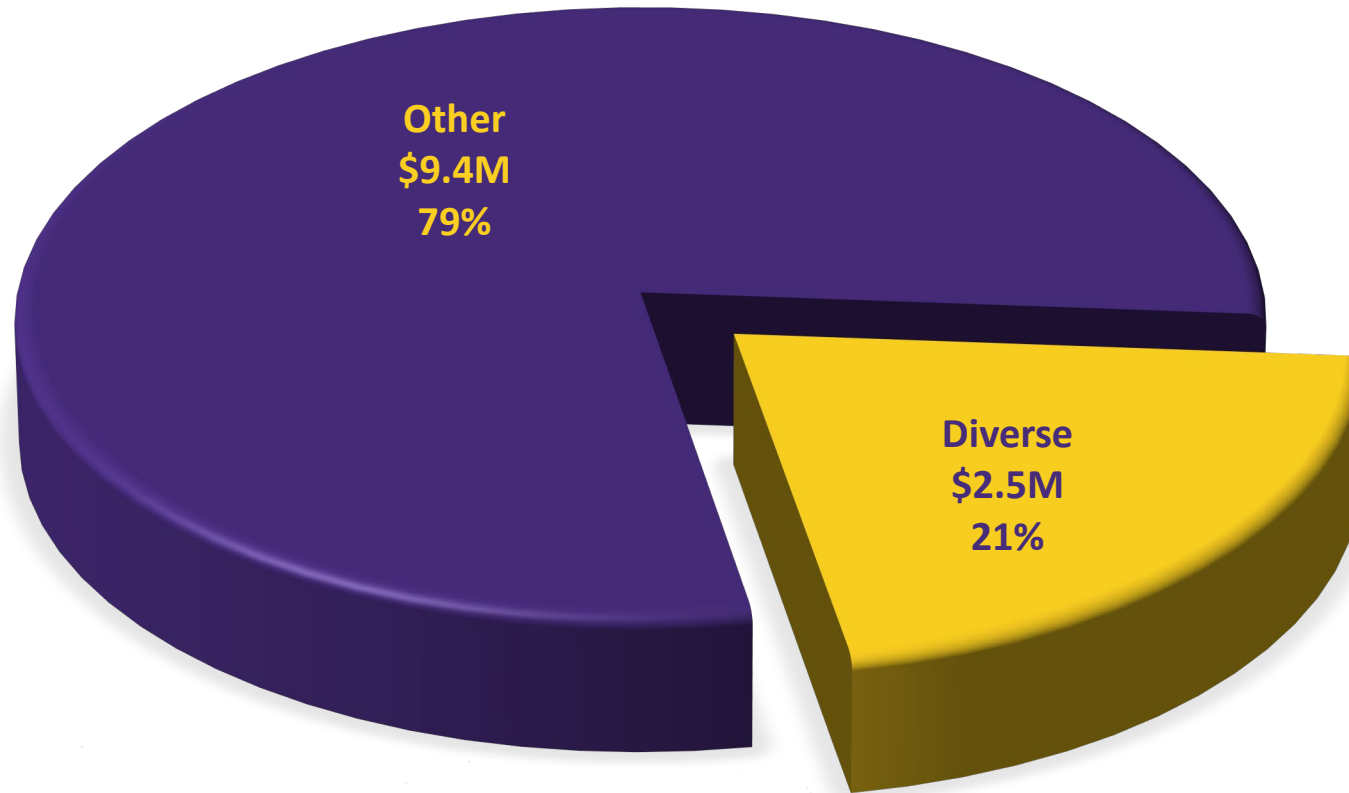
Bids Awarded FY21 – 159 Total



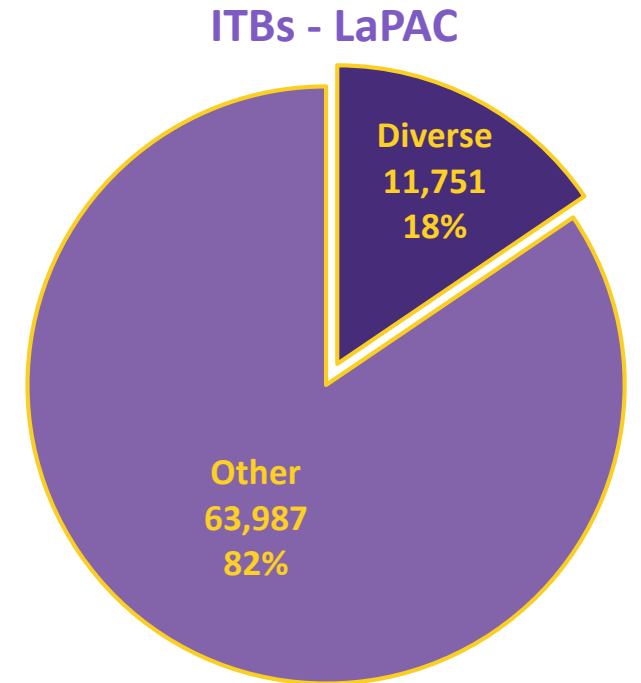
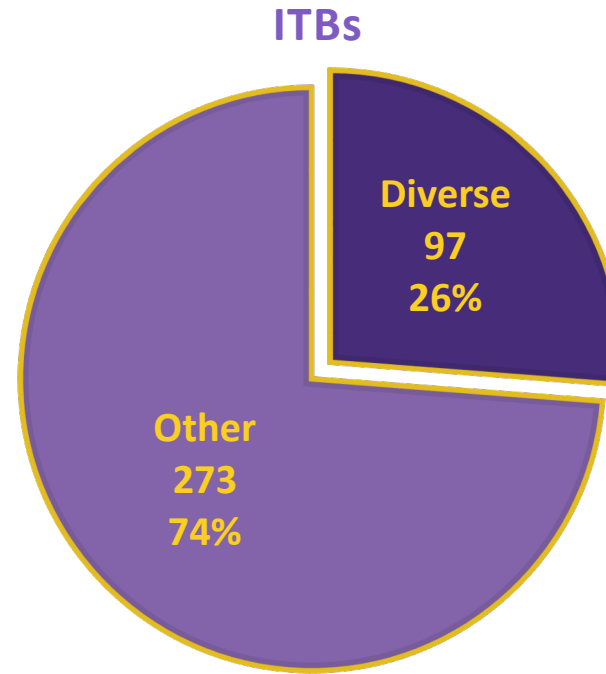
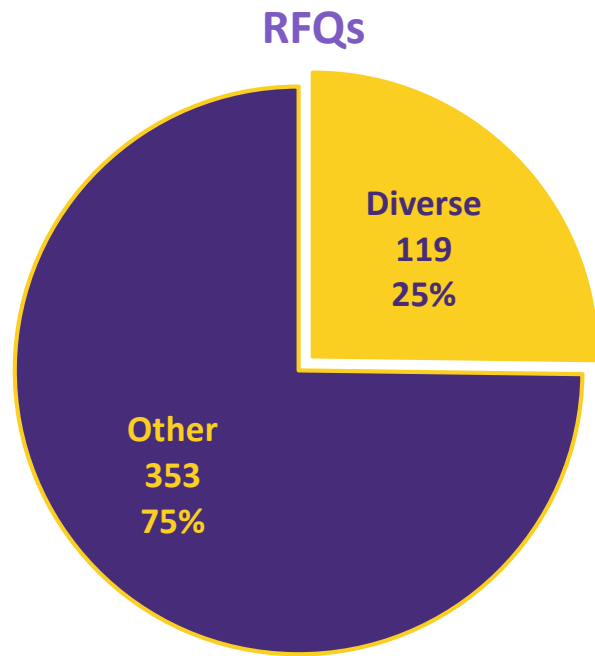
■ Request for Quote   ■ Invitation to Bid

\*Bid requirements apply LSU & Related campuses under the Higher Education Procurement Code (LAC 34:XIII)

**Total Awards - \$11.9M**



# LSU | Suppliers Solicited by Bid Type FY21



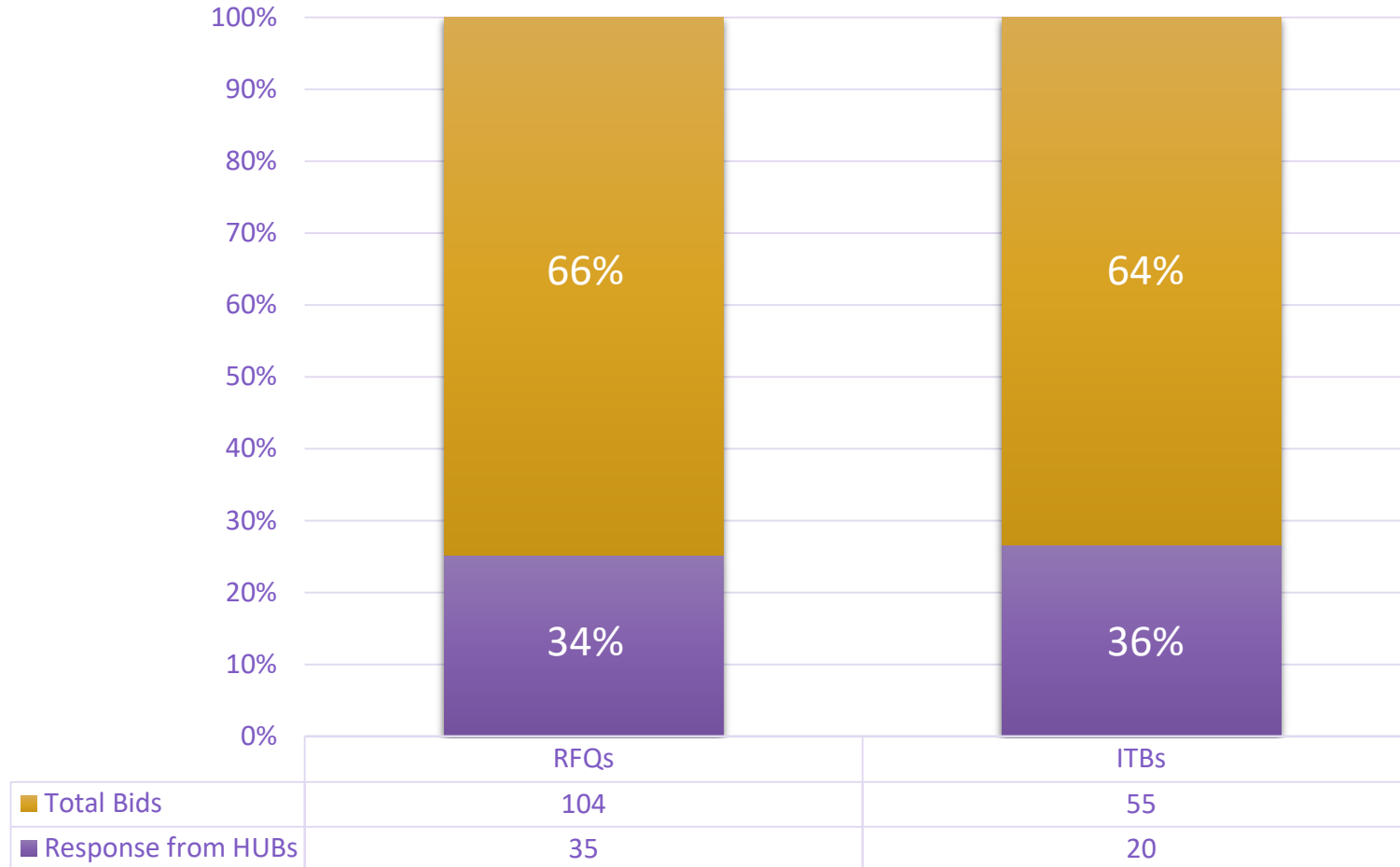
Total 64,260 suppliers solicited;  
11,848 diverse suppliers solicited (18%)

Note:

RFQs sent directly to suppliers via email

ITBs sent to directly to suppliers via email and posted to the State of Louisiana electronic bid posting site - LaPAC

# LSU | Bid Response Rates FY21



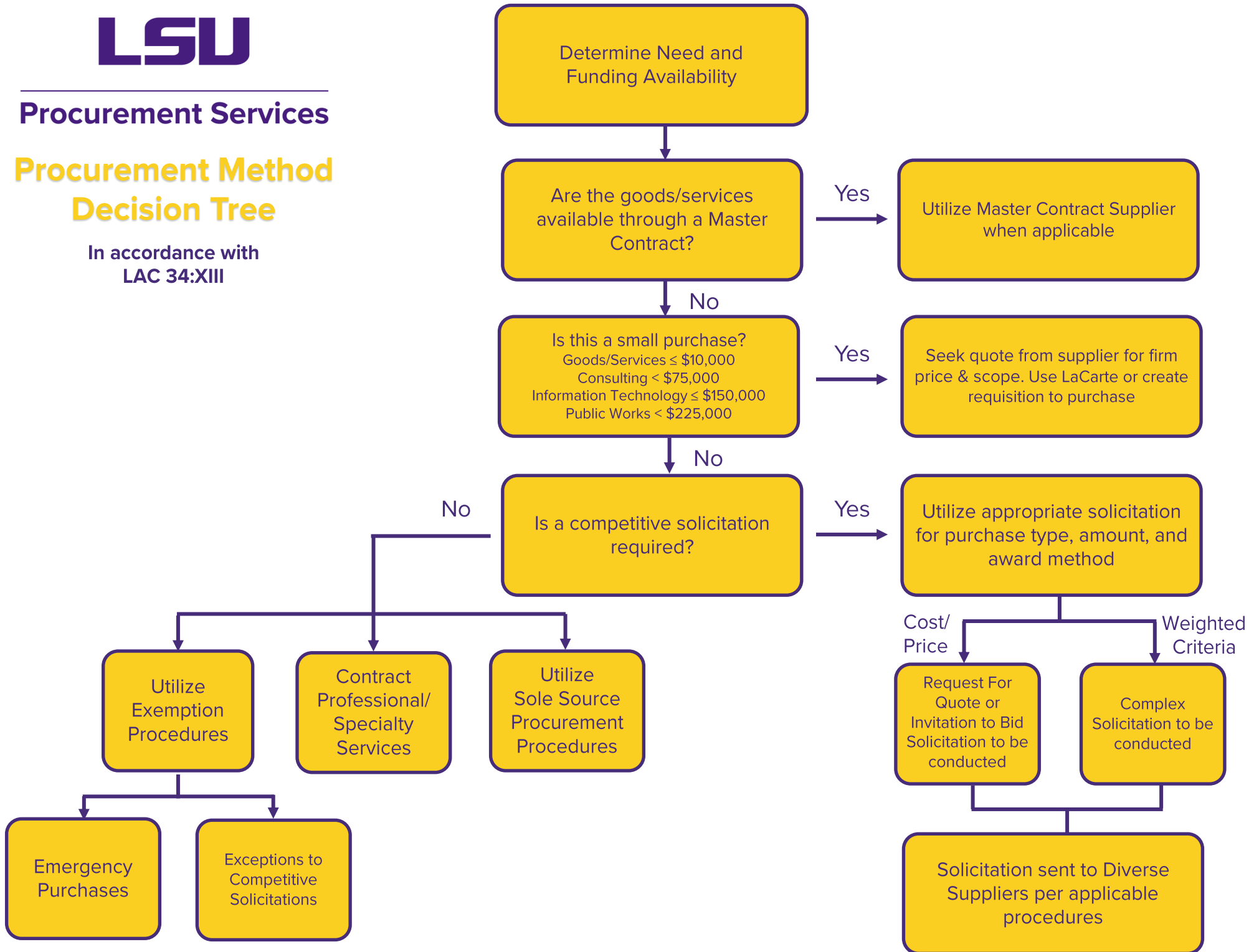
Despite efforts to include diverse suppliers, the bid response rate of diverse suppliers prevents growth. We must continue to outreach and explore how we can decrease barriers or obstacles to increase participation in the procurement process.



## Procurement Services

# Procurement Method Decision Tree

In accordance with  
LAC 34:XIII



## Definitions:

**Consulting Services:** use of an independent individual or firm to perform a service or render an opinion/recommendation according to the consultant's methods and without being subject to the control of the university except as to the result of the work.

**Exemption Procedures:** procurement procedures utilized when competitive processes are waived.

- **Emergency Purchase:** a purchase made after a written determination by the CPO that:
  1. there exists an emergency condition which creates a threat to public health, welfare, safety, or public property, or conservation of public resources;
  2. the emergency condition creates an immediate and serious need for goods or services that cannot be met through normal procurement methods.
- **Exceptions to Competitive Solicitations:** a list of commodities which Procurement Services may authorize be procured without formal or informal competition.

**Goods:** purchases including, but not limited to, equipment, materials, supplies, insurance, maintenance, and leases on real property.

**Information Technology:** includes all associated costs during a 12-month period for software, installation, license, modifications, implementation, integration, training, hosted software, software subscriptions, support and hardware/software maintenance. Hardware purchases are not included.

**LaCarte Card:** university purchasing card issued to authorized employees for the purpose of making small dollar purchases. Card limits range from \$1,000 to \$10,000.

**Master Contract:** competitively bid and awarded contracts to facilitate LSU's procurement process to realize volume discounts for the all university campuses served. Master Contracts are negotiated in an effort to create efficiencies in the procurement process, to protect LSU with negotiated terms and conditions, to obtain favorable pricing and comply with applicable state and federal regulations.

**Professional Services:** includes services that are rendered by an independent contractor who has a professed knowledge and an advanced specialized study and training of some department of learning or science used in practical applications to the affairs of others or in the practice of an art founded on it, shall include but not limited to, lawyers, doctors, dentists, psychologists, advance practice nurses, veterinarians, architects, engineers, land surveyors, landscape architects, accountants, actuaries, claims adjusters, pharmacists, visiting professors and scientists.

**Public Works:** the erection, construction, alteration, improvement, or repair of any public facility or immovable property owned, used, or leased by a public entity. Also known as Construction or Title 38.

**Services:** the furnishing of labor, time or effort by a supplier which may involve, to a lesser degree, the delivery or supply of a product, incidental to the required performance.

**Small Purchases:** Single procurement of goods and services for which the aggregate cost does not exceed the established small purchase threshold and where a master contract cannot be used.

**Solicitation:** an ITB, RFQ or other Complex type document or any other communication used to obtain responses for the purpose of entering into a contract.

### • **Complex Solicitation Types**

- **Request for Proposal:** a solicitation for proposals to supply services or a combination of services and goods where weighted criteria are the basis for award.
- **Request for Quote & Qualifications:** a solicitation for firm's qualifications and costs or fees to provide the identified services to meet a need of the university.
- **Solicitation for Offers:** a solicitation for a contract that will produce revenue or other significant benefit for the university.
- **Invitation to Negotiate:** competitive second tier negotiations to provide goods and/or services among suppliers with cooperative agreements.
- **Invitation to Bid:** a formal solicitation utilized to solicit bids from potential suppliers of goods and services in which an official, public communication is made to invite bidders to submit proposals by a designated day and time deadline.
- **Request for Quote:** an informal solicitation for use in procurements that includes a description of the goods or services specified and requests that a potential supplier respond with price and other information by a designated time and date.

**Sole Source Procurements:** purchases exceeding the competitive threshold to a single source as identified to meet specific requirements for a good/service.

**Specialty Services:** services rendered by individuals requiring the use of graphic artists, sculptors, musicians, entertainers, photographers, and writers or which require the use of highly technical or unique individual skills or talents, such as, but not limited to, paramedics, therapists, handwriting analysts, foreign representatives, expert speakers, trainers within a continuing education program and expert witnesses for adjudications or other court proceedings.



## Procurement Services

### Procurement Method Decision Tree

**LSU**  
**Deposit and Collateral Report**  
**For the Quarter Ended September 30, 2021**

Deposits Requiring Posting of Collateral:	Demand Deposit Sweep/MMA Repurchase	Certificates of Deposit	Total Deposits in Financial Institutions	Collateral (1)
<b>LSU A&amp;M, LSU Alexandria, LSU Eunice, LSU Shreveport, and LSU Health New Orleans</b>				
Chase - LSU, Health Plan Premium	\$ 99,558,185		\$ 99,558,185	\$ 225,000,000
Cottonport Bank - LSU Ag Center	2,219,014		2,219,014	2,512,865
Capital One - LSU-A	9,900,517		9,900,517	9,900,517
St. Landry Bank - LSU-E	405,451		405,451	1,506,675
Campus Federal Credit Union - LSU-S		\$ 100,492	100,492	250,000
Capital One - LSU-S	33,573,209		33,573,209	33,989,673
Chase - HSCNO	63,988,782	18,600	64,007,382	89,172,908
<b>Total</b>	<b>\$ 209,645,158</b>	<b>\$ 119,092</b>	<b>\$ 209,764,250</b>	<b>\$ 362,332,638</b>
<b>LSU Health Shreveport</b>				
JPMC-Shreveport	\$ 56,440,483		\$ 56,440,483	\$ 100,050,000
JPMC-Shreveport Endowment Fds	836,067		836,067	
<b>Total</b>	<b>\$ 57,276,550</b>	<b>\$ -</b>	<b>\$ 57,276,550</b>	<b>\$ 100,050,000</b>
<b>LSU Health Care Services Division</b>				
JP Morgan Chase (HCSD)	\$ 90,836,750		\$ 90,836,750	\$ 86,000,000
Capital One (MCLNO Trust Fund)	4,357,895		4,357,895	4,440,213
<b>Total</b>	<b>\$ 95,194,645</b>	<b>\$ -</b>	<b>\$ 95,194,645</b>	<b>\$ 90,440,213</b>
<b>Total Requiring Collateral</b>	<b>\$ 362,116,353</b>	<b>\$ 119,092</b>	<b>\$ 362,235,445</b>	<b>\$ 552,822,851</b>
<b>Deposits In Trust or Federal Obligations Not Requiring Collateral</b>				
Federated Money Markets	\$ 8,912,903		\$ 8,912,903	
Federated Funds-Treas. Oblig. (2)	2,516,586		2,516,586	
<b>Total</b>	<b>\$ 11,429,489</b>	<b>\$ -</b>	<b>\$ 11,429,489</b>	
<b>Total Deposits</b>	<b>\$ 373,545,842</b>	<b>\$ 119,092</b>	<b>\$ 373,664,934</b>	

(1) Collateral amounts include FDIC coverage of \$250,000 on Demand Deposits, \$250,000 on CD's and \$250,000 by the National Credit Union Share Insurance Fund on deposits with Campus Federal Credit Union.

(2) One Group & Federated Funds are no-load, open ended mutual funds investing in U.S. Treasury obligations.





**LSU**  
**Investment Summary**  
**For the Quarter Ended September 30, 2021**

Fund Description	As of 7/1/2021	As of 9/30/2021		As of 12/31/2021		As of 3/31/2022		As of 06/30/2022	
	Value	Cost	Market Value	Cost	Market Value	Cost	Market Value	Cost	Market Value
<b>LSU Health Shreveport</b>									
<b>Current Funds</b>									
Cash/Sweeps S.	\$59,622,887	\$56,440,483	\$56,440,483						
<b>Cash/Sweeps</b>	<b>\$59,622,887</b>	<b>\$56,440,483</b>	<b>\$56,440,483</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
Treasury Notes	\$48,408,784	\$51,857,016	\$52,311,342						
Agency Securities	\$11,306,177	\$9,816,800	\$9,765,598						
Mortgaged Backed Securities	\$12,117	\$12,601	\$11,892						
Municipal Bonds	\$19,736,053	\$20,271,118	\$20,055,292						
Corporate Bonds	\$46,279,071	\$42,121,273	\$42,992,247						
<b>Total</b>	<b>\$185,365,089</b>	<b>\$180,519,291</b>	<b>\$181,576,854</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Endowment Funds</b>									
Cash/Sweeps	\$835,778	\$836,067	\$836,067						
Equity Securities	\$17,848	\$7,650	\$17,129						
Mutual Funds	\$78,578,072	\$66,224,975	\$78,767,954						
<b>Total</b>	<b>\$79,431,698</b>	<b>\$67,068,692</b>	<b>\$79,621,150</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Grand Total</b>	<b>\$264,796,787</b>	<b>\$247,587,983</b>	<b>\$261,198,004</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>LSU HCSD</b>									
<b>Current Funds</b>									
Cash/Sweeps	\$78,547,289	\$90,836,750	\$90,836,750						
<b>Total</b>	<b>\$78,547,289</b>	<b>\$90,836,750</b>	<b>\$90,836,750</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Other Funds</b>									
Cash/Sweeps	\$4,172,625	\$4,357,895	\$4,357,895						
Money Market Accounts/Repos	\$8,908,564	\$8,912,903	\$8,912,903						
Equity Securities	\$312,877		\$291,747						
<b>Total</b>	<b>\$13,394,066</b>	<b>\$13,270,798</b>	<b>\$13,562,545</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>Grand Total</b>	<b>\$91,941,355</b>	<b>\$104,107,548</b>	<b>\$104,399,295</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>System Total</b>	<b>\$1,067,209,097</b>	<b>\$1,151,194,414</b>	<b>\$1,168,898,476</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

\* Negative balance in the cash/Sweeps section of the current funds does not represent an actual negative bank balance, rather it represents a timing difference of the allocation of the current funds.

\*\* Small endowment funds at LSUS were moved to the LSUS Foundation to accommodate Workday

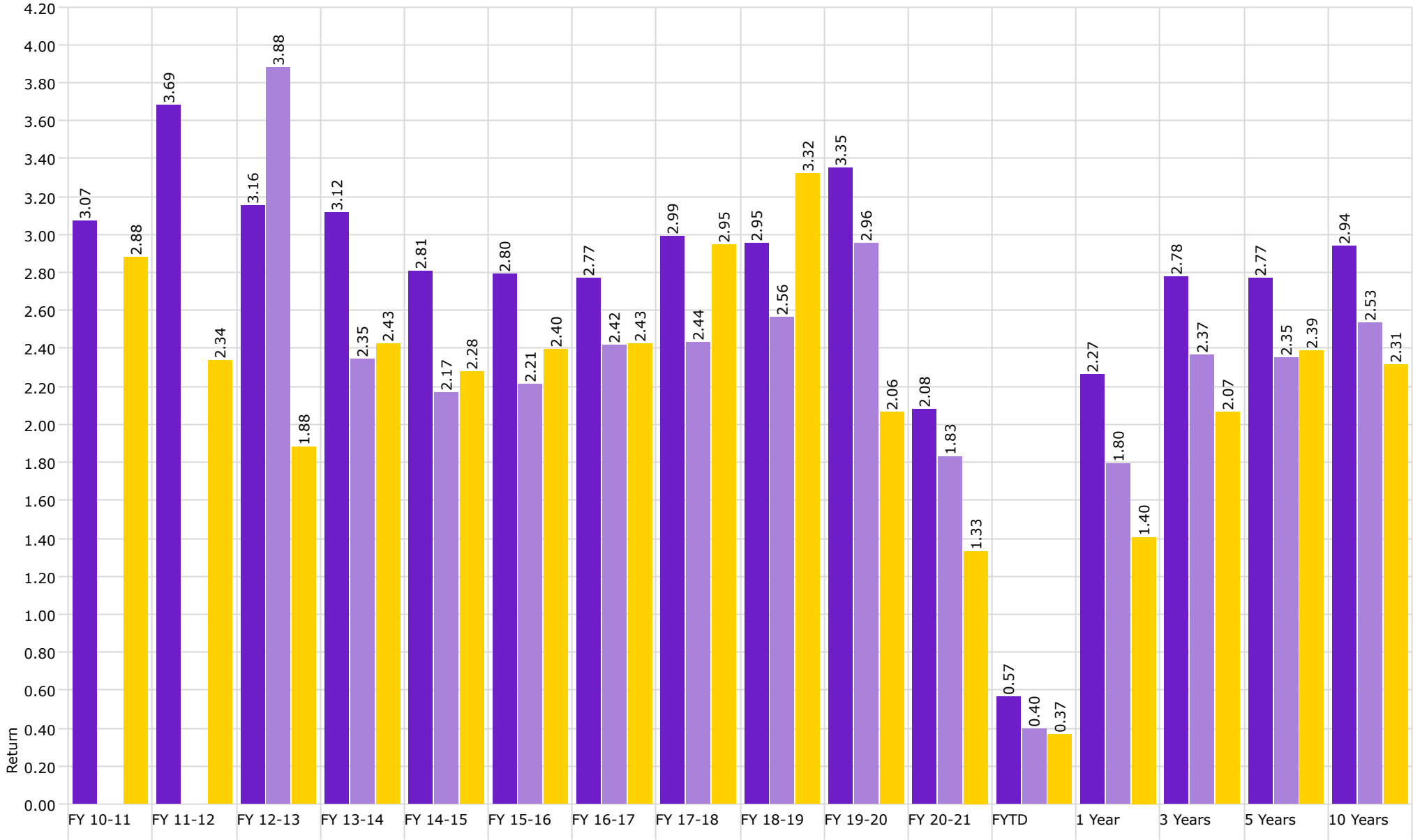
\*\*\* LSU Paid Campuses include the following: LSU, LSU Ag Center, LSUA, LSUE, LSUS, LSU Health New Orleans, and the LSU Pennington Biomedical Research Center.

Disclaimer: Pursuant to PM-9, corporate bonds/notes only available for investment beginning 7-1-2011  
Louisiana law provides for restrictions on maturity and allocation and may effect benchmark comparisons



# Investment Management Program Non Endowed Accounts **Realized Yield**

As of 9/30/2021



■ Non Endowed

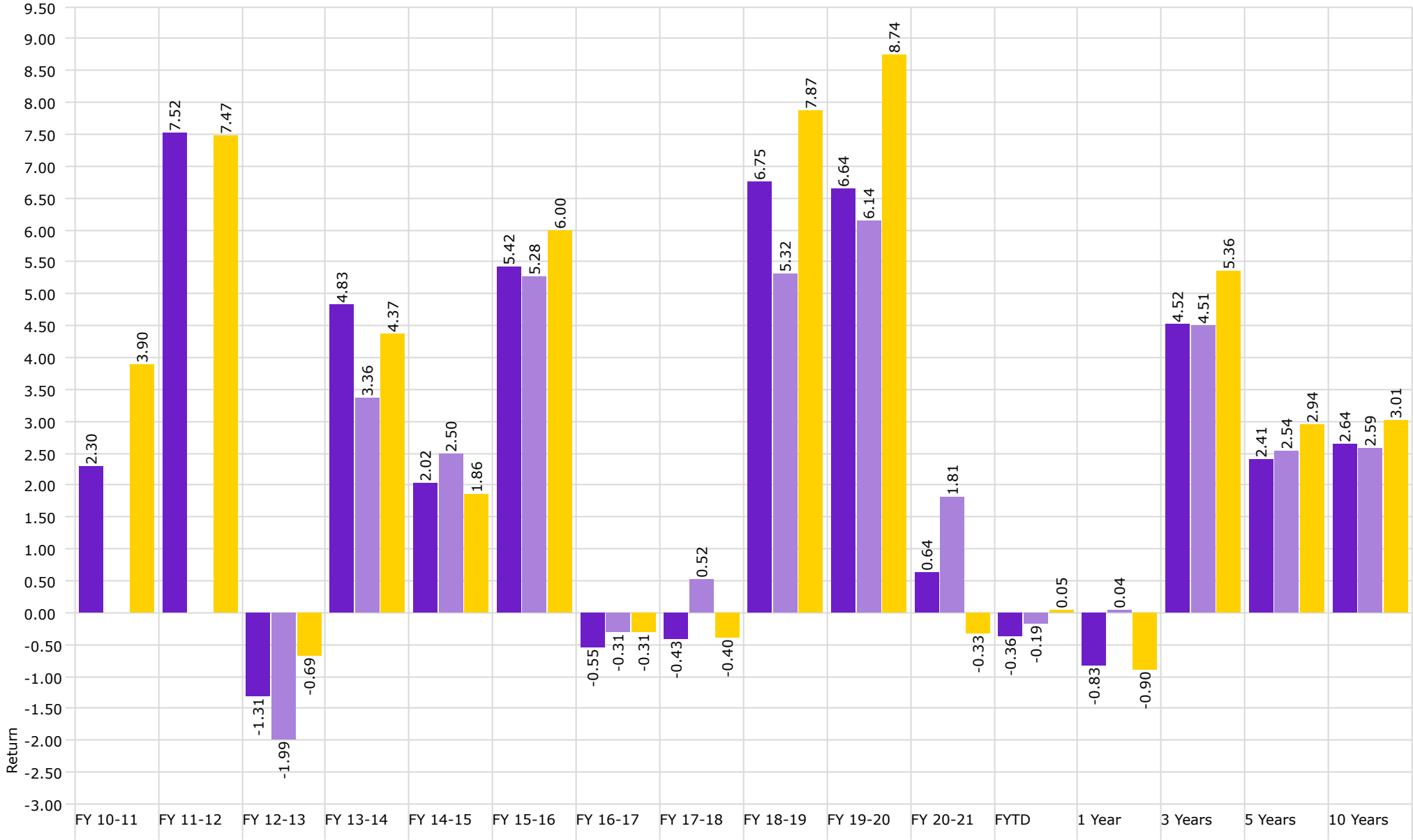
■ Health Plan

■ Barclays Aggregate Bond Index



# Investment Management Program Non Endowed Accounts **Total Return**

As of 9/30/2021



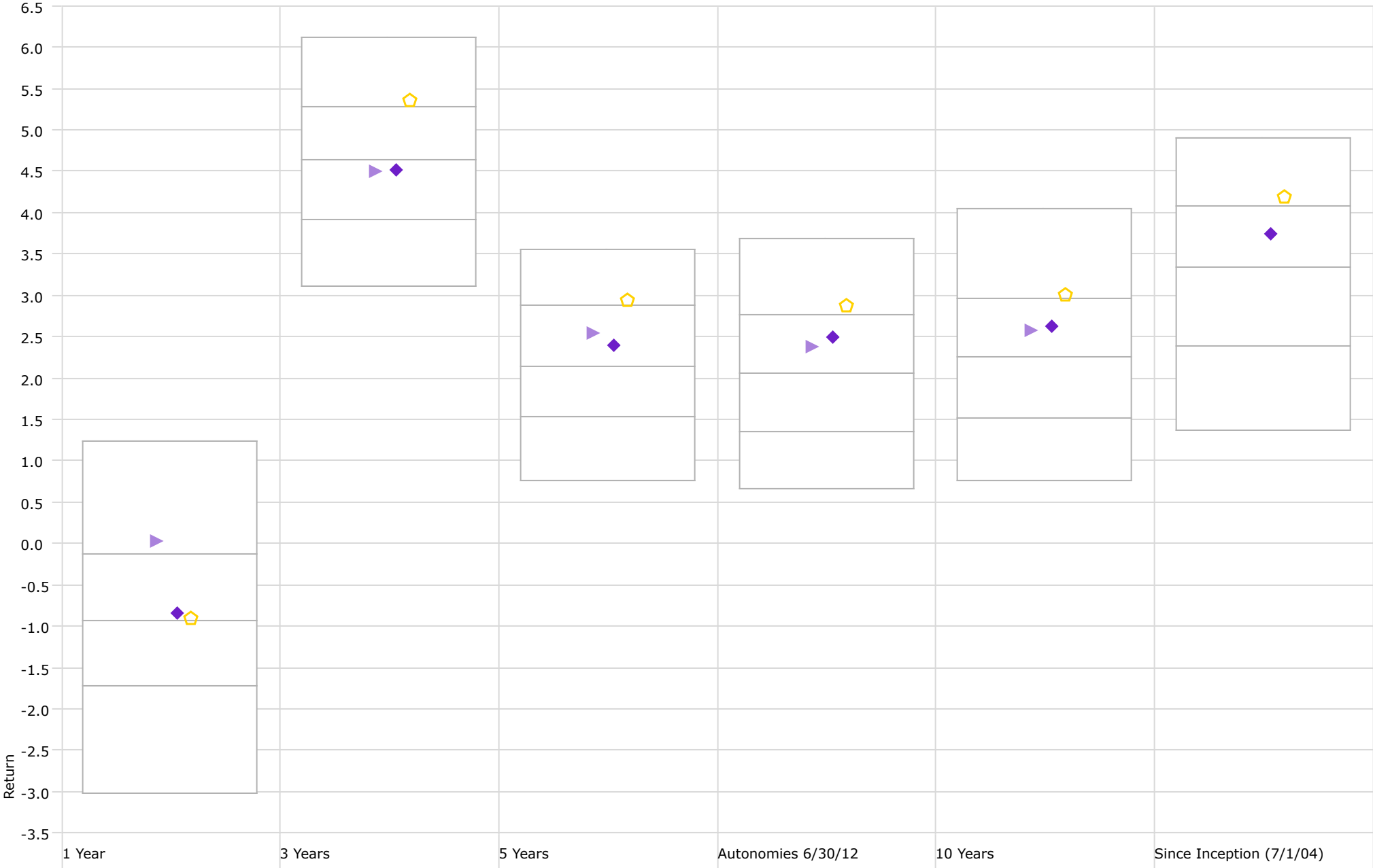
■ Non Endowed

■ Health Plan

■ Barclays Aggregate Bond Index

# Performance Relative to Peer Group

Peer Group (5-95%): All Managed Investments - U.S. - Intermediate Core Bond



◆ Non Endowed

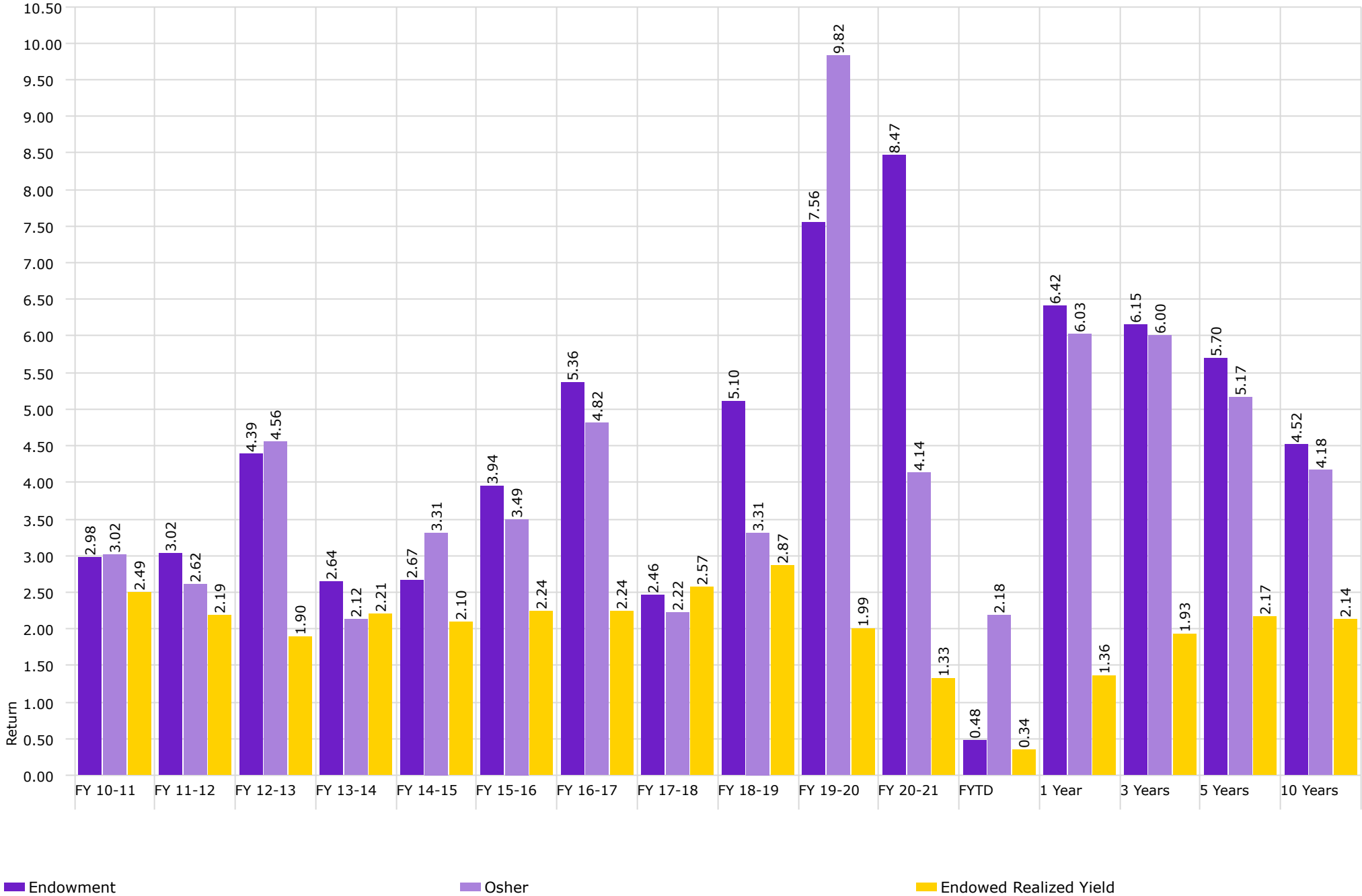
▶ Health Plan

⬠ Barclays Aggregate Bond Index



# Investment Management Program Endowed Accounts **Realized Yield**

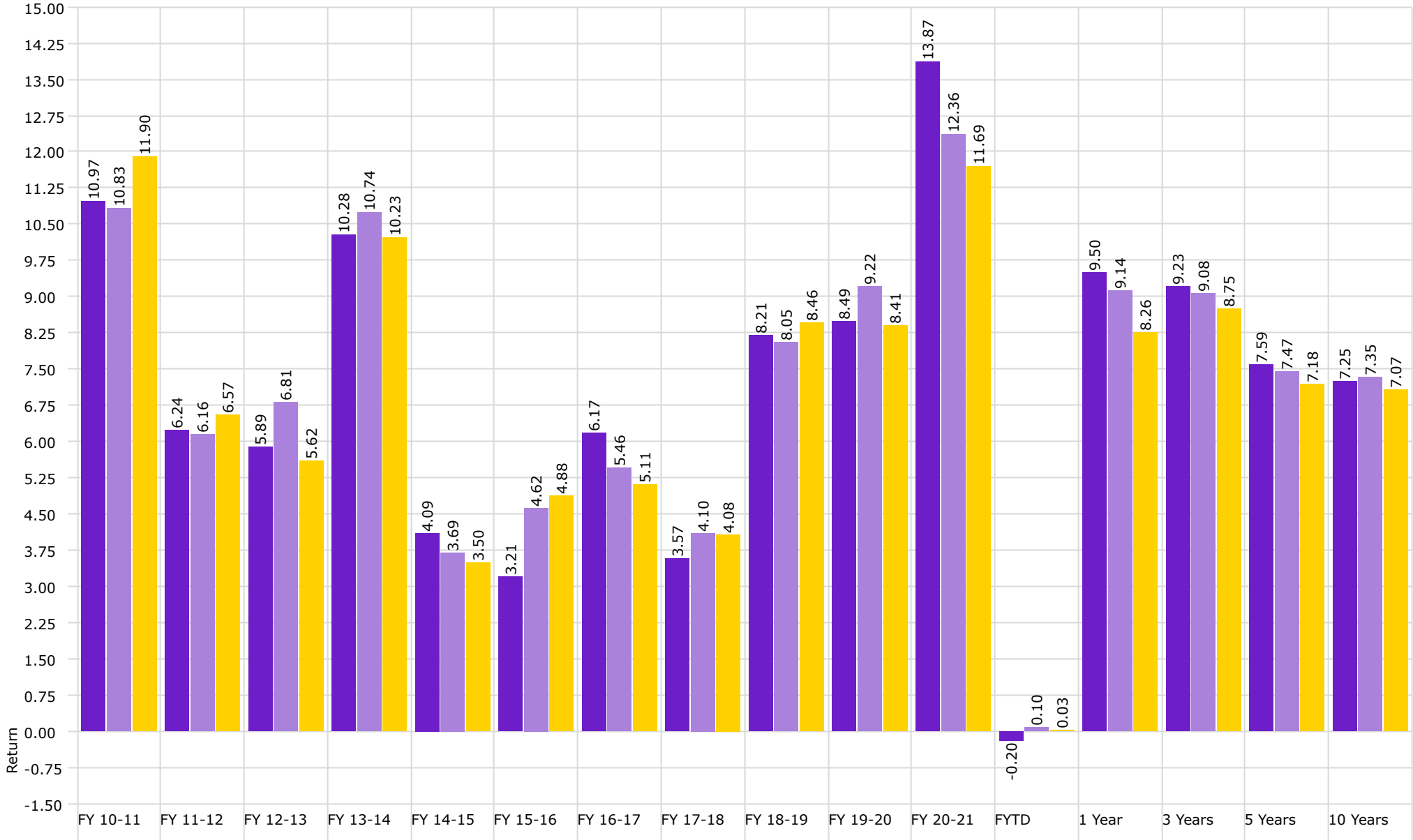
As of 9/30/2021





# Investment Management Program Endowed Accounts Total Return

As of 9/30/2021



Endowment

Osher

Endowed Benchmark

Personnel Actions Information Report  
Reporting Period: July 2021 - September 2021

LSU A&M								
Promotion and Tenure								
Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Transaction	
Aaron P Smith	8/15/2021	Professor	Tenured	\$86,938	\$93,916	8%	Promotion to New Rank	
Amin Kargarjian Marvasti	8/15/2021	Associate Professor	Tenured	\$95,000	\$101,300	7%	Promotion to New Rank	
Arnab Ganguly	8/15/2021	Associate Professor	Tenured	\$85,000	\$90,900	7%	Promotion to New Rank	
Benjamin A Kahan	8/15/2021	Professor	Tenured	\$71,349	\$77,703	9%	Promotion to New Rank	
Bin Li	8/15/2021	Professor	Tenured	\$93,000	\$100,220	8%	Promotion to New Rank	
Brian Shaw	8/15/2021	Professor	Tenured	\$73,915	\$80,414	9%	Promotion to New Rank	
Carol Wilson	8/15/2021	Professor	Tenured	\$78,976	\$84,635	7%	Promotion to New Rank	
Chance Armstrong	7/1/2021	Associate Professor - Clinical Specialist	Clinical	\$123,600	\$131,337	6%	Promotion to New Rank	
Chao Sun	8/15/2021	Associate Professor	Tenured	\$95,500	\$101,820	7%	Promotion to New Rank	
Chao Wang	8/15/2021	Associate Professor	Tenured	\$90,958	\$97,096	7%	Promotion to New Rank	
Charles Goodman	8/15/2021	Assistant Professor	Tenure Track	\$0	\$62,000	100%	Promotion > Prior Visiting Professor	
Cherie Marie Pucheu-Haston	7/1/2021	Professor	Tenured	\$131,840	\$141,514	7%	Promotion to New Rank	
Christopher M Sullivan	8/15/2021	Associate Professor	Tenured	\$68,578	\$73,925	8%	Promotion to New Rank	
Chunmin Lang	8/15/2021	Associate Professor	Tenured	\$72,141	\$77,527	7%	Promotion to New Rank	
Clare Michelle Scully	8/15/2021	Associate Professor - Clinical Specialist	Clinical	\$122,005	\$130,085	7%	Promotion to New Rank	
David Chicoine	8/15/2021	Professor	Tenured	\$72,644	\$79,050	9%	Promotion to New Rank	
Deborah Goldgaber	8/15/2021	Associate Professor/Director	Tenured	\$63,654	\$68,700	8%	Promotion to New Rank	
Dr. Courtney Szocs	8/15/2021	Associate Professor	Tenured	\$165,000	\$174,100	6%	Promotion to New Rank	
Dr. Judith Lee Rhodes	7/1/2021	Professor Research	Research Track	\$96,315	\$103,715	8%	Promotion to New Rank	
Dr. Molly Quinn	8/15/2021	Professor	Tenured	\$82,000	\$88,790	8%	Promotion to New Rank	
Eugene Kennedy	8/15/2021	Professor	Tenured	\$98,297	\$105,729	8%	Promotion to New Rank	
Gregg S Pettis	8/15/2021	Associate Chair/Professor	Tenured	\$86,520	\$93,481	8%	Promotion to New Rank	
Guillaume Spielmann	8/15/2021	Associate Professor	Tenured	\$73,400	\$78,836	7%	Promotion to New Rank	
Heidi Banse	7/1/2021	Associate Professor	Tenured	\$113,300	\$121,032	7%	Promotion to New Rank	
Inessa Bazayev	8/15/2021	Professor	Tenured	\$66,950	\$73,128	9%	Promotion to New Rank	
James Dorman	8/15/2021	Associate Professor	Tenured	\$110,000	\$116,900	6%	Promotion to New Rank	
Jayme Looper	7/1/2021	Professor - Clinical Specialist	Clinical	\$58,526	\$63,867	0.22%	Promotion to New Rank	
Jennifer Keenan	7/1/2021	Associate Professor	Tenured	\$122,000	\$130,084	7%	Promotion to New Rank	
Johanna Warwick	8/15/2021	Associate Professor	Tenured	\$58,000	\$62,820	8%	Promotion to New Rank	
Joshua Wheeler	8/15/2021	Professor	Tenured	\$65,499	\$70,619	8%	Promotion to New Rank	
Juana Moreno	8/15/2021	Professor	Tenured	\$97,967	\$105,386	8%	Promotion to New Rank	
Juliet K Brophy	8/15/2021	Associate Professor	Tenured	\$65,776	\$70,907	8%	Promotion to New Rank	
Karanvir Singh Aulakh	7/1/2021	Associate Professor	Tenured	\$135,960	\$144,598	6%	Promotion to New Rank	
Kevin Michael McPeak	8/15/2021	Associate Professor	Tenured	\$110,000	\$116,900	6%	Promotion to New Rank	
Kiyoung Lee	8/15/2021	Associate Professor	Tenured	\$100,346	\$106,860	6%	Promotion to New Rank	
Kristopher Palagi	8/15/2021	Associate Professor	Tenured	\$74,263	\$79,734	7%	Promotion to New Rank	
Kyungmin Ham	7/1/2021	Associate Professor Research	Research Track	\$65,804	\$71,636	9%	Promotion to New Rank	
Laura Ainsworth	7/1/2021	Assistant Professor Research	Research Track	\$63,000	\$67,920	8%	Promotion to New Rank	
Manas Ranjan Gartia	8/15/2021	Associate Professor	Tenured	\$95,804	\$102,136	7%	Promotion to New Rank	
Michael Benjamin Henderson	8/15/2021	Associate Professor	Tenured	\$81,848	\$82,422	1%	Promotion to New Rank	
Michael Pasquier	8/15/2021	Academic Department Head/Director/Professor	Tenured	\$84,146	\$88,412	5%	Promotion to New Rank	
Mingsoon Sun	8/15/2021	Associate Professor	Tenured	\$100,346	\$106,860	6%	Promotion to New Rank	
Nancy Daigle Welborn	7/1/2021	Associate Professor - Clinical Specialist	Clinical	\$110,000	\$117,600	7%	Promotion to New Rank	
Navid H Jafari	8/15/2021	Associate Professor	Tenured	\$95,480	\$101,799	7%	Promotion to New Rank	
Nichole Bauer	8/15/2021	Associate Professor	Tenured	\$72,897	\$78,313	7%	Promotion to New Rank	
Orhan Kizilkaya	7/1/2021	Associate Professor Research	Research Track	\$65,804	\$71,636	9%	Promotion to New Rank	
Patricia Queiroz-Williams	7/1/2021	Professor - Clinical Specialist	Clinical	\$131,467	\$141,126	7%	Promotion to New Rank	
Per Svensson	8/15/2021	Associate Professor	Tenured	\$71,700	\$77,068	7%	Promotion to New Rank	
Qianzheng Li	8/15/2021	Professor	Tenured	\$69,555	\$75,835	9%	Promotion to New Rank	
Ramesh Subramanian	7/1/2021	Associate Professor Research	Research Track	\$64,404	\$70,180	9%	Promotion to New Rank	
Rebecca Catherine Christofferson	8/15/2021	Associate Professor	Tenured	\$100,000	\$106,500	7%	Promotion to New Rank	
Renee Thompson Carter	7/1/2021	Professor - Clinical Specialist	Clinical	\$143,222	\$153,351	7%	Promotion to New Rank	
Rhiannon Kroeger	8/15/2021	Associate Professor	Tenured	\$71,080	\$76,423	8%	Promotion to New Rank	
Rui Zhang	8/15/2021	Associate Professor	Tenured	\$95,040	\$101,342	7%	Promotion to New Rank	
Samuel Berwyn Robison	7/1/2021	Associate Professor Research	Research Track	\$73,000	\$79,120	8%	Promotion to New Rank	
Tuo Wang	8/15/2021	Associate Professor	Tenured	\$80,336	\$86,049	7%	Promotion to New Rank	
Xiaoliang Wan	8/15/2021	Professor	Tenured	\$91,037	\$98,178	8%	Promotion to New Rank	
Leave of Absence								
Name	Effective Date	Academic Rank/Title	Tenure Status		Last day of Leave - Estimated		Transaction	
Christopher Jordan Tyson (On Leave 1/1/2020		Professor	Tenured		12/31/2021		Academic > Academic Leave Without Pay-Tenure	
Joseph Wooldridge (On Leave) 000011/11/2020		Guard	N/A		12/16/2021		University > Military Leave	
Ola Utai (On Leave)	6/19/2020	Police Officer 2-A	N/A		11/9/2021		University > Military Leave	
Honorifics								
Name	Effective Date	Academic Rank/Title	Allowance	Named Professorship			Transaction	
Ana Maria Otamendi	7/1/2021	Assistant Professor	N/A	Janice Harvey Pellar Endowed Chair			Add Academic Appointment>Honorific	
Asha Winfield	8/16/2021	Assistant Professor	N/A	Doris Westmoreland Darden Professorship #2			Add Academic Appointment>Honorific	
David Stamps	7/1/2021	Assistant Professor	\$8,555	Doris Westmoreland Darden Professorship #5			Add Academic Appointment>Honorific	
Hyojung Park	9/21/2021	Associate Dean/Associate Professor	N/A	Belo Professorship in Mass Communication			Add Academic Appointment>Honorific	
Josh Anthony Pojman	7/1/2021	Professor	N/A	Dr. William L. and Patricia H. Senn, Jr. Distinguished Professorship			Add Academic Appointment>Honorific	
Kristin M Sosnowsky	7/1/2021	Professor	N/A	Pennington Family Professorship in the College of Music and Dramatic Arts			Add Academic Appointment>Honorific	
Lance Porter	9/21/2021	Professor	N/A	Ken Kansas Professorship			Add Academic Appointment>Honorific	
Lisa Page	8/16/2021	Professional In-Residence	N/A	Darlene and Thomas O. Ryder Professorship #8			Add Academic Appointment>Honorific	
Phillip W Adams	8/15/2021	Professor	N/A	Daniels Professorship			Add Academic Appointment>Honorific	
Rod Parker	7/1/2021	Professor	N/A	Dixon Smith Professorship			Add Academic Appointment>Honorific	
Roy Lester Heidelberg	7/1/2021	Associate Professor	N/A	Harris J. and Marie P. Chuszt College of Business Administration Endowed Professorship			Add Academic Appointment>Honorific	
Ruth Moon	8/15/2021	Assistant Professor	N/A	Davis Kriskovich Distinguished Professorship			Add Academic Appointment>Honorific	
Tyge Payne	8/15/2021	Professor	N/A	H. Norman Saurage, Jr. / Community Coffee Co., Inc. Endowed Chair of Entrepreneurship			Add Academic Appointment>Honorific	
V. Carlos Slawson Jr.	7/1/2021	Professor	N/A	Latter and Blum Distinguished Professor			Add Academic Appointment>Honorific	
Ye-Sho Chen	7/1/2021	Professor	N/A	James E. Curtis, Jr. Professorship in Entrepreneurial Management			Add Academic Appointment>Honorific	
Areendam Chanda	8/15/2021	Associate Professor	\$4,816.39	Roy Paul Daniels Professorship in the College of Science #3			Add Academic Appointment>Honorific	
Personnel Actions								
Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Allowance Plan	Transaction
C D Constantinides	7/20/2021	Professor	Tenured	\$158,203	N/A	0%		Termination > Involuntary > Death
James Howard Cowan Jr.	8/11/2021	Professor	Tenured	\$113,099	N/A	0%		Termination > Involuntary > Death
Jean McGuire	8/4/2021	Professor	Tenured	\$241,573	N/A	0%		Termination > Involuntary > Death
Mara Gibson	8/15/2021	Associate Professor	Tenured	\$64,480	N/A	0%		Update Academic Appointment > Tenure
Britta Sigrid Leise	4/16/2021	Associate Professor	Tenured	\$125,317	\$135,317	8%		Compensation Change > Add Allowance > Retro
Bruce Cameron	7/1/2020	Department Head/Chair	Tenured	\$144,000	\$150,200	4%		Compensation Change > Add Allowance > Retro
Ramesh Subramanian	5/1/2021	Assistant Professor - Research	N/A	\$75,204	\$88,404	18%		Compensation Change > Add Allowance > Retro



Zhaoxing Xie	3/1/2021	Associate - Research 4	N/A	\$55,000	\$60,070	9%	Compensation Change > Correction > Retro
Rachael Robideaux	1/1/2021	Counselor - Major Academic Area 3	N/A	\$43,500	\$54,000	24%	Promotion > Retro
Rikeisha Brianna Spikes	1/1/2021	Counselor - Major Academic Area 2	N/A	\$40,000	\$48,000	20%	Promotion > Retro
Bailey Rigelow	8/15/2021	Assistant Professor	Tenure Track	\$0	\$160,000	0%	Hire Employee > New Hire > New Hire
Brian Faveia	8/23/2021	Director of Non-Academic Or Service Area	N/A	\$0	\$145,000	0%	Hire Employee > New Hire > New Hire
Clare Falcon	9/20/2021	Director of Academic Area	N/A	\$0	\$230,000	0%	Hire Employee > New Hire > New Hire
Daniel Bureau	8/1/2021	Assistant Vice President	N/A	\$0	\$148,000	0%	Hire Employee > New Hire > New Hire
DOUGLAS DEFORGE	7/19/2021	Associate Vice President	N/A	\$0	\$195,000	0%	Hire Employee > New Hire > New Hire
Dustin Taylor Ducre	8/2/2021	Assistant Coach	N/A	\$0	\$60,000	0%	Hire Employee > New Hire > New Hire
JASPER BIBBS	7/20/2021	Assistant Coach	N/A	\$0	\$200,000	0%	Hire Employee > New Hire > New Hire
JERRY CLAYTON	7/19/2021	Assistant Coach	N/A	\$0	\$160,000	0%	Hire Employee > New Hire > New Hire
Jon Sakovich	7/19/2021	Associate Head Coach	N/A	\$0	\$80,000	0%	Hire Employee > New Hire > New Hire
Joshua S. Jones	8/23/2021	Title IX Coordinator	N/A	\$0	\$160,000	0%	Change Job Details
Kappie Mumphy	9/27/2021	Vice President	N/A	\$160,000	\$195,000	22%	Change Job Details
Kayla Kumbier	7/29/2021	Assistant Coach	N/A	\$0	\$65,000	0%	New Hire
Lauren Winston Green	9/7/2021	Assistant Coach	N/A	\$0	\$200,000	0%	New Hire
LORI WILLIAMS	8/1/2021	Deputy Athletic Director	N/A	\$0	\$230,000	0%	New Hire > Agency Transfer
Oliver Garden	8/31/2021	Dean of Major Academic Area	N/A	\$0	\$345,000	0%	New Hire
Zhenhua Chen	8/15/2021	Assistant Professor	Tenure Track	\$0	\$220,000	0%	New Hire
Alissa St. Blanc	7/22/2021	Assistant Professor	N/A	\$32,000	\$128,000	300%	Promotion to Faculty > Prior Resident
A. J. Burns	8/15/2021	Assistant Professor	Tenure Track	\$0	\$170,000	0%	Period of Appointment to Permanent
Alisa Plant	7/1/2021	Director of University Press	N/A	\$125,000	\$128,750	3%	Adjustment > Merit Increase
Amy Lindsy Gasser	7/1/2021	Associate Director-Nonacademic Or Service Area	N/A	\$118,495	\$126,790	7%	Adjustment > Merit Increase
Bennie J Brazell	9/1/2021	Assistant Coach	N/A	\$115,000	\$160,000	39%	Contract Adjustment
Brian D Ward	8/15/2021	Professor	Tenured	\$122,384	\$125,489	3%	Adjustment > Merit Increase
Bryan David Andries	7/3/2021	Executive Director-Nonacademic Area	N/A	\$123,600	\$160,000	29%	Promotion
Chad Thomas Gothreau	7/1/2021	Assistant Dean of Major Academic Area	N/A	\$123,009	\$127,929	4%	Adjustment > Merit Increase
Christopher C Austin	8/15/2021	Director of Academic Area (AP)	Tenured	\$121,103	\$130,431	8%	Adjustment > Merit Increase
Christopher Jordan Tyson (On Leave	8/15/2021	Professor of Law	Tenured	\$123,450	\$127,000	3%	Adjustment > Merit Increase
Clinton S Willson	8/15/2021	Professor	Tenured	\$125,000	\$127,500	2%	Adjustment > Merit Increase
Cynthia F DiCarlo	7/1/2021	Executive Director-Nonacademic Area (AP)	Tenured	\$122,931	\$125,983	2%	Adjustment > Merit Increase
Darrell J Henry	8/15/2021	Professor	Tenured	\$116,390	\$126,390	9%	Add/Remove Allowance > Honorific
Dr. Brian Hanley	8/15/2021	Professional In Residence	N/A	\$123,364	\$126,814	3%	Adjustment > Merit Increase
Ernest Nicholas Tanoos Jr.	7/1/2021	Assistant Dean of Major Academic Area	N/A	\$123,886	\$136,275	10%	Adjustment > Merit Increase
Eunseong Ma	8/15/2021	Assistant Professor	Tenure Track	\$124,000	\$128,691	4%	Adjustment > Merit Increase
Garrett Shaffer Runion	7/1/2021	Head Coach	N/A	\$0	\$137,750	0%	Correction
Gina Raye Costello	7/1/2021	Associate Dean of Major Academic Area	Tenured	\$125,000	\$128,750	3%	Adjustment > Merit Increase
Gregory Bentley Stone	8/15/2021	Department Head/Chair	Tenured	\$123,824	\$127,286	3%	Adjustment > Merit Increase
Gregory Brian Upton Jr.	8/15/2021	Associate Professor - Research	N/A	\$122,100	\$126,194	3%	Adjustment > Merit Increase
Herschel D Hoffpauir	7/1/2021	Associate Director of Physical Plant/Facility Services	N/A	\$122,893	\$126,579	3%	Adjustment > Merit Increase
Jack Yeager	8/15/2021	Professor	Tenured	\$126,322	\$128,848	2%	Adjustment > Merit Increase
Jacqueline Bach	8/3/2021	Vice Provost	Tenured	\$142,018	\$165,000	16%	Add Allowance > Interim/Acting
Jaime Estave	7/1/2021	Director of Accounting Services	N/A	\$124,000	\$131,440	6%	Adjustment > Merit Increase
James Thomas Moffitt	7/1/2021	Head Coach	N/A	\$0	\$502,500	0%	Correction
Jennifer Doolos Normand	7/1/2021	Executive Director of Employee Relations/Shared Operations Services	N/A	\$125,000	\$128,125	3%	Adjustment > Merit Increase
Jerry L Trahan	8/15/2021	Department Head/Chair	Tenured	\$124,318	\$128,204	3%	Adjustment > Merit Increase
Jiinx Coleman Brussard	8/15/2021	Professor	Tenured	\$123,457	\$127,147	3%	Adjustment > Merit Increase
Joseph G Kronick	7/1/2021	Department Head/Chair	Tenured	\$124,969	\$129,962	4%	Adjustment > Merit Increase
Julie Ann Lively	7/1/2021	Executive Director-Nonacademic Area (AP)	Tenured	\$94,552	\$184,552	95%	Add/Allowance > Faculty Administrator
Justin Michael Thornton	7/1/2021	Director of Data Processing/Computer Services/Admin Information Sy	N/A	\$122,920	\$126,608	3%	Adjustment > Merit Increase
Kappie Mumphy	9/27/2021	Vice President	N/A	\$160,000	\$195,000	22%	Add Allowance > Interim/Acting
Kevin Lawrence Armbrust	8/15/2021	Department Head/Chair	Tenured	\$122,384	\$125,456	3%	Adjustment > Merit Increase
Laura Hensley Choate	8/15/2021	Associate Dean of Major Academic Area	Tenured	\$88,619	\$128,310	45%	Adding Administrative Academic Appointment
Laurie F Braden	7/1/2021	Executive Director-Nonacademic Area	N/A	\$119,000	\$123,000	3%	Adjustment > Merit Increase
Leslie Davis Blanchard	7/1/2021	Director of Non-Academic Or Service Area	N/A	\$120,000	\$125,250	4%	Adjustment > Merit Increase
Maria da Graca H Vicente	8/15/2021	Professor	Tenured	\$122,952	\$126,352	3%	Adjustment > Merit Increase
Michael Douglas Kaller	7/1/2021	Professor (RP)	Tenured	\$122,367	\$125,727	3%	Adjustment > Merit Increase
Michael Mallisoff	8/15/2021	Professor	Tenured	\$120,200	\$125,016	4%	Add/Remove Allowance Plan-Honorific
Michele M Montero	7/1/2021	Director of Purchasing	N/A	\$121,166	\$125,241	3%	Adjustment > Merit Increase
Neil Mathews	7/1/2021	Director of School Within A College	Tenured	\$219,377	\$225,881	3%	Adjustment > Merit Increase
Oliver T Dasbach	8/15/2021	Department Head/Chair	Tenured	\$119,593	\$123,042	3%	Adjustment > Merit Increase
Ram Deviredy	8/15/2021	Professor	Tenured	\$120,672	\$125,537	4%	Adjustment > Merit Increase
Ryan Smith	7/1/2021	Assistant Professor	Tenure Track	\$123,600	\$129,780	5%	Adjustment > Merit Increase
Seung-Jong Park	8/15/2021	Professor of Electrical Engineering	Tenured	\$125,000	\$128,500	3%	Adjustment > Merit Increase
Shannon David Dehghanpir	7/1/2021	Assistant Professor - Clinical	N/A	\$120,000	\$130,200	9%	Adjustment > Merit Increase
Sophie Bart Warny	8/15/2021	Professor	Tenured	\$125,000	\$128,282	3%	Adjustment > Merit Increase
TAMARA ARDS	9/1/2021	Assistant Coach	N/A	\$115,000	\$160,000	39%	Adjustment > Contract
Todd Lane	9/1/2021	Assistant Coach	N/A	\$120,000	\$160,000	33%	Adjustment > Contract
Tracey Ellen Rizuto	7/1/2021	Director of School Within A College	Tenured	\$100,460	\$142,782	42%	Change Job Details
Tracy Nye Evans	7/1/2021	Director of Non-Academic Or Service Area	N/A	\$125,000	\$131,251	5%	Adjustment > Merit Increase
Tyge Payne	8/15/2021	Professor	Tenured	\$0	\$268,000	0%	Adjustment > Period of Appointment to Permanent
William Lake Douglas	7/1/2021	Associate Dean of Major Academic Area	Tenured	\$122,357	\$125,728	3%	Adjustment > Merit Increase
William M Moe	8/15/2021	Professor	Tenured	\$125,000	\$129,626	4%	Adjustment > Merit Increase
Yimin Zhu	8/15/2021	Professor	Tenured	\$122,298	\$125,966	3%	Adjustment > Merit Increase

#### LSU at Shreveport

##### Personnel Actions

Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Transaction
Felice Williams	8/15/2021	Professor	Tenured	\$98,730	\$127,679	29%	Promotion
Helen Wise	8/1/2021	Associate Vice Chancellor	Tenured	\$75,362	\$131,000	74%	Promotion > Prior Instructor
Joey Choi	8/15/2021	Assistant Professor	Tenure Track	\$122,000	\$126,880	4%	Comp Change>Adjustment
Justin Lord-Stephens	7/1/2021	Assistant Professor	Tenure Track	\$117,000	\$151,510	30%	Promotion
Li Huang	8/15/2021	Assistant Professor	Tenure Track	\$125,000	\$128,750	3%	Comp Change>Adjustment
Mary Lois White	7/1/2021	Dean of Major Academic Area	Tenured	\$96,897	\$155,573	61%	Promotion
Sanjay Menon	7/1/2021	Associate Dean of Major Academic Area	Tenured	\$120,332	\$125,145	4%	Comp Change>Adjustment
Tami Knotts	7/1/2021	Professor	Tenured	\$150,000	\$131,000	-15%	Voluntary Demotion
Yu Bai	8/15/2021	Assistant Professor	Tenure Track	\$123,000	\$125,460	2%	Comp Change>Adjustment

##### Appointments

Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Transaction
Casey Hamilton	7/9/2021	Assistant Coach	N/A	\$0	\$33,000	0%	New Hire
Chardonae Fuqua	7/6/2021	Assistant Coach	N/A	\$0	\$28,000	0%	New Hire

##### Promotion and Tenure

Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Transaction
Amin Saleh	8/15/2021	Assistant Professor	Tenure Track	\$95,000	\$112,000	18%	Promotion
Kenneth Kungu	8/15/2021	Associate Professor	Tenured	\$95,000	\$122,000	28%	Promotion

Matthew Gromlich	8/15/2021	Assistant Professor	Tenure Track	\$0	\$60,000	0%	Promotion>Former Adjunct
Michael McDaniel	8/15/2021	Assistant Professor	Tenure Track	\$95,000	\$112,000	18%	Promotion
Michell Johns	8/15/2021	Instructor	N/A	\$0	\$40,000	0%	Promotion>Former Adjunct
Tara Burton	8/15/2021	Instructor	N/A	\$0	\$40,000	0%	Promotion>Former Adjunct
William Yu	8/15/2021	Professor	Tenured	\$60,522	\$65,522	0%	Promotion

LSU AgCenter

Personnel Actions

Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Transaction
Abigail McAlister	7/1/2021	Associate Agent	N/A	\$53,560	\$56,480	5%	Promotion > Academic Promotion to New Rank
Anna Timmerman	7/1/2021	Assistant Agent	N/A	\$50,985	\$53,880	6%	Promotion > Academic Promotion to New Rank
Ashley Punch Istre (00044836)	7/1/2021	Associate Agent	N/A	\$43,071	\$45,890	7%	Promotion > Academic Promotion to New Rank
Carrie M Lane (00001174)	7/1/2021	Associate Agent	N/A	\$43,709	\$46,533	6%	Promotion > Academic Promotion to New Rank

Denise Nicole Guyewski (00044835)	7/1/2021	Associate Agent	N/A	\$43,073	\$45,891	7%	Promotion > Academic Promotion to New Rank
Heather Egger (00010869)	7/1/2021	Associate Agent	N/A	\$50,264	\$53,153	6%	Promotion > Academic Promotion to New Rank
John Terrell (00010755)	7/1/2021	Associate Agent	N/A	\$57,587	\$60,545	5%	Promotion > Academic Promotion to New Rank
John Terrell (00010755)	7/1/2021	Associate Agent	N/A	\$57,587	\$60,545	5%	Promotion > Academic Promotion to New Rank
Justin Michael Dufour (00010473)	7/1/2021	Associate Agent	N/A	\$45,727	\$52,127	5%	Promotion > Academic Promotion to New Rank
Maddox Miller (00046897)	7/1/2021	Associate Agent	N/A	\$47,741	\$50,604	6%	Promotion > Academic Promotion to New Rank
Manoch Kongchum (00012479)	7/1/2021	Associate Professor Research Agent	N/A	\$84,989	\$89,015	5%	Promotion > Academic Promotion to New Rank
Megan Smith Sarver	7/1/2021	Agent	N/A	\$50,063	\$53,748	7%	Promotion > Academic Promotion to New Rank
Olivia Jolene McClure	7/1/2021	Associate Communications Specialist	N/A	\$54,636	\$58,367	7%	Promotion > Academic Promotion to New Rank
Olivia M Picard	7/1/2021	Associate Agent	N/A	\$43,708	\$46,533	6%	Promotion > Academic Promotion to New Rank
Randall Patrick Mallette	7/1/2021	Associate Agent	N/A	\$51,705	\$54,563	6%	Promotion > Academic Promotion to New Rank
Sallye Dugas	7/1/2021	Associate Agent	N/A	\$43,709	\$46,533	6%	Promotion > Academic Promotion to New Rank
Sara Rogers Shields	7/1/2021	Agent	N/A	\$68,788	\$71,988	5%	Promotion > Academic Promotion to New Rank
Thomas Christian Pearce	7/1/2021	Associate Agent	N/A	\$56,052	\$58,957	5%	Promotion > Academic Promotion to New Rank

#### LSU Alexandria

Promotion and Tenure							
Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Transaction
Angela Borderlon	8/15/2021	Associate Professor	Tenured	\$56,981	\$59,961	5%	Promotion
Deborah Wood	8/15/2021	Associate Professor	Tenured	\$53,913	\$56,913	6%	Promotion

#### Honorifics

Name	Effective Date	Academic Rank/Title	Allowance	Named Professorship	Transaction
Beth Whittington	7/1/2021	Department Head/Chair	N/A	Howard And Eloise Mulder Endowed Professorship #2 - Beth Whittington (00008465)	Add Academic Appointment-Honorific
Elizabeth Milton Beard	8/15/2021	Dean of Major Academic Area	N/A	Richard Bryan Gwarty Endowed Professorship - Elizabeth Milton Beard (00007643)	Add Academic Appointment-Honorific
Laura Lynn Carroll	8/15/2021	Instructor	N/A	Capital One Endowed Professorship in Business - Laura Lynn Carroll (00058554)	Add Academic Appointment-Honorific
Prakash Ghimire	8/15/2021	Department Head/Chair	N/A	Cliffe E. Laborde, Sr. Endowed Professorship in Education - Prakash Ghimire (00042323)	Add Academic Appointment-Honorific
Susan D Bowers	8/15/2021	Associate Professor	N/A	Hule Dellmon Trust Professorship In Science - Susan D Bowers (00007526)	Add Academic Appointment-Honorific
Susan D Myrick	8/15/2021	Associate Professor	N/A	Jack & Sue Ellen Jackson Endowed Professorship In Education - Susan D Myrick (00006166)	Add Academic Appointment-Honorific
Tanya Allen Lueder	8/15/2021	Assistant Professor	N/A	Howard And Eloise Mulder Endowed Professorship #3 - Tanya Allen Lueder (00012117)	Add Academic Appointment-Honorific
Tess Calhoun Myers	8/15/2021	Assistant Professor	N/A	Rapides Regional Medical Center End Prof In Radiologic Tech - Tess Calhoun Myers (00004972)	Add Academic Appointment-Honorific

#### Personnel Actions

Name	Effective Date	Academic Rank/Title	Tenure Status	Prev Salary	New Salary	% Change	Transaction
Elizabeth Beard	7/1/2021	Dean of Major Academic Area	Tenured	\$47,740	\$74,892	57%	Promotion to Administrative Position

#### LSU Eunice

Personnel Actions							
Name	Effective Date	Academic Rank/Title	Tenure Status	Previous Salary	New Salary	% Change	Transaction
Amanda Dunlap	8/15/2021	Assistant Professor	Tenure Track	\$39,140	\$40,140	3%	Promotion
Kathleen B Warner	8/15/2021	Assistant Professor	Tenure Track	\$57,533	\$58,533	2%	Promotion
Malcolm F Vidrine	7/29/2021	Instructor - Adjunct	Emeritus	\$13,318	\$0		Retired - Emeritus Academic Appointment Added

#### Pennington Biomedical Center

Robbie Beyl	7/1/2021	Associate Professor - Research	Research Track	\$104,600	\$120,290	15%	Promotion>Promotion within Track
Susan Collier	7/1/2021	Assistant Professor	Tenure Track	\$71,315	\$71,315	10%	Promotion>Promotion to New Track

#### LSUHSC-New Orleans

Personnel Actions							
Name	Effective Date	Academic Rank/Title	Tenured Status	Prev Salary	New Salary	% Net Change	Transaction
Allen,Heather Barker	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$64,802.60	\$72,426.83	12%	PRO Promotion in Faculty Rank
Barker, Tricia S.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$64,802.64	\$72,426.96	12%	PRO Promotion in Faculty Rank
Barras,William Paul	7/22/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	N/A	\$170,000	100%	HIR Appointment Unclassified
Boulmay,Brian C.	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$91,780.68	\$102,579	12%	PRO Promotion in Faculty Rank
Carraway,Erin Capone	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$88,250.40	\$98,633.04	12%	PRO Promotion in Faculty Rank
Chesson,Ralph R	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$123,723.96	\$126,198	2%	PAY Sal Inc - Cost of Living Uncl
Cordell,Kitrima G.	7/1/2021	DEPARTMENT HEAD/CHAIRMAN	Tenured	\$176,816.04	\$197,618.04	12%	PRO Promotion in Faculty Rank
Curry,Karen G	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$85,477.08	\$95,332.96	12%	PRO Promotion in Faculty Rank
Davis,Kurt G	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$94,554	\$102,897	9%	PRO Promotion in Faculty Rank
De Jesus,Guido	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$98,455.56	\$110,039.04	12%	PRO Promotion in Faculty Rank
Dunham,Michael E.	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$107,941.56	\$118,524.96	98%	PRO Promotion in Faculty Rank
Erickson,Jeffrey D	7/1/2021	PROFESSOR	Tenured	\$132,469.44	\$148,053.96	12%	PRO Promotion in Faculty Rank
Esquivel,Jonathan Xavier	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$123,235.44	\$137,733	12%	PRO Promotion in Faculty Rank
Ferguson,Tekeeda F.	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$98,519.76	\$110,111.04	12%	PRO Promotion in Faculty Rank
Fowler,Leanne Henry	7/1/2021	ASSISTANT DIRECTOR OF MEDICAL	Non Tenure	\$123,550.56	\$135,663.96	10%	PRO Promotion in Faculty Rank
Foy,Matthew C.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$81,946.80	\$91,587.96	12%	PRO Promotion in Faculty Rank
Gary,Celeste Christina	7/1/2021	CLINICAL ASSOCIATE PROFESSOR	Clinical	\$75,643.20	\$84,542.04	12%	PRO Promotion in Faculty Rank
Gills,Jessie Robert	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$94,554	\$105,678	12%	PRO Promotion in Faculty Rank
Gomez,Ricardo	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$98,219.88	\$109,775.04	12%	PRO Promotion in Faculty Rank
Harhad,Lynda	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$115,566	\$129,162	12%	PRO Promotion in Faculty Rank
Heusel,Dione M.	8/1/2021	DIRECTOR OF HUMAN RESOURCE MAN	N/A	N/A	\$190,000	100%	HIR Appointment Unclassified
Hodgdon,Ian Alexander	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$82,400.04	\$92,288.04	12%	PRO Promotion in Faculty Rank
Hsieh,Meh-Chin	7/1/2021	ASSISTANT DIRECTOR OF MEDICAL	Non Tenure	\$113,464.80	\$126,813.96	12%	PRO Promotion in Faculty Rank
Hull,Anne	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$124,080	\$126,561.96	2%	PAY Sal Inc - Cost of Living Uncl
Infante,Luis Eduardo	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$115,335.48	\$128,904	12%	PRO Promotion in Faculty Rank
Katner,Adrienne Lee	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$125,000	\$127,500	2%	PAY Sal Inc - Cost of Living Uncl
Katner,Adrienne Lee	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$127,500	\$142,500	12%	PRO Promotion in Faculty Rank
Kim,Sunyoung	7/1/2021	PROFESSOR	Tenured	\$132,746.04	\$152,746	15%	PAY Sal Inc - Equity Adjust Unclas
Levitky,Elizabeth Gouaux	7/1/2021	DIRECTOR OF ACADEMIC AREA	Non Tenure	\$123,600	\$126,072	2%	PAY Sal Inc - Cost of Living Uncl
Lies III,A	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$123,600	\$126,072	2%	PAY Sal Inc - Cost of Living Uncl
Majumder,Rinku	7/1/2021	PROFESSOR	Tenured	\$123,235.44	\$137,733	12%	PRO Promotion in Faculty Rank
Mamon,Lakisha Yvette	7/1/2021	CLINICAL ASSOCIATE PROFESSOR	Tenured	\$49,692.96	\$49,692.96	0%	PRO Promotion in Faculty Rank
Mancuso,Kenneth Francis	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$76,483.68	\$85,482	12%	PRO Promotion in Faculty Rank
Maney,Pooja	7/1/2021	PROFESSOR	Tenured	\$131,896.20	\$147,413.04	12%	PRO Promotion in Faculty Rank
Marshall Jr.,Richard H.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$ 86,149.20	\$96,284.04	12%	PRO Promotion in Faculty Rank
McCarron,Ross Edward	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$71,020.56	\$79,375.04	12%	PRO Promotion in Faculty Rank
McWhorter,Andrew James	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$123,600	\$127,122.96	2%	PAY Sal Inc - Cost of Living Uncl
Miller,Clair Pettit	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$105,585.36	\$116,972.04	11%	PRO Promotion in Faculty Rank
Moreau,Noelle G.	7/1/2021	PROFESSOR	Tenured	\$108,219.96	\$120,951.96	12%	PRO Promotion in Faculty Rank
Ollister,Staci Marie	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$105,546.60	\$117,546.96	11%	PRO Promotion in Faculty Rank
O'Neal Jr.,Hollis R	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$81,946.80	\$91,587.96	12%	PRO Promotion in Faculty Rank
O'Neal,Catherine S.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$81,946.80	\$91,587.96	12%	PRO Promotion in Faculty Rank
Padnos,Ira	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$102,465.12	\$114,519.96	12%	PRO Promotion in Faculty Rank
Parson,Bryan S	7/1/2021	CLINICAL ASSOCIATE PROFESSOR	Clinical	\$2,887.28	\$3,288.28	12%	PRO Promotion in Faculty Rank
Pettitt,Timothy	7/1/2021	PROFESSOR	Tenured	\$101,112.60	\$113,009.04	12%	PRO Promotion in Faculty Rank
Provost,Holly C.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$94,554	\$105,678	12%	PRO Promotion in Faculty Rank

Rivera,Sherry Lynn	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$92,452.80	\$103,329.96	12%	PRO Promotion in Faculty Rank
Salinas,Orlando J.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$87,557.88	\$97,859.04	12%	PRO Promotion in Faculty Rank
Santiago,Kerri B.	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$67,984.08	\$75,981.96	12%	PRO Promotion in Faculty Rank
Selby,Marion Louise	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$38,996.64	\$43,584.48	12%	PRO Promotion in Faculty Rank
Setti,Carlos Eduardo	7/1/2021	CLINICAL ASSISTANT PROFESSOR	Clinical	\$24,480	\$27,360	12%	PRO Promotion in Faculty Rank
Springgate,Benjamin Franklin	7/1/2021	CHIEF OF MEDICAL ACADEMIC AREA	Tenure Track	\$136,578	\$152,642.04	12%	PRO Promotion in Faculty Rank
St. Hilaire,Hugo	7/1/2021	CLINICAL PROFESSOR	Clinical	\$73,424.76	\$82,062.96	12%	PRO Promotion in Faculty Rank
Stewart IV,John H	7/1/2021	DIRECTOR OF MAJOR ACADEMIC ARE	Tenure Track	N/A	\$275,000	100%	HIR Appointment Unclassified
Stout,Daniel G.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$84,048	\$93,936	12%	PRO Promotion in Faculty Rank
Thiagarajan,Ramcharan	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$96,617.52	\$107,984.04	12%	PRO Promotion in Faculty Rank
Thomassae,May S.	7/1/2021	CLINICAL ASSOCIATE PROFESSOR	Clinical	\$65,025	\$72,675	12%	PRO Promotion in Faculty Rank
Unruh,Marie E.	7/1/2021	CLINICAL ASSOCIATE PROFESSOR	Clinical	\$63,036	\$70,452	12%	PRO Promotion in Faculty Rank
Walvekar,Seema	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$71,020.56	\$79,376.04	12%	PRO Promotion in Faculty Rank
West Jr.,John Terrell	7/1/2021	PROFESSOR	Tenured	N/A	\$185,000	100%	HIR Appointment Unclassified
White,Aaron J.	7/1/2021	ASSISTANT DIRECTOR OF DATA PRO	N/A	\$100,890	\$130,000	29%	PRO Promotion-Unclass/Admin Duties
Wood,Charles	9/1/2021	PROFESSOR	Tenured	N/A	\$375,000	100%	HIR Appointment Unclassified
Yazdi,Farshid	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$78,795	\$88,065	12%	PRO Promotion in Faculty Rank
Zea,Nicolas	7/1/2021	CLINICAL ASSOCIATE PROFESSOR	Clinical	\$63,036	\$70,452	12%	PRO Promotion in Faculty Rank

## LSUHSC-Shreveport

## Personnel Actions

Name	Effective Date	Academic Rank/Title	Faculty Rank	Prev Salary	New Salary	% Net Change	Transaction
Abreo,Adrian P.	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$109,252.40	\$122,373.88	12%	PRO Promotion in Faculty Rank
Anderson,Jennifer L.	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$56,568.70	\$63,356.94	12%	PRO Promotion in Faculty Rank
Bangalore Siddalah,Harish	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$125,651.76	\$140,729.96	12%	PRO Promotion in Faculty Rank
Barton,Richard S.	7/1/2021	DEPARTMENT HEAD/CHAIRMAN	Non-Tenure	\$185,640	\$207,916.80	12%	PRO Promotion in Faculty Rank
Bhuiyan,Mohammad Alfrad Nobel	8/9/2021	ASSISTANT PROFESSOR	Tenure Track	N/A	\$140,000	N/A	HIR Appointment-Academic Rank Uncl
Broussard,Marlene M	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$111,973.12	\$125,409.89	12%	PRO Promotion in Faculty Rank
Brown,April J.	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$90,535.45	\$101,399.69	12%	PRO Promotion in Faculty Rank
Buddington,Randal K.	9/1/2021	EXECUTIVE DIRECTOR-ACAD AREA	Non-Tenure	N/A	\$140,000	N/A	HIR Appointment-Academic Rank Uncl
Callahan,Avery L. T.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$112,899.75	\$126,447.72	12%	PRO Promotion in Faculty Rank
Disbrow,Elizabeth A.	7/1/2021	PROFESSOR	Tenured	\$98,303.38	\$110,099.79	12%	PRO Promotion in Faculty Rank
Evans,Lawenica S.	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$84,048	\$94,133.76	12%	PRO Promotion in Faculty Rank
Holladay,Robert C.	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$142,041.12	\$159,086.04	12%	PRO Promotion in Faculty Rank
Ivanov,Stanimir S.	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$96,587.96	\$108,178.56	12%	PRO Promotion in Faculty Rank
Jeroudi,Majed A	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$112,193.17	\$125,656.35	12%	PRO Promotion in Faculty Rank
Kaufman,David A.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$120,819	\$135,317.28	12%	PRO Promotion in Faculty Rank
Lewis,David F.	6/16/2021	CHANCELLOR	Tenured	\$274,602	\$274,602	0%	PRO Change to Acting Position Uncl
Love,John A.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$85,224.67	\$95,451.63	12%	PRO Promotion in Faculty Rank
Lu,Xiaohong	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$96,587.96	\$108,178.56	12%	PRO Promotion in Faculty Rank
Menefee,Gary W.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$116,550.95	\$130,537.06	12%	PRO Promotion in Faculty Rank
Miriyala,Sumitra	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$96,587.96	\$108,178.56	12%	PRO Promotion in Faculty Rank
Modi,Kalgi A.	7/1/2021	PROFESSOR	Tenured	\$130,253.98	\$145,884.48	12%	PRO Promotion in Faculty Rank
Nam,Hyung W.	7/1/2021	ASSOCIATE PROFESSOR	Tenured	\$96,587.96	\$108,178.56	12%	PRO Promotion in Faculty Rank
Nia,Wayne D.	7/15/2021	EXECUTIVE DIR NON ACADEMIC ARE	Non-Tenure	N/A	\$120,000	N/A	HIR Appointment Unclassified
Odisho,Amira S.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$132,600	\$148,512	12%	PRO Promotion in Faculty Rank
Pang,John	8/1/2021	ASSISTANT PROFESSOR	Tenured	N/A	\$150,000	N/A	HIR Appointment-Academic Rank Uncl
Pryor,Evelyn B.	9/15/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	N/A	\$135,000	N/A	HIR Appointment-Academic Rank Uncl
Sachdeva,Bharat S.	7/1/2021	PROFESSOR - CLINICAL SPECIALIS	Clinical	\$137,450.35	\$153,944.39	12%	PRO Promotion in Faculty Rank
Scarborough,David E	7/1/2021	PROFESSOR	Tenured	\$146,443.26	\$164,016.45	12%	PRO Promotion in Faculty Rank
Thomas,Wanda H.	7/1/2021	ASSOCIATE DEAN OF MAJOR ACADEM	Non-Tenure	\$153,000	\$171,360	12%	PRO Promotion in Faculty Rank
Tolentino Aquino,Rafael	7/28/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	N/A	\$125,000	N/A	HIR Appointment-Academic Rank Uncl
Walter,Robert E.	7/1/2021	CHIEF OF MEDICAL ACADEMIC AREA	Tenured	\$142,041	\$159,086.04	12%	PRO Promotion in Faculty Rank
Walters,Sara P.	7/1/2021	ASSISTANT PROFESSOR - CLINICAL	Clinical	\$76,500	\$85,680	12%	PRO Promotion in Faculty Rank
Yetman-Katz,Michelle M.	7/1/2021	ASSOCIATE PROFESSOR - CLINICAL	Clinical	\$84,866.72	\$95,051.04	12%	PRO Promotion in Faculty Rank
Zhang,Quanguang	8/20/2021	PROFESSOR	Tenured	N/A	\$160,000	N/A	HIR Appointment-Academic Rank Uncl