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Vice Chair

*Blake R. David*  
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*Gary N. Solomon, Jr.*  
*Gerald J. Theunissen*  
*Felix R. Weill*  
*Jacqueline V. Wyatt*  
*Anthony B. Kenney, Jr., Student*

**BOARD OF REGENTS**  
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**FACILITIES AND PROPERTY COMMITTEE**  
**February 27, 2019**

The Facilities and Property Committee met on Wednesday, February 27, 2019 at 9:53 a.m. in the C.B. Pennington, Jr. Conference Center, 6400 Perkins Road, Baton Rouge, Louisiana. Chair

Darren Mire called the meeting to order. The roll was called, and a quorum was established.

**COMMITTEE MEMBERS PRESENT**

Darren Mire, Chair  
Collis Temple, III, Vice Chair  
Blake David  
Randy Ewing  
Anthony Kenney  
Felix Weill  
Lola Dunahoe, ULS Representative  
Dr. Leon Tarver, SUS Representative

**OTHER BOARD MEMBERS PRESENT**

Claudia Adley  
Robert Levy  
Charles McDonald  
T. Jay Seale, III  
Gary Solomon  
Gerald Theunissen

**COMMITTEE MEMBERS ABSENT**

LSU Representative  
LCTCS Representative

**STAFF MEMBERS PRESENT**

Chris Herring

**Appendix A**

Guest List

**III. CONSENT AGENDA**

Mr. Chris Herring, Assistant Commissioner for Facilities and Planning, reported on the Consent Agenda Small Capital Projects Report containing the small capital projects staff approved since the previous meeting:

**Small Capital Projects**

- a. **LSU A&M: Pleasant Hall Renovations, Baton Rouge, LA** - Louisiana State University A&M, Operational Funds \$490,000

- b. LSU A&M: Petroleum Engineering Research & Technology Transfer (PERTT) Laboratory Facility Building Repairs (Roof Replacements), Baton Rouge, LA - Louisiana State University A&M, Operational Funds \$337,733**
- c. LSU Ag Center: Burden Museum & Garden – New Entrance Road, Baton Rouge, LA - Louisiana State University Agricultural Center, Self-Generated Revenues \$450,000**
- d. LSU Ag Center: Rice Research Station Lab Renovations for Agronomy, Entomology, & Pathology, Rayne, LA - Louisiana State University Agricultural Center, Rice Research Board Grant \$177,000**
- e. ULM: Softball Complex Batting Cage Cover, Monroe, LA - University of Louisiana - Monroe, Student Fee Revenues \$200,000**

**On a motion from Regent Weill, seconded by Regent Ewing, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the Small Capital Projects Report as presented in the Consent Agenda.**

#### **IV. Alternatively Financed Project: ULM Student Housing**

The University of Louisiana System (ULS), on behalf of the University of Louisiana – Monroe (ULM), submitted an alternatively financed project to construct new student housing on the ULM campus. The project scope calls for the construction of a 158,888 SF, 372-bed student housing facility consisting of 127 units that include 26 one bed/one bath units, 29 two bed, two bath units, and 72 four bed, two bath units. The project also calls for an estimated 248 parking spaces to be included with the project.

The ULS will enter into a 40 year ground lease agreement with Provident – ULM Properties, LLC (Provident-ULM), a single member limited liability company, whose sole member is Provident Resources Group Inc. (a 501(c)(3)) in connection with the financing and construction of the student housing and related facilities on the ULM campus. The cost of the project is not to exceed \$34M and the debt service will be satisfied by Provident-ULM from revenues received from the operation of the facility. The bonds are a limited obligation of Provident-ULM and do not constitute a pledge of the general credit, or a pledge of the faith and credit of the State of Louisiana, the Board of Supervisors for the ULS, nor ULM.

ULM will retain the core function of providing housing, while transferring physical construction, operation, repair and maintenance functions to a private management firm. ULM will coordinate and assist in the billing and collection of resident charges and rents on behalf of Provident-ULM pursuant to a Cooperative Endeavor Agreement. The ground lease terminates when the bonds are paid off, at which time the facility will revert to ULM.

Regents Ewing and Adley stressed the importance of ensuring that the construction quality meets the need of the ever changing technological landscape over the lifetime of the lease while Regent Weill stressed the importance of performing the necessary due diligence on the private entities entering into agreements with our institutions and management boards. Commissioner Reed mentioned that staff would be evaluating the Facilities and Property policy for possible revisions in the near future.

**On a motion from Regent Temple, seconded by Regent David, the Facilities and Property Committee unanimously recommends that the Board of Regents approve the alternatively financed project submitted by the University of Louisiana System, on behalf of the University of Louisiana – Monroe, to construct new student housing.**

**V. Other Business**

There being no further business, the Facilities and Property Committee adjourned at 10:08 a.m.

**BOARD OF REGENTS MEETING 02/27/2019  
GUEST LIST**

<b>NAME</b>	<b>AFFILIATION</b>
Dr. Jim Robinson	ALFS / LSUE
Lola W. Dunahoe	ULS Board Supervisor
Jeannine Kahn	UL System
Mitch Adrian	McNeese

Peggy Wolfe	McNeese
Melinda Solmon	LSU-A&M Kinesiology
Vickie Gentry	Northwestern State
Gus Kousoulas	LSU BTR
Chris Kevil	LSU Health Shreveport
Alison Ornaud	Louisiana Workforce Commission
Dr. Pamela Monroe	LSU BR
Margaret McMichael	Baton Rouge Community College
Beth O'Quinn	IBM
Stanton McNeely	LAICU
Richmond Savoy	LSU AG Center
Bonnie Hymel	Pennington Biomedical
Matt Kern	Jones-Walker
Dr. Bill Graves	ULM