Facilities and Property Committee  
(Following the Academic and Student Affairs Committee)  
Friday, April 25, 2008  
Board of Supervisors’ Meeting Room  
2nd Floor, J.S. Clark Administration Building  
Baton Rouge, Louisiana

AGENDA

1. Call to Order  
2. Roll Call  
3. Adoption of the Agenda  
4. Public Comments  
5. Action Items  
   A. Request for official name change for the Women’s and Minorities’ Small Business Incubator, SUSLA  
   B. Request to modify Student Housing Lease (Jaguar Courtyard), SUSLA  
6. SUNO Housing Project Presentation by Richard Brown and Associates  
7. Other Business  
8. Adjournment

Members
Mr. Murphy Nash, Jr. (Chair); Mr. Louis Miller (Vice Chair);  
Mr. Richard J. Caiton, Jr., Atty. Warren Forstall, Mrs. Lea P. Montgomery  
Ms. Afi C. Patterson, Rev. Samuel C. Tolbert, Ms. E. Jean Ware,  
Mr. Myron K. Lawson (Ex officio)
April 11, 2008

Dr. Ralph Slaughter, President
Southern University System
4th Floor, J. S. Clark Administration Bldg.
Baton Rouge, La 70813

Dear Dr. Slaughter:

I am forwarding this correspondence to request your approval and that of the Southern University Board of Supervisors in facilitating an official name change for the Women’s and Minorities Small Business Incubator Southern University–Shreveport, (Project # 19-618-05-01).

As you are aware, the University is currently poised to begin actual construction on this project as early as April 15, 2008. We have been informed by Facilities Planning and Control that approval of the Southern University Board of Supervisors is required to change the current project name to the proposed name listed below:

Southern University at Shreveport
“Center for Business and Community Development”

At a recent meeting of our funding partners, a suggestion was made to review the current project name as listed by the Office of Facilities Planning and Control. The new proposed project name was well received by all parties present and University representatives.

By copy of this memo, we are also requesting that Mr. Endas Vincent be authorized to research whether or not additional regulatory approvals are required to facilitate this name change.

If you have any questions regarding this correspondence or require additional information, please feel free to contact me at (318) 674-3312.

Respectfully submitted,

Ray L. Batton, Ph.D.
Chancellor

xc: Endas Vincent, Facilities Planning Director
RE: Request to Modify Student Housing Lease (Jaguar Courtyard)

Dear Dr. Slaughter:

This correspondence comes to request your endorsement of a lease amendment whose aim would be to remove the restriction of Southern University at Shreveport to grant only up to ten percent (10%) of its tenants a modification of the established payment plan.

At present, the lease for the student housing facility known as Jaguar Courtyard require a student to pre-pay six months of rent at the time the lease is signed, and then pre-pay the remaining six (6) months of the term in a lump sum after the end of the first six months. Hence, despite demonstrated interest, this requirement has resulted in the University turning away otherwise eligible residents because of their inability to pay the up-front amount. More specifically, the University had welcome cards completed by 92 students when they visited the property, and have had 75 phone inquiries. An additional 100 prospects visited the leasing office but declined to enter into the lease when they were told that the lease requires a six month pre-payment of rent before move-in. Staff at the property has reported to us that many prospects have commented that they are currently living in apartments where they are able to pay monthly. Even though their current apartment rent is more than the rent at Jaguar Courtyard, we are told by these prospects that the real impediment to leasing at this property is a prospect’s ability to make a lump sum advance payment of $2880 for the 4 bedroom unit or $3480 for the 2 bedroom unit.

Therein, it is in responding to this dilemma, and as advised by Bond and System counsel, that a modification is needed that will allow the University more flexibility to collect rent from students who lack sufficient disposable income, and thus permit the establishment of lease arrangements on a monthly basis and/or in keeping with students financial aid timeframes. Whereas, the current lease prohibits this option for the University beyond ten percent of the tenants, it is believed that SUSLA will be better served by embracing this modification.

To that end, this submission is directed to your attention with hopes that you find it warrants your approval. Indeed, if so, a further request asks that this matter be forwarded to the Southern University Board of Supervisors for their respective review.

With warm regards,

Ray L. Belton, Ph.D.
Chancellor

RLB/Iw