

BOSSIER PARISH POLICE JURY  
JUVENILE COMMITTEE MEETING  
MINUTES

Mr. Jimmy Cochran, Chairman  
August 21, 2024

The Juvenile Committee of the Bossier Parish Police Jury met on this 21<sup>st</sup> day of August, 2024, immediately following the Rural Development Committee, in the Police Jury Conference Room, Bossier Parish Courthouse, Benton, Louisiana. Mr. Jimmy Cochran, Chairman, called the meeting to order at 12:02 p.m., with the following members present:

Mr. Jimmy Cochran, Chairman, Ms. Julianna Parks, Co-Chairman, Mr. Glenn Benton, Mr. Bob Brotherton, Mr. Julian Darby, Mr. John Ed Jorden, Mr. Chris Marsiglia, Mr. Doug Rimmer, Mr. Philip Rodgers

Others present for the meeting:

Ms. Carlotta Askew-Brown

Ms. Carolina Blunck

Ms. Ashley Ezell

Ms. Stacie Fernandez

Mr. Jim Firth

Mr. Butch Ford

Ms. Pam Glorioso

Ms. Monica Grappe

Mr. Eric Hudson

Mr. Patrick Jackson

Ms. Megan Ramos

Mr. Tom Salzer

Mr. Warren Saucier

Dr. Ken Ward

Mr. Rod White

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Mr. Jimmy Cochran advised that the purpose of the meeting is to discuss the former Johnny Gray Jones Youth Shelter building and property. Mr. Butch Ford, Parish Administrator, stated that Mr. Jim Firth, Facilities Director, is here to provide the annual costs of maintaining the building and property.

Mr. Firth stated that he spoke with Ms. Staci Scott at Ware Youth Center, to obtain the most recent utilities costs for the Johnny Gray Jones Youth Shelter building. He stated the expenses are approximately \$40,000 per year for electricity, and \$5,000 per year for water. He further stated that both the building and property are on the parish property schedule, currently valued at \$3,097,000. Mr. Firth advised that the property insurance cost is approximately \$12,000 per year, with maintenance costs averaging \$75,000-\$100,000 per year for the last five years. He stated that the parish recently completed renovation of both the boys' and girls' dorms, at a cost of \$850,000. He further stated that the utilities estimates are low, as the shelter operated at 30-40% occupancy for many years, and advised costs will likely double with full occupancy.

Mr. Glenn Benton stated that if the parish leases the building, the lessee will be responsible for its utilities, and the parish will only be responsible for the maintenance of the property. He stated that riverboat money allocated to the parish is used for the maintenance of the Johnny Gray

Jones Youth Shelter building and property, and asked if the revenue we receive covers the maintenance costs. Mr. Cochran stated his understanding is if leased, the tenant will be responsible for the monthly utilities, with the parish inspecting the building and property regularly for maintenance purposes.

Mr. Patrick Jackson, Parish Attorney, stated that the riverboat gaming statutes provide \$150,000, which is paid to the City of Bossier City and forwarded to the parish for the maintenance and care of the facility. He stated that the parish will not lose this money, as the city is the pass-through for those dollars. He further stated that we do not have the ability to forecast what the next five to ten years will bring advising that this is an interim solution to maintain this facility. Mr. Jackson stated that there have been multiple entities interested in the property, with Mr. Schuyler Marvin, 26<sup>th</sup> Judicial District Attorney, receiving a call last week from the Caddo Parish District Attorney's office regarding this property. He stated that it is difficult to know what the future holds, but advised there is no intent to go back to the legislature to request reallocation of that revenue. He further advised that this decision is for the interim period until a decision can be made concerning the building.

Mr. Ford stated that he has the donation document from 1976, at which time the property was donated by the Caruthers family to the Bossier Parish Police Jury, for the purpose of a youth shelter. He stated that the property came with a five-year warranty and advised that he is providing a copy to Mr. Jackson for his files. He further stated that this document will be used to ensure that the parish is abiding by the original intent of the donated property.

Mr. Ford stated that there are currently five entities interested in the property, which includes the Caddo Parish District Attorney's Office and four other non-profit organizations. He stated one is an Alzheimer's patient care center and the other three offer different types of services. He further stated that all four entities are tied to the Department of Health and Hospitals and advised that all four receive some type of federal and/or state funding.

Mr. Ford stated that the parish has the funds to pay for the maintenance and utilities currently, and any future tenant will be responsible for the utilities. He stated that the property insurance costs \$1,000 per month and advised that cost can be paid out of the riverboat gaming money received. He further stated that the entities continue to call regarding the facility and potential lease.

Mr. Ford suggested that an evening committee meeting be scheduled to invite each entity

to present a business plan and answer questions from the committee. He stated that each has a different mission and advised that the committee may want to ask more in-depth questions as to their respective missions. Mr. Benton asked if we know the purpose of the Caddo Parish District Attorney's office use for the property. Mr. Jackson stated that it is to utilize the facility the same as it was previously, as a facility for juveniles. Mr. Rodgers stated that another consideration is to ensure that there is an exit plan in place, if needed for the future.

Ms. Pam Glorioso stated that in her experience with public assets, such as buildings, the first order of business is to establish a lease rate. She stated that she suggests the parish engage a certified appraiser to establish the fair market lease rate prior to meeting with any entity. She further stated that she suggests the lease rate and terms be given to the entities to determine if they are interested in moving forward.

Mr. Chris Marsiglia asked the square footage of the building. Mr. Firth stated that he does not have that information with him today. Mr. Marsiglia stated that the lease rate will be determined by the square footage. Ms. Glorioso stated that comparable rates are also necessary to determine the fair market lease rate. Mr. Ford stated that the building is designed with a kitchen, dining area, gymnasium, and 16 rooms on each side for girls' and boys' dormitories. Mr. Firth stated there are also 16 offices in the building. Mr. Tom Salzer stated that there may be a standard square foot price for a lease but advised that the amenities offered in this building may provide a higher lease rate.

Mr. Ford stated that the parish will engage Mr. David Volentine, MAI, to establish a lease rate for the building. He stated once set, this amount will be communicated to each interested party to determine their continued interest, and advised that this amount will also help with building maintenance in the future. He further stated that decisions must be made concerning lease terms, payment of utilities, and other matters.

Mr. Cochran asked for a consensus of the committee to engage Mr. Volentine to establish a fair market lease rate. Mr. Rodgers asked for an approximate cost to obtain a lease value. Mr. Jackson stated the cost of these reports is typically around \$5,000 to complete. Mr. Rodgers asked if the parish could determine how much we need to cover expenses. He stated that we also need to include language that if the building is needed for parish purposes, there is a requirement for vacating the property within a certain amount of time. Mr. Cochran stated that the parish already has funds in place from the riverboat gaming revenue to pay for the cost of the fair market value

lease report, and advised that the parish needs to take the appropriate steps to ensure that any lease granted is done correctly. Mr. Jackson stated while there is some flexibility, the rules governing this type of matter suggest that the parish needs fair market value for the rent.

Mr. Ford stated the plan to move forward is to engage Mr. Volentine and obtain a fair market value lease report. Mr. Marsiglia asked Mr. Ford to provide copies of everything to the committee. Mr. Ford stated that he does not have much at this time, but he will have copies for the committee at the next meeting. He stated that once the fair market lease value report is received, he will notify the interested entities to advise them of the lease rate and give them an opportunity to meet with the committee.

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This concluded the meeting of the Juvenile Committee Meeting. The meeting was adjourned by the Chairman at 12:14 p.m.

MEGAN C. RAMOS  
INTERIM PARISH SECRETARY

JIMMY COCHRAN, CHAIRMAN  
BOSSIER PARISH POLICE JURY