

**West Calcasieu Parish Community Center Authority
Board of Directors-Regular Meeting
March 16, 2022
West-Cal Events Center
Sulphur, Louisiana**

Meeting was called to order at 5:30 pm by Coy Vincent

Invocation pronounced by The Rev. Margaret Lovejoy

Pledge was led by Coy Vincent

ROLL CALL:

Roll call was made with the following results:

Present: Coy Vincent-Chairman

Evelyn White – Board Member

J.C. Cormier- Board Member

Joyce Anderson – Operations Manager

Matt Vincent–Vice Chairman

The Rev. Margaret Lovejoy-Board Member

Adrian Moreno-Executive Director

Absent: Missy McClelland – Secretary/Treasurer

Darwin Pinder – Board Member

AMENDMENTS, ADDITIONS, DELETIONS TO THE PROPOSED AGENDA:

Rev. Lovejoy made a motion to accept the agenda as presented. Matt Vincent seconded the motion. All voted and approved.

APPROVAL OF MINUTES:

Matt Vincent made a motion to accept the February 2022 meeting minutes as presented. Rev. Lovejoy seconded the motion. All voted and approved.

APPROVAL OF FINANCIAL REPORTS:

Mr. Moreno gave a summary of the Financial Report for the month of February 2022. He reported that the month produced very positive numbers based on several different factors. For one the tail end of the Mardi Gras Season produces some of the more profitable events of the year. This year's season brought in approximately \$91,000 for the 10 Balls that were hosted. Other factors contributing to these results were large ticket events that were hosted in January but were not collected until the following month.

Also collected in the Other Line Items category was the 1st actual reimbursement from FEMA for Hurricane related damages. This 1st payment was relative to the emergency protective measures, or Category A as it is classified with FEMA. In addition to this collection, \$12,000 was collected for surplus equipment through the Government Surplus Auctions site.

With regards to expenses, Mr. Moreno reported that there were a few lines items that came in over budget but all were relative to the busy schedule at the complex. Other determining factors to these increases were again attributed to supplies needed for events scheduled the following month.

Year to date income is 30% over budgeted projections with just over half of this increase in the Other Income Line item. Expenses are still faring well with the month closing out 17% under budgeted

projections. Mr. Moreno reported that for the first time in the history of the organization the facility collected over \$100,000 in net revenues without the assistance of the Burton and/or Hotel/Motel tax revenues.

Evelyn White made a motion to accept the Financial Report for February 2022 as presented. JC Cormier seconded the motion. All voted and approved.

Old business

A. Arena Renovations and Repairs update (Arena/Events Center Roof Projects)

Mr. Moreno updated the board on the status of the repairs to both the Events Center and Arena Roofing projects. All punch list items for the Events Center have been completed and are awaiting the final invoice from the contractor. The Arena project unfortunately has a few items remaining to be corrected with regards to leaks but the largest area of concern is the warrantee.

As the board may recall the manufacturer for the metal roof has continually refused to honor the leak proof warrantee claiming that the insulation that was sprayed voided the warrantee. The Authority requested the assistance of legal counsel who recommended again sending correspondence to the manufacturer stating that the insulation was not foam but a cellulose product and as such should not have voided the warrantee. The manufacturer sent their reply from a third-party firm who supported their claim that any type of sprayed on insulation would adversely affect the natural movement of the metal and as such void the warrantee.

The other aspect of the warrantee was regarding color fading, which was originally specified at 20 years, but the manufacture issued a 30 year instead. Again it was the Authorities legal counsel's recommendation that this aspect of the warrantee be executed so that the manufacturer could be brought up to speed on the deficiencies found on certain areas of the new roof. Warrantee was signed and mailed back to the manufacturer the day before the meeting.

New Business

A. Review and discuss Invoice # 3 from Morcore Roofing Inc. for Hurricane repairs to Event Center, Soffits and South Wall Project, 2021

Rev. Lovejoy made a motion to accept and pay Invoice #3 from Morcore Roofing Inc. for Hurricane repairs to Event Center, Soffits and South Wall Project, 2021 in the amount of \$5,000.00. Matt Vincent seconded the motion. All voted and approved.

B. Committee Reports: (Arena and Events Center)

Mr. Moreno gave a brief summary on the Committee meetings for the Multi-Purpose Arena as well as the Events Center. Both committees met in the days leading up to the regular board meeting to review and discuss preliminary expansion possibilities and related cost projections. It has been discussed for quite some time that there was a definite need for expanding both facilities but the recent increase in activity has somewhat expedited this inquiry. After reviewing the possible expansion plans for both facilities, Mr. Moreno recommended having further discuss with the Authorities bonding counsel as to when either of these two projects could be realized and will report back to the board.

DIRECTORS REPORT:

Mr. Moreno updated the board on the current operations of the facilities:

Mr. Moreno reported to the board that as of the day before the board meeting, the Act 119 cooperative endeavor application with the State Treasury Department has been approved for delivery and is in the final stages for completion. The next step will be to submit all relative invoices for the application and await the states recommendation on the release of funds. At the time of the meeting the available funds in the account were \$1,249,000 waiting to be distributed.

As Mr. Moreno updated the board earlier on the Financial Report, the first deposit for reimbursements from FEMA for Hurricane Laura assistance have been approved and deposited into the Authorities account. This reimbursement was for 100% of Category A damages in the amount of \$4,372. Category B damages are the next items being considered and hope to have these obligated in the coming weeks. This amount will cover the temporary wall that was constructed at the back of the Events Center as well as other related debris cleanup. All other damages from the storm have been completed except the Marquee and the entrance Fountain. The Marquee was discussed as possibly being relocated but whether FEMA would participate in that is still unclear. The other item has to do with a very costly repair on the Events Center entrance water feature but there is no guarantee that it will not produce further issues that were present prior to the storm. Mr. Moreno discussed the possibility of demolishing the feature and building a more static, decorative feature that will be further researched and reported back to the board.

The Insurance claim for the hail storm that hit the facility back in 2019 is almost complete now that both roof replacement projects are nearing full completion. The Authority has yet to receive final calculations from the Insurance company but the field adjuster that worked the claim has recommended a reimbursement on the depreciation at just over \$340,000. Mr. Moreno is hopeful that with this claim nearing completion this will yield better results when it comes time for property renewals later this summer.

Mr. Moreno informed the board of a potential lease of the property for a temporary electric fueling depot from a major electronic vehicle manufacturer. This site will be temporary only until such time as their permanent sites are completed. The company has performed a field inspection of the complex and if interested will approach the Authority with a possible short term lease agreement

Lastly Mr. Moreno reminded the Board that the annual Financial Reports are due to the Board of Ethics by May 15th. Anyone needing assistance with filing these reports are welcome to get with Mrs. Anderson at any time.

PUBLIC COMMENTS:

None

ADJOURNMENT:

With nothing further to discuss, Rev. Lovejoy made a motion to adjourn. Matt Vincent seconded the motion. All voted and approved.

The next regular meeting of the Board of Directors will be held on Wednesday, April 20, 2022, at 5:30 p.m. at the West Cal Events Center, Sulphur, Louisiana.

