

24-00726

ORDINANCE

AN ORDINANCE ACCEPTING THE PROPOSED STRATEGIC PLAN FOR REDEVELOPMENT OF THE RIVER CENTER COMPLEX AND DEVELOPMENT OF A HEADQUARTERS HOTEL SUBMITTED BY THE MAYOR-PRESIDENT TO THE METROPOLITAN COUNCIL ON MAY, 22, 2024; AUTHORIZING THE CREATION OF THE PROJECT OVERSIGHT COMMITTEE; APPOINTING THE METROPOLITAN COUNCIL'S APPOINTMENT TO THE COMMITTEE; AND PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING.

WHEREAS, The Metropolitan Council recognizes the critical need for additional convention and meeting center capacity in connection with the River Center Complex ("Additional Convention Capacity"), together with a convention hotel and meeting facility, the Metropolitan Council pursuant to Ordinance 19157 authorized the Mayor-President to identify one or more strategies for developing Additional Convention Capacity and soliciting one or more developers to develop a Convention Hotel (individually and collectively "Project").

NOW THEREFORE BE IT ORDAINED by the Metropolitan Council of the Parish of East Baton Rouge and the City of Baton Rouge that:

Section 1. The Metro Council accepts the proposed strategic plan ("River Center Strategic Plan") for redevelopment of the River Center Complex for Additional Convention Capacity and development of a Convention Hotel ("River Center Project") presented by the Mayor-President to the Metropolitan Council on May, 22, 2024, which is attached to this ordinance. In the event of a conflict between the River Center Strategic Plan and this Ordinance, this Ordinance shall control.

Section 2. The Metropolitan Council authorizes the creation of the "Project Oversight Committee" ("Committee") composed of the following member ("Committee Members"):

- a. The District 10 Metropolitan Councilmember, who will serve as Chairperson of the Committee;
- b. Mayor-President appointment;
- c. Metropolitan Councilmember appointment;
- d. Arts Council of Greater Baton Rouge Representative;
- e. Baton Rouge Area Chamber Representative;
- f. Baton Rouge Area Foundation Representative;
- g. Build Baton Rouge Representative;
- h. Downtown Development District Representative;
- i. Hospitality Industry Representative appointed by Visit Baton Rouge;
- j. North Baton Rouge Economic Development District Representative; and
- k. Visit Baton Rouge Representative, to serve as Vice Chairperson of the Committee.

With the exception of the Mayor-President's appointee, all of the representatives shall be nominated by the named agency or group and must be confirmed by the Metropolitan Council. The initial nominees from those named agencies/groups are set forth below in Section 3.

Section 3. The Metropolitan Council confirms and accepts the following initial representatives of the appointing Committee Members ("Appointing Committee Member Representatives"):

- (1) Arts Council of Greater Baton Rouge Representative:

Jonathan Grimes

- (2) Baton Rouge Area Chamber Representative:

Ann Trappey

- (3) Baton Rouge Area Foundation Representative: Chris Meyer

- (4) Build Baton Rouge Representative: Rodney Braxton

(5) Downtown Development District Representative: Whitney Hoffman Sayal

(6) Hospitality Industry Representative nominated by Visit Baton Rouge: Gary Jupiter

(7) North Baton Rouge Economic Development District Representative: April Hawthorne

(8) Visit Baton Rouge Representative, to serve as Vice Chairperson of the Committee: Jill Kidder.

Section 5. The Metropolitan Council makes its initial appoint of Jennifer Racca as the Metropolitan Council's Committee Appointment representative.

Section 6. The Metropolitan Council authorizes the Committee as an advisory body to the Metro Council, but ultimate authority to make decisions in the process is maintained by the Metro Council. The Committee shall have the following limited powers and responsibilities:

(1) Develop and recommend to the Metropolitan Council an initial budget for the function, operations and duties of the Committee;

(2) Develop minimum project program requirements for the Project;

(3) Recommend consultants to the Metropolitan Council to represent the interest of the City-Parish in connection with the Project, which may include, without limitation:

(a) The prime project manager consultant ("Project Consultant");

(b) Specialty consultant, if needed, related to convention, meeting and headquarter hotel developments;

(c) A design team for conceptual design studies and to review and comment on proposed Developers proposals;

(d) Financial advisor;

(e) Engineering advisor(s) related to the existing condition of the facilities and what may be proposed by potential Developers;

(f) Additional legal counsel with unique experience and experience regarding the Project;

(g) Construction oversight advisor(s); and

(h) Community engagement consultant.

(4) Develop the process for selecting Project Consultant and assist with contract negotiations with the Project Consultant;

(5) Coordinate selection of the Project Consultant members to the Metro Council;

(6) Work with the selected Project Consultant to develop a Request For Qualifications / Request for Proposals process and choose the Developers for the Project ("Developer Selection Process") which shall adhere to all City-Parish procurement ordinances and rules;

(7) In connection with the Developer Selection Process:

(a) Conduct information meetings with potential Developers;

(b) Oversee the Developer Selection Process;

(c) Review all prospective Developer proposals;

(d) Shortlist proposals from prospective Developers;

(e) Interview prospective Developers; and

(f) Recommend a Developer finalist or finalists to the Metropolitan Council;

(9) Develop a financing strategy for recommendation of:

(a) Consultants; and

(b) Renovations of the River Center Facilities, if any;

(12) Provide Project oversight during development of the Project by the selected Developer.

Section 7. This ordinance shall be effective twelve (12) days following adoption by the Metropolitan Council.

Section 8. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance or the validity of its application to other persons or circumstances.

Section 9. All ordinances or parts of ordinances in conflict are hereby repealed.

This Ordinance, having been submitted to a vote of the Metropolitan Council, acting as the governing authority of the City of Baton Rouge and Parish of East Baton Rouge, the vote thereon was as follows:

YEAS:

NAYS:

ABSENT:

NOT VOTING:

THUS DONE, APPROVED, AND ADOPTED by the Metro Council of the City of Baton Rouge - Parish of East Baton Rouge, at a meeting of said public body duly held and conducted on June 26, 2024 in the Metropolitan Council Chambers in the City of Baton Rouge.

Ashley Beck
Council Administrator-Treasurer