



*Working Committee on Downtown Hotel Solutions and Mixed Use Options*



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*Executive Reporting Series*

*Report on Downtown Hotels Initiative*

**DHI and pre-DHI Expenses**

**Appendix 2-Attachments**

*The Working Committee on Downtown Hotel Solutions  
and Mixed Use Options*

**August 10, 2011**



## **Status of DHI Process in July-August of 2011**

*Executive Reporting of the Downtown Hotel Solutions and Mixed Use Options  
Expense Reporting Pre- and Post-DHI*



On July 26, 2011, the Alexandria City Council requested a status of the Alexandria process for redevelopment of certain assets located in its downtown area. These assets include two City-owned properties: the Alexander Fulton and Alexandria Riverfront Center (“ARC”).

The Administration of the City of Alexandria—already engaged in an assessment and performance audit process of its activities—published an Executive Summary, SWOT analysis, and Appendix (I) relative to issues involving these hospitality-related properties in the Downtown Area. In this “Expense Reporting Pre- and Post-DHI” aspect of the larger, historical report—including the Executive Summary—the details of decisions by the Alexandria City Council and Administration relative to finances are outlined and supported by informational worksheets.

### **Background**

Following the impediment of the NR Group’s bankruptcy, and warnings from the Alexandria Administration, the Alexandria City Council enacted legislation to address the Administration’s findings and concerns and authorize action by the Administration “with all deliberate speed.”<sup>1</sup> The Council authorized certain cooperative economic development between Alexandria and partners—including capital expenditures with third parties, lenders and the NR Group, or others—as may be approved by the United States Bankruptcy Court.<sup>2</sup>

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<sup>1</sup> See *Alexandria City Ordinance*, No. 99-2009; and see *Alexandria City Resolutions*, Nos. 8594-2009, 8700-2009, and 8701-2009, attached.

<sup>2</sup> *Id.*

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These authorizations were necessary to maintain a status quo that would lead to a stabilized value of the Alexander Fulton asset.

The Administration notes capital and operational items were budgeted for, and treated for accounting purposes, differently, and should always be considered in that context. The total amounts budgeted exceeded \$1,000,000 in authorized spending. The Administration has spent within those strictures provided herein, and in compliance with prerogatives spelled out by law and “agreed upon procedures.”<sup>3</sup>

**Agreed-upon Procedures and Guiding Assumptions**

The guiding assumptions were:

- ***The City owns essential assets in and around the Alexander Fulton, and is a necessary party to any agreement to use that property.*** The city owns the land and improvements referred to as the Alexander Fulton. The related issues of funding needed improvements to the hotel (such as capital needs and improvements to the lodge tower, elevator, and HVAC) were declared critical at various points.<sup>4</sup> Alexandria has avoided, since the advent of the DHI, accruing costs to operate the hotel,<sup>5</sup> also avoiding interruption in the continuity of operations. The “Rosenfeld agreement” ended September 1, 2009, and a new agreement for operation of the hotel was sought after that date. The losses expected to accrue in the last

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<sup>3</sup> Indeed, as confirmed by *Alexandria City Resolution*, No. 8939-2011, the Council resolved to commend the Administration’s efforts. **This was passed June 28, 2011.**

<sup>4</sup> “Capital” items are those things that are incorporated into a tract of land, building or other structure so as to become an integral part of it. Things that are attached to a building and serve to complete a building without regard to its specific use are Capital Items. Capital Items include but are not limited to, doors, windows, shutters, gutters, cabinetry, plumbing, heating, cooling, electrical and similar systems. Things which cannot be removed from a building without substantial damage to themselves or to the building or other structure are Capital items. Operating items are those that are not capital and tend to be related to day-to-day operations and running of a going concern, such as payroll, regular maintenance, cleaning, administrative, and management costs.

<sup>5</sup> On August 30, 2009, the decision to operate indefinitely and no less than four months was made following *Alexandria City Ordinance*, No. 244-2009, attached. The City Council granted the authority of the emergency ordinance expressly to operate the hotel should the council representatives and mayor certify such action to be in the City’s best interest. (*Alex.Ord.No. 244-2009*).

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quarter of 2009 were significant and were to be weighed against the longer term, less quantifiable losses to Alexandria if the Fulton were shuttered for any period of time. This remains the single most important cost-benefit analysis for Alexandria.

- ***The City owns in its entirety the Alexandria Riverfront Center.*** The Riverfront Center and its value can be used as leverage in any global or partial arrangement made by the stakeholders.<sup>6</sup>

The City Council authorized the Mayor to pursue protection of the asset now known as the Alexander Fulton Hotel and the Mayor was authorized to take such action which in his discretion was in the best interest of the City and which authority included the following actions (which was authorized by companion ordinance(s)):

- **Expenditures of S.P.A.R.C. funds to conduct feasibility, appraisal, market, and capacity studies relative to the Downtown Hotel Initiative and all other S.P.A.R.C.-CRA-1 activity, not to exceed One Hundred Sixty Seven Thousand (\$167,000.00) Dollars.<sup>7</sup>**
- **Expenditures from capital outlay and operations, as is appropriate, of an amount not to exceed One Million (\$1,000,000.00) Dollars for shoring up capital improvements to City properties and operations at the Alexander Fulton and Convention Center, (specifically any property or interest of the City contained or connected therewith) with full grant of up to of Four Hundred Twenty Five Thousand (\$425,000.00) Dollars without requiring an additional resolution and thereafter to require an additional enabling resolution for the balance of the appropriated amount.**
- **Expenditure of the said \$425,000.00 shall be limited to One Hundred Twenty Five Thousand (\$125,000.00) Dollars in cost sharing of management and salary aid and assistance to the Alexander Fulton and Convention Center operations for the months of April through August of 2009, (apportioned in the Mayor's discretion to management and functions related to city owned facilities and improvements) and for authorization of Three Hundred Thousand (\$300,000.00) Dollars in funds for Administration-**

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<sup>6</sup> This is reported on in more detail in other portions of the full report.

<sup>7</sup> The Administration spent under this amount and provides it in Appendix 2.

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**certified improvements, subject to a qualified Cooperative Endeavor Agreement, approved by this Council.**

This enabling legislation’s original authorization effectively terminated August 31, 2009. New legislation was required to: (i) close the hotel until it could be sold or included in a global proposal (subject to Capital One claims), (ii) authorize continuing operations with the Capital One and a City manager, or (iii) authorize a new management agreement. Thereafter, the Council authorized continuing operations and “agreed upon procedures.”<sup>8</sup>

***Hotel Spending in a Snapshot<sup>9</sup>***

Capital One 2008-2009	Rosenfeld 2009-2010	Noble 2009-2010	HIP	Noble 2010-2011
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Receipts:	\$833,762.02
GF Transfers:	\$157,000.00
CDBG:	\$250,000.00
Expenses:	\$1,215,101.90
Utility:	\$117,696.11
Net revenue/ (loss):	(\$92,035.99)

Thus, the public subsidy for operations and capital was in excess of \$500,000.

In this the pre-DHI era, the city was responsible for operations and capital.

<sup>8</sup> See *Alexandria City Ordinances*, Nos. 222-2009, 304-2009; and 48-2010, 144-2010; and see *Alexandria City Resolution*, No. 8951-2011, attached. Also, the Major Budget Amendment of 2010-2011 provides for the \$220,000 transfer (CDBG); and, finally, *Alexandria City Ordinance*, No. 122-2011.

<sup>9</sup> The City also expended from its building maintenance fund over the entire period from NR Group’s bankruptcy to now the amount of \$171,579.95, attached as “Expenses Sheet.” Accordingly, all expenses are accounted for and within agreed upon procedures and legal authorizations, under budget. When one backs out of the expenditures the CDBG-restricted funds, which are not normative city funds and created no loss to the citizen whatsoever, the spending clearly occurred well under budget, has been as represented, leaving “room” to resolve the Capital One claims (as has been authorized by the Council previously). As a result, the most significant spending occurred under the Rosenfeld-Noble management agreement scenarios and not under the Administration-proposed DHI and post-DHI agreements. For perspective: in the pre-DHI, the City expended approximately \$300,000 in general and utility funds and in the Administration’s DHI, the number dropped to \$44,000, demonstrating the difference in approaches achieved by placing risk on the manager and not the City of Alexandria.

**Status of Process, July-August 2011**

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Capital One  
2008-2009

Rosenfeld Noble  
2009-2010

HIP Noble  
2010-2011

Receipts: \$178,792.81  
GF Transfers: \$0.00  
CDBG: \$220,000.00

Expenses: \$294,875.19  
Utility: \$44,708.74

Net revenue/  
(loss): \$59,208.88

Thus, the public subsidy ended for operations and was limited to capital in excess of \$200,000. In this the post-DHI era, the city was responsible for limited capital and the risk of losses has shifted to the manager-operator-lessees.



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*Executive Reporting of the Downtown Hotel Solutions and Mixed Use Options  
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*Executive Reporting Series*

*Appendix 2*

ORDINANCE NO. 99-2009

AN ORDINANCE AUTHORIZING EXPENDITURES RELATIVE TO SPECIAL PLANNED ACTIVITY CORRIDORS, SPECIFICALLY SPARC-CRA-1 TO FACILITATE IMPLEMENTATION OF THE REDEVELOPMENT PLANS WITHIN THAT ACTIVITY CORRIDOR AND IN SPECIFIC SUPPORT OF THE DOWNTOWN HOTEL INITIATIVE AND RELATED PROVISIONS SUCH AS A COOPERATIVE ENDEAVOR WITH NR GROUP AND/OR CAPITAL ONE.

WHEREAS, the City of Alexandria should study market, capacity, and appraised values of property for feasibility determinations for S.P.A.R.C. implementation given that public funds are at stake; and

WHEREAS, the cooperative economic development activities and powers prescribed and conferred by the initial proposals of S.P.A.R.C. are for a public purpose for which public money may be expended; and

WHEREAS, public collaboration with the United States or its agencies, or with any public or private associations, corporations, or individuals for the purpose of economic development would help Alexandria to alleviate the conditions of unemployment, underemployment, and other forms of economic distress presently existing in their areas, and as such, is in the public interest; and

WHEREAS, public-private partnerships which take advantage of the special expertise and experience of representatives of the private sector can be among the most effective programs to encourage and maintain economic development; and

WHEREAS, Capital One currently has or may have the interest of the former group, known as NR Group, to encourage, create, and support public-private partnerships and to permit and encourage participation by representatives of private-sector industries which may benefit from economic development programs, while providing appropriate protections for the public interest.

**SECTION I. BE IT ORDAINED** by the City Council of the City of Alexandria that the Mayor is authorized to expend S.P.A.R.C. funds to conduct feasibility, appraisal, market, and capacity studies relative to the Downtown Hotel Initiative and all other S.P.A.R.C.-CRA-1 activity, not to exceed \$167,000; and to expend from capital outlay and operations, as is appropriate, an amount not to exceed One Million (\$1,000,000.00) Dollars for capital improvements to City properties and operations at the Alexander Fulton Hotel and Convention Center as otherwise provided and authorized herein.

**SECTION II. BE IT FURTHER ORDAINED** the Mayor is authorized from the funds authorized in the previous Section to expend Four Hundred Twenty Five Thousand (\$425,000.00) Dollars of said Million Dollars, without any additional resolution of this Council, to be expended under his discretion the sum of up to One Hundred Twenty Five Thousand (\$125,000.00) Dollars in cost sharing of management and related expenses for the management and operation of the City properties related to the Alexander Fulton Hotel and Convention Center and to contract with N R Group, LLC or Capital One Bank, N.A. or any other necessary party or entity, and to obtain any necessary orders from the United States Bankruptcy Court if required incident thereto and otherwise to expend a remaining Three Hundred Thousand (\$300,000.00) Dollars of such funds as the Mayor in his discretion deems necessary and proper for the maintenance and upkeep of City property related to the said property and convention center all in further accordance with Resolution No. 8594-2009 of the City Council adopted this date and related hereto.

**SECTION III. BE IT FURTHER ORDAINED** this Ordinance shall become effective upon signature by the Mayor, or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without the signature by the Mayor.

**SECTION IV. BE IT FURTHER ORDAINED**, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not

affect other provisions, items or applications of this ordinance which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

THIS ORDINANCE WAS INTRODUCED on the 7<sup>th</sup> day of April, 2009.

NOTICE PUBLISHED on the 10<sup>th</sup> day of April, 2009.

THIS ORDINANCE having been submitted in writing, introduced and published was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Fowler, Larvadain, Goins, Silver, Hobbs, Lawson, Johnson.

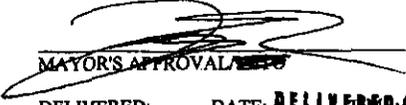
NAYS: None.

ABSENT: None.

AND THE ORDINANCE was declared adopted on this 21<sup>st</sup> day of April, 2009 and final publication was made in the Alexandria Daily Town Talk on the 24<sup>th</sup> day of April, 2009.

  
CITY CLERK

\_\_\_\_\_  
PRESIDENT

  
MAYOR'S APPROVAL

DELIVERED:  
RECEIVED:

DATE: ~~DELIVERED~~ APR 23 2009  
DATE: ~~RECEIVED~~ APR 24 2009

COPY

RESOLUTION NO. 8594-2009

**A RESOLUTION CERTIFYING NEEDS OF THE CITY OF ALEXANDRIA RELATIVE TO SPECIAL PLANNED ACTIVITY CORRIDORS, SPECIFICALLY SPARC-CRA-1, TO FACILITATE IMPLEMENTATION OF THE REDEVELOPMENT PLANS WITHIN THAT ACTIVITY CORRIDOR AND IN SPECIFIC SUPPORTING "THE DOWNTOWN HOTEL INITIATIVE" AND RELATED PROVISIONS SUCH AS A COOPERATIVE ENDEAVOR WITH NR GROUP AND/OR CAPITAL ONE.**

**SPARC-CRA-1—Downtown Hotels Initiative**  
**Action Authorizing Item**

**WHEREAS,** the City Council has identified substantial and persistent unemployment, underemployment, and other forms of economic distress, including deficiencies in the ability of the City to benefit from its downtown hotels and convention center space; and

**WHEREAS,** the City of Alexandria should study marketability, capacity and appraised values of property for feasibility determinations for S.P.A.R.C. implementation given that public funds are at stake; and

**WHEREAS,** the City Council, based on recommendations by the Administration and as well as the discussion with Council members developing S.P.A.R.C. initiatives at several retreats, has been studying the problems associated with the downtown hotels, related parking, the Alexandria Riverfront Center and related properties, and the Administration has caused to be issued a detailed Request for Proposals for city-owned and privately-owned properties for interest in a potential development model; and

**WHEREAS,** special attention to the micro-economies of several local areas at a high level is necessary to overcome these problems and is vital to the best interest of the region, and is declared to be a matter of public policy; and

**WHEREAS,** the cooperative economic development activities and powers prescribed and conferred by the initial proposals of S.P.A.R.C. are for a public purpose for which public money may be expended; and

**WHEREAS,** the city, wishing to address economic distress, intends S.P.A.R.C. to employ effective, innovative steps in the planning, promotion, and financing of local economic development; and

**WHEREAS,** the expenditure of public funds for a public purpose in the SPARC-CRA-1 area will benefit the City and its citizens, provide economic stimulus and improve city and other properties; and

**WHEREAS,** for public purposes the City of Alexandria enters into intergovernmental and cooperative endeavor agreements with public and private entities, including other political subdivisions, the State of Louisiana and its agencies, public and quasi-public bodies corporate, the United States and its agencies and with other public or private associations, corporations and individuals; and

**WHEREAS,** the City in 1982 entered into an Urban Development Action Grant with the Department of Housing and Urban Development and in 1983 with developers for the purpose of cooperative economic development, including a lease for the purpose of providing a first class full service hotel and convention center complex, including a restaurant /coffee shop, banquet/ballroom, meeting rooms and other uses which contract has been with private parties including the NR Group, LLC for the lease and operation of a hotel and convention facility now known as the Alexander Fulton Hotel and Convention Center; and

**WHEREAS,** prospective cooperative economic development between the city of Alexandria and partners may involve capital expenditures with third parties including lenders and the N R Group, LLC or others and may be subject to the approval of the United States Bankruptcy Court; and

**WHEREAS,** generally, these appropriations must be subject to budgetary constraints and a council-approved cooperative endeavor agreements, and then only after a determination the agreement is for a public purpose, is authorized by the Home Rule Charter and ordinances thereunder, and creates a commensurate benefit to the public when compared to its cost; and

**WHEREAS,** specifically, some appropriations may be in conjunction with City interests with private enterprise, which interests are subject to other federal matching sources, such as U.D.A.G. (grant) funds and which may be the subject of penalty or bad faith in the underlying reasons for partnering on the Alexandria Riverfront Center and funding of the Alexander Fulton Hotel; and

**WHEREAS,** it is the responsibility of the Executive Branch and its administration of municipal government to manage and monitor all such cooperative endeavors as well as to initially ensure that any such cooperative endeavor shall comply with the policies contained herein, remain in compliance with all rules, regulations, and policies set fort by City ordinance, and remain within yearly funding capacity if budgetary shortfalls occur or the budget is altered by other legislative action, unplanned costs, or economic downturns are experienced; and

**WHEREAS**, it is further appropriate that any Cooperative Endeavor meet objective criteria when partnering with the City of Alexandria, which is found at minimum to include that there is a stated and articulable need for the partnership, which in this instance is clearly met as the City cannot, and should not, be in the hotel management business because current City programming cannot, or is less appropriate to, meet the needs and currently lacks the necessary capacity to handle the needs required for managing certain hotel and convention properties; and

**WHEREAS**, the percentage of requested public funds, in the amounts included in the accompanying ordinance, strikes a proper balance between public contribution and private return of investment as well as maximize funding to the needs and minimize funding toward salaries and administrative fees; and

**WHEREAS**, the percentage of public funds does not create a permanent dependence over time relative to public funds and an achievable business plan is in place to accomplish those ends; and

**WHEREAS**, the plan for action contemplated by this resolution is for a project of regional and city-wide importance, benefits the citizens, protects existing city assets from waste, and ensures a "bridge" toward responses to requests for proposals all in a reasonable timeframe, as opposed to merely serving a particular constituency of the community partner for which it should properly provide its own funding, *i.e.*, that there is a clear public purpose; and

**WHEREAS**, there is a sufficient return on the investment by the City and its citizens and the public, including an implementation strategy for the program with sufficient contract monitoring, listed deliverables, payments being made in installments based on monitoring and meeting deliverables, and any other accountability measures the City deems necessary depending on the proposed partnership; and

**WHEREAS**, economic development is a legitimate concern of the City government because it serves the public interest, the City has a duty respecting its property and patrimony since successful economic development serves the private interests of business and industry as much as the public interest; and

**WHEREAS**, public-private partnerships which take advantage of the special expertise and experience of representatives of the private sector can be among the most effective programs to encourage and maintain economic development; and

**WHEREAS**, this initiative is subject to a detailed, professionally-crafted RFP process ensuring accountability and a host of requirements to protect the public's interests; and

**WHEREAS**, it is in the best interest of Alexandria to encourage, create, and support public-private partnerships and to permit and encourage participation by representatives of private-sector industries which may benefit from economic development programs, while providing appropriate protections for the public interest.

**SECTION I. BE IT RESOLVED** by the City Council of the City of Alexandria that the Mayor is authorized to pursue, with all deliberate speed, protection of the asset now known as the Alexander Fulton Hotel, and specifically the Mayor is authorized to take such action which in his discretion are in the best interest of the City and which authority includes the following actions (which shall be authorized by companion ordinance(s)):

- **Expenditures of S.P.A.R.C. funds to conduct feasibility, appraisal, market, and capacity studies relative to the Downtown Hotel Initiative and all other S.P.A.R.C.-CRA-1 activity, not to exceed One Hundred Sixty Seven Thousand (\$167,000.00) Dollars.**
- **Expenditures from capital outlay and operations, as is appropriate, of an amount not to exceed One Million (\$1,000,000.00) Dollars for shoring up capital improvements to City properties and operations at the Alexander Fulton and Convention Center, (specifically any property or interest of the City contained or connected therewith) with full grant of up to of Four Hundred Twenty Five Thousand (\$425,000.00) Dollars without requiring an additional resolution and thereafter to require an additional enabling resolution for the balance of the appropriated amount.**
- **Expenditure of the said \$425,000.00 shall be limited to One Hundred Twenty Five Thousand (\$125,000.00) Dollars in cost sharing of management and salary aid and assistance to the Alexander Fulton and Convention Center operations for the months of April through August of 2009, (apportioned in the Mayor's discretion to management and functions related to city owned facilities and improvements) and for authorization of Three Hundred Thousand (\$300,000.00) Dollars in funds for Administration-certified improvements, subject to a qualified Cooperative Endeavor Agreement, approved by this Council.**

**SECTION II. BE IT FURTHER RESOLVED** by the City Council of the City of Alexandria that any agreements shall provide for a thirty-day, no-fault, option to cease and desist payments of any funds or capital projects hereunder at no penalty to the City of Alexandria, as well as the following provisions:

- **A detailed recitation of goals and the basis for the partnership;**

- the declared public purpose, including that any City funds shall not be used to enhance value to the lodge tower or debtor-owned property;
- all terms;
- the scope of cooperation (including at minimum the responsibilities of the City, the contracting party, its special deliverables and its management responsibility and personnel);
- special requirements (such as contract monitoring by the City, indemnifications, nondiscrimination, the address of fair and equal opportunity and compliance with any diversity programs, address of continuing appropriations, and access to records of the contracting party); and
- how the contract can be amended, if so, as well as whether it is severable and assignable.

**SECTION III. BE IT FURTHERMORE RESOLVED** by the City Council of the City of Alexandria that the Administration will make recommendations to this Council on the issue of the continuing needs and progress under any Agreements.

**SECTION IV. BE IT FINALLY RESOLVED** by the City Council of the City of Alexandria that any working group on the Downtown Hotel Initiatives shall consult with the Alexandria-Pineville Convention and Visitor's Bureau's Executive Staff and Chair as well as with the Hotel-Motel Association before executing any cooperative endeavor agreement with NR Group or the lender Capital One N.A. or any other third party, and subject to the City obtaining any necessary approval of the Department of Housing and Urban Development and any approval necessary by the United States Bankruptcy Court, and report the findings and sentiments of those organizations about the overall plan.

**THIS RESOLUTION** having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Fowler, Larvadain, Goins, Silver, Hobbs, Lawson,  
Johnson.

NAYS: None.

ABSENT: None.

**AND THE RESOLUTION** was declared adopted on this the 21<sup>st</sup> day of April, 2009.

/S/ NANCY L. THIELS  
CITY CLERK

RESOLUTION NO. 8700-2009

A RESOLUTION CERTIFYING NEEDS OF THE CITY OF ALEXANDRIA RELATIVE TO SPECIAL PLANNED ACTIVITY CORRIDORS, SPECIFICALLY SPARC-CRA-1, TO FACILITATE IMPLEMENTATION OF THE REDEVELOPMENT PLANS WITHIN THAT ACTIVITY CORRIDOR AND IN SPECIFIC SUPPORTING "THE DOWNTOWN HOTEL INITIATIVE" AND RELATED PROVISIONS TO AUTHORIZE THE CITY ATTORNEY TO TAKE SUCH LEGAL ACTION AS IN HIS OPINION IS NECESSARY RELATIVE TO THE ALEXANDER FULTON HOTEL AND ANY CLAIMS OF CAPITAL ONE; TO AUTHORIZE ANY LITIGATION OR COMPROMISE RELATED THERETO; TO FURTHER AUTHORIZE THE MAYOR TO EXPEND SUCH REMAINING FUNDS AS REMAIN UNENCUMBERED FROM RESOLUTION NO. 8594-2009 RELATED TO THE ALEXANDER FULTON HOTEL AND CONVENTION CENTER THAT MAY IMPACT THE DOWNTOWN HOTEL INITIATIVE AND OTHERWISE TO PROVIDE WITH RESPECT THERETO .

WHEREAS, the City Council has in Resolution No. 8594-2009 authorized the expenditure of certain funding necessary for the operation of the Alexander Fulton Hotel and Convention Center; and

WHEREAS, the City of Alexandria has studied alternatives for the Downtown Hotel Initiative and believes a resolution of any claims or interest adverse to the City ownership and control of the Alexander Fulton Hotel and Convention Center is reasonable and necessary for the economic reasons important to the City and its patrimony; and

WHEREAS, the City Council, based on recommendations by the Administration and as well as the discussion with Council members developing S.P.A.R.C. initiatives has been studying the problems associated with the downtown hotels, related parking, the Alexandria Riverfront Center and related properties, and the Administration has caused to be issued a detailed Request for Proposals for city-owned and privately-owned properties for interest in a potential development model; and

WHEREAS, the expenditure of public funds for a public purpose in the SPARC-CRA-1 area will benefit the City and its citizens, provide economic stimulus and improve city and other properties; and

WHEREAS, prospective cooperative economic development between the city of Alexandria and partners may involve either litigation or capital expenditures with third parties or others and may be subject to the approval of the United States Bankruptcy Court; and

**SECTION I. BE IT RESOLVED** by the City Council of the City of Alexandria that the City Attorney is authorized to take such legal action as in his opinion is necessary relative to the Alexander Fulton Hotel and any claim of Capital One, N.A.; is authorized to litigate or compromise any claims of Capital One, N.A. or any other third party related to the property and to enter into settlements or resolutions of claims asserted against City property that may impact the Downtown Hotel Initiative; and

**SECTION II. BE IT FURTHER RESOLVED** by the City Council of the City of Alexandria that Mayor is authorized to pursue, with all deliberate speed, protection of the asset now known as the Alexander Fulton Hotel, and specifically the Mayor is authorized to take such action which in his discretion are in the best interest of the City and is further authorized to expend such funds as remain from those funds previously authorized by Resolution No. 8594-2009 and to otherwise utilize those funds in his discretion he believes necessary and proper for the Downtown Hotel Initiative and the operation and security of the Alexander Fulton Hotel and Convention Center and related properties and city possessions; and

**SECTION III. BE IT FURTHERMORE RESOLVED** by the City Council of the City of Alexandria that the Administration will make such additional recommendations to this Council on the issues associated with the Downtown Hotel Initiative and the Alexander Fulton Hotel and Convention Center as the Mayor may from time to time believe necessary and proper.

**THIS RESOLUTION** having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Fowler, Larvadain, Goins, Silver, Johnson.

NAYS: None.

ABSENT: Hobbs.

ABSTAIN: Lawson.

**AND THE RESOLUTION** was declared adopted on this the 9th day of November, 2009.

/S/ NANCY L. THIELS  
CITY CLERK

RESOLUTION 8701-2009

A RESOLUTION RE-CERTIFYING NEEDS OF THE CITY OF ALEXANDRIA RELATIVE TO SPECIAL PLANNED ACTIVITY CORRIDORS, SPECIFICALLY SPARC-CRA-1, TO FACILITATE IMPLEMENTATION OF THE REDEVELOPMENT PLANS WITHIN THAT ACTIVITY CORRIDOR AND IN SPECIFIC SUPPORTING "THE DOWNTOWN HOTEL INITIATIVE" AND RELATED PROVISIONS RECOGNIZING RATINGS FOR BOTH DUDLEY VENTURES DEVELOPMENT, L.L.C. ("DVD") AND 3 NORTH ("HIP"); AND TO PUBLISH CERTAIN EVIDENCED-BASED FINDINGS AND OTHER RELATED ACTION THERETO.

SPARC-CRA-1—Downtown Hotels Initiative  
Action Authorizing Item #2

WHEREAS, the City Council has made the following additional key conclusions and findings:

*Key Conclusions and Findings*

1. The City rated DVD and 3 North (HIP) as the only two proposers with full or near-full compliance and potentially workable plans. The two proposals are separated by reliance on public subsidy or participation. Clearly, during these times especially, the City must minimize the use of public funds which might be allocated to other public responsibilities.
2. Competing with this determination, the City must measure its response to which proposer is prepared to deliver on its proposal immediately.
3. DVD shows notable strengths in its strategic alliances to begin work, while its weakness is its dependence on City partnering at a high level.
4. 3 North is strongest with qualification in restoring hotels, like these, but not necessarily in its experience as a team. Moreover, 3 North had not shown its ability to leverage the claimed dollars so that it could begin work immediately; however, as of the date of this special council meeting, 3 North has certified its ability to leverage claimed private equity investors.
5. Subject to #4, the City gave an overall rating to only two proposers, as follows:

**3 North: 90-95 points (with five dependent on equity)**  
**DVD: 90 points**

6. It was specifically found that DVD and 3 North each have pieces the other does not, and together could make the optimal team if 3 North can bring the financing/equity aspect as claimed. Both master site plans are so similar in scope and scale that the two could be easily assimilated. DVD's understanding of
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NMTCs may be useful and could be better than 3 North's; however, 3 North now certifies private equity which no other term has been able to do at that level.

7. The City and G.A.E.D.A. are currently presented with an opportunity to resolve the hotel issues, essentially by providing and acquiring from other partners, a minimum of \$5M in gap financing to the hotel initiative. This might be accomplished any number of ways, without using significant allocations from the general or municipal capital outlay funds.
  8. The S.P.A.R.C. initiative and a request for a special re-allocation of the G.A.E.D.A. revenue stream represent the clearest methodology to address the public participation aspect.
  9. RKG has confirmed with empirical data the *preliminary* findings of the City regarding substantial and persistent unemployment, underemployment, and other forms of economic distress, including deficiencies in the ability of the City to benefit from its downtown hotels and convention center space.
  10. The city of Alexandria has now properly studied marketability, capacity, and appraised values of property for feasibility determinations for S.P.A.R.C. implementation regarding the initiative sufficient to provide the basis for any action using S.P.A.R.C. funds.
  11. The City has confirmed that proposed initiative investments must be targeted and calculated to reduce public risk and maximize infrastructure investments needed downtown regardless of, but helpful to, the hotels initiative to the largest extent practicable.
  12. The properly targeted expenditure of public funds for a public purpose in the SPARC-CRA-1 area will benefit the City and its citizens, provide economic stimulus and improve city and other properties.
  13. Any such appropriations will be subject to budgetary constraints and council-approved cooperative endeavor agreements. The Council determines the initiative is for a public purpose, is *preliminarily* authorized by the Home Rule Charter and ordinances thereunder, and requests that the Administration confect any MOUs or agreements that create a certifiable commensurate benefit to the public when compared to its cost.
  14. It is the responsibility of the Executive Branch and its administration of municipal government to manage and monitor all such cooperative endeavors as well as to initially ensure that any such cooperative endeavor shall comply with the policies contained herein, remain in compliance with all rules, regulations, and policies set fort by City ordinance, and remain within yearly funding capacity if budgetary shortfalls occur or the budget is altered by other legislative action, unplanned costs, or economic downturns are experienced.
-

15. The percentage of requested public funds must strike a proper balance between public contribution and private return of investment as well as avoid a permanent dependence over time relative to public funds by demonstrating an achievable business plan to accomplish goals.
16. Proper "claw backs" shall be necessary given the economic climate and history of such endeavors in the region; and **NOW THEREFORE,**

**SECTION I. BE IT RESOLVED** by the City Council of the City of Alexandria that the Mayor is authorized to pursue, with all deliberate speed, protection of the asset now known as the Alexander Fulton Hotel, and specifically the Mayor is authorized to take such action which in his sole discretion is in the best interest of the City and which authority includes the following actions (which is already authorized by companion ordinance(s)):

- **Expenditure of remaining S.P.A.R.C. funds used to conduct feasibility, appraisal, market, and capacity studies relative to the Downtown Hotel Initiative and all other S.P.A.R.C.-CRA-1 activity, not to exceed One Hundred Sixty Seven Thousand (\$167,000.00) Dollars.**
- **Expenditure of remaining of funds used for capital outlay and operations, as is appropriate, of an amount not to exceed One Million (\$1,000,000.00) Dollars for shoring up capital improvements to City properties and operations at the Alexander Fulton and Convention Center (minus the funds already expended under the initial resolution).**
- **Expenditure of the said funds to resolve all litigation with Capital One, managers of the Alexander Fulton, and any other claims against the Alexander Fulton, except for sale of the asset or encumbering it by lease or otherwise, without further legislation.**

**SECTION II. BE IT FURTHER RESOLVED** by the City Council of the City of Alexandria that the Mayor is authorized to pursue, with all deliberate speed, resolution of the Downtown Hotels Initiative, and specifically the Mayor is authorized to take such action which in his sole discretion is in the best interest of the City and which authority includes the following actions (which is already authorized by companion ordinance(s)):

*7 days from issuance*

1. 1. Finalize the City's S.P.A.R.C. commitment.
  2. 2. Determine G.A.E.D.A.'s commitment.
  3. 3. Determine the true feasibility of re-locating public components to the Hotel Bentley, using the funds outlined herein and under the companion ordinance.
-

4. 4. Determine the final, certifiable equity positions of DVD and 3 North.
5. 5. Determine if there exists a model of cooperative development between 3 North and DVD, particularly using the development team of 3 North and its equity resources and the management-development team of DVD, all in partnership with potential private equity investors identified by the Office of the Mayor and oversight by SHAW through the strategic S.P.A.R.C. implementation plan.

*Fourteen days from issuance*

6. 6. Submit a final *draft* of a Memorandum of Understanding, to be executed on or before **November 30, 2009**, outlining terms for Cooperative Endeavors subject to certain requirements, with the following minimum signatories and conditions:
  - • Capital One (if required), Bob Dean (or appropriate Dean-controlled entity), developers, COA, G.A.E.D.A., APA-CVB, and financing/equity partners.
  - • All terms shall be subject to private financing availability.
  - • All terms subject to City feasibility, if a City partnership in a facility is approved.
  - • The provision of prices certain and ownership percentages for all parties as to the Alexander Fulton and Hotel Bentley, which option shall be binding on the sellers assuming due diligence and good faith of the parties to bring the matters to completion.
  - • The city of Alexandria will offer no monetary consideration for any options, except its good faith and S.P.A.R.C. funds for feasibility and other necessary conditions precedent. The city of Alexandria has already provided consideration by its hiring and publication of the RKG *draft* report, as well as actions to preserve the *status quotient* at the Alexander Fulton Hotel.
  - • All action shall be subject to action in the United States Bankruptcy Court with regard to the Alexander Fulton; it being expressly understood the City wishes to offer that asset as part of or all of its gap financing of any "global" solution.
7. 7. Establish dual-track teams for operations and legal to begin work.

*Before December 1, 2009*

8. 8. Establish SHAW and COA personnel as concordance group to finalize all related contracts on or before **4:30 p.m., Friday, January 15, 2010**.
-

**SECTION III. BE IT FURTHERMORE RESOLVED** by the City Council of the City of Alexandria that the Administration will make recommendations to this Council on the issue of the continuing needs and progress under any Agreements.

**SECTION IV. BE IT FINALLY RESOLVED** by the City Council of the City of Alexandria authorizes the cooperative endeavors necessary to effectuate these goals, under the companion ordinances and resolutions, and subject to the City obtaining any necessary approval of the Department of Housing and Urban Development and any approval necessary by the United States Bankruptcy Court.

**THIS RESOLUTION** having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Fowler, Larvadain, Goins, Silver, Johnson.

NAYS: None.

ABSENT: Hobbs.

ABSTAIN: Lawson.

**AND THE RESOLUTION** was declared adopted on this the 9<sup>th</sup> day of November, 2009.

/S/ NANCY L. THIELS  
CITY CLERK

COPY

RESOLUTION NO. 8939-2011

A RESOLUTION COMMENDING MAYOR ROY AND HIS STAFF ON EFFORTS THUS FAR REGARDING THE DOWNTOWN GLOBAL PROJECT, WHICH CONSISTS OF THE HOTEL BENTLEY, ALEXANDRIA RIVERFRONT CENTER AND ALEXANDER FULTON HOTEL.

WHEREAS, the Council is aware of the economic impact that the City and region will realize as a result of these efforts; and,

WHEREAS, the Council endorses this endeavor and looks forward to its fruition; now therefore

BE IT RESOLVED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby commends Mayor Roy and his staff on efforts thus far regarding the downtown global project, which consists of the Hotel Bentley, Alexandria Riverfront Center and the Alexander Fulton Hotel.

**THIS RESOLUTION** having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Goins, Johnson, Larvadain, Fowler, Gibson, Villard.  
NAYS: None.  
ABSENT: Silver.

**AND THE RESOLUTION** was declared adopted on this the 28th day of June, 2011.

/S/ NANCY L. THIELS  
CITY CLERK

**EMERGENCY ORDINANCE NO. 244-2009**

**AN ORDINANCE DECLARING AN EXTREME PUBLIC EMERGENCY AND AUTHORIZING THE MAYOR TO ENTER INTO A HOTEL OPERATION AND MANAGEMENT AGREEMENT FOR THE CITY PROPERTY COMMONLY CALLED THE ALEXANDER FULTON HOTEL AND CONVENTION CENTER AND OTHER MATTERS WITH RESPECT THERETO.**

WHEREAS, the Alexander Fulton Hotel and Convention Center is a valuable asset of the City; and,

WHEREAS, the City has operated the facility with a management agreement that may expire August 31, 2009; and,

WHEREAS, to protect the city property and assets it is necessary for the City to retain a manager for the operation and management of the hotel convention center and related facility; and,

WHEREAS, the City Council declares that an emergency exist and under Home Rule Charter Section 2-13 it is deemed necessary and expedient to authorize an appropriate management agreement for the hotel operation and management both to safeguard the City property and its patrimony; now therefore

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that an extreme public emergency exists as contemplated by Section 2-14 of the Home Rule Charter.

SECTION II: BE IT FURTHER ORDAINED, etc., that City property and assets, including the Alexander Fulton Hotel and Convention Center, are in jeopardy and a management and operation agreement is deemed absolutely essential to preserve and safeguard city property, other assets and to provide for public safety.

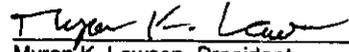
SECTION III: BE IT FURTHER ORDAINED, etc., that the Council hereby authorizes the Mayor to negotiate and to enter into a hotel management and operations agreement with such person, firm or organization for the purpose of management , operation and related services for the Alexander Fulton Hotel and Convention Center under such terms and conditions as the Mayor in his sole discretion deems necessary and proper.

SECTION IV: BE IT FURTHER ORDAINED, etc., that funding for the contract will be budgeted from professional fees from the Hotel Operating Fund.

SECTION V: BE IT FURTHER ORDAINED, etc., that this Ordinance shall be effective on signature of the Mayor and upon return and receipt of the City Clerk and shall remain in force and effect for sixty days and otherwise as provided in Home Rule Charter Section 2-14(C).

90

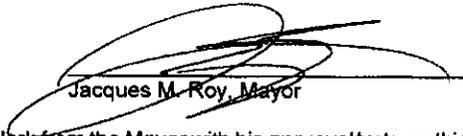
PASSED AND ADOPTED at Alexandria, Louisiana, this 25<sup>th</sup> day of August, 2009.

  
Myron K. Lawson, President

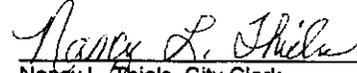
ATTEST:

  
Nancy L. Thiels, City Clerk

I hereby approve ~~ed~~ this ordinance, Alexandria, Louisiana, this 25 day of August, 2009 at 5:30 p.m.

  
Jacques M. Roy, Mayor

Received by the City Clerk from the Mayor with his approval/veto on this 25<sup>th</sup> day of August, 2009 at the hour of 5:30

  
Nancy L. Thiels, City Clerk



Account	Organizatic	Activity	Dal	Type	Document	Description	Transaction	Amount
531110	30100	10-Aug-10	INEI	I0376416	3 NORTH LLC	10-Aug-10		\$6,180.00
531110	30100	1-Nov-10	INEI	I0379738	3 NORTH LLC	1-Nov-10		\$4,500.00
531110	30100	18-Feb-11	INEI	I0384119	3 NORTH LLC	18-Feb-11		\$26,831.39
531110	30100	25-Jun-10	CR05	J0079637	Record wire - HIP Mgt	25-Jun-10		\$15,000.00
531110	30100	8-Sep-10	INNI	I0377553	HIP MANAGEMENT, LLC	8-Sep-10		\$2,083.33
531110	30100	9-Sep-10	INNI	I0377782	HIP MANAGEMENT, LLC	2-Sep-10		\$16,686.06
531110	30100	21-Oct-10	INNI	I0379588	HIP MANAGEMENT, LLC	21-Oct-10		\$2,083.33
531110	30100	24-Sep-09	INNI	I0362551	RKG ASSOCIATES, INC.	24-Sep-09		\$24,600.00
531110	30100	20-Oct-09	INEI	I0363465	RKG ASSOCIATES, INC.	20-Oct-09		\$30,250.00
531110	30100	2-Dec-09	INEI	I0365476	RKG ASSOCIATES, INC.	2-Dec-09		\$5,150.00
								\$133,364.11

ORDINANCE NO. 222-2009

AN ORDINANCE AMENDING 2009/2010 CAPITAL BUDGET ADDING FUNDS FOR ALEXANDER FULTON HOTEL CONVENTION CENTER IMPROVEMENTS AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby amends 2009/2010 capital budget adding funds for Alexander Fulton Hotel Convention Center improvements.

SECTION II: BE IT FURTHER ORDAINED, etc., that the budget amendment is as follows:

Account Number Account Title	Current Budget	Increase (Decrease)	Amended Budget
<b>General Capital Projects 2008 Limited Tax Call</b>			
<u>Expenditures</u>			
309-051003-707000 Convention Center Improvements	0	300,000	300,000
309-999999-696000 Unappropriated	6,735,064	(300,000)	6,435,064

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance are hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 14<sup>th</sup> day of July, 2009.

NOTICE PUBLISHED ON THE 17<sup>th</sup> day of July, 2009.

THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Fowler, Larvadain, Goins, Silver, Hobbs, Lawson, Johnson.

NAYS: None.

ABSENT: None.

**AND THE ORDINANCE** was declared adopted on this the 28<sup>th</sup> day of July, 2009 and final publication was made in the Alexandria Daily Town Talk on the 31<sup>st</sup> day of July, 2009.

*Randy L. Shields*  
CITY CLERK

\_\_\_\_\_  
PRESIDENT

  
MAYOR'S  
APPROVAL 

DELIVERED JUL 30 2009

RECEIVED AUG 03 2009

ORDINANCE NO. 304-2009

AN ORDINANCE AUTHORIZING THE MAYOR TO ENTER INTO A LEASE AGREEMENT WITH NOBLE HOSPITALITY, LLC FOR THE USE OF THE BAR AND LOUNGE AREA OF THE ALEXANDER FULTON HOTEL AND OTHER MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby authorizes the Mayor to enter into a lease agreement with Noble Hospitality, LLC for the use of the bar and lounge area of the Alexander Fulton Hotel.

SECTION II: BE IT FURTHER ORDAINED, etc., the executed lease is required before Noble Hospitality can obtain a liquor license.

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

SECTION IV: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance are hereby declared severable.

SECTION V: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 22<sup>nd</sup> day of September, 2009.

NOTICE PUBLISHED ON THE 25<sup>th</sup> day of September, 2009.

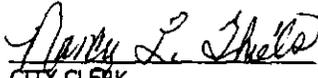
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Fowler, Larvadain, Goins, Silver, Hobbs, Lawson, Johnson.

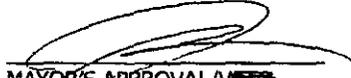
NAYS: None.

ABSENT: None.

AND THE ORDINANCE was declared adopted on this the 6<sup>th</sup> day of October, 2009 and final publication was made in the Alexandria Daily Town Talk on the 9<sup>th</sup> day of October, 2009.

  
CITY CLERK

\_\_\_\_\_  
PRESIDENT

  
MAYOR'S APPROVAL/\_\_\_\_\_  
~~YES~~

DELIVERED: DATE: OCT 08 2009 TIME: \_\_\_\_\_  
RECEIVED: DATE: RECEIVED OCT 09 2009

ORDINANCE NO. 48-2010

AN ORDINANCE AMENDING 2009-2010 OPERATING  
BUDGET FOR HOTEL OPERATIONS AND OTHER  
MATTERS WITH RESPECT THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby amends 2009-2010 operating budget for hotel operations.

SECTION II: BE IT FURTHER ORDAINED, etc., that the amendment is as follows:

Account Number Account Title	Current Budget	Increase (Decrease)	Amended Budget
<u>Revenues</u>			
101-337000-39999 Use of Prior Year Revenues	4,552,842	157,000	4,709,842
<u>Expenditures</u>			
101-030100-646405 Transfer to Hotel Operating Fund	0	157,000	157,000
Economic Development Hotel Fund			
<u>Expenditures</u>			
164-020010-533024 Economic Development	263,079	(250,000)	13,017
164-020010-646405 Transfer to Hotel Operating Fund	0	250,000	250,000
Hotel Operating Fund			

Revenues

405-334000-344706

Charges for Services-Hotel Operating

0	603,000	603,000
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405-338000-388101

Transfer from General Fund

0	157,000	157,000
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405-338000-388164

Transfer from Economic Development Hotel Fund

0	250,000	250,000
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Expenditures

405-045902-520500

Operating

0	1,010,000	1,010,000
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**SECTION III: BE IT FURTHER ORDAINED, etc.,** that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without signature by the Mayor.

**SECTION IV: BE IT FURTHER ORDAINED, etc.,** that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance are hereby declared severable.

**SECTION V: BE IT FURTHER ORDAINED, etc.,** that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**THIS ORDINANCE** was introduced on the 26<sup>th</sup> day of January, 2010.

**NOTICE PUBLISHED ON THE 29<sup>th</sup> day of January, 2010.**

**THIS ORDINANCE** having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

**YEAS:** Fowler, Larvadain, Goins, Lawson, Hobbs, Johnson, Silver.

**NAYS:** None.

**ABSENT:** None.

**AND THE ORDINANCE** was declared adopted on this the 9<sup>th</sup> day of February, 2010 and final publication was made in the Alexandria Daily Town Talk on the 12<sup>th</sup> day of February, 2010.

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CITY CLERK

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PRESIDENT

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MAYOR'S  
APPROVAL/VETO

ORDINANCE NO. 144-2010

AN ORDINANCE TO AUTHORIZE A COOPERATIVE ENDEAVOR AND DEVELOPMENT AGREEMENT ("AGREEMENT") WITH HIP ALEXANDRIA, LLC TO PROVIDE FOR AN AGREEMENT BETWEEN THE CITY AND HIP ALEXANDRIA, LLC RELATED TO THE DOWNTOWN HOTELS INITIATIVE AND RELATED MATTERS; TO AUTHORIZE THE MAYOR TO ENTER INTO THE AGREEMENT; TO PROVIDE RELATIVE TO TERMS, DEFINITIONS, GENERAL CONDITIONS, OBLIGATIONS AND RESPONSIBILITIES AND RELATED MATTERS; TO PROVIDE RELATIVE TO MATTERS RELATED TO ACQUISITION OF DOWNTOWN HOTELS; TO PROVIDE AND AUTHORIZE A LEASE AND SALE OF THE ALEXANDER FULTON HOTEL AND CONVENTION CENTER, WHICH IS NOT NEEDED FOR PUBLIC PURPOSES; AND SUCH CONDITIONS NECESSARY UNDER R.S. 33:4712; TO PROVIDE INCIDENT THERETO PROVISIONS FOR AN EXCHANGE OF PROPERTY BETWEEN THE CITY AND HIP ALEXANDRIA, LLC AND TO COMPLY WITH THE SAID STATUTE; TO PROVIDE SUCH CONDITIONS AND DECLARATIONS FOR A DEVELOPMENT AGREEMENT UNDER THE REQUIREMENTS OF R.S. 33:4780.21 ET SEQ. RELATED THERETO; TO APPOINT A MANAGER AND PROVIDE RELATIVE TO TERMS AND CONDITIONS FOR IMPROVEMENTS AND MANAGEMENT OF THE RIVERFRONT CENTER IN THE AGREEMENT; TO PROVIDE RELATIVE TO A PARKING GARAGE AND OTHER PARKING RELATED TO THE DOWNTOWN HOTELS INITIATIVE AND THE OPERATIONS AND PARKING REQUIREMENTS OF HOTELS AND THE RIVERFRONT CENTER; TO PROVIDE RELATIVE TO CITY OBLIGATIONS INCIDENT TO THE AGREEMENT; TO DECLARE PROVISIONS NECESSARY AND PROPER TO ESTABLISH REQUIREMENTS THEREUNDER; TO PROVIDE A DECLARATION OF REASONABLE EXPECTATION OF VALUE, A DECLARATION OF PUBLIC PURPOSE, DELIVERABLES AND PROPORTIONALITY RELATED TO THE AGREEMENT AND OTHERWISE TO PROVIDE WITH RESPECT TO THE AGREEMENT AND MATTERS RELATED THERETO.

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, ("the Council") in legal session convened, the Council being of the opinion that the Property described as:

A certain tract or parcel of land, together with all buildings, additions and improvements thereafter located thereon and all tenements, hereditaments, servitudes, appurtenances, easements, estates, rights, privileges and immunities thereto belonging or appertaining and all appurtenances, appliances, furnishings, fixtures, machinery, apparatus, equipment and attachments, including all immovables by nature, destination or declaration, hereafter forming a part of or attached to or located thereon situated in the City of Alexandria, Parish of Rapides, State of Louisiana and located between and bounded by Jackson Street, Fifth Street, Main or Second Street and Fourth Street in the City of Alexandria and being shown as SQUARES or BLOCKS FOURTEEN (14), FIFTEEN (15), TWENTY-TWO (22) and TWENTY-THREE (23) of the UPPER SUBURBS of the City of Alexandria on a plat by Sylvester recorded in Plat Book 4 at Page labeled 147A and being more particularly shown on a (a) Boundary Survey and Parcel Ownership Map entitled

"Convention Center/Hotel Complex Alexandria, Louisiana" prepared by Daigre Engineers, Inc. dated February 23, 1982, a copy of which is on file and of record in Plat Book 18 at Page 88 of the official records of the Clerk and Recorder of the Parish of Rapides, State of Louisiana and (b) plat of survey by Pan-American Engineers-Alexandria, Inc. dated July 10, 1996, revised August 23, 1996 and August 24, 1996 and being more particularly described as follows:

Begin at a point in Block or Square 22 of the Upper Suburbs of the City of Alexandria, Louisiana, where the right of way line of Fisk Street intersects the right of way line of Fourth Street and thence proceed along the right of way line of Fisk Street North 43 degrees 49 minutes East a distance of 213.32 feet to a point and corner; thence proceed along the right of way line of Third Street South 46 degrees 59 minutes East a distance of 106.66 feet to a point and corner; thence proceed North 43 degrees 49 minutes East a distance of 266.65 feet to a point and corner on the right of way line of Main (Second) Street; thence proceed South 46 degrees 59 minutes East a distance of 373.31 feet to a point and corner at the intersection of the right of way line of Main (Second) Street and Jackson Street; thence proceed South 43 degrees 49 minutes West a distance of 213.32 feet to a point and corner; thence proceed North 46 degrees 59 minutes West a distance of 80.5 chains to a point and corner; thence proceed South 43 minutes 49 minutes West a distance of 155.83 feet to a point and corner; thence proceed North 46 degrees 59 minutes West a distance of 26.16 feet to a point and corner; thence proceed South 43 degrees 49 minutes West a distance of 50.82 feet to a point and corner; thence proceed South 46 degrees 59 minutes East a distance of 20.66 feet to a point and corner; thence proceed South 43 degrees 59 minutes West a distance of 60 feet to a point and corner; thence proceed along the right of way line of Fourth Street North 46 degrees 59 minutes West a distance of 393.97 feet to the point of beginning of the property herein described, less and except that certain 0.383 acre tract shown on the survey of William J. Wood, Jr., a copy of which is filed and recorded in Conveyance Book 1433 at Page 951 and that certain 0.176 acre tract shown on the survey by William J. Wood, Jr., a copy of which is filed and recorded in Conveyance Book 1433 at Page 953 of the Rapides Parish records.

is not needed for public purposes.

SECTION II: BE IT FURTHER ORDAINED by the Council that the Council finds, determines and declares that a public purpose exists for the revitalization of the Downtown-Central Business District hotel, convention and conference facilities to maximize the use and effectiveness of publicly owned property in the Downtown-Central Business District, to avoid the risk of a return of blighted, distressed and physically or functionally obsolete structures in the Downtown-Central Business District, to reduce unemployment and underemployment within the City and within the Downtown-Central Business District, to increase tax revenues through increased property tax collections, increased sales tax collections and increased hotel occupancy tax collections, and, that for such public purposes and in order to encourage private participation in comprehensive planning of the revitalization of the Downtown-Central Business District, to reduce the economic cost of development of privately owned and publicly owned properties and facilities in the Downtown-Central Business District and to make the maximum efficient utilization of

resources at the least economic cost to the City for such public purposes it is in the best interest for the City enter into and to execute for and on behalf of the City the Cooperative Endeavor And Development Agreement ("Agreement"), which has been on file with the Clerk of the Council of the City of Alexandria, between the City and HIP of Alexandria, LLC ("HIP") which will maximize the use and effectiveness of publicly owned property in the Downtown-Central Business District, avoid the risk of return of blighted, distressed and physically or functionally obsolete structures in the Downtown-Central Business District, reduce unemployment and underemployment within the City and within the Downtown-Central Business District, increase tax revenues through increased property tax collections, increased sales tax collections and increased hotel occupancy tax collections, encourage private participation in comprehensive planning of the Downtown-Central Business District, reduce the economic cost of the revitalization of the Downtown-Central Business District and make maximum efficient utilization of resources at the least economic cost to the public as set forth in the definitions, terms, conditions, obligations and responsibilities in the Agreement which definitions, terms, conditions, obligations and liabilities are incorporated herein as though copied at length herein.

**SECTION III: BE IT FURTHER ORDAINED, etc., by the Council that the Mayor of the City of Alexandria is authorized and empowered to execute a Cooperative Endeavor and Development Agreement between the City and HIP ALEXANDRIA, LLC to provide for the lease of the Property to HIP in accordance with the terms, conditions and requirements contained in the Agreement, including the granting to HIP of an exclusive right and option to purchase the Property from the City for the consideration and on the terms, conditions and requirements set forth in the Agreement, to provide for the appointment of HIP to operate, manage and maintain the Riverfront Center in accordance with the terms, conditions and requirements set forth in the Agreement, to provide for the upgrade, modernization, remodeling and refurbishing of the Riverfront Center in accordance with the terms, conditions and requirements set forth in the Agreement, to provide upon proof of need for the consideration of a new parking garage in the Downtown-Central Business District subject to and in accordance with the terms, conditions and requirements set forth in the Agreement and for the design, installation and construction of Town Square Improvements in accordance with the terms, conditions and provisions of the Agreement and to provide relative to terms, definitions, general conditions, obligations and responsibilities and related matters all under such terms and conditions as the Mayor in his sole opinion and discretion, finds reasonable.**

**SECTION IV: BE IT FURTHER ORDAINED, etc., by the Council that in the event HIP should exercise its right, privilege and option to purchase the Property, in accordance with the terms, conditions and requirements of the Agreement, then the Mayor of the City of Alexandria is authorized, directed and empowered to execute an act of sale of the Property to HIP subject to complying with and satisfying all of the terms, conditions and requirements of the Agreement with respect to the exercise by HIP of the Option.**

**SECTION V: BE IT FURTHER ORDAINED, etc. by the Council that the Mayor of the City of Alexandria is authorized and empowered to execute an Act of Exchange between the City of Alexandria and HIP of certain properties of**

equal value under such terms and conditions as the Mayor in his sole opinion and discretion, finds reasonable.

SECTION VI: BE IT FURTHER ORDAINED, etc., that the matters contained in the Cooperative Endeavor and Development Agreement between the City and HIP ALEXANDRIA, LLC are declared to be matters of public purpose with a value to the City of Alexandria commensurate with the deliverables received therefrom it being the express finding that the return of property to private ownership and control and the additional values received therefrom add proportionate worth to the Downtown Hotels Initiative that justifies the consideration offered and the benefits obtained by the City of Alexandria.

SECTION VII: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor and ten (10) days after passage (the delay provided in R. S. 33:4712 (C)) and cannot be contested thereafter for any reason.

SECTION VIII: BE IT FURTHER ORDAINED, etc., that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications, and to this end the provisions of this ordinance are hereby declared severable.

SECTION IX: BE IT FURTHER ORDAINED, etc., that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

THIS ORDINANCE was introduced on the 20th day of April, 2010.

NOTICE FIRST PUBLISHED ON THE 23<sup>rd</sup> day of April, 2010.

NOTICE SECOND PUBLISHED ON THE 30<sup>th</sup> day of April, 2010.

NOTICE THIRD PUBLISHED ON THE 7<sup>TH</sup> day of May, 2010.

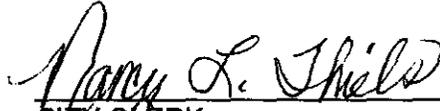
THIS ORDINANCE having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS: Chuck Fowler, Jonathan Goins, Myron K. Lawson, Everett Hobbs, Roosevelt Johnson, Harry Silver.

NAYS: Ed Larvadain.

ABSENT: None.

AND THE ORDINANCE was declared adopted on this the 1st day of June, 2010 and final publication was made in the Alexandria Daily Town Talk on the 4<sup>th</sup> day of June, 2010.

  
CITY CLERK

\_\_\_\_\_  
PRESIDENT

  
MAYOR'S APPROVAL ~~VETO~~

DELIVERED JUN 04 2010

RESOLUTION NO. 8951-2011

A RESOLUTION REAUTHORIZING ORDINANCES 99-2009 AND 244-2009 AND OTHER "DHI" RELATED CITY COUNCIL ORDINANCES AND RESOLUTIONS AND CERTIFYING THE NEEDS OF THE CITY OF ALEXANDRIA RELATIVE TO SPECIAL PLANNED ACTIVITY CORRIDORS, SPECIFICALLY SPARC-CRA-1, TO FACILITATE IMPLEMENTATION OF CONTINUING REDEVELOPMENT PLANS WITHIN THAT ACTIVITY CORRIDOR AND IN SPECIFIC SUPPORTING "THE DOWNTOWN HOTEL INITIATIVE" ("DHI") AND RELATED PROVISIONS, COST SHARING FOR MANAGEMENT OF ASSETS, AND COOPERATIVE ENDEAVORS WITH NOBLE HOSPITALITY AND/OR HOSPITALITY INITIATIVES PARTNERSHIP, REAFFIRMING AND GRANTING THE MAYOR AUTHORITY TO SECURE THE ALEXANDER FULTON HOTEL AND CONVENTION CENTER AS AN ASSET OF THE CITY AND TO ENSURE THE COMPLETION OF THE RURAL WATER CONVENTION AS SCHEDULED WITHIN PREVIOUS BUDGETARY LIMITS AND ALLOCATIONS; AND TO PROVIDE FOR ALL MATTERS RELATED THERETO INCLUDING ANCILLARY NEEDS OR ADDRESS OF THE ALEXANDRIA RIVERFRONT CENTER.

SPARC-CRA-1—Downtown Hotels Initiative  
Action Authorizing Item

WHEREAS, the City Council has identified substantial and persistent unemployment, underemployment, and other forms of economic distress, including deficiencies in the ability of the City to benefit from its downtown hotels and convention center space; and

WHEREAS, the City of Alexandria conducted marketability, capacity and appraised value studies of the Alexander Fulton Hotel and Convention Center properties for feasibility determinations for S.P.A.R.C. implementation given that public funds are at stake; and

WHEREAS, special attention to the micro-economies of several local areas at a high level is necessary to overcome these problems and is vital to the best interest of the region, and is declared to be a matter of public policy; and

WHEREAS, the cooperative economic development activities and powers prescribed and conferred by the initial proposals of S.P.A.R.C. are for a public purpose for which public money may be expended; and

WHEREAS, the city, wishing to address economic distress, intends S.P.A.R.C. to employ effective, innovative steps in the planning, promotion, and financing of local economic development; and

**WHEREAS**, the expenditure of public funds for a public purpose in the SPARC-CRA-1 area will benefit the City and its citizens, provide economic stimulus and improve city and other properties; and

**WHEREAS**, for public purposes the City of Alexandria enters into intergovernmental and cooperative endeavor agreements with public and private entities, including other political subdivisions, the State of Louisiana and its agencies, public and quasi-public bodies corporate, the United States and its agencies and with other public or private associations, corporations and individuals; and

**WHEREAS**, the Alexandria City Council has by Ordinance Nos. 99-2009 and 244-2009 given the Mayor authority to enter into agreements necessary to protect and preserve the marketability and safety of the Alexander Fulton Hotel and Convention Center as a public asset; and

**WHEREAS**, consistent with the grant of authority, Ordinances 99-2009, 244-2009, and 144-2010 and Resolutions 8594-2009, 8700-2009, and 8701-2009 allowed the Mayor to negotiate with interested parties and seek implementation of the "Downtown Hotel Initiative" and execute cooperative endeavors and agreements within certain budgetary limits to secure these public assets; and

**WHEREAS**, the Rural Water Convention is scheduled to be held in Alexandria, Louisiana, July 17 – 19, 2011; and

**WHEREAS**, Rural Water will provide a substantial economic boost to the local economy and to local vendors; and

**WHEREAS**, it is necessary to negotiate a services agreement with Noble Hospitality to operate the Alexander Fulton Hotel and Convention Center and shore up operations at the Alexandria Riverfront Center for an interim period, ninety (90) to one hundred eighty (180) days, to ensure completion of the Rural Water Convention and securitization of the public assets while continued DHI negotiations or longer term leasing or sale of the Fulton-related assets and bankruptcy processes come to a close; and

**WHEREAS**, the aforementioned ordinances and related resolutions have budgetary limitations which shall be adhered to and therefore do not require new ordinances, at this time; and **THEREFORE**:

**SECTION I. BE IT RESOLVED** by the City Council of the City of Alexandria that the Council hereby reauthorizes all ordinances and resolutions of the body which give the Mayor authority to preserve the Alexander Fulton Hotel and Convention Center and Alexandria Riverfront Center as public assets to the City and to implement the "Downtown Hotel Initiative" and specifically directs that the Mayor is authorized to pursue, with all deliberate speed, protection of the assets now known as the Alexander Fulton Hotel and Convention Center and Alexandria Riverfront Center, and specifically the Mayor is authorized to take such actions which in his discretion are in the best interest

of the City and which authority includes the actions previously authorized by ordinance(s) and resolutions, and reaffirmed herein, including Ordinances 99-2009 and 244-2009 and generally 144-2010 and Resolutions, Nos. 8594-2009, 8700-2009, and 8701-2009, and further specifically including cost sharing of management, capital and operations aid and assistance to the Alexander Fulton and Convention Center, subject to a qualified Cooperative Endeavor Agreement(s).

**SECTION II. BE IT FURTHER RESOLVED** by the City Council of the City of Alexandria that any agreements shall provide for:

- **The declared public purpose, including a detailed recitation of goals and the basis for the partnership;**
  - Avoid closing the Alexander Fulton and ceasing operations as an “ongoing concern,” which would have devastating effects on the asset’s appraised value and ability to move back into commerce.
  - Adhere to the overarching policy of the City to secure its own asset.
  - Acknowledge the Alexander Fulton is still the City’s responsibility because of pending litigation over its title.
  - Minimize the City’s involvement in operations of the Alexander Fulton.
  - Ensure the proposal is short in its term (three months to six months).
  - Ensure the proposal keeps the City from having to fund monthly expenses or losses of the Alexander Fulton.
  - Ensure the proposal allows the City to reap benefits from hotel operations, while placing the risk on a private endeavor while allowing the City to address required capital needs.
  - Ensure the City receives a value-based, current professional assessment of operations and a property improvement plan (“PIP”) at minimal costs; and,
  - Allow for the transition of operations from HIP to Noble in a manner that still allows for a global or separate address of the properties;
- **A short term of three to six months;**
- **the scope of cooperation (including at minimum the responsibilities of the City, the contracting party, its special deliverables and its management responsibility and personnel);**
- **special requirements (such as contract monitoring by the City, indemnifications, nondiscrimination, the address of fair and equal opportunity and compliance with any diversity programs, address of continuing appropriations, and access to records of the contracting party); and**
- **how the contract can be amended, if so, as well as whether it is severable and assignable.**

**SECTION III. BE IT FURTHERMORE RESOLVED** by the City Council of the City of Alexandria that the Administration will make recommendations to this Council on the issue of the continuing needs and progress under any Agreements and that all prior budgetary allocations and limitations related thereto shall remain in full force and effect unless approval in the form of new legislation is obtained from the City Council of Alexandria.

**SECTION IV. BE IT FINALLY RESOLVED** by the City Council of the City of Alexandria that any working group on the Downtown Hotel Initiatives shall consult with the Alexandria-Pineville Convention and Visitor's Bureau's Executive Staff and Chair as well as with the Hotel-Motel Association, and report the findings and sentiments of those organizations about overall plans.

**THIS RESOLUTION** having been submitted in writing, was then submitted to a final vote as a whole, the vote thereon being as follows:

YEAS:        Goins, Silver, Johnson, Larvadain, Fowler, Gibson, Villard.

NAYS:        None.

ABSENT:     None.

**AND THE RESOLUTION** was declared adopted on this the 12th day of July, 2011.

/S/ NANCY L. THIELS  
CITY CLERK

**2010/2011 Major Budget Amendment**

Account Number	Account Title	2010-2011 Budget		
		Adopted	Inc/(Dec)	Adjusted
<b>Economic Development Assistance (161)</b>				
<b>Expenditures</b>				
<b>020009 - Economic Development JB</b>				
533026	EDAP	220,895	(220,000)	895
646405	Transfer to Hotel Fund	0	220,000	220,000
	<b>Total Expenditures</b>	<b>220,895</b>	<b>0</b>	<b>220,895</b>

**2010/2011 Major Budget Amendment**

Account Number	Account Title	2010-2011 Budget		
		Adopted	Inc/(Dec)	Adjusted
<b>Hotel Operating Fund (405)</b>				
<b>Revenues</b>				
<b>334000 - Charges for Services</b>				
344706	Chg for Serv-Hotel Operations	0	178,230	178,230
<b>Total Charges for Services</b>		<b>0</b>	<b>178,230</b>	<b>178,230</b>
<b>338000 - Transfers In</b>				
388161	Transfer from Economic Development Assistance Fund	0	220,000	220,000
<b>Total Transfers In</b>		<b>0</b>	<b>220,000</b>	<b>220,000</b>
<b>Total Revenues</b>		<b>0</b>	<b>398,230</b>	<b>398,230</b>
<b>Expenses</b>				
<b>045902 - Hotel Operations</b>				
520500	Operating	0	398,230	398,230
<b>Total Expenditures</b>		<b>0</b>	<b>398,230</b>	<b>398,230</b>

ORDINANCE NO. 122-2011

AN ORDINANCE AMENDING 2011/2012 CAPITAL  
BUDGET FOR THE BUILDING IMPROVEMENTS  
PROJECT AND OTHER MATTERS WITH RESPECT  
THERE TO.

WHEREAS, this will amend the 2011/2012 capital budget adding funds to the Building Improvements project in order to make capital repairs and improvements to the Alexander Fulton Hotel; and,

WHEREAS, the Administration hereby recommends approval of this item, now therefore

SECTION I: BE IT ORDAINED by the Council of the City of Alexandria, Louisiana, in legal session convened, that the Council hereby amends 2011/2012 capital budget for the Building Improvements project.

SECTION II: BE IT FURTHER ORDAINED, etc., that the budget amendment is as follows:

Account Number Account Title	Current Budget	Increase (Decrease)	Amended Budget
<u>Expenditures</u>			
300-050401-707000 Parking Garage Security	37,000	(37,000)	0
302-869901-707000 Customer Service Center	7,620	(7,620)	0
302-261005-707200 North MacArthur Traffic Softening	2,862,389	(77,003)	
300-050-806-707200 Large Truck Wash Renovation	32,350	(6,700)	25,650
300-050807-707200 Harold Miles Park Improvements	11,677	(11,677)	0
300-050801-707200 Building Improvements	489,270	140,000	629,270

SECTION III: BE IT FURTHER ORDAINED, etc., that this ordinance shall become effective upon signature by the Mayor; or, if not signed or vetoed by the Mayor, upon expiration of the time for ordinances to become law without a signature by the Mayor.

**SECTION IV: BE IT FURTHER ORDAINED, etc.,** that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items or applications, and to this end the provisions of this ordinance are hereby declared severable.

**SECTION V: BE IT FURTHER ORDAINED, etc.,** that all ordinances or parts of ordinances in conflict herewith are hereby repealed.

**THIS ORDINANCE** was introduced on the 12<sup>th</sup> day of July, 2011.

**NOTICE PUBLISHED ON THE 15<sup>th</sup> day of July, 2011.**

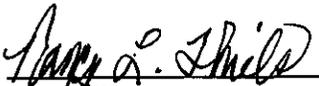
**THIS ORDINANCE** having been submitted in writing, introduced and published, was then submitted to a final vote as a whole, the vote thereon being as follows:

**YEAS:** Goins, Silver, Johnson, Fowler, Gibson, Villard.

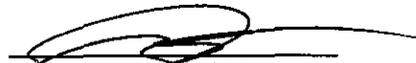
**NAYS:** Larvadain.

**ABSENT:** None.

**AND THE ORDINANCE** was declared adopted on this the 9<sup>th</sup> day of August, 2011 and final publication was made in the Alexandria Daily Town Talk on the 12<sup>th</sup> day of August, 2011.

  
CITY CLERK

\_\_\_\_\_  
PRESIDENT

  
MAYOR'S APPROVAL/MSD

DELIVERED AUG 11 2011

# ALEXANDER FULTON CONVENTION CENTER

## EXPENSE SHEET

PO DATE	PO #	VENDOR	TYPE	DESCRIPTION	Invoiced	at
4/28/2009	2-0907589	ACA	HVAC	HVAC assessment/repair	908.04	
7/25/2009	2-1001455	The Interior Co.	C/P	Ceiling repairs	2,730.00	
7/1/2009	2-1001485	Steamatic of Cenla	C/P	Clean / Scotchgard carpets	1,563.30	
				Glass Door Repair Hinges, broken		
				concealed rod rim panic, parts missing, closures, etc. (est to get started, may be more)	1,900.00	
7/1/2009	2-1001493	Red River Glass	C/P			
7/9/2009	2-1001546	Service Electric	Elect	Battery b/u for emergency lights	758.00	
6/29/2009	2-1001570	Commerical Cooling	HVAC	Misc. work/repairs	3,236.70	
6/30/2009	2-1001620	KDM Electric	Elect	Repair dimmers	323.60	
6/30/2009	2-1001621	Acme Refrigeration	HVAC	10 ton A/C unit	1,497.00	
6/30/2009	2-1001622	Goodman Distributions	HVAC	A/C compressors x3 plus freight	3,407.47	
6/30/2009	2-1001630	Groslean Roofing	Roof	Patch Work, scope developing	4,045.00	
6/30/2009	2-1001634	Floors Unlimited	C/P	Carpet Stretching	1,774.90	
7/17/2009	2-1001794	Appliance Parts	HVAC	PTAC units	4,555.00	
7/9/2009	2-1001819	Service Electric	Elect	Ballasts/bulbs	\$ 1,216.17	
7/22/2009	2-1001986	Floors Unlimited	C/P	Stretch carpeting		
7/30/2009	2-1002085	Active Steele	C/P	Materials for repair of guard rails	445.00	
8/3/2009	2-1002138	Groslean Roofing	C/P	Repairs to the Tower Roof	6,395.00	
7/30/2009	2-1002222	Billy's Refrigeration	HVAC	Repair freezers (emergency call)	78.00	
8/10/2009	2-1002337	Rapides Machine	MEP	Machine shop work pr. T. W. Thompson	2,791.11	
8/25/2009	2-1002364	Ronald Smith	CUST	Wash outside windows	100.00	
8/12/2009	2-1002365	The Trane Co.	HVAC	10 T OEM Compressor, fan, range shields, belts, piping kits	3,133.80	
9/3/2009	2-1002790	Rusk Refrigeration	HVAC	Repair walkin cooler		
9/3/2009	2-1002958	Rusk Refrigeration	HVAC	Repair walkin freezer	\$ 309.57	
9/22/2009	2-1003230	The Interior Co.	C/P	Plaster repairs to exterior walls	\$ 2,783.00	
9/28/2009	2-100545	Steamatic of Cenla	C/P	Steamatically clean carpets	\$ 3,175.66	
6/16/2009	Direct Pay	Otis Elevator	MEP	Repairs to the Elevators	41,302.00	
6/19/2009	Direct Pay	Otis Elevator	MEP	In addition to contract to cover overtime to meet timetable	15,967.00	
3/29/2011	P1076763	SOUTHERN PIPE & SUPPLY		HVAC room units	\$ 6,127.00	
7/1/2011	P1077463	THOMAS SUPPLY		Purchase ice machine	\$ 11,442.00	
7/8/2011	P1077544	BERAN SUPPORT SERVICES, LLC.		Repair asphalt roof	\$ 4,898.46	
7/8/2011	P1077553	Simpson Security		Inspections and repairs of fire alarms	\$ 890.00	
7/8/2011	P1077561	BERAN SUPPORT SERVICES, LLC.		Roofing Maintenance	\$ 2,946.75	
7/14/2011	P1077641	TROTTERS SALES & SERVICE		8 TV's	\$ 2,616.00	
7/27/2011	P1077866	ThyssenKrupp Elevator		Elevator Repair	\$ 10,676.43	

## ALEXANDER FULTON CONVENTION CENTER

### EXPENSE SHEET

7/28/2011	P1077880	ACADIAN ELEVATOR, INC.		Elevator Maintenance Contract	\$	6,879.00
7/28/2011	P1077881	ACADIAN ELEVATOR, INC.		Elevator Modernization	\$	10,651.50
6/26/2009	P-Card	Ace Hardware	C/P	Paint		4.29
6/25/2009	P-Card	Glass Specialties	C/P	20"x28" DSB-Clear DS Glass		9.72
6/25/2009	P-Card	Sequel	Elect	250 watt lamp		69.24
6/25/2009	P-Card	Service Supply	Elect	Recepticle plate		10.00
6/25/2009	P-Card	Coburn's	HVAC	Drain lines		82.25
6/26/2009	P-Card	Electronic Service Supply	HVAC	Fuses		76.44
6/26/2009	P-Card	Industrial Machine	HVAC	A/C filters		28.56
6/24/2009	P-Card	Lowe's	HVAC	Paint		69.92
6/29/2009	P-Card	Kindler Paint	C/P	Paint		47.02
6/30/2009	P-Card	Sherwin-Williams	C/P	Drop clothes/Metal grid (Replace stolen materials)		22.88
6/24/2009	P-Card	Baker Distributing	HVAC	Coil cleaner for A/C unit		142.16
6/26/2009	P-Card	Industrial Machine	HVAC	Belts for A/C units		152.74
6/29/2009	P-Card	Sequel	HVAC	Fuses		152.82
6/29/2009	P-Card	Acme Refrigeration	HVAC	Freon		167.50
6/30/2009	P-Card	Industrial Machine	HVAC	AYO Belt		13.20
6/30/2009	P-Card	Coburn's	HVAC	Tube of stay silver (sodium)		63.38
7/1/2009	P-Card	Solar Supply	HVAC	Access valve for A/C units		7.92
7/1/2009	P-Card	Solar Supply	HVAC	Freon		468.00
7/2/2009	P-Card	Cenia Interior	C/P	Ceiling tiles		81.58
7/6/2009	P-Card	Industrial Machine	HVAC	A/C belts		7.52
7/6/2009	P-Card	Goodman Distributions	HVAC	Acid neutralizer for A/C unit		53.47
7/9/2009	P-Card	Industrial Machine	HVAC	Belts for A/C units		15.76
7/7/2009	P-Card	Coburn's	HVAC	Copper fittings		131.00
7/8/2009	P-Card	Acme Refrigeration	HVAC	Pressure valves & access valves		79.32
7/15/2009	P-Card	Industrial Machine	HVAC	A/C parts		23.00
7/22/2009	P-Card	ACA	HVAC	Drain pan for A/C units		110.00
7/13/2009	P-Card	Acme Refrigeration	HVAC	A/C unit #18 motor & capacitor		161.49
7/17/2009	P-Card	Lowe's	HVAC	Silicone		7.88
7/14/2009	P-Card	Cenia Interior	C/P	Ceiling tiles		40.79
7/27/2009	P-Card	Advance Chemical	CUST	Cleaner/degreaser		297.24
7/27/2009	P-Card	Home Depot	LAND	Annual flowers		48.04
7/27/2009	P-Card	Fads & Frames	LAND	3x greenhouse 11		86.94
7/27/2009	P-Card	Fads & Frames	LAND	Flowers		62.85
7/24/2009	P-Card	Chaney Creek Nursery	LAND	Holly		90.00
7/24/2009	P-Card	Hickory Hill Nursery	LAND	Flowers		173.40
7/26/2009	P-Card	K-Mart	LAND	Top Soil		47.74
7/27/2009	P-Card	Goodman Distributions	HVAC	Crankcase		33.29
7/27/2009	P-Card	Stine	C/P	1/4 birch for repairs		65.96

# ALEXANDER FULTON CONVENTION CENTER

## EXPENSE SHEET

7/27/2009	P-Card	Lowe's	CUST	Janitorial supplies		59.57
7/27/2009	P-Card	Lowe's	CUST	Janitorial supplies		15.88
7/13/2009	P-Card	Acme Refrigeration	HVAC	Contactors		33.86
7/24/2009	P-Card	Coburn's	Plumb	Plumbing supplies-		111.74
7/22/2009	P-Card	Service Electric	Elect	Light ballasts		463.50
7/28/2009	P-Card	Sequel	Elect	Photo Cells		57.75
7/29/2009	P-Card	Service Electric	Elect	Light ballasts		88.20
7/28/2009	P-Card	Sequel	Elect	Bulbs		103.86
7/27/2009	P-Card	Service Electric	Elect	Bulbs		252.46
7/30/2009	P-Card	Lowe's	C/P	Sofa repairs		16.64
7/30/2009	P-Card	Lowe's	C/P	Sofa repairs		16.64
7/25/2009	P-Card	Industrial Machine	HVAC	Belts for A/C units		7.68
7/30/2009	P-Card	Sequel	MEP	Fuses for Freezer		34.94
7/29/2009	P-Card	Acme Refrigeration	HVAC	Contactors for a/c units		27.89
7/30/2009	P-Card	Acme Refrigeration	HVAC	A/C filters		106.30
7/30/2009	P-Card	Coburn's	HVAC	A/C filters		370.49
8/4/2009	P-Card	John Ward-ACE	C/P	Couple connp galv		7.49
7/31/2009	P-Card	Service Electric	Elect	ballasts		156.36
7/31/2009	P-Card	Service Electric	Elect	3/4 conduit pipe		10.26
7/31/2009	P-Card	Sequel	Elect	Light bulbs		74.98
8/3/2009	P-Card	Service Electric	Elect	Light bulbs & ballasts		324.62
8/4/2009	P-Card	Coburn's	HVAC	HVAC parts		135.72
8/4/2009	P-Card	Coburn's	HVAC	HVAC parts		7.92
8/5/2009	P-Card	Kindler Paint	C/P	Paint & supplies		153.17
8/7/2009	P-Card	Cenia Interior	C/P	Ceiling tiles		40.80
8/6/2009	P-Card	Acme Refrigeration	HVAC	HVAC parts		48.01
8/5/2009	P-Card	Lowe's	Elect	Light bulbs		49.90
8/6/2009	P-Card	Industrial Machine	HVAC	HVAC belts		46.72
8/26/2009	P-Card	Cenia Interior	C/P	Ceiling tiles		61.94
8/18/2009	P-Card	Louisiana Fountain	HVAC	Thermoteter / freezer		5.40
6/22/2011	P-Card	Coburn's	HVAC	Air Filters		437.90
6/24/2011	P-Card	Coburn's	HVAC	Air Filters and Aerosal		97.20
6/29/2011	P-Card	Lowe's	HVAC	Tools for washing AC		9.97
6/28/2011	P-Card	Coburn's	HVAC	Air Filters		62.78
6/27/2011	P-Card	Industrial Machine	HVAC	Belts for A/C units		13.39
6/27/2011	P-Card	Coburn's	HVAC	Air Filters		39.36
6/21/2011	P-Card	Petrus Fees & Seed	HVAC	Wires for AC		7.96
6/23/2011	P-Card	Coburn's	HVAC	Air Filters for AC		44.04
7/18/2011	P-Card	Cenia Interior Supply	C/P	Ceiling Tiles		41.97
7/15/2011	P-Card	Sequel	Elect	Grade Switch		174.32
7/15/2011	P-Card	Sequel	Elect	MH 400 5-Tap		361.39

**ALEXANDER FULTON CONVENTION CENTER**

**EXPENSE SHEET**

7/13/2011	P-Card	Cenla Interior	MEP	Cartons 770	\$	83.94
7/8/2011	P-Card	Sequel	Elect	Wires for AC	\$	364.48
7/12/2011	P-Card	Sequel	Elect	Wires for AC	\$	13.52
7/12/2011	P-Card	Sequel	Elect	Wires for AC	\$	70.74
7/6/2011	P-Card	Mid-State Supply	Elect	Breaker	\$	63.02
7/15/2011	P-Card	Sequel	Elect	Bridgeport connectors	\$	443.87
7/15/2011	P-Card	Service Electric Supply	Elect	Ballast and Tunsgram	\$	451.00
7/15/2011	P-Card	Sequel	Elect	Photo control fuse	\$	66.17
7/19/2011	P-Card	Service Electric Supply	Elect	Ballast	\$	258.00
7/14/2011	P-Card	Mid-State Supply	Elect	Lamps	\$	64.32
7/15/2011	P-Card	Coburn's	HVAC	Pre Pleated Filters	\$	125.20
7/18/2011	P-Card	Sequel	Elect	Hubs, Rcpl Covers	\$	382.70
7/18/2011	P-Card	Sequel	Elect	Wal Mnt Fix	\$	168.00
7/21/2011	P-Card	Sequel	Elect	CB	\$	17.00
7/14/2011	P-Card	Sherwin-Williams	CUST	Paint supplies	\$	40.00
7/15/2011	P-Card	Electronic Service Supply	Elect	Fuses	\$	59.25
7/12/2011	P-Card	Lowe's	CUST	Landscape supplies	\$	198.82

ALEXANDER FULTON CONVENTION CENTER

EXPENSE SHEET

TOTALS	171,579.95
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City of Alexandria  
 Hotel Operating Fund  
 Schedule of Revenue/Expenses  
 FY '12

Receipts	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Misc Expenses	4,513.05	2,083.33							6,596.38
Utility Interfund				8,092.50					8,092.50
<b>Net Revenue(Expense)</b>	<b>(4,513.05)</b>	<b>(2,083.33)</b>	<b>-</b>	<b>(8,092.50)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>(14,788.88)</b>

City of Alexandria  
 Hotel Operating Fund  
 Schedule of Revenue/Expenses  
 FY '11

	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
Receipts	62,047.13	110,387.71	6,130.88	175.98	51.01	-	-	-	-	-	-	220,000.00	178,792.81
Transfers In - CDBG	-	-	-	-	-	-	-	-	-	-	-	-	220,000.00
Misc Expenses	65,873.95	84,410.33	84,634.66	4,032.75	14,453.15	-	2,083.33	18,238.64	11,560.88	2,083.33	2,083.33	5,420.74	294,875.19
Utility Interfund	1,377.56	27,846.32	14,229.26	1,253.60	-	-	-	-	-	-	-	-	44,708.74
Net Revenue(Expense)	(5,204.38)	(1,870.94)	(92,732.94)	(5,110.37)	(14,402.14)	-	(2,083.33)	(18,238.64)	(11,560.98)	(2,083.33)	(2,083.33)	(5,420.74)	59,208.88

City of Alexandria  
 Hotel Operating Fund  
 Schedule of Revenue/Expenses  
 July 2009 - April 2010

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	Total
Receipts	44,952.85	69,359.52	167,657.55	81,384.35	52,113.90	68,117.76	65,532.24	104,387.21	124,030.34	66,226.30	833,762.02
Transfers In - General Fd										157,000.00	157,000.00
Transfers In - CDBG										250,000.00	250,000.00
Misc Expenses	6,238.16	188,486.21	132,510.30	92,244.16	119,085.98	188,637.93	92,805.47	99,261.87	134,176.09	161,655.73	1,215,101.90
Utility Interfund					48,034.30	43,822.83	5,939.82	15,215.76	3,155.97	1,527.43	117,698.11
<b>Net Revenue(Expense)</b>	<b>38,714.69</b>	<b>(119,126.69)</b>	<b>35,147.25</b>	<b>(10,859.81)</b>	<b>(115,006.38)</b>	<b>(174,343.00)</b>	<b>(33,213.05)</b>	<b>(10,090.42)</b>	<b>(13,301.72)</b>	<b>310,043.14</b>	<b>(92,035.99)</b>