

## Representative Matters

### *Arts and Culture*

*Shaw Center for the Arts:* Organized one-of-a-kind public-partnership structured transaction; negotiated architect and contractor agreements; and served as the point person for all allocations on the development of a \$50 million, 200,000-square-foot theater/museum/teaching facility. The partnership now serves as the model for future public/private partnerships in Louisiana.

### *Education (9–12)*

*New Orleans Center for Creative Arts (NOCCA):* Negotiated the transfer of NOCCA property from the NOCCA Foundation to the State of Louisiana and advised in the creation of State-supported world-class educational institution for the performing arts in Louisiana.

### *Golf Course*

*City of West Lake:* Real Estate counsel for development of 400 acre golf course community.

*State of Louisiana: Tournament Players Club (TPC) Golf Course:* Joint venture between affiliates of PGA TOUR Golf Course Properties and Marrero Land and Improvement Association, with the State of Louisiana providing partial funding for the project. Negotiated complex transaction involving family donation to the State of Louisiana; structured transaction; negotiated lease with TPC for the design, construction, and management of the first TPC golf course in Louisiana; facilitated the funding of \$12 million of capital outlay funding for project; and negotiated design and construction contracts for the State.

### *Higher Education: Community College*

*Baton Rouge Community College:* Comprehensive community college offering associate degrees and certificate programs. Assisted with new campus acquisition and financing the construction of facilities; negotiated acquisition of a "dark" strip center in the center of Baton Rouge; structured

the transaction; orchestrated unique infill project; structured multi-phase acquisition because of existing lease to tenants; performed numerous negotiations of terminations and amendments to numerous tenant leases.

***Higher Education: University***

*Louisiana State University:* Acquisition and financing of additional land for student housing.

*Louisiana Tech University:* Counsel to the University in connection with the acquisition of additional land and the construction of student housing.

*Nicholls State University:* Acquisition and financing of additional land for on-campus student housing.

*Northwestern State University:* Acquisition and financing of additional land for on-campus student housing.

*Southeastern Louisiana University:* Acquisition and financing of additional land for on-campus student housing.

*University of Louisiana at Monroe Facilities, Inc.:* Acquisition and financing of additional land for on-campus student housing.

*Louisiana State University:* Acquisition of research facilities complex structure to transfer research facilities to LSU for federally-funded research; including complicated environmental issues. Staged transaction for phased move-out of Albemarle; agreement included an obligation of Albemarle to maintain jobs in Louisiana.

***Hospital***

*Hotel Dieu:* Lead counsel in real estate acquisition.

*IASIS Healthcare:* Local counsel in the acquisition of Glenwood Regional Medical Center in Monroe, Louisiana.

*Woman's Hospital:* Lead Real Estate counsel in development of 225 acre new campus for in Baton Rouge, Louisiana, including significant mixed use

component.

### ***Hotel***

*Capitol House Hotel:* Baton Rouge Community Development co-counsel structuring transaction; revitalization of a historic hotel in downtown Baton Rouge; created structure to allow for a community foundation to acquire and renovate using tax increment financing.

### ***Law Enforcement***

*State Police:* Lead counsel in complex acquisition by the State of Louisiana of a former industrial site for State Police training center; handled significant environmental issues; structured the transaction for compatible use of contaminated site.

### ***Manufacturing***

*Capital City Press:* Lead counsel in the acquisition of property for the new press facilities.

### ***Office***

*Louisiana State:* Lead counsel to the State of Louisiana for the acquisition of property sites and the financing of six state office buildings and three parking garages; negotiated and structured acquisition of over 40 individual tracts of land in downtown Baton Rouge to assemble four blocks for these buildings; one tract needed to be expropriated.

### ***Oyster Leasing***

*Freeport-McMoRan:* Provide legal advice on matters involving oyster lease issues, complex coastal restoration issues; and co-existent rights of State/Freeport (property owners)/Oyster leaseholders.

### ***Residential: In-State***

*Bailey Family:* Sugar Mill lead counsel, structured and negotiated the development of a 500-acre Traditional Neighborhood Development in

Lafayette, Louisiana.

*Acadia Plantation Development:* In Thibodaux, Louisiana; 1,000-acre mixed-use development 200-acre office and retail and 490 acres of a traditional neighborhood development *Executive Capital Corporation:* National counsel on numerous multi-family projects.

***Residential: Out-of-State***

*Acadia Plantation Development:* In Thibodaux, Louisiana; 1,000-acre mixed-use development 200-acre office and retail and 490 acres of a traditional neighborhood development.

*Americana Traditional Neighborhood Development:* Lead counsel in 400 acre TND in Zachary, Louisiana.

*Bailey Family:* Sugar Mill lead counsel, structured and negotiated the development of a 500-acre Traditional Neighborhood Development in Lafayette, Louisiana.

*Executive Capital Corporation:* National counsel on numerous multi-family projects.

*Harmony Traditional Neighborhood Development:* Land use counsel in 500 acre TND in Covington, Louisiana.

*River View Traditional Neighborhood Development:* Lead counsel in 500 acre TND in Port Allen, Louisiana.

***Residential: Temporary Housing – Katrina/Rita***

*ICF International:* Louisiana Road Home Program.

*Fluor Corporation:* Lead Louisiana counsel for Fluor in 57 Louisiana parishes.

***Research***

*Research Park Corporation:* Lead counsel in creation and development of the Louisiana Technology Park; involved in the creation of the Research Park

Corporation; developed the concept for the creation of the Louisiana Technology Park; structured LTP; instrumental in funding. Louisiana Technology Park is a private-public alliance formed to create the most active and innovative atmosphere for e-business, high-technology and biotechnology between Houston and Atlanta. The State of Louisiana and the Research Park Corporation have joined with the ECO structure alliance of EMC2, Cisco Systems, and Oracle to form a comprehensive catalyst for the Internet, e-commerce, and biotech economies, focused on growing startup companies; providing high-speed, high-volume commercial data storage and transmission; and offering swift, direct Internet connectivity. The technology business accelerator is owned and managed by Louisiana Technology Park LLC, a wholly-owned subsidiary of the nonprofit, Louisiana-based technology developer, Research Park Corp.

***Retail: Big Box***

*Wal-Mart and Sam's Club:* Louisiana counsel on all real estate acquisitions, development, and land use.

*Bright Meyers:* Louisiana counsel on real estate acquisitions, developments, and land-use matters, as well as financing matters on shopping center developments in Louisiana.

***Retail: Lifestyle Center***

*Jim Wilson & Associates, Inc.:* Principal counsel in the development of the Mall of Louisiana.

*Creekstone Development:* Creekstone Town Centre Development – Lead outside counsel for development.

*JTS Development:* Perkins Rowe Development – Lead outside counsel for development.

*Stirling Properties:* Numerous projects throughout the state of Louisiana.

***Retail: Power Center***

*Mall Properties:* Marketplace Development worked on extensive land-use

issues; assisted with development issues.

***Retail: Regional Mall***

*General Growth:* Local lead counsel in one million-square-foot Mall of Louisiana (with a 300,000-square-foot expansion). Major land use work on numerous expansion projects.

***Retail Regional: Tenant***

*Lee Berg Fine Jewelers:* Lead counsel on all leasing in Gulf South for a jewelry store chain.

***Revitalization***

*Bon Carré:* Bon Carré Business Center is a technology, research, and business hub that is anchored by a high-tech data storage facility and is the current home for a number of high-tech businesses. Lead counsel on conversion of 900,000-square-foot shopping center into mixed-use business development; structured the acquisition of Bon Carré with unique conversion; dealt with numerous retail tenant issues.

***State of Louisiana***

*State of Louisiana:* For eight years, Jones Walker served as principal outside general counsel for all acquisitions in excess of \$250,000, totaling over one billion dollars in acquisitions.

***Wetlands and Recreation***

*Department of Natural Resources:* Served as outside counsel for the Atchafalaya Basin, the nation's largest river swamp, containing almost one million acres of our nation's most significant bottomland hardwoods, swamps, bayous, and back-water lakes, on all real estate issues for the basin program (\$50 million over the next two years); handled significant issues with the U.S. Army Corps of Engineers.