

MINUTES OF THE MEETING OF THE
CADDO PARISH COMMISSION'S
LONG RANGE PLANNING COMMITTEE
HELD ON THE 3rd DAY OF NOVEMBER, 2025

The Caddo Parish Long Range Planning Committee met in legal session on the above date at 2:00 p.m., in the Government Plaza Chambers, with the following members were present constituting a quorum: Commissioners Cothran, Epperson, Gage-Watts, Kracman, Lazarus, and Thomas (6). ABSENT: None (0).

Mr. Thomas gave the invocation, and Mr. Lazarus led the Committee in the Pledge of Allegiance. There were no Agenda Additions nor Citizens Comments, so the Committee moved onto New Business.

NEW BUSINESS

- *Discuss Sheriff station relocation*

Mr. Cothran stated that the purpose of this meeting is to discuss the proposed Sheriff's substations relocation.

Caddo Parish Sheriff Henry Whitehorn came before the Commission and said that CPSO patrol, investigations, evidence room, community relations, and fleet functions need to be relocated from two leased sites—4910 North Market Street and 1501 Corporate Drive—to an owned modern campus at 8750 Business Park Drive (former Yokem Mistubishi).

The current facility at 4910 North Market has longstanding issues with roof leaks, water intrusion, mold, and plumbing backups. There are also pest problems at Corporate Drive. The evidence room's humidity is out of spec, risking DNA/drug evidence integrity. There was also mention of electrical overloads, ADA/security deficiencies, and frequent operational disruptions due to these issues.

Sheriff Whitehorn emphasized the continued occupancy in outdated and structurally compromised leased buildings represents a significant waste of taxpayer funds. He noted that the CPSO pays property taxes and maintenance costs despite not owning the properties. Sheriff Whitehorn also mentioned that rent at 4910 North Market is scheduled to double from \$8,600 to \$16,500 per month beginning December 1, with a 3% annual increase. Leasing limits CPSO's eligibility for state and federal grants for capital improvements.

The proposed site at 8750 Business Park Drive is over 42,000 square feet, features a full vehicle maintenance area, administrative offices, and over 7 acres of property. Much of the existing furniture and equipment would remain onsite. It was appraised at \$5.8M, with a proposed sale price of approximately \$5.5M. Sheriff Whitehorn also said that ownership at 8750 Business Park Drive aligns with Goal 5 of CPSO's Strategic Plan—supporting fiscal stability, emergency readiness, and operational continuity.

The Sheriff's Office is willing to fund 50% of acquisition and buildout and cover maintenance for the first four years.

Mr. Cothran wanted to know why now and why this particular piece of property. Sheriff Whitehorn responded that 4910 North Market has suffered long-term deterioration, including roof and structural problems. Repair costs quoted by the property owner would fall to CPSO despite their lease status. Sheriff Whitehorn confirmed that multiple properties were considered before identifying the Mitsubishi site as the most suitable, particularly because it included a vehicle maintenance facility.

When asked whether building a new facility was considered, Sheriff Whitehorn noted that the smaller SPD substation currently under construction costs over \$2 million, and a full-sized facility would cost significantly more than the proposed \$5.5 million purchase price.

Mr. Lazarus wanted to know how long would this proposed facility serve CPSO. CPSO projected that the new facility would serve the agency for decades, with additional acreage (the former Hummer dealership) available for training purposes. The training center could host regional instructors and reduce travel costs for deputies.

Sheriff Whitehorn also mentioned that CPSO intends to maintain a smaller substation within a few miles of the current 4910 North Market location to ensure continued law enforcement presence in North Caddo.

Mr. Thomas expressed concern about the safety and environmental impact of the current facilities, particularly regarding evidence control and employee welfare.

Mr. Epperson wanted to know who the current owners were at the leased facilities. 4910 North Market is owned by Greg Brazil, and 1501 Corporate Drive is leased from Fortis Company.

He also noted that SPD and Shreveport Fire Department both utilized bond funding for recent facility improvements, suggesting a similar model could be considered for parish-wide law enforcement needs.

Commissioners discussed the doubling of lease costs and questioned the rationale for continuing to lease unsafe facilities. Sheriff Whitehorn confirmed that the increase is unrelated to repairs, which remain CPSO's responsibility.

Concerns regarding relocation impact on patrol response were addressed. Sheriff Whitehorn stated that response times would not be affected since patrol units already operate within assigned zones rather than from the station.

There were questions regarding recruitment and morale. CPSO confirmed that improved working conditions would enhance staff morale and help retain personnel, even if recruitment numbers remain stable.

Mr. G. Young asked whether CPSO might relinquish its current 7th-floor space in the Parish building if the move proceeds. Sheriff Whitehorn stated that option had not yet been evaluated.

Several Commissioners commended the Sheriff's professional record and transparency, expressing support for pursuing a safer, more efficient facility.

Administrator Bryant emphasized the need to consider long-term maintenance costs once CPSO's four-year maintenance period concludes. She also noted the need for financial sustainability given ongoing costs at the Bickham Building, Courthouse, and Caddo Correctional Center.

Mr. Cothran thanked CPSO for their professionalism and reiterated that the Commission's next step would be to schedule a follow-up meeting within two weeks to review cost models and funding options in collaboration with Parish Administration and Finance.

There being no further business to come before the Committee, the meeting was adjourned
3:18 p.m.



Michelle Nations
Assistant Commission Clerk