



Proposed Caddo Parish Sports Complex Election November 3, 2026 Frequently Asked Questions

1. *Why is Caddo Parish considering a sports complex?*

Residents across Caddo Parish have consistently shared that they would like to see a local sports complex in the community. A sports complex would allow more tournaments and sporting events to be hosted locally, reducing the need for families, athletes, and teams to travel outside the area to compete.

The complex would bring significant sports tourism revenue to both the City and Parish through hotel stays, dining, shopping, and other spending. In addition, it would give youth more localized opportunities to participate and compete in sports and activities.

2. *What are citizens of Caddo Parish being asked to do?*

On November 3, 2026, citizens will decide whether to allow the Parish to issue \$60 million in bonds to construct a sports complex.

3. *How much will the proposed sports complex cost?*

The project is estimated to cost \$70 million, including land acquisition and construction. The Parish is proposing to fund \$60 million through general obligation bonds, with the remaining \$10 million coming from other sources.

4. *How will this project impact taxpayers financially?*

Funding this complex will not require new taxes or a tax increase for Caddo Parish citizens. Citizens are just being asked to authorize and support the project.

5. *Where will the sports complex be located?*

A final location has not been selected. The Parish hired a consultant to study potential areas throughout Caddo Parish. The study identified the I-20 corridor west of I-49 as the area with the most potential for a sports complex.

The recommendation was based on several factors, including approximately 73,600 vehicles traveling I-20 each day, the area's relatively low land cost of about \$45,000 per acre, and the availability of nearby hotels and restaurants. The area also offers easy access from both east and west, along with opportunities for future expansion.

The Caddo Commission's Economic Development Committee recommended the I-20 corridor for further consideration. **See the consultant's presentation at <https://caddo.gov/caddosports/>**



**Proposed Caddo Parish Sports Complex
Election November 3, 2026
Frequently Asked Questions**

6. *What specific criteria and cost comparisons led to prioritizing I-20 over urban-core options or other corridors?*

The consultant evaluated potential locations based on factors important to the long-term success of a regional sports tourism facility, including interstate accessibility, visibility, available acreage, acquisition and development costs, infrastructure availability, traffic circulation, proximity to hotels and restaurants, and the opportunity for complementary private development. Several areas were evaluated, but the I-20 corridor produced the most advantages.

7. *Before voters authorize \$60 million in debt, will you disclose the specific parcels being considered, along with their acreage, current owners, asking prices, and any brokers involved?*

The Caddo Commission's Economic Development Committee recommended the I-20 corridor west of I-49 as a general area for consideration; however, no specific property has been selected. Before the Parish can begin negotiating for a specific site, voters must first authorize the issuance of \$60 million in general obligation bonds in the November 3 election. Property acquisition and discussions will follow Louisiana law and applicable public-meeting and public-record requirements. Any negotiated price cannot exceed the appraised value and must be voted on by the Caddo Parish Commission at a public meeting.

8. *What will the complex amenities include?*

The complex will be designed as an adaptive, multi-use sports and recreation facility for citizens of all ages and physical abilities. The goal is to create a space that can accommodate a variety of sports, recreational activities, and fitness needs.

The anchor will be an indoor sports arena with an estimated 10 flexible courts that can be configured for basketball, volleyball, pickleball, and other sports and activities, including wrestling, cheerleading, karate, and CrossFit.

The complex is also expected to include a family recreation center and sports medicine facility. With private investment, adjacent amenities could include hotels, restaurants and retail stores.



**Proposed Caddo Parish Sports Complex
Election November 3, 2026
Frequently Asked Questions**

9. *The sports complex presentation noted a 12.5-acre baseline needed for the indoor complex. How much additional land does the Parish plan to buy beyond that 12.5 acres?*

The 12.5 acres represents the estimated land needed for the primary indoor facility. The Caddo Commission's Economic Development Committee has suggested that acquiring up to approximately 200 acres would put the Parish in the best position to accommodate future expansion and additional development.

The final acreage will depend upon the selected site, facility configuration, parking, drainage and stormwater requirements, access roads, setbacks, utilities, future expansion opportunities, and other site-specific considerations. The Parish is also evaluating the value of having sufficient surrounding property to encourage complementary development.

10. *If the Parish buys extra land for a commercial spin-off, what is the plan: will the Parish keep it, lease it out, or sell it to private developers?*

A final determination has not been made regarding whether additional Parish-owned property, if acquired, would ultimately be retained, leased, sold, developed through a public-private arrangement, or otherwise utilized. Any such decision would be made based upon what provides the greatest long-term public benefit to Caddo Parish citizens and would be subject to applicable Louisiana law.

The Parish would like to coordinate an arrangement that allows for the development of hotels, restaurants, other commercial activities, and other recreational amenities (i.e., aquatic center, tennis opportunities).

11. *The Parish highlights adjacent hotels, restaurants, and retail as key benefits of the project. Have any specific developers, hotel operators, or retail groups submitted proposals, letters of intent, or expressions of interest yet? If so, who?*

Hotels, restaurants, retail establishments, and other private development are important to maximizing the economic-development potential of a tournament sports complex. At this stage, the Parish has not contractually committed to a commercial developer. However, since announcing the project, developers have expressed interest in the project. If the site-selection and planning process



**Proposed Caddo Parish Sports Complex
Election November 3, 2026
Frequently Asked Questions**

(#11 cont'd)

advances, the Parish intends to engage the development community regarding opportunities for complementary private investment through a request for proposals.

The Parish would handle any future development agreement involving Parish property or public resources transparently and in accordance with applicable procurement, property disposition, and other state-law requirements.

12. What is the potential economic impact of the sports complex?

After five years, the complex is projected to bring in \$20.1 million in direct spending, including over 136,500 out-of-town visitors and over 31,700 hotel stays annually.

13. What exact assumptions went into the \$20.1 million spending projection and visitor counts?

The Parish conducted a feasibility study to provide an objective, comprehensive, and data-driven evaluation of the need, viability, financial sustainability, and economic impact of a proposed multi-use sports complex. The feasibility study considered population, demographics, sports participation percentages, and existing service providers in the region to estimate interest, hotel occupancy, and expenditures. The detailed feasibility study, along with cost analysis, can be viewed at

<https://caddo.gov/caddosports/>

14. How many tournaments are expected per year, what are the assumed hotel occupancy rates, what comparable facilities were used as benchmarks, and was this study independently verified?

The feasibility study's projections were based on the following:

- Tournaments: 10 basketball tournaments, 14 volleyball tournaments, and 10 other tournaments annually.
- Hotel activity: 31,700 hotel room nights in year five.
- Comparable facilities: The study looked at similar facilities, including the Rocky Mount Event Center in North Carolina, Rocky Top Sports World in Tennessee, Wintrust Sports Complex in Illinois, and AdventHealth Sports Park at Bluhawk in Kansas.

The detailed proforma is available at <https://caddo.gov/caddosports/>.



**Proposed Caddo Parish Sports Complex
Election November 3, 2026
Frequently Asked Questions**

15. What is the estimated yearly cost to operate and maintain the complex once it's open?

Operating costs have been projected for the first five years of operation, ranging from \$2.1 million in year 1 to \$2.4 million in year 5. The detailed financial analysis and assumptions can be viewed in the feasibility study at <https://caddo.gov/caddosports/>

16. If tournament fees and concessions do not cover those operating expenses, who pays for the shortfall? Will Caddo Parish taxpayers or existing parish funds be on the hook for operational deficits?

The Parish's goal is to operate the sports complex using a professional business model that generates revenue from tournament and event rentals, court rentals, concessions, sponsorships, naming rights, leases, special events, and other facility-generated revenues. The facility is projected to generate a positive operating income in year 3 of operations. The Parish will use existing Parks and Recreation revenues and General Fund revenues to cover initial operating deficits for the sports facility.

17. Does the \$70 million include all the necessary site work such as land purchase, road/traffic improvements, drainage, water, sewer, power, and parking? If surrounding private development requires additional utility work, who will pay for that infrastructure?

Yes, the projected \$70 million includes estimates for land acquisition and other capital and infrastructure needs required to construct and operate the indoor facility. Responsibility for infrastructure associated with private development would depend upon the circumstances and any future development agreements, which would be subject to applicable law and public approval requirements.

18. What happens if actual construction bids come back higher than expected? Will the project scope be scaled back, or will the Parish look for additional funds or debt?

To control cost overruns and establish a guaranteed maximum price (GMP) for the project's construction, Caddo Parish plans to use the Construction Management at Risk (CMAR) process governed by LA R.S. 38:2225.2.4. Under the CMAR process, the contractor commits to delivering the project within a set budget and assumes the risk for any overruns beyond that price unless the scope of work changes. All laws regarding ethics, conflicts of interest, and nepotism still apply.



**Proposed Caddo Parish Sports Complex
Election November 3, 2026
Frequently Asked Questions**

19. Before any property is chosen, will the Commission require disclosure if any landowner, broker, developer, or legal representative connected to a candidate property has an existing business or financial relationship with Caddo Parish?

Transparency and accountability will be a top priority throughout the property selection and acquisition process. The Parish will follow all applicable Louisiana ethics, conflict-of-interest, and financial disclosure laws. Any Parish official involved in decisions regarding property acquisition, professional services, construction contracts, or development agreements will be required to follow applicable disclosure and ethics requirements.

20. Will the full site-selection analysis, economic feasibility study, operating budget projections, and candidate parcel lists be published online before early voting starts?

Yes, the Parish has established an informational portal for the project and plans public listening sessions to answer questions and provide updates. All relevant documents related to the proposed sports complex, including the site selection analysis, feasibility study, and operating budget projections, will be available on the portal located at <https://caddo.gov/caddosports/>.

The location process will proceed after a successful election. This process will be undertaken in open meetings in full compliance with open meetings laws.

21. Will there be a competitive process to build the sports complex?

Yes, the Parish will use the CMAR process to issue requests for qualifications (RFQs) to contractors and select the general contractor through a competitive process. The general contractor will then work with a design team to guarantee the overall project costs based on the proposed budget. In the CMAR process, the overall project cost cannot exceed the guaranteed price.

22. Will local children and schools be able to access the facilities?

Yes, local schools will have access to schedule practices, competitions, and other events. The Parish will use a local programming model designed to make the facility a year-round sports and recreation hub by serving as a community asset that provides sports, physical health, recreation, and youth development programming regardless of skill level or ability. The facility could offer programming for any or all of the following activities from in-house and/or partner organizations: practices, camps, clinics, leagues, showcases, tournaments, private and individual group training, and more.



Proposed Caddo Parish Sports Complex Election November 3, 2026 Frequently Asked Questions

23. Will the local community have access to the facility?

Yes, the proposed facility will be designed to serve all Caddo Parish residents through an inclusive environment that accommodates diverse needs. It will operate as a year-round recreation destination for youth, adults, seniors, families, and individuals with varying abilities.

24. Will the sports complex compete with other similar venues in the Parish?

The proposed sports complex should be viewed as complementary to, rather than competitive with, existing recreation facilities including the Shreveport Convention Center and smaller local sports facilities. The complex's primary purpose is to fill a gap in the local market for a purpose-built, multi-court indoor tournament facility capable of hosting **large** basketball, volleyball, wrestling, and other youth/amateur sporting events simultaneously.

The sports complex is not intended to move existing events from one Caddo Parish facility to another. The goal is to grow the sports market coming to Caddo Parish. Existing parks, recreation centers, and the Convention Center will continue serving their respective markets. The proposed sports complex would give the region a purpose-built facility capable of competing for larger youth and amateur sporting events that our community currently cannot accommodate. The proposed complex would provide the scale and concentration of indoor courts needed to pursue regional and national tournaments that smaller recreation centers generally cannot accommodate.

25. The City of Shreveport roads need significant improvement; why can't we use the \$60 million to improve the roads in the City of Shreveport?

The proposed \$60 million cannot simply be redirected to City of Shreveport roads because bonds issued by Caddo Parish must be used for Caddo Parish projects. The bonds voters are being asked to approve are specifically for the proposed costs of the Caddo Parish sports complex. If voters approve the bonds, the money can only be used for the purposes authorized by the bond issue.

City streets are generally maintained and funded through the City of Shreveport's own budget and capital improvement programs. Not building the sports complex would not create a \$60 million pot of money that the Parish could use to repair City roads. The two are separate funding decisions. The Parish recognizes that road and infrastructure improvements are important to the community and can work with the City on opportunities to address those needs where legally and financially appropriate.



**Proposed Caddo Parish Sports Complex
Election November 3, 2026
Frequently Asked Questions**

26. Is taking on \$60 million in additional public debt for a sports complex a good idea when many of those same taxpayers face potentially substantial additional costs to repair the basic water and sewer infrastructure serving their homes and businesses?

It is understandable that residents have concerns about taking on new debt when they are already worried about the cost of water and sewer improvements. The Parish takes those concerns seriously and believes it is important to be responsible with taxpayer dollars.

The proposed \$60 million bonds are a separate Parish investment for the sports complex. They cannot be used to repair the City of Shreveport's water and sewer system. The City owns and operates that system and is responsible for funding its repairs and improvements. That means voting against the sports complex would not make \$60 million available for water and sewer repairs or lower residents' water bills. These are separate projects with separate funding sources and responsibilities. Delaying the sports complex would not fix the City's water system, but it could cost the community a significant economic development opportunity and new revenue for Shreveport.

The proposed bonds also would not require a new Parish tax or an increase in existing Parish taxes. The total sports complex project is currently estimated at approximately \$70 million. Before proposing the project, the Parish reviewed its existing debt, reserves, future financial needs, and the potential economic benefits of the sports complex. Based on that review, the Parish believes it can take on this project responsibly while continuing to meet its essential obligations to residents. \

27. Would you finance the swimming pool before knowing what it's going to cost to fix the plumbing, i.e., why finance the sports complex without fixing the water issues?

We understand how some residents may make that comparison. The City's water and sewer infrastructure need significant investments, and those issues must be addressed. At the same time, addressing those challenges does not mean Caddo Parish must stop investing in economic development and other projects that can benefit the community.

The sports complex is a Parish economic development investment, while the City's water and sewer system has its own funding needs and responsibilities. Both issues are important, and the Parish and City can continue working together to address the community's infrastructure needs while also pursuing opportunities that strengthen our local economy.



Proposed Caddo Parish Sports Complex Election November 3, 2026 Frequently Asked Questions

(#27 cont'd)

The sports complex should be considered based on whether the Parish can afford the investment, whether demand is sufficient, and whether the project can bring visitors, economic activity, and new opportunities to our community. The Parish believes the answer is yes, while continuing to meet its essential responsibilities. Ultimately, we are asking voters to decide whether to move forward with the project.

28. Who is supporting this initiative?

The Parish has received letters of support from the Office of the Lieutenant Governor, the LA Governor's Council on Physical Fitness and Sports, Sheriff Henry Whitehorn, Marshall James Jefferson, Denny Duron, and the Special Olympics of Louisiana.

29. Will there be opportunities for the public to ask questions and learn more about the project?

Yes, the Parish will host community meetings to provide more information about the proposed sports complex. Additionally, all relevant project information is available on the Parish's website at <https://caddo.gov/caddosports/>.