

ST. CHARLES PLAZA PARTNERS, LLC
12715 Highway 90
Boutte, Louisiana

December 11, 2017

St. Charles Parish Council
15045 River Road
P. O. Box 302
Hahnville, LA 70057

Re: Proposed Fair Grounds OTB - Destrehan

Dear Members of the Parish Council:

For nearly ten (10) years, I have had the pleasure of working with the management team of Churchill Downs Louisiana Horseracing Company which owns and operates the Fair Grounds OTB site located at 12715 Highway 90, Suite 145 in Boutte. As the majority partner of St. Charles Plaza, the landlord of the Boutte OTB, I can attest that Churchill Downs runs a reputable operation that provides many important benefits to our community and that they have been outstanding tenants who are an asset to St. Charles Plaza and the surrounding community.

For example, the Parish will collect important tax revenue from this new OTB. Consider what the current site in Boutte has generated in taxes for the Parish and State since it opened:

- over \$3.5M paid in State Gaming Taxes
- over \$1M of Video Poker Taxes and Pari-Mutuel Taxes to the Parish
- Approx. \$20,000 per year in Personal Property Tax to the Parish

Additionally, the new OTB will generate additional jobs and related benefits for our residents in a safe environment. Consider these benefits created by the Boutte OTB:

- Employed 40 Detail Officers in last 12 months from the St. Charles Sheriff's Office
- Those officers worked over 6,700 hours and earned approx. \$173,000 in additional wages
- Interior and exterior cameras to ensure security of the entire site
- Employs seven full-time staff members with annual wages and benefits of \$240,000
- Full time employees are offered 401K match, health, dental and vision benefits, personal time off, employee stock purchase plan, tuition reimbursement, and other benefits.

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Finally, I would just like to say that I have never received any complaints from the surrounding neighborhoods about the operations of the Boutte OTB and also that because Churchhill employs off duty officers during all hours of operation, it actually makes our shopping center a safer environment than if those deputies were not on site.

Please feel free to call me if you have any questions. Thanks.

Sincerely,



Joel T. Chaisson II
Managing Partner

JTCII/bmp

Nicole Breaux

From: Tiffany K. Clark
Sent: Monday, December 11, 2017 10:53 AM
To: ParishCouncilMembers; Wendy Realtor Email
Cc: Valarie Berthelot; Sandra Miguez; Nicole Breaux; Angela Gaubert; joelchaisson@aol.com
Subject: FW: Council correspondence 12/11/17 meeting
Attachments: attachment 1.pdf

Councilmembers,
Please see attached the correspondence.
Thank you,
Nicole
for

Tiffany K. Clark
Council Secretary
St. Charles Parish Council

Phone: (985) 783-5000 Ext. 5125

Fax (985) 783-2067

Email: tclark@stcharlesgov.net

NOTE: Please be aware that receipt and/or response to this email may be considered a PUBLIC RECORD.



From: Joelchaisson@aol.com [<mailto:joelchaisson@aol.com>]

Sent: Monday, December 11, 2017 10:20 AM

To: ParishCouncilMembers

Subject: Council correspondence 12/11/17 meeting

Good morning.

Please distribute the following correspondence to all council members in advance of tonight's council meeting.

Thank you.

Joel Chaisson II

Sent from my iPhone