

SANDTRELL BRODEN, SHELCLIA
VALENTINE-CARTER, PEGGY VALENTINE
AND JORDY VALENTINE, INDIVIDUALLY
AND ON BEHALF OF THE DECEDENT,
RUSSELL ALEXANDER

NO. 25-C-122

FIFTH CIRCUIT

COURT OF APPEAL

VERSUS

STATE OF LOUISIANA

PRIORITY MANAGEMENT GROUP, L.L.C.
AND RIVERLANDS HOME GROUP, L.L.C.
D/B/A CHATEAU ST. JAMES REHAB AND
RETIREMENT

FIFTH CIRCUIT COURT OF APPEAL
A TRUE COPY OF DOCUMENTS AS
SAME APPEARS IN OUR RECORDS



Jalisa Walker
Deputy, Clerk of Court

May 23, 2025

Jalisa Walker
Deputy Clerk

IN RE PRIORITY MANAGEMENT GROUP, L.L.C. AND RIVERLANDS HOME GROUP, L.L.C. D/B/A
CHATEAU ST. JAMES REHAB AND RETIREMENT

APPLYING FOR SUPERVISORY WRIT FROM THE TWENTY-THIRD JUDICIAL DISTRICT COURT,
PARISH OF ST JAMES, STATE OF LOUISIANA, DIRECTED TO THE HONORABLE JASON VERDIGETS,
DIVISION "A", NUMBER 40,834

Panel composed of Judges Susan M. Chehardy,
Fredericka Homberg Wicker, and Jude G. Gravois

WRIT DENIED

Relators/defendants, Priority Management Group, LLC and Riverlands
Home Group, LLC, d/b/a Chateau St. James Rehab and Retirement, seek this
Court's supervisory review of the trial court's February 27, 2025 judgment which
denied their motion to exclude exhibits dated and witnesses employed outside of
Russell Alexander's residency at Chateau St. James Rehab and Retirement. For
the following reasons, on the showing made, we deny the writ application.

Plaintiffs, Sandtrell Broden, Shelcia Valentine-Carter, Peggy Valentine, and
Jordy Valentine, individually and on behalf of their deceased father, Russell
Alexander, filed suit against defendants for damages sustained by Mr. Alexander

while he was a resident at Chateau St. James Rehab and Retirement. Plaintiffs brought claims of both medical and administrative negligence.

Defendants filed a motion to exclude allegedly irrelevant information from “documents dated or containing information dated outside” of August 23, 2021 to November 1, 2021, the time period when Mr. Alexander was a resident at Chateau St. James Rehab and Retirement. Defendants also sought to exclude information from witnesses who were employed outside of this date range.¹ Defendants referenced exhibits listed in plaintiffs’ pre-trial order and argued the exhibits are irrelevant and would be prejudicial to defendants. Defendants claimed that emails and grievances from the staff and emails between defendants from outside the time Mr. Alexander was a resident at the facility are not relevant in determining if Mr. Alexander received inadequate care or whether the facility was sufficiently staffed at that time. Defendants also argued specifically that census data and star ratings from the Center for Medicare and Medicaid Services that are not limited to August 23, 2021 to November 1, 2021 should be excluded as they have no bearing on staffing matters during Mr. Alexander’s stay. Defendants argued plaintiffs are trying to make defendants “look bad.”

In opposition, plaintiffs argued that defendants’ overly broad motion to exclude all documents dated outside of Mr. Alexander’s stay would eliminate relevant documents such as the Management and Consultant Agreement between defendants and the policies and procedures for operating the facility. Additionally, plaintiffs asserted that the information defendants seek to exclude is relevant to show defendants had knowledge of problems in the facility, specifically that the facility was understaffed and defendants failed to address this issue.

¹ In their reply memorandum, defendants specifically named Toni Emmons and Nakeyta Smith as two witnesses they seek to exclude since both were terminated prior to Mr. Alexander’s stay at the facility.

Following a hearing, the trial court signed a judgment denying the motion on February 27, 2025.

Relevant evidence is evidence having any tendency to make the existence of any fact that is of consequence to the determination of the action more probable or less probable than it would be without the evidence. La. C.E. art. 401. Although relevant, evidence may be excluded if its probative value is substantially outweighed by the danger of unfair prejudice, confusion of the issues, or misleading of the jury, or by considerations of undue delay or waste of time. La. C.E. art. 403.

The trial court is granted broad discretion in its evidentiary rulings, which are not to be disturbed on appeal absent a clear abuse of discretion. *Moonan v. Louisiana Med. Mut. Ins. Co.*, 16-113 (La. App. 5 Cir. 9/22/16), 202 So.3d 529, 534, *writ denied*, 16-2048 (La. 1/9/17), 214 So.3d 869.

Upon review, on the showing made, we find no reason to disturb these evidentiary rulings of the trial court at this time and at this stage of the proceeding. We find the trial court did not abuse its broad discretion in denying defendants' motion. We recognize, however, that within the context of the actual trial, rather than in this pre-trial context, the trial court may revisit these issues if and when the evidence in question is sought to be admitted. Accordingly, this writ application is denied.

Gretna, Louisiana, this 23rd day of May, 2025.

JGG
SMC
FHW

SUSAN M. CHEHARDY
CHIEF JUDGE

FREDERICKA H. WICKER
JUDE G. GRAVOIS
MARC E. JOHNSON
STEPHEN J. WINDHORST
JOHN J. MOLAISSON, JR.
SCOTT U. SCHLEGEL
TIMOTHY S. MARCEL

JUDGES



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CLERK OF COURT

SUSAN S. BUCHHOLZ
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LINDA M. TRAN
FIRST DEPUTY CLERK

MELISSA C. LEDET
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NOTICE OF DISPOSITION CERTIFICATE OF DELIVERY

I CERTIFY THAT A COPY OF THE DISPOSITION IN THE FOREGOING MATTER HAS BEEN TRANSMITTED IN ACCORDANCE WITH **UNIFORM RULES - COURT OF APPEAL, RULE 4-6** THIS DAY **05/23/2025** TO THE TRIAL JUDGE, THE TRIAL COURT CLERK OF COURT, AND AT LEAST ONE OF THE COUNSEL OF RECORD FOR EACH PARTY, AND TO EACH PARTY NOT REPRESENTED BY COUNSEL, AS LISTED BELOW:

A handwritten signature in blue ink that reads "Curtis B. Pursell".

CURTIS B. PURSELL
CLERK OF COURT

25-C-122

E-NOTIFIED

23rd Judicial District Court (Clerk)
Honorable Jason Verdigets (DISTRICT JUDGE)
Ann M. LeBlanc (Relator)
Kathryn M. Caraway (Relator)
Jordan M. Jeansonne (Respondent)

MAILED

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