

**LOUISIANA STADIUM AND EXPOSITION DISTRICT**  
**BOARD OF COMMISSIONERS MINUTES**  
**FROM THE MEETING OF JULY 25, 2019**

**PRESENT:** Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin

**ABSENT:** Commissioner Kathleen B. Blanco

**I. ROLL CALL and WELCOME**

Chairman Kyle France welcomed everyone to the July 25, 2019 meeting, calling it to order at approximately 1:12 p.m., and Commissioner Baptiste led everyone in attendance in the Pledge of Allegiance. Present were: Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. There was a full quorum.

A moment of silence was had for Commissioner Blanco and her family.

**II. APPROVAL OF MINUTES OF JUNE MEETING**

Chairman France asked for a motion for approval of the Minutes of the June 14, 2019 Board Meeting. Commissioner Morrison moved for approval of same, seconded by Commissioner Landry. All were in favor, and the Minutes of the June 14, 2019 Board meeting were adopted.

**III. SMG REPORT**

Doug Thornton recognizes the absence of Evan Holes from today's meeting, and he will address the General and Services Reports by beginning with a strong Essence festival contributing to the LSED's overall tax collections, and recognizes the presence in the city of the Herbalife Convention. Requests for Proposals went out for the Superdome high, exterior roof as part of its cleaning and restoration, which included several regional and local companies. These repairs should have no effect on this football season.

Work on the Master Plan proceeds, having a preliminary budget through the design development stage and being on track in terms of architectural planning and preconstruction activity.

During Mr. Thornton's attendance at a recent Aviation Board meeting, a resolution was passed allowing the LSED to take over the parking garage where the heliport is located. He provides a brief history, beginning with a land swap in the late 90s when the City of New Orleans gave up the heliport. The City's lease with the LSED expired some seven or eight years, and the LSED has allowed the New Orleans Aviation Board to operate the heliport without a long-term lease. The improvements and the parking garage, now being owned by the LSED, will

be used for parking following completion of the Master Plan. The double-wide trailer will be utilized by the contractors and subs during the multi-phased Master Plan for the Dome.

Mr. Thornton notes an item on today's agenda concerning a capital request for the upcoming fiscal period, which are estimates and not actual costs, for projects that need to be addressed, such as back-of-house, technical, or infrastructure-related. The funding source is the surpluses from the previous fiscal period.

Responding to a query by Commissioner Lapeyrolerie, Mr. Thornton clarifies that the Aviation Board wanted to decommission the heliport because of the lack of flights in/out to support its continued existence. The LSED wanted to take it back and use the space for parking and a construction site for now. Pat Tobler responds that the Aviation Board decommissioned the area two years ago and ceased operating the FBO. The heliport's main use was for the University Medical Hospital; private helicopters will now have to use that facility's heliport.

[This ends the General Matters and Services Reports.]

Alan Freeman begins his Facility Operations Report, with past events at the Superdome for June/July being the Ochsner Healthcare System Seminar on June 19-20 and Essence on July 5-7 having a little over 92,000 in attendance, just a slight drop-off from last year. Commissioner France takes a moment to note that Kimberly Robinson of the DOR assisted in steering a meeting between himself, Alan Freeman, the City, and Convention Center that resulted in Essence extending its contract under its existing terms through 2028 in New Orleans.

Mr. Freeman continues with the Rolling Stones performing on Monday, July 15 due to weather conditions, which resulted in a slight loss in ticket sales and refunding of some tickets. The Stones were presented with a commemorative poster depicting their past shows at the Dome since 1978. The Louisiana Sportsman Show was held on July 20 and 21, with the Herbalife Convention now taking place. The Smoothie King Center hosted Twenty-One Pilots on June 19 and Michael Bublé on July 17, and Champions Square had no public events, with the exception of Club XLIV hosting smaller ones.

Review of the past year's ticketed events versus budgeted shows the Dome is tracking ahead of both, as is the SKC and Champions Square. Some upcoming facility events include the Saints football season, the Fraternal Order of Police, Pelicans games at the SKC, Bush and +Live+ at Champions Square, Chris Brown, the Greater New Orleans Sports Foundation awards luncheon, the College Football Championships in January, and Hillsong United and Casting Crown in November.

Mr. Freeman notes that the SKC roof cleaning/coating is near complete, the basketball floor has been refinished, and a contract has been awarded for pressure-washing the Dome skin. Additionally, cleaning, repairs, and system testing is being conducted prior to the Saints season. Credit cards will now be accepted at the parking garages.

Mr. Freeman asks Mark Waguespack with Sales & Marketing to address the Commission with respect to the SKC's 20<sup>th</sup> Anniversary branding and promotional campaign, who responds that the most significant update is the logo on the back of the Arena and testing of the product's ability to last over a year and to ensure that it can be easily removed without damage to the building. All employees will receive lapel pins to wear at Arena events. Videos of past and upcoming events were created for display at public events, along with different tag lines, such as "20 Years Loud," "20 Years As the King," and "20 Years Playing." In working with the SKC's team, a cross-promotion was developed called "Supercharged Summer Sweepstakes," whereby one can enter to win ticket events and gift cards by purchasing a smoothie on their app. It's great marketing exposure funded by Smoothie King, along with the signage, which was around \$35,000.00.

[This concludes the Facility Operations Report.]

#### **IV. FINANCE REPORT**

David Weidler presents the Finance Report, noting a surplus of about \$120,000.00 and improvement of the hotel/motel tax by about \$137,000.00. All of the equipment for use of credit cards for parking is functioning properly. In meeting with SKIDATA, the equipment manufacture, a software program was developed whereby it can tie into SMG's and the Pelicans' websites. It does not include the Saints, because they're all prepaid parking. The system is designed to track the number of prepaid cars, which blocks garages from over-selling. And, security measures enacted last season will not change.

Discussion concerning Hurricane Barry, its effect on hotel revenues as compared to a year ago, and media coverage of the storm.

Mr. Weidler refers to the \$8.4 million capital encumbrance before the Commission, and that a couple hundred thousand could be added in an additional request once June financials are complete.

[This ends the Finance Report.]

#### **V. CONSTRUCTION REPORT**

Pat Tobler of The Tobler Company presents the Construction Report. The Alario Center kitchen project is still on hold, and the bond company has put the project out to bid. The Center's roof is about 90% complete, toilet work is around 70% complete, currently in Phase II of this project.

CM Combs' work at the Shrine on Airline is complete. Switching of the Dome fan rooms is complete. SKC's roof is about 90% complete, with work still in progress on the north and south sloped roofs.

About 50% of the design development plans for the Dome renovations were received, with pricing being around \$3.0 million over the \$80 million budget for 100% of the plans. There are value engineering options that can reduce the plans by that overage. The design development plans will place our CMAR contractor, Broadmoor, into the GMP phase of the work. Daily meetings are held with Broadmoor, Trahan, Pat Tobler, designers and their subcontractors to keep the design/process moving. Investigative work is ongoing, which also includes a program with Centerplate, other operational aspects of the Dome, and use and programming of freight elevators.

Brief discussion concerning grass/weeds around the Alario Center's kitchen project area and the necessity to install a new fence. The storage containers on the site are used to store the Center's kitchen equipment. Having concerns about the contractor, funds for the project were used wisely, and there remains approximately \$400,000.00 out of the \$600,000.00 project cost.

[This concludes the Construction Report.]

## **VI. LEGAL REPORT**

Shawn M. Bridgewater introduced the LSED Legal Report and presented the following ten (10) Resolutions, which were approved by the Board of Commissioners as noted below:

On motion of Commissioner Morrison, seconded by Commissioner Landry, the LSED authorized and approved allocation and dedication of an amount up to \$8,478,917.00 for LSED Repair & Replacement and Capital Projects as described on the Fiscal Year 2019 Capital Reserve Encumbrance Request – LSED Capital Projects Summary, a copy of which is attached to the resolution. The source of funds for the projects will be the LSED Capital Reserve, and there are sufficient funds to support the Resolution. Each of the projects will be subject to all appropriate procurement and bidding processes, and will continue to be subject to LSED Board approval by specific Resolution. This Resolution had the Staff Analysis support of SMG and the LSED Construction Committee. Approval of the Resolution was recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-37** passed.

On Motion of Commissioner Robin, seconded by Commissioner Morrison, the LSED authorized and approved a Professional Service Agreement between The Ehrhardt Group, Inc. and the LSED to provide communications services with respect to the 2019 Superdome Capital Improvements Project. The services that are to be provided pursuant to the agreement shall include, but not be limited to, news media, social media, and community relations consultation services with respect to the Project. The Resolution had the Staff Analysis Support and Recommendation of SMG and the LSED Project Representatives. The source of funding for the services of The Ehrhardt Group is LSED Capital Reserve, and there are sufficient funds to support the Resolution. Approval of the Resolution was recommended.

Before the vote, Commissioner France takes a moment to introduce Bill Kearney of The Ehrhardt Group.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-38** passed.

On motion of Commissioner Landry, seconded by Commissioner Lapeyrolerie, the LSED authorized and approved the request of Trahan Architects to provide additional services under its Contract for architectural services with respect to the 2019 Superdome Capital Improvements Project. The additional services shall consist of the engagement of Lourie Consultants to perform geotechnical engineering services with respect to the Mercedes-Benz Superdome for use in the design of the foundation substructure and paving systems during the temporary and final construction of Phase I of the Project. The fee for the additional services is the sum of \$77,000.00, plus an additional ten (10%) percent, in accordance with the terms of the Trahan Contract. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company and SMG, and was approved by the LSED Project Representatives. The source of funds for the Resolution is the LSED Capital Reserve, and there are sufficient funds to support the Resolution. Approval of the resolution is recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-39** passed.

On motion of Commissioner Baptiste, seconded by Commissioner Morrison, the LSED authorized and approved the request of Trahan Architects to provide additional services under its Contract for architectural services, with respect to the 2019 Superdome Capital Improvements Project. The additional services shall consist of the engagement of Architectural Resource Consultants to conduct laser scanning of certain areas of interest within the Mercedes-Benz Superdome that relate to Project Phases 2-5. The fee for the additional services is the sum of \$342,980.00, plus an additional ten (10%) percent, in accordance with the terms of the Trahan Contract. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company and SMG, and was approved by the LSED Project Representatives. The source of funds for the Resolution is the LSED Capital Reserve, and there are sufficient funds to support the Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-40** passed.

On motion of Commissioner Landry, seconded by Commissioner Morrison, the LSED authorized and approved execution of a Certificate of Substantial Completion with respect to the Contract between the LSED and All Star Electric, LLC for the Superdome Air Handler Coil Retro Commissioning Electrical Scope Project. The certificate provides that the work performed under the Project Contract is sufficiently complete in accordance with the Contract Documents to allow the owner to utilize the work for its intended use. The Resolution had the Staff Analysis Support and recommendation of The Tobler Company and SMG and was approved by the LSED Construction Committee. Approval of the Resolution was recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-41** passed.

On motion of Commissioner Robin, seconded by Commissioner Morrison, the LSED authorized and approved execution of a Certificate of Substantial Completion with respect to the Contract between the LSED and CM Combs Construction, LLC for the Shrine on Airline Improvements – Phase 2 Project. The certificate provides that the work performed under the Project Contract is sufficiently complete in accordance with the Contract Documents to allow the owner to occupy and utilize the work for its intended use. The Resolution had the Staff Analysis Support and recommendation of The Tobler Company and SMG and was approved by the LSED Construction Committee. Approval of the Resolution was recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-42** passed.

With respect to the above Resolution, Commissioner Landry asked Pat Tobler to give a brief explanation concerning the background – how much was invested in the Phase 2 Project. Mr. Tobler notes that it involved a continuation of the painting and preservation of the steel, addressing of trip/fall areas on sidewalks adjacent to the pool, making areas ADA accessible, all of which were identified in his normal scope and evaluation at the Shrine.

On motion of Commissioner Lapeyrolerie, seconded by Commissioner Morrison, the LSED authorized and approved execution of a Certificate of Substantial Completion with respect to the Contract between the LSED and SAS Mechanical, LLC for the TPC Golf Course – Outside Air Rooftop Unit Project. The certificate provides that the work performed under the Project Contract is sufficiently complete in accordance with the Contract Documents to allow the owner to utilize the work for its intended use. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company and SMG and was approved by the LSED Construction Committee. Approval of the Resolution was recommended

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against:

None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-43** passed.

On motion of Commissioner Morrison, seconded by Commissioner Robin, the LSED authorized and approved Change Orders No. 001 and 002 with respect to the Contract between the LSED and Duininc, Inc. for the TPC 2019 Regrassing and Bunkers Reconditioning Project. Change Order No. 001 provides for a decrease of \$58,740.75 in the original Contract amount by utilizing the existing root mixture at the green surfaces in lieu of installing a pre-approved root zone mixture. Change Order No. 002 represents an increase of \$23,276.00 to the original Contract amount for the installation of TifEagle sod at the green surfaces, to be used as a buffer against the newly installed Celebration Sod. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company, SMG and PGA Design Services, as the Project Architect, and was approved by the LSED Construction Committee. The source of funds for the project is TPC Capital Outlay, and sufficient funds exist to support the Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-44** passed.

On motion of Commissioner Robin, seconded by Commissioner Morrison, the LSED authorized and approved Change Order No. 001 with respect to the Contract between the LSED and Magee Builders, LLC for the Westwego Sports Complex Site Clearing Package Project. Change Order No. 001 provides for (i) a decrease in the original Project Contract amount of \$10,000.00 to delete the seeding of all unsurfaced areas, herbicide, and grading from the original scope of work to be performed under the Contract, and (ii) an increase in the Contract time of an additional three hundred eighty (380) days, to May 31, 2019, due to delays in the Project caused by weather conditions. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company and SMG and was approved by the LSED Construction Committee. Approval of the Resolution was recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-45** passed.

Brief discussion of above Resolution concerning actual rain days. Pat Tobler notes that the work was also held up in order to allow the roots to come in in order to stabilize and do erosion control.

On motion of Commissioner Morrison, seconded by Commissioner Robin, the LSED authorized and approved a Certificate of Substantial Completion with respect to the Contract between the LSED and Magee Builders, LLC for the Westwego Sports Complex – Site Clearing Package Project. The certificate provides that the work performed under the Contract is

substantially complete in accordance with the terms and conditions of the Contract. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company and SMG and was approved by the LSED Construction Committee. Approval of the Resolution was recommended.

Voting in favor were Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, Gregory A. Morrison, and Casey J. Robin. Voting against: None. Abstaining: None. Absent: Commissioner Kathleen B. Blanco. The Motion carried, and Motion **19-46** passed.

Ms. Normand responds to Commissioner Lapeyrolerie's query as to the above two Resolutions, one being the Change Order extension followed by a substantial completion, stating that the extension was through May 31, 2019, which was beyond the extension date.

[This concludes the Legal Report.]

Mark Zimmer of Marrero addresses the Commission, asking for a status on the Westwego Sports Complex and the Master Plan, having asked Jefferson Parish if it could be released and receiving no response. A discussion takes place between Mr. Zimmer, Commissioner France, Pat Tobler, and others as to an update on the project, timing, approval of Capital Outlay funding from the State, meeting necessary with the Parish, architects, and consultants for work to be done in phases, etc. Commissioner France explains that dollars for this project will pass through the LSED, which has the ability to oversee and supervise major capital projects and is basically the facilitator of the capital assets. Mr. Tobler states that the facility will be a multi-use one for a variety of sports.

Mr. Zimmer turns to the land next to the Saints Training Camp and inquires whether it is under the LSED's control, to which Ms. Normand responds that it is under the control of the Zephyrs at present and the Saints have an option to utilize it should the Zephyrs release the land. The lease term is through 2025.

## **VII. BOARD REPORTS**

None.

## **VIII. OTHER BUSINESS**

None.

## **IX. ADJOURNMENT**

On motion by Commissioner Robin, seconded by Commissioner Morrison, the LSED July 25, 2019 monthly meeting adjourned at 2:10 p.m.