

**LOUISIANA STADIUM AND EXPOSITION DISTRICT**  
**BOARD OF COMMISSIONERS MINUTES**  
**FROM THE MEETING OF MARCH 28, 2019**

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

**ABSENT:** Commissioners Kathleen B. Blanco and Gregory A. Morrison

**I. ROLL CALL and WELCOME**

Chairman Kyle France welcomed everyone to the March 28, 2019 meeting, calling it to order at approximately 1:10 p.m., and Commissioner Landry led everyone in attendance in the Pledge of Allegiance. Present were: Commissioners Kyle M. France, Henry N. Baptiste, Hilary H. Landry, Renee A. Lapeyrolerie, and Casey J. Robin. Absent were: Commissioners Kathleen B. Blanco and Gregory A. Morrison. There was a full quorum.

**II. APPROVAL OF MINUTES OF FEBRUARY 21, 2019 MEETING**

Chairman France asked for a motion for approval of the Minutes of the February 21, 2019 Board Meeting. Commissioner Robin moved for approval of same, seconded by Commissioner Baptiste. All were in favor, and the Minutes of the February 21, 2019 Board meeting were adopted.

**III. SMG REPORT**

Doug Thornton presents the SMG report, noting that facility revenues continue to be strong heading towards the end of the fiscal period through concerts and various events. In May or June, finalization of the 2020 fiscal year budget should be available.

Updates on the Master Plan Program consist of the pre-proposal conference for selection of the Construction Manager at Risk for the Dome Renovation Plan. Proposals are due on April 16. The Selection Committee will evaluate and score the proposals, with anticipation for a recommendation to the Board at a special meeting. The regularly scheduled April 25 meeting may be pushed to May 1. The selection and hiring of a CMAR is to handle preconstruction services at a fixed price. It is a collaboration between the architectural team, SMG, the LSED, Saints, and others for progression towards a final design/schedule and sequence/phasing process, with a view towards negotiating a guaranteed maximum price with the CMAR, as permitted under State statutes, and subject to final authority by the State and others. A CMAR will assist in forming costs, schedules, and scope for the four phases. At a prior meeting, Trahan-Gensler were selected as the design professionals, and that contract has been submitted for final review by legal counsel.

[This ends the General Matters report.]

Evan Holmes took a moment to recognize the departure of Mia Fredricks, who accepted a job in New York. Turning to the budget cycle at the State level, Mr. Holmes, Mr. Weidler, and Commissioner Landry will be testifying before the House Appropriations Committee on Monday, April 1. Following that, the group will go to the Senate-side for those hearings.

With respect to the Westwego Sports Complex project, Mr. Holmes states there is a meeting on April 3 with the Jefferson Parish Counsel concerning the conditional use permit. Design has advanced, and communications are ongoing for funding availability to get the project underway. Work is also being done with the Parish for development of their management structure for the right organizational approach, making sure they have access for local recreation from a sports/tourism standpoint for baseball, soccer, lacrosse, etc.

For the Shrine on Airline, there is an agenda item before the Commission for its Capital Improvements Plan. There were issues with bid submittals. There's now a better understanding of the team's timeline for relocation to Wichita, clarity as to what this means to the facility, and its alternative uses. Several parties have expressed an interest in the facility, and we'd like to move forward with them if it makes sense for the State and the District.

[This concludes the Services Report.]

Alan Freeman begins his Facility Operations Report by recapping event activity since February, beginning with Endymion's Extravaganza on March 2, the NFL Consumer Products Summit March 11-12, and the Home & Garden Show March 15-17.

The Smoothie King Center hosted nine Pelicans games, Kiss on February 22, Zac Brown Band on March 9 (9,000 attending), Pink on March 17 (14,270 attending), and the SEC Gymnastics Champions on March 27. The SEC was very pleased with the paid attendance for this event. We're hoping for a return in this event for 2021. The Greater New Orleans Sports Foundation worked closely with logistics, and we continue to nurture a very strong relationship with GNOSF.

There were no events at Champions Square since the February meeting.

Reviewing the bar charts, all three facilities are trending very well on ticketed events and attendance. A fall-off is expected in April due to dates being held for potential playoff games. May will be fairly robust, and June slow due to preparations for the Essence Festival.

Upcoming events for the next 30 days will be Pelicans games, Jeff Dunham at the SKC, annual Monster Truck Show on March 30, with 40,000+ attending. Champions Square has a private event on April 9 and the annual CCC on March 20. Recently announced performances at the Square are Bryan Adams on May 9, Anderson Paak on June 8, and Bush and +Live= on June 30.

Annual State inspections on vertical transportation systems have commenced at the Dome and SKC. Those are old systems, and inspectors have identified problems that will have to be addressed before the next football season, which will be fairly costly.

Initial discussions with the Pelicans took place concerning enclosing a portion of the patio area at the SKC outside the Courtside Club. There will be a follow-up meeting on April 8.

Monthly meetings continue with college football and ESPN representatives for next January's College Football Championship Game. There is a possibility that there could also be a Saints playoff game the Saturday or Sunday before that.

Chairman France asks whether Mr. Freeman talked about the SEC Gymnastics, to which he replied that there were 10,000 paid tickets, a record for them. SEC is committed for next year, but hopefully it will return in 2021.

[This concludes the Facility Operations Report.]

Jennifer Cooke Talbot begins the Sales and Marketing Report with highlights of the post for Pink on St. Patrick's Day and the placement of 200+ shamrocks throughout the back-of-the-house floor. For Michael Bubl , an "Everything" contest was created, which included tickets to the concert, a night's stay at the Hyatt Regency, and a \$75 gift card to Coppervine Wine Pub.

[This concludes the Sales and Marketing Report.]

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

David Weidler presents the Finance Report, noting a robust year – two million better than last. The one-penny tax and slots are estimated to be around \$1.3 million better than budget. All three facilities are outperforming by about \$6.8 million as a result of the two playoff games, three concerts, and lower expenses. Also, Saints-related obligations increased by a few million because of the playoffs. Mr. Weidler estimates about \$5.3 million in excess cash. He is working on the 2020 budget.

[This ends the Finance Report.]

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

Pat Tobler of The Tobler Company presents the Construction Report with the Dome gutter tub replacement project complete. AHU fan coil retro electrical scope has started, with dismantling and replacement of those controls, moving from room to room, to be completed prior to the Essence Festival.

There is a resolution before the Board with respect to the SKC roof replacement for awarding of a contract to Brazos, work to commence following the end of the Pelicans games.

Alternative Source, Inc. (ASI) has been placed on notice of default with respect to the Alario Center kitchen replacement project. The slab has been poured, but they are substantially behind schedule. LED lighting retrofit is complete. There are also resolutions before the Board with respect to awarding of a contract to Rycars Construction for the Alario Center's roof replacement.

TPC Louisiana's regrassing work will commence following the tournament. A preconstruction meeting was held with Duininck (contractor), designers, the PGA, and Luke Farabaugh.

Mr. Tobler refers to the unanimous vote at the Planning Commission with respect to the conditional use permit for the Westwego Sports Complex, with hopes to have the same outcome with the Jefferson Parish Council on April 3. Duplantis continues working with the Parish on issues relating to the next phase and permitting.

Inappropriate bids were received for the Shrine on Airline's Phase I portion of the project, which has now evolved into Phase II. TTC will take bids on April 18 and begin work shortly thereafter.

Mr. Tobler defers to LSED legal counsel with respect to the moisture analysis of the Dome roof, who responds that thermal imaging is complete, and additional design documents on coating have been requested. She believes that a report with recommendations on cleaning and the roof's condition should be available around Easter for presenting to GAF. Mediation will be held off until May. Mr. Thornton injects that there will be an interim cleaning and repair.

[This concludes the Construction Report.]

## **VI. LEGAL REPORT**

Shawn M. Bridgewater introduced the LSED Legal Report and presented the following eight (8) Resolutions, which were approved by the Board of Commissioners as noted below:

On motion of Commissioner Landry, seconded by Commissioner Robin, the LSED authorized and approved an appropriation from the LSED Capital Reserve Account in the amount of \$201,657.87 to purchase equipment and make repairs/renovations necessary to maintain and operate the Mercedes Benz Superdome, the Smoothie King Center, and Champions Square for the 2018-19 fiscal year. SMG has received competitive proposals for the equipment and the repairs/renovations related thereto. The source of funds is the LSED Capital Reserve Account, and there are sufficient funds to support this Resolution. Approval of the Resolution was recommended.

Discussion concerning purchase of additional utility/golf carts, obtaining the best price, the number of on-site carts, and disposition of old carts.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin.  
Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison.  
Motion **19-10** passed.

On motion of Commissioner Lapeyrolerie, seconded by Commissioner Landry, the LSED authorized and approved the selection of Brazos Industries, LLC as the lowest responsive bidder with respect to the Rebid of the Smoothie King Center Reroof Project. On or about March 21, 2019, two bids were received with respect to the Project. Following review by The Tobler Company, as the Project Manager, SMG, and the LSED Construction Committee, the bid submitted by Brazos Industries, LLC in the amount of \$1,284,835.00 was determined to be the lowest responsive bid for the Project. Pursuant to the resolution, the LSED accepted the bid of Brazos Industries, LLC and authorized the negotiation and execution of a contract with Brazos Industries, LLC. This Resolution has the Staff Analysis Support and Recommendation of The Tobler Company, Eskew+Dumez+Ripple, APC (the Project Architect), and the LSED Construction Committee. The source of funds for the Project is LSED Capital Reserve, and sufficient funds exist to support this Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin.  
Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison.  
Motion **19-11** passed.

On motion of Commissioner Robin, seconded by Commissioner Landry, the LSED confirmed and took action with respect to the Shrine on Airline 2019 Phase I Improvements Project. On or about March 14, 2019, a single bid was received with respect to the Project. Following a review of the bid response by The Tobler Company, SMG, and the LSED Construction Committee, it was determined that the bid was for an amount that exceeded the construction funds available and budgeted and for the Project. Pursuant to the Resolution, the LSED Construction Committee rejected the bid and authorized and approved the re-advertisement of the solicitation of bids for the Project. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin.  
Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison.  
Motion **19-12** passed.

On motion of Commissioner Landry, seconded by Commissioner Baptiste, the LSED authorized and approved the selection of Rycars Construction, LLC as the lowest responsive bidder with respect to the Alario Center 2019 Roof Replacement Project. On or about March 14, 2019, four bids were received for the Project and found to be in accordance with Public Bid Laws. Following review by The Tobler Company, as the Project Manager, NANO, LLC (the Project architect), SMG, and the LSED Construction Committee, the bid submitted by Rycars Construction, LLC in the amount of \$204,020.00 was determined to be the lowest responsive bid for the Project. Pursuant to the resolution, the LSED accepted the bid of Rycars Construction, LLC and authorized the negotiation and execution of a contract. The Resolution has the Staff Analysis Support and Recommendation of The Tobler Company, NANO, LLC, (the project

architect), and SMG and was approved by the LSED Construction Committee. The source of funds for the Project is Alario Center Capital Outlay, and sufficient funds existed to support this Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison. Motion **19-13** passed.

On motion of Commissioner Landry, seconded by Commissioner Baptiste, the LSED authorized and approved the selection of Stallings Construction Co. as the lowest responsive bidder with respect to the Alario Center Restroom Upgrades & Exterior Panic Door Hardware Project. On or about March 14, 2019, six bids were received for the Project and found to be in accordance with Public Bid Laws. Following review by The Tobler Company, as the Project Manager, NANO, LLC (the Project architect), SMG, and the LSED Construction Committee, the bid submitted by Stallings Construction Co., Inc. in the amount of \$431,700.00 was determined to be the lowest responsive bid for the Project. Pursuant to the Resolution, The LSED accepted and authorized the negotiation and execution of a contract with Stallings. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company, NANO, LLC, (the project architect), and SMG and was approved by the LSED Construction Committee. The source of funds for the Project is Alario Center Capital Outlay, and sufficient funds existed to support the Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison. Motion **19-14** passed.

On motion of Commissioner Robin, seconded by Commissioner Landry, the LSED authorized and approved an appropriation from the TPC Louisiana Golf Facility Capital Reserve Fund/Reserve for Repair and Replacement in the amount of \$33,795.00 to replace HVAC units and repair duct work in the TPC Louisiana GCM Administration area and Kitchen. The source of funds for the Resolution was the TPC Louisiana Golf Facility Capital Reserve Fund for Repair and Replacement, and there were sufficient funds to support the Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison. Motion **19-15** passed.

On motion of Commissioner Lapeyrolerie, seconded by Commissioner Landry, the LSED authorized and approved renewal of the Master Services Agreement with Nasdaq Corporate Solutions, LLC dated February 24, 2016, by which the LSED would continue to maintain the Directors Desk technology that was being utilized by the LSED Board of Commissioners. The Resolution authorized the renewal of the Agreement for the price and sum of \$17,619.40. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison. Motion **19-16** passed.

On motion of Commissioner Landry, seconded by Commissioner Baptiste, the authorized and approves the retention of Brian D. Grubb, Esq. (through the law office of BDG, LLC) as special counsel to represent the LSED in connection with any and all matters relating to the exploration, implementation, and utilization of a Construction Manager at Risk with respect to the proposed LSED Superdome Master Plan Project. In accordance with the provisions of La. R.S. 38:2225.2.4, et seq., and pursuant to the Resolution: (i) the LSED recognized the need to retain special counsel with experience, training, and expertise in representing public agencies in matters relating to the implementation and utilization of a Construction Manager at Risk process and requested approval of the Attorney General pursuant to the provisions Louisiana Revised Statutes to employ Brian D. Grubb, Esq. as special counsel for the LSED in this matter; and (ii) Chairman Kyle M. France was authorized to execute the Contract for Professional Services, providing that the fees and expenses were to be paid for the legal services that are governed by the State of Louisiana, Hourly Fee Schedule as set by the Attorney General's office. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Morrison. Motion **19-17** passed.

[This concludes the Legal Report.]

**VII. BOARD REPORTS**

None.

**VIII. OTHER BUSINESS**

None.

**IX. ADJOURNMENT**

On motion by Commissioner Landry, seconded by Commissioner Lapeyrolerie, the LSED March 28, 2019 monthly meeting adjourned at 1:50 p.m.