

LOUISIANA STADIUM AND EXPOSITION DISTRICT
BOARD OF COMMISSIONERS MINUTES
FROM THE MEETING OF MAY 1, 2019

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

ABSENT: Commissioners Kathleen B. Blanco and Henry N. Baptiste

I. ROLL CALL and WELCOME

Chairman Kyle France welcomed everyone to the May 23, 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, Hilary H. Landry, Renee A. Lapeyrolerie, Casey J. Robin, and Gregory A. Morrison. Absent: Commissioners Kathleen B. Blanco and Henry N. Baptiste. There was a full quorum.

Everyone was asked to stand for a moment in prayer for fellow Commissioner, Governor Blanco.

II. APPROVAL OF MINUTES OF MARCH 28, 2019 MEETING

Chairman France asked for a motion for approval of the Minutes of the March 28, 2019 Board Meeting. Commissioner Lapeyrolerie moved for approval of same, seconded by Commissioner Morrison. All were in favor, and the Minutes of the March 28, 2019 Board meeting were adopted.

III. SMG REPORT

Doug Thornton begins the SMG report by stating that it has been a very good year, primarily because of the two playoff games for the Saints; the year's close-out should reflect a nice surplus. Concerts at the Smoothie King Center have been light, some 25 or so.

The Superdome roof mediation is scheduled later in the month with respect to cleaning and repairs or remedial repairs with the warranty provider, GAF.

There are items on the agenda with respect to the Dome Master Plan for selection of a construction manager at risk – Broadmoor Construction – and for the selection of The Ehrhardt Group as the public relations media consultant.

Mr. Thornton notes that David Weidler, Evan Holmes, and Commissioner Landry have been working with the legislative group to provide testimony before the House and Senate on the LSED's budget for finalization of House Bill No. 1.

[This ends the General Matters report.]

Evan Holmes presents the Services Report, commencing with the continuation of the LSED Diversity Program with Jade Russell Consulting, to focus on the establishment and steadying of the program and to assist in management of the database to allow the public to have better access to this program.

Mr. Holmes acknowledges the presence of Luke Farabaugh of the TPC, the fantastic job he and his team did during the Zurich Classic, despite the inclement weather, and the commencement of course replacement work to ensure that the facility is up to standard for PGA events to coincide with the Zurich Classic's long-term extension of its sponsorship.

Turning to the Shrine on Airline and projects on hold due to deficiencies and rejection of previous bids, Mr. Holmes notes that there is an item on the agenda to commence some of those projects.

The SKC roof repair is also an agenda item.

[This concludes the Services Report.]

Chairman France, present at the Zurich Classic, notes a conversation he had with Mr. Farabaugh's concerning re-grassing areas that have been sprayed, that that material would be harvested, replanted, to regrow in that turf. The course should reopen November 1.

Alan Freeman begins his Facility Operations Report, recapping past events, such as the Monster Truck show at the Dome on March 30, with 44,550 in attendance. Basketball has concluded at the SKC, the Pelicans finishing with a 33 – 49 record. Jeff Dunham performed on March 29, a bit under 6,000 attending. A private event, Ellucian, was held on April 9, the Prom of Hope on April 19, then the Crescent City Classic on April 20. Mr. Freeman turns to Jennifer Talbot to say a few words about Ellucian and the Prom of Hope.

Ms. Talbot explains that Ellucian Live is software and services for higher education, a customer and employee conference with approximately 4,000 attending. The Prom of Hope is a special event hosted by Thomas Morstead's foundation, What You Give Will Grow, specifically for children fighting cancer or blood disorders. Attire, hair, makeup, limo rides, and red carpet are all donated.

Mr. Freeman continues by going over the bar charts showing events and attendance. The Dome is off a bit for the fourth quarter. Upcoming events at the Dome are the Loyola commencement on May 11 and Tulane's on May 18.

SKC will host New Kids on the Block on May 11, Lynyrd Skynyrd with Hank Williams, Jr. on May 17, Paul McCartney on May 23, and Ariana Grande on May 25.

Champions Square will host the New Orleans Chapter of the National Travel and Tourism Rally on May 7 and the annual outdoor concert series beginning with Brian Adams on May 9.

The 2019 Saints football schedule is out, with two preseason games on August 9 against Minnesota, the regular season on a Monday night against Houston on September 9, and the Saints playing in Atlanta on Thanksgiving night.

The Herbalife conference will be July 26 through 28, WWE will return on August 26, and Chris Young will perform at Champions Square on September 6. Miranda Lambert will be at the SKC on October 4 and Cher on December 13. Events are already being blocked for 2020, with Celine Dion at SKC on February 7.

Mr. Freeman gives a quick review of ongoing capital projects, such as replacement of some of the smaller HVAC units on the mezzanine level of the Dome, recarpeting of a few of the 300 level suites, and ongoing elevator/escalator work. Preparations are taking place for the upcoming concert series at Champions Square, with testing of the stage roof, refinishing the stage deck, scrim repairs, and testing of electrical systems. Corporate Realty, who manages Champions Square, has completed installation of a new chiller system, which will ensure pleasant conditions for Club XLIV and Opening Act. Engineering studies are being conducted with respect to additional security measures for the Dome garages to prohibit vehicular traffic from encroaching on the 100-foot security perimeter – an NFL requirement in all garages. In addition, work has been conducted with city, state, and federal authorities to develop a hurricane-evacuation plan, utilizing the SKC as a staging center.

[This concludes the Facility Operations Report.]

IV. FINANCE REPORT

David Weidler presents the Finance Report, noting consistency in numbers for the last few months. At this time, he is unable to provide a figure for the hotel occupancy tax. The one-penny tax in the supplemental budget for \$1.0 million should be approved soon. Mr. Weidler estimates a \$6.3 million excess and is working on a capital request for presentation to the Board, which would include, *inter alia*, the elevators and escalators work.

Turning to the budget report for 2020, Mr. Weidler, Commissioner Landry, and the financial advisor will get together to review the report and present it to the Board at the next meeting for approval.

[This ends the Finance Report.]

Mr. Freeman notes that he failed to ask Ms. Talbot if she would like to say anything about her marketing and promotional activities, to which Ms. Talbot notes that six new shows were announced in March and April through e-mail on-sales, generating over \$85,000. There

was also a Lynyrd Skynyrd-Baby Cakes cross-promotion for singing “Sweet Home Alabama,” with the winner receiving a pair of tickets to that concert.

[This concludes the Sales & Marketing Report.]

V. CONSTRUCTION REPORT

Pat Tobler of The Tobler Company was not available to present the Construction Report.

VI. LEGAL REPORT

Shawn M. Bridgewater introduced the LSED Legal Report and presented the following six (6) Resolutions, which were approved by the Board of Commissioners as noted below:

On motion of Commissioner Robin, seconded by Commissioner Morrison, the LSED authorized and approved an appropriation from the LSED Capital Reserve Account in the amount of \$237,084.93 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 received competitive proposals for the equipment and the repairs/renovations related thereto. The source of funds for the Resolution would be the LSED Capital Reserve Account, and sufficient funds existed to support this Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Landry, Lapeyrolerie, Morrison, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Baptiste. Motion **19-18** passed.

On motion of Commissioner Morrison, seconded by Commissioner Lapeyrolerie, the LSED took the following action with respect to the selection of a media and communications consultant for the 2019 Mercedes-Benz Superdome Master Plan. On or about February 26, 2019, a Solicitation for Proposals was issued for media and communications consultant services for the development and implementation of a strategic communication plan with respect to the Master Plan. The Evaluation Committee conducted interviews with each of the respondents and evaluated the Solicitation responses utilizing a pre-determined set of criteria. Based on the evaluation and interviews, the Evaluation Committee recommended the selection of The Ehrhardt Group as the media and communications consultant with respect to the Master Plan. The source of funds for the services of The Ehrhardt Group would be the LSED Capital Reserve. Approval of the resolution was recommended.

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

On motion of Commissioner Landry, seconded by Commissioner Robin, the LSED took the following action with respect to the procurement, utilization, and solicitation of a Construction Manager At Risk (“CMAR”) as a delivery model for the 2019 Mercedes Benz Superdome Master Plan Project in pursuant to the provisions of Louisiana Revised Statute Title 38, Section 2225.2.4. In accordance with the statutory requirements, a CMAR selection committee was established to review and evaluate the submissions that were received by the LSED in response to the Request for Qualifications to engage a qualified construction manager at risk to provide certain pre-construction services.

On April 23, 2019, the CMAR Selection Committee thoroughly evaluated and reviewed the RFQ responses and the presentations of, Broadmoor LLC, Core Construction Services, LLC, The Lemoine Company, LLC, Woodward Design+Build, LLC, and AECOM Hunt, McDonnell, Metro, a Joint Venture. After a thorough evaluation of the presentations and written qualification statements that were provided by each of the respondents, the CMAR Selection Committee determined that Broadmoor received the highest overall score in response to the evaluation criteria set forth in the RFQ, and recommended the selection of Broadmoor to provide pre-construction services as the construction manager at risk for the project for a fixed fee of \$300,000.

The Resolution for consideration by the LSED provides for the following: (i) the acceptance and adoption of the written recommendations of the CMAR Selection Committee to award the CMAR contract for pre-construction services as set forth in the RFQ to Broadmoor, LLC; (ii) the authorization of LSED Chairman, Kyle M. France, or his designee, upon the recommendation of LSED consultants and legal counsel, to do all things necessary and proper to award the CMAR contract for pre-construction services to Broadmoor and execute the required contract documents; and (iii) the authorization, confirmation, and ratification of any and all actions heretofore taken by the LSED, Trahan Architects, The Tobler Company, and/or the LSED’s legal counsel in connection with the procurement of the CMAR for the Project.

The source of funds for the services that are to be provided by Broadmoor would be LSED Capital Reserve. Sufficient funds exist to support the Resolution, and approval was recommended.

Voting in favor were Commissioners France, Landry, Lapeyrolerie, Morrison, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Baptiste. Motion **19-20** passed.

On motion of Commissioner Lapeyrolerie, seconded by Commissioner Morrison, the LSED authorized and approved Amendment Nos. 004 and 005 to the Contract between the LSED and Eskew+Dumez+Ripple, APC with respect to the Smoothie King Center ReRoof Replacement Project.

By Resolution No. 18-29, the LSED authorized and approved a Contract with Eskew+Dumez+Ripple for architectural and related services with respect to the Project. Pursuant to LSED Resolution No. 18-44, dated July 26, 2018, and LSED Resolution Nos. 18-53 and 18-54, dated August 23, 2018, the LSED approved Contract Amendments 001, 002, and 003 to allow for adjustments to the original Contract price to perform testing, sampling, and infrared surveying with respect to the Smoothie King Center roof. Amendment No. 004 increased the amount of the Contract to \$5,563.00 to account for additional time required to conduct roof sampling by a third-party consultant. Amendment No. 005 increased the amount of the Contract by \$4,000.00 and broadened the scope of the Contract to allow for additional infrared surveying of the Smoothie King Center roof. The Resolution had the Staff Analysis Support and Recommendation of The Tobler Company (as the project construction manager) and SMG, and had been approved by the LSED Construction Committee. The source of funds for Contract Amendments 004 and 005 would be LSED Capital Reserve, and sufficient funds exist to support this Resolution. Approval of the Resolution was recommended.

Voting in favor were Commissioners France, Landry, Lapeyrolierie, Morrison, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Baptiste. Motion **19-21** passed.

On motion of Commissioner Morrison, seconded by Commissioner Robin, the LSED authorized, approved, and accepted the bid of C M Combs Construction, LLC as the lowest responsive bid with respect to the Shrine on Airline 2019 Phase 2 Improvements Project: On or about April 18, 2019, 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 Construction Manager), Trahan Architects, APAC (the Project Architect), and the LSED Construction Committee, the LSED accepted the Base Bid and Alternates 1, 2, and 3 of C M Combs Construction, LLC for a total sum of \$603,000.00 and authorized the negotiation and execution of a contract with C M Combs Construction, LLC. This Resolution had the Staff Analysis Support and Recommendation of The Tobler Company (as the Project Construction Manager), Trahan Architects, APAC (the Project Architect), and SMG and had been approved by the LSED Construction Committee. The source of funds for this Project would be LSED Capital Reserve, and sufficient funds exist to support the Resolution. Approval of the Resolution as recommended.

Voting in favor were Commissioners France, Landry, Lapeyrolierie, Morrison, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Baptiste. Motion **19-22** passed.

On motion of Commissioner Lapeyrolierie, seconded by Commissioner Morrison, the LSED authorized and approved the negotiation and execution of an extension to the Consulting Agreement with JD Russell Consulting LLC for an additional six (6) month period to perform additional consulting services related to the LSED Diversity Program for a fee that will not exceed the statutorily permitted fee for such services. This Resolution had the support of SMG and the LSED Diversity Program Selection Committee. The source of funds for the consulting

services to be provided would be LSED Capital Reserve, and there were sufficient funds to support the Resolution. Approval of the Resolution was recommended.

Commissioner Lapeyrolerie takes a moment to note that the CMAR communications and the like tie in with monitoring, compliance, and transparency in the LSED's commitment to equity and being good stewards of public funds. Chairman France acknowledges same and notes that the CMAR approval today is a \$300,000 pre-construction services only contract, and matters such as financing, stakeholder meetings, etc. is just a part and another step to come to an approved project.

Voting in favor were Commissioners France, Landry, Lapeyrolerie, Morrison, and Robin. Voting against: None. Abstaining: None. Absent: Commissioners Blanco and Baptiste. Motion **19-23** passed.

[This concludes the Legal Report.]

Discussion takes place concerning the departure date for the Baby Cakes, projects for the Shrine on Airline, the LSED's obligations to maintain this State-owned facility, and other uses going forward.

VII. BOARD REPORTS

None.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

On motion by Commissioner Morrison, seconded by Commissioner Lapeyrolerie, the LSED's May 1, 2019 meeting adjourned at 1:44 p.m.