

LOUISIANA STADIUM AND EXPOSITION DISTRICT
BOARD OF COMMISSIONERS MINUTES
FROM THE MEETING OF MAY 25th, 2023

PRESENT: Chairman Kyle M. France, John A. Alario, Jr., Hilary H. Landry, Glen D. Smith.

ABSENT: Commissioners Henry N. Baptiste, Casey J. Robin and Wells T. Watson

ROLL CALL and WELCOME

Chairman Kyle M. France called the May 25th, 2023 meeting to order at approximately 1:11 p.m.

I. APPROVAL OF MINUTES OF FEBRUARY 9, 2023 MEETING

Chairman France asked for a motion for approval of the Minutes for the April 27th, 2023 LSED Board of Commissioners Meeting. Commissioner Landry moved for approval of same, seconded by Commissioner Smith. All were in favor, and the Minutes of the April 27th, 2023 Board meeting were adopted.

II. ASM REPORT

Mr. Thornton began his report by giving a positive update regarding the hotel tax projections, noting that they've far exceeded what was forecasted in the 2022-2023 budget. Also, thanks to the self-generated revenues over the past few months, we're on track to have a fund balance at the end of the fiscal year ending on June 30, 2023. Discussions around how to allocate the extra funds are underway and options will be presented at the June board meeting. As the legislative session continues, ASM is continuing to push for supplemental appropriation through HB1. If allotted the surplus funds, they could be used to pay down debt or allocated to the Rainy Day fund. In addition to HB1 we're also tracking the capital outlay bill for \$5million that we're seeking in additional appropriation.

The Superdome renovation is on schedule and so far there haven't been too many surprises during construction. There will be a pause during Essence Festival and the Monster Jam show. Things are coming together and some areas are completely changed including some of the concession areas, which are now markets with self-checkout. The self-checkout areas will allow patrons to get their own items and check out with credit cards while monitored by one or two employees. Susan Fink, with Sodexo gave a brief overview of the system and how it works.

[This concludes Mr. Thornton Report]

Mr. Holmes began his report by highlighting the great success of the 2023 Zurich Classic, which at 35,000 patrons, was the highest attended event ever in the history of the tournament.

Mr. Holmes continues his report by briefly discussing the capital encumbrance package, which will use the funds from the budget surplus from the 2022-2023 fiscal year for different capital project amongst the facilities or debt service. The plan is underway and will be presented to the board within the next month as the 2023-2024 budget is being finalized. Again, self-generated revenues are moving in a positive direction in large part due to Gus and all the shows that he's booking, along with the operations teams efficiency.

Between now and the next board meeting we will be bringing the Bond closing to the finish line. Since the last meeting, we've had two rating agency presentations. We've maintained an A

rating with Fitch, which is a good indication that the LSED's credit is strong and the tourism industry is strong and recovering. The process is ongoing but is forecasted to be closed by the end of June.

The facilities are in the process of event coordination and getting everything ready for the upcoming Essence Festival and Monster Jam and of course the Saints football season.

Gus Canazio updated the board on the upcoming events including the first boxing match is the City in 2000 between Regis Prograis and Danielito Zorrilla. Peso Pluma and a few other Latin shows are confirmed and coming to the market. Bert Kreischer is another comedy show coming to the market in July. There are about 30 confirmed shows for Fiscal year 2023-2024, which is just the beginning.

Mr. Holmes gave a brief DBE update in the absence of Kathleen. The discretionary spending is now up at 24 percent, which is progress thanks for Kathleen and the team casting a wider net to reach diverse vendors during this time.

[This concludes Mr. Holmes' Report]

III. FINANCE REPORT

Mr. Weidler began his report highlighting the four-penny exceeding 2019 numbers by \$5 million and one-penny tax number exceeding expectations at \$1.7 million higher than 2019. In regards to the legislature, there's an amendment in the Senate to increase the one-penny tax and excess funds to pay insurance premiums. If this amendment is approved, there will be a fund balance much larger than we've had in years. The facilities, not including the Superdome, are doing well in terms of revenue generation.

The 2023-2024 Fiscal year budget is in review and it will be presented to the board next month for approval.

[This concludes Mr. Weidler's report]

IV. CONSTRUCTION REPORT

Ms. Long begins her report with an update on the Westwego Sports Complex, a.k.a. the John Alario Jr. Sports Complex, which is finally under construction with Ratcliff Construction mobilizing on May 15th and breaking ground on June 19th at 10am.

At the Alario Center Holly and Smith are still developing their code analysis and evaluation of the building and will produce a report and cost estimate for repairs.

The bid package for the Smoothie King Center LED ribbon boards on the 200 and 300 levels will be advertised in the Advocate for three weeks, as well as the LSED website. The budget for construction is \$2.1 million and the project is expected to bid on June 25th.

The Lot 4 storage addition is underway and NANO Construction is wrapping up the drawings. The available funds for the project is \$1.7 million and that project is expected to bid in June.

The Superdome construction is making great progress as shown in photos. As the buildback continues and the elevators and flooring is installed we are expected to have one half of the Phase 3b scope completed by August in time for football season.

[This concludes Ms. Long's report]

VI. LEGAL REPORT

Shawn M. Bridgewater begins her LSED Legal Report, presenting the following Resolutions, which were approved by the Board of Commissioners as noted below:

On motion of Commissioner Landry, seconded by Commissioner Smith, the Louisiana Stadium and Exhibition District authorized, approved and ratified the execution of the Master Plan Phase 3b Guaranteed Maximum Price Adjustment No. 09 (“Phase 3b GMP Adjustment No. 08”) to the Guaranteed Maximum Price Amendment for the Construction Manager at Risk Contract by and between the LSED and Broadmoor, LLC with respect to Phase 3b of the 2019 Superdome Capital Improvements Project (“Master Plan Project”). Phase 3b GMP Adjustment No. 09 provides for a net increase of \$19,995,829.38 to the Phase 3b Guaranteed Maximum Price that consists of the following:

- (i) An increase in the amount of \$18,211,686.00 for additional costs that are associated with the 2024 Project finishes package;
- (ii) An increase in the amount of \$1,775.82 for additional costs that are associated with the addition of soffit at the Project site;
- (iii) An deduction in the amount of \$42,120.08 for a credit associated with the removal of stenciled and stained concrete at the Project site;
- (iv) An increase in the amount of \$39,666.38 for additional costs associated with added slab on metal deck at the Project site;
- (v) An increase in the amount of \$116,364.95 for additional costs that are associated with topping slab infills at the Project site;
- (vi) An increase in the amount of \$201,377.54 for additional labor, material and equipment costs that are associated with preparation of certain event areas for the 2023 Saints Football season;
- (vii) An increase in the amount of \$16,750.89 for additional labor, material and equipment costs that are related to the clean-up of the low volate cable chase at the Project Site;;
- (viii) An increase in the amount of \$13,534.83 for additional labor, material and equipment costs that are associated with additional communications costs at the Guest Services offices at the Project Site;
- (ix) An increase in the amount of \$27,768.50 for additional labor, material and equipment costs that are associated with the removal and replacement of soffit at Level 450 of the Project site due to unforeseen conditions;
- (x) An increase in the amount of \$97,884.85 for additional costs that are associated with modifications to the water services at the Project site;
- (xi) An increase in the amount of \$11,318.82 for costs associated with a PNT-37 material upgrade at the Project site;
- (xii) An increase in the amount of \$537,505.89 for additional labor, material and equipment costs that are associated with the demolition, framing, finishing and flooring due to expansion joints at Level 100 of the Project site;

- (xiii) An increase in the amount of \$24,184.64 for additional costs that are associated mechanical changes at the Project site; and
- (xiv) An increase in the amount of \$738,130.35 for additional cost that is associated with an increase to the Project site impacted room allowance.

This Resolution was recommended by Legends Hospitality (the Project Manager) and Trahan Architects (Project Architect) and has been approved by the Master Plan Project Team, consisting of the LSED Project Representative, the ASM Project Representative, and the New Orleans Saints Project Representative. The source of funds for the Phase 3b GMP Adjustment No. 09 is the Master Plan Project Budget and there are sufficient funds to support this Resolution. The execution of the Phase 3b GMP Adjustment No. 09 by Commissioner Hilary H. Landry was authorized, approved and ratified.

Voting in favor were Chairman Kyle M. France, John A. Alario, Jr., Hilary H. Landry, Glen D. Smith. **Motion 23-21** passed.

On motion of Commissioner Landry, seconded by Commissioner Smith, the Louisiana Stadium and Exhibition District authorized and approved the execution of a Certificate of Substantial Completion (“Certificate”) with respect to the Contract between the LSED and Legacy Restoration and Referral dated July 28, 2022, for the 2022 Alario Center Gutter Replacement LSED Project No. 87 Act 23 of 2012 (the “Project”). The Certificate provides that the work performed under the Contract is, subject to the completion of the items on the Project Punchlist, sufficiently complete in accordance with the Contract documents to allow the owner to occupy and/or utilize the work for its intended use.

This Resolution had the Staff Analysis Support and Recommendation of ASM Global (attached to the Resolution) and was approved by the LSED Construction Committee. The execution of the Certificate of Substantial Completion by Chairman Kyle M. France is hereby authorized.

Voting in favor were Chairman Kyle M. France, John A. Alario, Jr., Hilary H. Landry, Glen D. Smith. **Motion 23-22** passed.

On motion of Commissioner Smith, Seconded by Commissioner Alario, the Louisiana Stadium and Exhibition District confirmed and took the following actions with respect to the Alario Center Alario Center Kitchen AHU-2 Reprogramming & Controls Project (“Alario Center Kitchen HVAC project”):

- i. In accordance with the recommendation of ASM Global, the LSED hereby accepts the recommendation of ASM Global and approves the proposal of RMS Services, LLC. (“RMS”) in the amount of \$17,125.00, to provide and install a new controls program for air handling unit #2 located in the Alario Center Kitchen; and

- ii. The LSED hereby and herein authorizes the negotiation and execution of a contract with RMS Services, LLC. by Chairman Kyle M. France.

This Resolution has the Staff Analysis and Support and Recommendation of ASM Global (attached to the Resolution) and has been approved by the LSED Construction Committee. The source of funds for the Alario Center Kitchen HVAC Project is the Alario Center Capital Outlay, and there are sufficient funds to support this Resolution.

Voting in favor were Chairman Kyle M. France, John A. Alario, Jr., Hilary H. Landry, Glen D. Smith. **Motion 23-23** passed.

Whereas, the Louisiana Stadium & Exposition District (“LSED”) has entered into a Construction Contract with Ratcliff Construction Company, LLC in connection with development and construction of the proposed Jefferson Parish Sports and Recreation Complex in Westwego, aka the John Alario Sports Complex (the “Project”).

On motion of Commissioner Smith, seconded by Commissioner Alario, the Louisiana Stadium and Exhibition District authorized and approved

Voting in favor were Chairman Kyle M. France, John A. Alario, Jr., Hilary H. Landry, Glen D. Smith. **Motion 23-24** passed.

[This concludes the Legal Report]

VII. BOARD REPORTS

None.

VIII. OTHER BUSINESS

None.

IX. ADJOURNMENT

Chairman France asks for a motion to adjourn. On motion of Commissioner Smith, the May 25th, 2022 LSED Board meeting adjourned at 2:00 p.m.