

**LOUISIANA STADIUM AND EXPOSITION DISTRICT**  
**BOARD OF COMMISSIONERS MINUTES**  
**FROM THE MEETING OF SEPTEMBER 28, 2023**

**PRESENT:** Chairman Kyle M. France, John A. Alario, Jr., Henry N. Baptiste, and Casey J. Robin

**ABSENT:** Commissioners Hilary H. Landry, Glen D. Smith, and Wells T. Watson

**ROLL CALL and WELCOME**

Chairman Kyle M. France called the September 28, 2023, meeting to order at approximately 1:11 p.m.

**I. APPROVAL OF MINUTES OF AUGUST 24, 2023 MEETING**

Chairman France asked for a motion for approval of the Minutes for the August 24<sup>th</sup>, 2023 LSED Board of Commissioners Meeting. Commissioner Robin moved for approval of same, seconded by Commissioner Alario. All were in favor, and the Minutes of the August 24<sup>th</sup>, 2023 Board meeting were adopted.

**II. ASM REPORT**

Mr. Thornton began his report by discussing the recent saltwater intrusion crisis that is unfolding in certain parts of the State. ASM has been in contact with several public officials regarding the matter and how to mitigate risk for a minimal impact. Dangers that could arise from saltwater intrusion include: affected drinking water, cooking capabilities and equipment damage. We are preparing to deal with this issue if it arises.

In terms of finances, hotel taxes continue to perform well, early into the 2024 Fiscal year. The forecast is promising as hotel taxes are holding a very strong; leisure travel is robust. As we go into New Orleans convention season, we are expecting conventions to add to the hotel tax base.

**[This concludes Mr. Thornton's Report]**

**III. OPERATIONS REPORT**

Mr. Holmes began his report by briefly discussing the salt-water intrusion issue. He continued with his report by introducing a new ASM team member, Alex Bowan, a native of Lafayette, Louisiana, and former Live Nation employee. Alex will be the new booker to replace Gus Canazio.

In regard to the Superdome renovation, the response to the East Side renovation has been amazing. The guest feedback has been positive, and things are flowing well from a revenue and operational standpoint. By this time next year both sides of the Dome will be accessible and expected to yield the results that we've been working towards.

The recent events that we've had over the past few weeks include, Christian Nodal, which is a Latin show. We've also had the Suicide Boys, which is alternative hip hop. The goal is to diversify the calendar and give more opportunity for people to come to our venues. Large shows like Garth Brooks, Dave Chappelle, Lil' Baby, did very well and then of course Beyoncé which was a sold-out show. Both the Garth Brooks and Beyoncé shows broke records, bringing more people to the Dome than ever before and generated more net income than any other show at the Superdome. The Beyonce show was selling tickets up until the last minute; it was a tourism destination event, that really showed the economic boosting power of the artist. The bigger shows are lot of work to host, so kudos to our teams that really show up and show out during these events.

Mr. Holmes observed that we are coming close to the Pelican's season and the first Pelican preseason game on October 10<sup>th</sup>. Preparing the Smoothie King Center for NBA basketball is a huge undertaking and is currently in process. More shows, like Depeche Mode and 1975, a popular pop rock band, are also coming to the Smoothie King Center next month.

Alex Bowan gave his booking report and shared that Stevie Nicks is also coming to the Smoothie King Center. We can also look forward to Olivia Rodrigo

In addition to these larger ticket shows, the 50<sup>th</sup> Anniversary of the Bayou Classic is this year and there are a number of ancillary events surrounding that, including the Battle of the Bands and a Maxwell concert at the Smoothie King Center.

**[This concludes Mr. Holmes' report]**

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

Mr. Weidler began his report by referring to the hotel tax numbers; the hotel tax numbers are running closely along with the projected budget. The one-penny tax is projected to start in October but a new agency is handling taxes and the information has not yet been released. The July financials showed positive cashflow for the entirety of the complexes, which is good news. The audit is underway and going well. The preliminary draft of the 2025 budget is complete but it is a placeholder that was submitted to the State and will be further detailed in months to come.

**[This concludes Mr. Wielder's report]**

#### **V. DBE REPORT; CONSTRUCTION REPORT**

**DBE Report:** Kathleen Turner updated the Board regarding the DBE discretionary spending, which is balanced. Thus far, 75 vendors have been submitted to the Supplier Diversity Program to ensure diverse supply inclusion and to enhance the global strategic sourcing and procurement process. Also, the YouthForce NOLA internship is now complete and was so successful that they are interested in incorporating the program for not only the summer but also in the fall. Right now they are working through scheduling challenges.

**Construction Report:** Ms. Long began her report by giving an update regarding the Westwego Sport Complex, a.k.a. the John Alario, Jr. Sports Complex Construction Project. The contractor Ratcliff is mobilized on the site and are in process of laying out site utilities, driving timber piles and installation of sanitary and sewer infrastructure and are about 4 months into the 12 month schedule. Pile driving of the three buildings is finished and the foundations are being formed and poured within a week or so.

The LED ribbon board installation is in progress at the Smoothie King Center; all of the ribbon boards on the 200 and 300 level have been ordered and delivery will be sometime this fall. The ribbon boards will not be replaced until after the Pelicans Season in the spring.

Two bids have been received for the Lot 4 storage renovation project on August 18<sup>th</sup>, and they are both over the approved budget for construction and it is recommended that they be rejected.

[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 Robin, seconded by Commissioner Baptiste, the Louisiana Stadium and Exhibition District authorized the negotiation and execution of a Project Development Agreement by and among the LSED, the State of Louisiana, SMG and the New Orleans Louisiana Saints, LLC with respect to Phase 3 of the 2019 Superdome Capital Improvements Project ("Master Plan Project Phase 3 PDA"). Pursuant to LSED Resolution 22-12, once executed, the Master Plan Phase 3 PDA was to be ratified by the LSED at a subsequent LSED meeting.

Resolved, that the LSED does hereby and herein ratify the Master Plan Project Phase 3 PDA, dated May 24, 2023. This Resolution was recommended.

Voting in favor were Chairman Kyle M. France and Commissioners John A. Alario Jr., Henry N. Baptiste, Casey J. Robin. **Motion 23-54** passed.

On motion of Commissioner Alario, seconded by Commissioner Baptiste, the Louisiana Stadium and Exhibition District authorized, approved, and ratified the execution of the Master Plan Phase 3b Guaranteed Maximum Price Adjustment No.13 ("Phase 3b GMP Adjustment No.13") 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 ("Project"). Phase 3b GMP Adjustment No.13 provides for a net increase of \$206,717.60 to the Phase 3b Guaranteed Maximum Price that consists of the following:

- (i) An increase in the amount of \$55,926.99 for costs that are associated with the addition of new tiling at the Project site;

- (ii) An increase in the amount of \$63,768.84 for additional cost that is associated with the kitchen hood communication interconnections at the Project site;
- (iii) An increase in the amount of \$34,231.50 for additional cost that is associated with material cost escalation of the fan coil units at the Project site;
- (iv) A decrease in the amount of \$42,152.31 for credit that is associated with the wall and finishing elimination offset;
- (v) An increase in the amount of \$96,479.66 for additional costs that are associated with various plumbing changes at the Project site;
- (vi) An increase in the amount of \$18,462.92 for additional cost that is associated with the fire sprinkler at the Project site;
- (vii) A decrease in the amount of \$20,000.00 for credit that is associated with the relocation of equipment at the Level 300 West amp room.

This Resolution has been recommended by Legends Hospitality (Project Manager) and Trahan Architects (Project Architect) and has been approved by the 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. 13 is the Project Budget and there are sufficient funds to support this Resolution. The execution of Phase 3b GMP Adjustment No. 13 by Commissioner Hilary H. Landry is hereby authorized, approved and ratified. This Resolution was recommended.

Voting in favor were Chairman Kyle M. France and Commissioners John A. Alario Jr., Henry N. Baptiste, Casey J. Robin. **Motion 23-55** passed.

On motion of Commissioner Alario, Seconded by Commissioner Robin, the Louisiana Stadium and Exhibition authorized and approved Trahan Architects, APAC to provide additional architectural services with respect to certain elements of Phase 3b of the 2019 Superdome Capital Improvements Project ("Project"), in accordance with and as outlined in further detail on Trahan Additional Services Request No. 34 ("Trahan ASR #34"), a copy of which is attached to the Resolution. The additional services that are to be performed pursuant to Trahan ASR #34 shall be for a not to exceed fee of \$6,600.00 and consist of additional consulting services that will be performed by Trahan's consultant, HKA, Elevator Consulting in connection with the installation of VIP Premium Elevators 4 and 5.

This Resolution has been recommended by Legends Hospitality (Master Plan Project Manager) and has been approved by the Project Team, consisting of the LSED Project Representative, the ASM Project Representative, and the New Orleans Saints Project Representative. The source of funds for Trahan ASR #34 is the Project Budget, and there are sufficient funds to support this Resolution. The execution of Trahan ASR #34 by Chairman Kyle M. France and/or Commissioner Hilary H. Landry is hereby authorized, approved and ratified. This Resolution was recommended.

Voting in favor were Chairman Kyle M. France and Commissioners John A. Alario Jr., Henry N. Baptiste, Casey J. Robin. **Motion 23-56** passed.

On motion of Commissioner Baptiste, Seconded by Commissioner Alario , the Louisiana Stadium and Exhibition District authorized and approved an amendment (“Amendment”) to the Contract with Jessica Becker Architecture, a Professional Architectural Corporation that was previously approved by the LSED on July 27, 2023, pursuant to LSED Resolution 23-45. The Amendment provides for additional architectural and related services to be performed on an hourly basis with respect to the Smoothie King Center Concession Stand Renovation Project (“Project”), for a not to exceed fee of \$7,000.00.

This Resolution has the Staff Analysis Support and Recommendation of ASM Global (a copy of which is attached to the Resolution) and has been approved by the LSED Construction Committee. The source of funds for the Amendment will be the Smoothie King Center Reserve and Replacement Fund, and sufficient funds exist to support this Resolution. Chairman Kyle M. France is hereby authorized to sign the Amendment on behalf of the LSED. This Resolution was recommended.

Voting in favor were Chairman Kyle M. France and Commissioners John A. Alario Jr., Henry N. Baptiste, Casey J. Robin. **Motion 23-57** passed.

On motion of Commissioner Robin, Seconded by Commissioner Baptiste, the Louisiana Stadium and Exhibition District authorized and approved the purchase of certain food and beverage equipment (“SKC Concession Equipment Contract”) that is required in connection with the Smoothie King Center Concession Renovation Project (“SKC Concession Project”), under existing State contract #4400025319 with Strategic Equipment, LLC and existing State Sourcewell contract #063022-SES.

This Resolution has the Staff Analysis and Recommendation of ASM Global (a copy of which is attached to the Resolution) and has been approved by the LSED Construction Committee. The source of funding for the SKC Concession Equipment Contract is the Smoothie King Center Reserve and Replacement Fund and there are sufficient funds to support this Resolution. The execution of the SKC Concession Equipment Contract by Chairman Kyle M. France and/or Commissioner Hilary H. Landry was authorized and approved. This Resolution was recommended.

Voting in favor were Chairman Kyle M. France and Commissioners John A. Alario Jr., Henry N. Baptiste, Casey J. Robin. **Motion 23-58** passed.

On or about August 18, 2023, two (2) bids were received with respect to the 2022 Addition and Renovations to Lot 4 Storage Building Project (“Project”) that consisted of: (i) one bid from Voelkel McWilliams Construction in the amount of \$2,573,000.00, plus Alternate No. 1 in the amount of \$27,000.00 (for a total bid amount of \$2,600,000.00), and (ii) a second bid from Tuna Construction, LLC in the amount of \$2,241,000.00, plus Alternate No. 1 in the amount of \$21,000.00 (for a total bid amount of \$2,262,000.00). Both of the bids were in excess of the approved Project budget of \$1,750,000.00.

On motion of Commissioner Robin, Seconded by Commissioner Baptiste, the Louisiana Stadium and Exhibition District rejected of each of the bids that were received for the Project for being in excess of the Project budget and the available funds for the construction of the Project. This Resolution was recommended.

This Resolution had the Staff Analysis Support and Recommendation of ASM Global and has been approved by the LSED Construction Committee.

Voting in favor were Chairman Kyle M. France and Commissioners John A. Alario Jr., Henry N. Baptiste, Casey J. Robin. **Motion 23-59** passed.

On motion of Commissioner Robin, Seconded by Commissioner Alario, the Louisiana Stadium and Exhibition District authorized and approved the execution of the Certificate of Substantial Completion (“Certificate of Substantial Completion”) with respect to the Contract between the LSED and RMS Services, LLC, Inc. dated May 25th, 2023, for the Alario Center Kitchen AHU-2 Reprogramming & Controls Project (“Project”). The Certificate provides that the work performed under the Contract is 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 has the Staff Analysis Support and Recommendation of ASM Global (a copy of which is attached to the Resolution) and has been approved by the LSED Construction Committee. The execution of the Certificate of Substantial Completion by Chairman Kyle M. France is hereby authorized. This Resolution was recommended.

Voting in favor were Chairman Kyle M. France and Commissioners John A. Alario Jr., Henry N. Baptiste, Casey J. Robin. **Motion 23-60** 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 Baptiste, the September 28<sup>th</sup> LSED Board meeting adjourned at 1:46 p.m.