

**LOUISIANA STADIUM AND EXPOSITION DISTRICT**  
**BOARD OF COMMISSIONERS MINUTES**  
**FROM THE MEETING OF MAY 26, 2022**

**PRESENT:** Chairman, Kyle M. France, John A. Alario, Hilary H. Landry, Glen D. Smith, and Casey J. Robin.

**ABSENT:** Commissioners Henry Baptiste, Wells Watson

**ROLL CALL and WELCOME**

Chairman France called the May 26, 2022 meeting to order at approximately 1:10 p.m.

**Present:** Chairman, Kyle M. France, John A. Alario, Jr., Hilary H. Landry, Glen D. Smith, and Casey J. Robin.

**Absent:** Commissioners Henry Baptiste, Wells Watson

**I. APPROVAL OF MINUTES OF APRIL 28, 2022 MEETING**

Chairman France asked for a motion for approval of the Minutes for the April 28, 2022 LSED Board of Commissioners Meeting. Commissioner Alario moved for approval of same, seconded by Commissioner Smith. All were in favor, and the Minutes of the April 28, 2022 Board meeting were adopted.

**II. ASM REPORT**

Mr. Thornton begins his report by giving a brief financial overview in the absence of Mr. David Weidler. In terms of collections, the numbers are around 82% in comparison to 2019. Though the collections for April have not disbursed, they are projected to be higher than the previous month's collections and are expected to bring the total collections for fiscal year 2022 to between 80%-82%. Unfortunately, there will not be any supplemental appropriation from the State this year as the bill did not pass through the Senate. The 2023 Fiscal year budget is expected to be presented at the June LSED Board meeting.

Construction is still ongoing and there has been a ton of work from everyone on the team to get the GMP for the next phase together and hopefully have it financed in the upcoming resolution.

Mr. Thornton concludes his report by mentioning that the event schedule continues to grow thanks, to the Zane and Guz booking shows and getting confirmations from different event organizers. However, the high inflation rate cannot be ignored, though its effect on discretionary spending amongst consumers on things like entertainment has yet to be seen.

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

Mr. Holmes begins his report by following up regarding the budget in Mr. Weidler's absence. The budget is expected to be even more comprehensive than the preliminary budget that was submitted a few months ago due to the receipt of the final numbers. The anticipated hotel occupancy tax is around 90% of pre-COVID levels, which is hopefully conservative. Of course, Mr. Weidler will be at the June meeting to explain in further detail.

Mr. Holmes takes a moment to introduce a couple new team members, Brandon Willis, Charlina Allen who will be helping in multiple capacities.

In regards to the Shrine on Airline, there was \$15 million approved and \$5 million awarded to the Alario center from Jefferson Parish, in order to upgrade and maximize these spaces to expand usage of these facilities.

In terms of the legislative update, the request for the Superdome renovation project has been submitted, so hopefully everything goes to plan with the Capital Outlay Bill prior to the end of the legislative session on June 6<sup>th</sup>.

Mr. Holmes concludes his report by mentioning that the LSED maintains an A credit rating with the Fitch agency, which is good news as we head into the next funding year.

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

Mr. Collings begins his report by highlighting the many successful events held in the Smoothie King Center and Champion square. Artist like Master P and friends, New Kids on the Block and Smashing Pumpkins put on a great show and each had a great turnout. Upcoming shows include Kendrick Lamar, Carrie Underwood and Bill Burr and there are many more in the pipeline that will be announced in the coming weeks. The Saints schedule has been released and the season opener is set to be in the Dome, which is exciting news. The next Dome event is Essence festival and in the Smoothie King Center, Wild 'n Out and Kevin Hart are scheduled this summer. Also, the Shrine on Airline is preparing for the Collegiate Rugby Championship.

A job fair will be hosted in the Smoothie King Center on June 3<sup>rd</sup> and 4<sup>th</sup> to help with the staffing challenges that still exist. A new Guest Services Coordinator, along with a new Guest Services Administrator were recently hired. Open positions include two event coordinator positions and a Chief of Police position.

In terms of construction taking place during the upcoming events in the Dome, some work will continue as these events are in progress. A summer project list that includes pressure washing, painting and relamping amongst a few other items is underway but we will work around the scheduling for the upcoming Essence concerts and other Dome events.

Mark Waguespack shares marketing department updates and highlights the robust marketing campaign that have been put into action including, TV spots, Billboards and the website to promote upcoming events.

Kathleen Turner shares that DBE spending is at 15 percent and that step are being taken to improve percentage spending. Sourcing for suppliers and contractors has increased, thanks in part to Brandon who has helped to update the website for procurement opportunities. Ms. Turner Introduced the new Capital Projects summer intern, Aliyah Hunter whom will also be helping in the Business Operations Department. In regards to YouthForce NOLA, we will have summer internships for the students starting in July.

**[This concludes Mr. Collings' Report.]**

**IV. FINANCE REPORT**

**[David Weidler was not in attendance. The Financial Report was provided by Mr. Thornton and Mr. Holmes.]**

## **V. CONSTRUCTION REPORT**

Ms. Long begins her report by highlighting the progress at the John Alario Sports Complex. Phase 1b and 2 of the construction drawings will be done by July 1<sup>st</sup>. While the soil is draining for six months, the plan is to have the bids out and have Phase 1b and 2 construction start by October 1<sup>st</sup>. If Phase 2 construction is moved up it would include four multipurpose fields, a concession area, an admin. building, two restroom buildings, maintenance and parking.

For the Alario Center we have a resolution for \$10,000 for Duplantis Design Group to repair and replace pavers that are settling in front of the building.

The Smoothie King Center LED Video Board project is in progress and the boards have been shipped early and are expected to arrive ahead of schedule. This project is expected to be finished by September.

Ms. Long concludes her report by the Master Plan Phase 3a commissary work at Caesar's Superdome that is mostly complete. Phase 3b is in the demolition stage and taking place on multiple levels around the Dome.

**[This concludes Ms. Long's Report.]**

## **VI. LEGAL REPORT**

Shawn M. Bridgewater begins her LSED Legal Report, presenting the following five (5) Resolutions, which were approved by the Board of Commissioners as noted below:

On motion of Commissioner Alario, seconded by Commissioner Robin, the Louisiana Stadium and Exhibition District authorized and approved an appropriation from the LSED Capital Reserve Account in the amount of \$271,155.41 to purchase equipment and make repairs necessary to maintain and operate the Caesar's Superdome, the Smoothie King Center, and Champions Square for the 2021-2022 Fiscal Year, including the specific items described on the Capital Reserve Request attached to the Resolution. ASM has received competitive proposals for the equipment and the repairs related hereto. ASM (acting on behalf of the LSED) and/or Chairman Kyle M. France are authorized to sign the respective purchase requisitions and related documents for the specific equipment to be purchased and the repairs to be made by Brazos Industries, Semper Fire Protection, Turf-Tech International and Hiller Companies. Copies of each of the Purchase Requisition forms and related documents were attached to the Resolution. The source of funds for this Resolution is the LSED Capital Reserve Account, and there were sufficient funds to support this Resolution. Approval of this resolution was recommended.

Voting in favor were Chairman Kyle M. France, Commissioners John A. Alario, Jr., Hilary H. Landry, Glen D. Smith, and Casey J. Robin. **Motion 22-30** passed.

On motion of Commissioner Smith, seconded by Commissioner Landry the Louisiana Stadium and Exhibition District ratified, authorized and approved, and ratifies the Phase 3a Guaranteed Maximum Price Adjustment No. 4 ("Phase 3a GMP Adjustment No. 4") to the Phase 3a Guaranteed Maximum Price Amendment for the Construction Manager at Risk Contract by and between the LSED and Broadmoor, LLC with respect to Phase 3a of the 2019 Superdome Capital Improvements Project ("Master Plan Project"). Phase 3a GMP Adjustment No. 4 (copy

of which is attached to the Resolution) provides for an increase of \$50,981.00 to the Master Plan Project Phase 3a Guaranteed Maximum Price that consists of the following:

- (i) An increase of \$12,461.00 for additional costs associated with the patching of the floor to repair existing condition at the Project site;
- (ii) An increase of \$6,098.00 for additional costs associated with labor and materials for the modification to the CMU wall at the Project site;
- (iii) An increase of \$2,100.00 for additional costs associated with framing and drywall that was required in Stair 2 at the Project site;
- (iv) An increase of \$16,660.00 for costs associated with the addition of an office to the mezzanine level offices;
- (v) An increase of \$6,177.00 for additional costs associated with the electrical rough-in required in connection with the oven installation at the Project site;
- (vi) An increase of \$2,938.00 for additional costs associated with the installation of a ceiling in the secure storage at the Project site; and
- (vii) An increase of the \$6,056.00 for additional costs associated with the cast-in place retaining wall at the Project site.

This Resolution was recommended by Legends Hospitality (Master Plan 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 Phase 3a GMP Adjustment No. 4 is the Master Plan Project Budget, and there are sufficient funds to support the Resolution. The execution of the Phase 3a GMP Adjustment No. 4 by Commissioner Hilary H. Landry, was hereby authorized, approved and ratified. Approval of this resolution was recommended.

Voting in favor were Chairman Kyle M. France, Commissioners John A. Alario, Jr., Hilary H. Landry, Glen D. Smith, and Casey J. Robin **Motion 22-31** passed.

On motion Commissioner Robin, Seconded by Commissioner Smith, the Louisiana Stadium and Exhibition District authorized, approved and ratified the execution of the Proposal of Letterman's BidConnect to provide bid procurement services pertaining to the food service bid package for Phase 3b of the Master Plan Project for a fixed fee of \$6,750.00.

This Resolution was recommended by Legends Hospitality (Master Plan Project Manager) and has been approved by the Project Team, consisting of the LSED Representative, the ASM Project Representative, and the New Orleans Saints Project Representative. The source of funds for the Letterman's Proposal is the Master Plan Project Budget, and there were sufficient funds to support this Resolution. Approval of this resolution was recommended.

Voting in favor were Chairman Kyle M. France, Commissioners John A. Alario, Jr., Hilary H. Landry, Glen D. Smith, and Casey J. Robin. **Motion 22-32** passed.

On motion of Commissioner Alario, seconded by Commissioner Landry, the Louisiana Stadium and Exhibition District authorized and approved the negotiation and execution of (i) the

negotiation and execution of a Phase 3b Guaranteed Maximum Price Amendment with Broadmoor, LLC (“Phase 3b GMP Amendment”) with respect to Phase 3b of the 2019 Superdome Capital Improvements Project (“Master Plan Project”), and (ii) the issuance of a Notice to Proceed with respect to the Phase 3b GMP Amendment, once same has been executed. The Phase 3b GMP Amendment will be on terms and conditions that are acceptable to the Master Plan Project Team (consisting of the ASM Project Representative, the LSED Project Representative, and the New Orleans Saints Project Representative), Legends Hospitality (the Master Plan Project Manager), and LSED legal counsel and will provide that the work with respect to Phase 3b of the Master Plan Project will be performed by Broadmoor, LLC for a not to exceed sum of \$236,000,000.00. Once approved, finalized, and executed, the Phase 3b GMP Amendment will be ratified at a subsequent LSED meeting.

This Resolution has been recommended by Legends Hospitality (the Project Manager) and the Master Plan Project Team, consisting of the LSED Representative, the ASM Project Representative, and the New Orleans Saints Project Representative. The source of funds for the Phase 3b GMP Amendment is the Master Plan Project Budget, and there will be sufficient funds to support this Resolution, upon execution of same. Chairman Kyle M. France is hereby authorized to execute the Phase 3b GMP Amendment once in final form and approved by LSED legal counsel, with same to be ratified at a subsequent LSED meeting. Approval of this resolution was recommended.

Voting in favor were Chairman Kyle M. France, Commissioners John A. Alario, Jr., Hilary H. Landry, Glen D. Smith, and Casey J. Robin **Motion 22-33** passed.

On motion of Commissioner Smith, seconded by Commissioner Landry, the Louisiana Stadium and Exhibition District authorizes and approves the Proposal of Duplantis Design Group in the amount of \$10,000.00 (“DDG Proposal”) to perform certain services, make recommendations, and provide cost estimates to the LSED with respect to the correction of the settlement issues related to the pavers that are located at the Alario Center.

This Resolution has the Staff Analysis 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 DDG Proposal is the Alario Center Capital Outlay, and sufficient funds exist to support this Resolution. Chairman Kyle M. France is hereby authorized to sign the DDG Proposal on behalf of the LSED. Approval of this resolution was recommended.

Voting in favor were Chairman Kyle M. France, Commissioners John A. Alario, Jr., Hilary H. Landry, Glen D. Smith, and Casey J. Robin **Motion 22-34** 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 Alario, the May 26, 2022 LSED Board meeting adjourned at 1:57 p.m.