

LOUISIANA STADIUM AND EXPOSITION DISTRICT
BOARD OF COMMISSIONERS MINUTES
FROM THE MEETING OF APRIL 18, 2018

PRESENT: Commissioners France, Baptiste, Blanco, Landry, Lapeyrolerie, and Robin

ABSENT: Commissioner Morrison

I. ROLL CALL and WELCOME

Chairman Kyle France called the April 18, 2018 meeting to order at approximately 1:11 p.m., and Commissioner Robin led everyone in attendance in the Pledge of Allegiance. Present were: Commissioners France, Baptiste, Blanco, Landry, Lapeyrolerie, and Robin. Absent was: Commissioner Morrison. There was a full quorum. All present took a moment of silence in remembrance of Former First Lady Barbara Bush.

Chairman France welcomed everyone to the TPC of Louisiana and thanks General Manager Luke Farabaugh for hosting the April meeting.

II. APPROVAL OF MINUTES OF MARCH 27, 2018 MEETING

Chairman France asks the Commissioners for approval of the April Minutes. Commissioner Landry moves to approve, seconded by Commissioner Blanco. All Commissioners present were in favor, the motion carried with no opposition, and the Minutes of the March 27, 2018 Board meeting were approved.

III. SMG REPORT

Doug Thornton begins his General Matters Report, commenting that facilities are still tracking ahead of budget, as well as hotel taxes, ending the year substantially ahead. David Weidler will ask to encumber these funds for the upcoming capital program for July 2018 through June 2019. Taxes continue to be robust due to a strong Spring and the recent WrestleMania. Mr. Thornton acknowledges the hard work by Alan Freeman (and his team) in getting this five-day event, which is televised worldwide. John Saboor, WrestleMania's executive, was extremely complementary to the SMG staff. The event drew 75,000, with 50% being from outside of the country. Hotels were at 100% for four days, contributing to the tax surplus.

Mr. Thornton takes a moment to introduce Darrah Schaefer with Fore!Kids Foundation and turns to the land swap matter with respect to Lasalle Street and Dave Dixon. A second appraisal has been initiated on both properties. The Master Plan continues, with Trahan Architects being authorized to start the digital documentation of all spaces in the Dome. Ideas/recommendations as to next phase of the Master Plan Study should be back to the Board by the May meeting.

[This ends the General Matters Report.]

Darrah Schaefer, Volunteer Chairman, begins by stating that Fore!Kids serves as the host committee to the PGA Tour, in coordination with Zurich Insurance Group, which became the title sponsor in 2005. He presents an overview of the PGA Tour, the competitive golf course at TPC, and the upcoming extension announcement of Fore!Kids relationship with Zurich and the PGA Tour.

Mr. Farabaugh discusses the team format change, noting that 14 of the top 30 players in the world will compete, and TPC is expecting 100,000 in attendance. This event is televised throughout the world, and acknowledges a recent article in Golf Week where TPC Louisiana ranked No. 1 in the State of Louisiana.

Chairman France recognizes and welcomes staff from the Alario Center at today's meeting.

Evan Holmes introduces the LSED Services Report, starting with the recent Senate Finance Committee hearing and their request for more information. To date, the LSED has cleared both sides of the legislature.

Mr. Holmes notes that there is a resolution before the Board to release the land clearing contract with respect to the Westwego Sports Complex. The agreement allows for clearing of all land on the proposed site for future development. Designers, sports subject-matter experts, all stakeholders will meet, work through initial thoughts/designs, and start developing ideas to see what's contemplated going forward.

There will be capital encumbrance requests, working with David, Mike Schilling, Alan Freeman, Brian Brocato, to determine capital projects for the Dome, Smoothie King Center, infrastructure, and back-of-house items. A list of items will be presented to the Construction Committee, followed by these encumbrance requests.

Work at Baby Cakes Stadium came in at the finish, congratulating Pat Tobler, Cookie Rojas, and his team for the positive development.

Before the Board is a resolution with respect to the land swap to engage an appraiser to complete the work and produce a report.

[This ends the LSED Services Report.]

Mike Schilling presents the Facility Operations Report, beginning with the success of the Dome's WrestleMania event. SMG will not be in the bidding process for this event until after 2024, but there is the three-day stadium event, Royal Rumble, consisting of multiple wrestlers in the ring, in 2022.

Smoothie King Center has hosted three Pelicans games, finishing the regular season, coming in sixth place in the Western Conference, and winning the first two games of the series. The WWE Hall of Fame, WWE NXT Takeover, Monday Night Raw, and Smackdown Live were sold out, with total attendance just over 101,000.

Champions Square hosted the Crescent City Classic, including WrestleMania and the WrestleMania Block Party on April 8.

Upcoming events at the Dome include Daimler Trucks Dealer Meeting on April 30 through May 3, Loyola's Commencement on May 12, and Tulane's on May 19. SKC will host the Pelicans play-off games and the Zurich Classic Draw Party on April 24 at Champions Square. The 2018 Saints regular season schedule will be released on April 19.

Way-finding signage and ramps to prepare for WrestleMania at the Dome are complete. Wi-fi upgrades performed well; escalator repairs are underway at the Dome, and we're working with Zelia and Corporate Realty on solutions for the Champions Square chiller and cooling tower repairs. Ticket sales for Essence have surpassed 2017, perhaps due to the movie, Girls Trip.

[This concludes the Facility Operations Report.]

Jennifer Cooke, Director of Sales & Marketing, begins her report by displaying a "Thank You" ad to WrestleMania, acknowledges its community outreach programs in New Orleans, and describes items in this ad. There was an Ed Sheeran contest, congratulating him on winning his fourth iHeartRadio Music Award, asking his followers to let SMG know what their favorite song was from his new album, which won 2018 Best Top Album. This contest drew over 6,000 Facebook users. Mike Schilling commends Ms. Cooke's team, noting that their work translates into more ticket sales, etc.

[This concludes the Sales & Marketing report.]

IV. FINANCE REPORT

David Weidler presents the Finance Report, concurring that the hotel/motel tax is very robust, showing \$500,000, which could be almost a million dollars higher than forecasted because of WrestleMania. The one-penny tax is at \$900,000 but could be \$9.3 to \$9.4. LSED expenses are on budget; Superdome shows \$3.5 net because of the outperformance of WrestleMania. Arena is tracking better than budget, and Champions Square is on track. Team obligations are a bit higher because of the play-off game. No estimate yet for the Pelicans due to the play-offs. Next year's budget should be presented at the May meeting.

[This ends the Finance Report.]

Chairman France comments on food sales being 55% higher because of WrestleMania but that there were issues relative to lines for bathroom facilities and food/beverage. That's something that can be addressed in the Master Plan. Mr. Thornton, referring to the

WrestleMania event, comments that there were about 9,000 in the lower bowl seats beyond normal capacity, which puts compression on the infrastructure.

V. CONSTRUCTION REPORT

Pat Tobler of The Tobler Company presents the Construction Report, listing the status of current projects underway at the facilities:

Superdome air-handling retro commissioning is complete, with a substantial completion before the Board today. A total replacement of the emergency power switchgear and transformer is complete. Johnson Controls has completed the cooling tower and chiller for the ESCO II project. SKC's old boiler has been removed, with the new boiler to be in place and in service in about two weeks. Dome gutter tub replacement is on hold until May 28 because of event scheduling. The Master Plan digital survey is underway. This will benefit being better able to define the cost aspect in scheduling and the seasons.

Alario Center kitchen replacement project is underway. Pile driving/foundations will begin the Monday following this meeting. Security projects are being reviewed for installation of cameras and metal detectors.

TPC irrigation and pump project is substantially complete. The Period 4, Phase 2, regressing has been released to the PGA design group to commence the design process.

Baby Cakes Stadium Stairwell No. 3 is substantially complete, with tower renovations and paint continuing.

Westwego site clearing package bidding took place on April 5, with a motion at today's meeting for the selection of Magee Builders – the most responsive and responsible bidder.

[This concludes the Construction Report.]

VI. LEGAL REPORT

Edward N. George presents the Legal Report, introducing eight (8) Resolutions to the Commission, which were approved by the Board of Commissioners as noted below:

On motion of Commissioner Blanco, seconded by Commissioner Landry, the LSED authorized and approved a certificate of substantial completion by All Star Electric for the Superdome Lot 4 Lighting Project, which provides that the work performed is subject to the completion of items on the punch list, sufficiently complete, in accordance with the contract documents, to allow the owner to occupy or utilize the work for its intended use. The Resolution has the staff analysis support of The Tobler Company, the recommendation of SMG, and has been approved by the LSED Construction Committee. Approval of the Resolution was recommended. Voting in favor were Commissioners France, Baptiste, Blanco, Landry,

Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-19** passed.

On motion of Commissioner Landry, seconded by Commissioner Baptiste, the LSED authorized and approved awarding of a contract to Associated Design Group to perform professional engineering/design services with respect to the Superdome air handling coil retro commissioning-electrical scope project, which services include replacement of motor control centers in eight fan rooms, replacement of existing UPS in the engineering control room, installation of transformer and pole to service the engineering room, and providing construction documents/administration, for a not-to-exceed fee of \$61,666.41, based on the Facility Planning & Control approved State Fee Curve. This Resolution has the Staff Analysis support of The Tobler Company, the recommendation of SMG, and has been approved by the LSED Construction Committee. The sources of funding is LSED Capital Reserve Account, and there are sufficient funds to support this Resolution. Approval of the resolution was recommended. Voting in favor were Commissioners France, Baptiste, Blanco, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-20** passed.

On motion of Commissioner Robin, seconded by Commissioner Blanco, the LSED authorized, approved, and ratified the execution of a Parking Services Agreement with Precise Parklink, Inc. and SMG to install a parking gate arm system at the Dome, with equipment/services provided under the agreement to include delivery, assembly, and installation, as listed on Schedule B, and the performance/completion of operating systems testing. Competitive proposals for the procurement of the equipment/services were received by SMG. This Resolution has the Staff Analysis Support of The Tobler Company and the recommendation of SMG. The funding source will be the LSED Capital Reserve Account, and sufficient funds exist to support this Resolution. Approval of the Resolution was recommended. Voting in favor were Commissioners France, Baptiste, Blanco, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-21** passed.

On motion of Commissioner Landry, seconded by Commissioner Baptiste, the LSED authorized and approved execution of Change Orders totaling \$89,690, with respect to the contract with CM Combs for the Baby Cakes Stadium Tower Renovations and Paint Project:

Change Order No. 2 increases the original contract amount to paint all visible steel to each bay at the front entrance at the concourse and suite levels, for an additional cost of \$13,059 per bay, for a total cost of \$20,118. The price takes into consideration a credit of \$3,000 for use of polyurethane paint at non-UV areas.

Change Order No. 3 increased the original contract to paint all visible steel on the open structural bays at each end of the stadium, at a cost of \$29,549 for each individual end bay, for a total of \$9,908.

Change Order No. 4 is an increase of \$2,825 to paint all new metal wall panel fascia to match the newly painted existing structural elements.

Change Order No. 5 is an increase of \$5,309 to remove existing security gate and install new security fencing and a single gate with a panic bar to provide permanent emergency egress and to add a cane rail at the base of the stair handrail extensions.

Change Order No. 6 is an increase of \$1,530 to install additional guardrails at Stairs 1 and 2.

This Resolution has the Staff Analysis Support of The Tobler Company, the recommendation of SMG, Manning Architects, and has been approved by the LSED Construction Committee. Approval was recommended.

Discussion between Chairman France, Pat Tobler, and Commissioner Lapeyrolerie concerning the referenced change orders, the availability of funds for such additional projects, and the amount of work.

Voting in favor were Commissioners France, Baptiste, Blanco, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-22** passed.

On motion of Commissioner Robin, seconded by Commissioner Landry, the LSED authorized and a certificate of substantial completion by CM Combs for the Baby Cakes Stadium Stairwell No. 3 Renovations Project, which provides that the work performed is subject to the completion of the items on the master punch list to allow the owner to occupy or utilize the work for its intended use. This Resolution has the Staff Analysis Support of The Tobler Company, the recommendation of SMG, and has been approved by the LSED Construction Committee. Approval was recommended. Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-23** passed.

A brief discussion takes place between Chairman France, Cookie Rojas, and Commissioner Landry with respect to projects at the Baby Cakes Stadium.

On motion of Commissioner Lapeyrolerie, seconded by Commissioner Baptiste, the LSED authorized and approved execution of a certificate of substantial completion by Duinick, Inc. for the TPC Period 4 Improvements, Phase I Irrigation System Pump Station Project, which provides that the work performed is subject to the completion of items on the master punch list sufficiently complete to allow owner to occupy or utilize the work for its intended use. This Resolution has the Staff Analysis Support of The Tobler Company, the recommendation of SMG, PGA Design Services (the project architect), and has been approved by the LSED Construction Committee. Approval was recommended. Voting in favor were Commissioners France, Baptiste, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-24** passed.

On motion of Commissioner Blanco, seconded by Commissioner Landry, the LSED authorized and approved award of a contract for the Westwego Sports Complex Clearing Package Project to Magee Builders, which was found to be the lowest responsive bid in the amount of \$595,000. This Resolution has the Staff Analysis Support and Recommendation of The Tobler Company and SMG and has been approved by the LSED Construction Committee. The funding source will be the LSED Capital Outlay, and sufficient funds exist to support this Resolution. Approval was recommended. Voting in favor were Commissioners France, Baptiste, Blanco, Landry, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-25** passed.

On motion of Commissioner Landry, seconded by Commissioner Baptiste, the LSED authorized and approved the proposal of Thorns Consulting to provide professional appraisal and related services on behalf of the LSED, which also includes appraisal services on general property matters, servitudes and easements, gathering, reviewing and analyzing data obtained with respect thereto, legal descriptions and comparable land activities, verification of comparable sales, providing analyses of highest and best use of the property, and developing an opinion as to the market value of same. The funding source is the LSED Operating Account. This Resolution has the Staff Analysis Support and recommendation of SMG. Approval was recommended. Voting in favor were Commissioners France, Baptiste, Blanco, Landry, Lapeyrolerie, and Robin. Voting against: None. Abstaining: None. Absent: Commissioner Morrison. Motion **18-26** passed.

[This concludes the Legal Report.]

VII. BOARD REPORTS

None.

VIII. OTHER BUSINESS

Royce Blanchard of Jefferson Parish thanks the LSED Board for their support with respect to capital projects at the Alario Center, along with The Tobler Group for their guidance and assistance.

IX. ADJOURNMENT

On motion by Commissioner Baptiste, seconded by Commissioner Landry, the LSED April 2018 monthly meeting adjourned at 2:03 p.m.