

**LOUISIANA STADIUM AND EXPOSITION DISTRICT**  
**BOARD OF COMMISSIONERS MINUTES**  
**FROM THE MEETING OF JANUARY 23, 2015 MEETING**

**PRESENT:** Ron Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham

**ABSENT:** Robert Bruno, Julio Melara

**I. ROLL CALL and WELCOME**

Chairman Forman called the meeting to order. Present were Commissioners Brignac, Patterson, Roberts Windham and Forman. Absent were Commissioners Bruno and Melara. There was a quorum for the meeting.

Chairman Forman advised the public of its right to speak between each agenda item and at the end of the meeting.

Chairman Forman began the meeting by making a public statement concerning the media attention on the Saints, the Pelicans and the Benson Family. Chairman Forman stressed the success of the LSED facilities, the leadership of Tom Benson and his administrative team, and that the LSED would not make comments concerning personal matters and family business.

On motion of Commissioner Windham, seconded by Commissioner Brignac, the Minutes of the December 17, 2014 Board Meeting were adopted. Voting in Favor: Ron Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham. Voting Against: None. Abstaining: None. Absent: Robert Bruno, Julio Melara.

**II. SMG REPORT**

Doug Thornton took the lead for the SMG Report. He addressed the following topics: the upward trend of the hotel/motel tax collections; the Sugar Bowl and the College Football Playoff system; Centerplate's performance; and the anticipated roadwork which would lead to certain street closures and traffic re-routing for events.

At the request of Chairman Forman, the Resolution concerning SMG's Management Agreement was taken out of order and as a first priority.

Mr. Roedel was asked to provide the legal process background which included: the favorable recommendation by the LSED; approval by the Division of Administration; approval by the Interim Emergency Board; and the consideration of and signing by the Governor.

Mr. Thornton then provided context concerning the proposed Amendment to the Management Agreement and highlighted the benefits to the LSED including: a reduction in the Management Fee; operational savings; and the capital contribution by SMG to the LSED.

Evan Holmes then provided additional detail concerning the terms and conditions of the proposed Amendment including: an initial five (5) year term with a five (5) year option at the discretion of the LSED; the fee reduction; a reduction in the Consumer Price Index increase; and details on the capital contribution.

Commissioner Windham then provided context concerning the subcommittee's review and its recommendation to the full LSED in support of the Amendment. Commissioner Brignac concurred and asked Mr. Roedel to read the motion in full prior to taking action.

Mr. Roedel then read the full Resolution under Tab 9. On motion of Commissioner Roberts, Seconded by Commissioner Patterson, the LSED adopted the Seventh Amendment to the Management Agreement and made its recommendation to the Office of the Governor to extend SMG's Management Agreement consistent with the Resolution and the Seventh Amendment attached to and made part of that Resolution. Voting in Favor: Ron

Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham. Voting Against: None. Abstaining: None. Absent: Robert Bruno, Julio Melara. The **motion 15-05** passed.

Thereafter, the SMG Report resumed with Evan Holmes presenting: the success of Centerplate under its new Agreement with SMG to improve food service operations at the Superdome and Smoothie King Center. Steve Trotter of Centerplate then spoke concerning Centerplate's efforts to provide new offerings, enhance fan experience, and meet the challenges of customer expectations.

Alan Freeman then spoke for SMG concerning recent events including: the New Orleans Bowl on December 20<sup>th</sup> with UL-Lafayette and the University of Nevada; Saints games to finish the season; the Allstate Sugar Bowl with Alabama and Ohio State as part of the college football championship series; the mid-way point of the Pelicans' season with attendance averaging approximately 13,300 fans per game; the Eric Church concert; World Wrestling Raw Event; Marvel Universe Live; movie shootings at the Smoothie King Center. Upcoming events include: Tulane vs. Memphis basketball; the Endymion Extravaganza; the Harlem Globetrotters; Stevie Wonder; New Kids on the Block; Motley Crue; and Slip Knot at Champions Square.

Lastly, Mr. Freeman addressed the Department of Transportation road projects that will involve re-striping and other work near the Smoothie King Center. This work will alter access and egress roads around LSED properties. Chief of Public Safety for SMG (Donald Paisant) then provided a detailed summary and diagram of traffic/road conditions given the DOTD work that will take approximately 10 months to complete.

### **III. FINANCE REPORT**

David Weidler then provided the Financial Report. The hotel/motel budget for this fiscal year should meet or exceed the projected budget. The Superdome is out performing its projected budget by about \$1.5M to date. The Smoothie King Center is about \$755,000 above its projected budget at this time. Champions Square is down by about \$139,000 below budget, but is improving this fiscal year over last.

### **IV. CONSTRUCTION REPORT**

Pat Tobler then provided the Construction Report including the following: completion of the Roof Recoating Project at the Superdome; planning for an HD Production Room at the Superdome; warranty work for the Sun Belt Conference space and the Gate A Bridge; continuing to close out Phase II upgrades at the Smoothie King Center; the Envelope Repair Project at the Alario Center; receipt of an Occupancy Certificate from the State Fire Marshal at the Alario Center; Public Bid Project for the New Sports Lighting at the Alario Center; Phase I work at Zephyr Stadium by Combs Construction; the Dynamic Constructors Contract at TPC-Louisiana for clubhouse renovations; and the necessary Resolutions by Mr. Roedel for the particular projects.

### **V. LEGAL REPORT**

Larry Roedel then provided the monthly Legal Report which included the following Resolutions for LSED consideration and approval.

On motion of Commissioner Patterson, seconded by Commissioner Brignac, the LSED authorized, approved and ratified all GMP adjustments to the Construction Manager at Risk Contract between the LSED and Citadel Builders to close out the New Orleans Arena Enhancement Project. Each GMP Adjustment was reviewed and approved by Eskew-Dumez+Ripple (the LSED's architect) and by The Tobler Company (the LSED's Construction Consultant). These GMP Adjustments do not represent Change Orders or cost overruns and are all within the Guaranteed Maximum Price. The signatures of Pat Tobler and/or Ron Forman are authorized, ratified and approved. Voting in Favor: Ron Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham. Voting Against: None. Abstaining: None. Absent: Robert Bruno, Julio Melara. The **motion 15-01** passed.

On motion of Commissioner Windham, seconded by Commissioner Roberts, the LSED authorized and approved a Consulting Agreement between the LSED and Clancy's Sports Properties, LLC. This Consulting Agreement is for professional services relative to the possible development of a multi-purpose sports facility in Westwego near the Alario Center. The Contract sum is not to exceed \$20,000 plus expenses, with funding from Capital Outlay. Sufficient funds exist to support the Resolution. Chairman Forman is authorized to sign the Consulting Agreement for the LSED. Voting in Favor: Ron Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham. Voting Against: None. Abstaining: None. Absent: Robert Bruno, Julio Melara. The **motion 15-02** passed.

On motion of Commissioner Windham, seconded by Commissioner Brignac, the LSED authorized and approved an additional fee of \$25,000, pursuant to the Agreement/Contract with Billes Partners, LLC and Ball Park Design Associates, for additional work under Phase I of the Strategic Plan for Capital Enhancements at Zephyr Stadium. This additional fee is set by the State of Louisiana Fee Curve. The funding source is the Zephyrs' Capital Outlay account. Sufficient funds exist to support this Resolution. Pat Tobler will be authorized to sign the Amendment which is ASR No. 01. Voting in Favor: Ron Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham. Voting Against: None. Abstaining: None. Absent: Robert Bruno, Julio Melara. The **motion 15-03** passed.

On motion of Commissioner Roberts, seconded by Commissioner Patterson, the LSED authorized and approved the Phase I Capital Enhancements at Zephyr Stadium by accepting all bids received on January 6, 2015; accepting the recommendation of The Tobler Company and Billes Partners to recognize CM Combs Construction as the lowest responsive bidder at \$427,000 for its base bid; with the Contract to be awarded to CM Combs Construction; and with sufficient funding from the Zephyrs' Capital Outlay account. Chairman Forman's signature was authorized and ratified with the Contract having an effective date of January 14, 2015 and thereafter to be recorded in the public records of Jefferson Parish. Voting in Favor: Ron Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham. Voting Against: None. Abstaining: None. Absent: Robert Bruno, Julio Melara. The **motion 15-04** passed.

Thereafter, the LSED amended its Agenda to add one additional Resolution as requested by Mr. Roedel. That motion was made by Commissioner Windham, seconded by Commissioner Roberts with all voting in favor. The additional Resolution was as follows.

On motion of Commissioner Patterson, seconded by Commissioner Windham, the LSED authorized and approved a Certificate of Substantial Completion for the Alario Center's Exterior Envelope Project, consistent with the Contract between the LSED and Cuzan Services, Inc. The Resolution has the recommendation of the LSED's Architect and the LSED's Construction Consultant. Chairman Forman and/or Pat Tobler are authorized to sign the Certificate of Substantial Completion, which will then be recorded in the public records of Jefferson Parish. Voting in Favor: Ron Forman, J.E. Brignac, Gregg Patterson, Dave Roberts, Bill Windham. Voting Against: None. Abstaining: None. Absent: Robert Bruno, Julio Melara. The **motion 15-06** passed.

**VI. BOARD REPORTS**

None.

**VII. OTHER BUSINESS**

There was no need for an Executive Session. The Louisiana Sports and Entertainment District meeting was cancelled.

There were no additional speakers from the general public.

**VIII. ADJOURNMENT**

Thereafter, on motion of Commissioner Windham, seconded by Commissioner Roberts, the public meeting was then adjourned.