



## NOTICE OF PUBLIC MEETING

Pursuant to Louisiana law, **Public Notice** is hereby given that the Louisiana Stadium and Exposition District (“LSED”) has scheduled a meeting to be held at the date and time shown, with the Agenda as set forth hereinbelow:

Regular Meeting of the  
**LOUISIANA STADIUM AND EXPOSITION DISTRICT (LSED)**

To Be Held at:  
**Club XLIV (44)/Encore**  
Champions Square, LaSalle Street, New Orleans, LA 70112  
Virtual Access Registration: <https://vimeo.com/event/4797789>

**Wednesday, December 18, 2024**  
**1:30 PM**

### AGENDA

#### **I. Call to Order and Opening Remarks**

**II. Public Comment/ADA Participation:** Pursuant to the provisions of Louisiana Revised Statutes Title 42, Section 23(A), “... **any non-elected board or commission that has the authority to levy a tax shall video or audio record, film or broadcast live all proceedings in a public meeting ...**”. In addition, pursuant to and in accordance with the provisions of Louisiana Revised Statutes Title 42, Section 14(E), **any member of the public with a disability recognized by the Americans with Disabilities Act and/or a designated caregiver of such person is invited to participate in the meeting** via the virtual access link that is provided herein.

In accordance with the foregoing statutory requirements, the LSED will provide the public with the option to attend this meeting virtually (via the virtual access link above) and provide input to the LSED via e-mail. **A person may e-mail a comment related to a particular actionable Agenda item upon which a vote is to be taken until 12:00 PM (Noon) CST on Wednesday, December 18, 2024.** This e-mail will be read aloud by the Chairman at the meeting. All e-mail comments for those individuals who are attending the meeting virtually (including your name and the Agenda item that you wish to comment on) should be sent to: [LSEDboardmeetings@asmneworleans.com](mailto:LSEDboardmeetings@asmneworleans.com). All individuals who are in attendance in person and wish to address the Commission may speak during the course of the meeting between Agenda items or at the time designated in the Agenda for public comment.

#### **III. Approval of Minutes of the November 21, 2024, LSED Board Meeting**

**(Tab 1)** On Motion of Commissioner \_\_\_\_\_, seconded by Commissioner \_\_\_\_\_, the Minutes of the November 21, 2024, Board of Commissioners meeting were adopted. All Commissioners present voted in favor of this Motion.

#### **IV. Reports by SMG/ASM Representatives**

**(Tab 2)** General Matters - Doug Thornton (or his designee)  
LSED Services Report – Evan Holmes

**(Tab 3)** Facility Operations Report – Evan Holmes  
Sales and Marketing Report – Abby Jones  
Finance Report – David Weidler and Daniel Burke

**(Tab 4)** LSED Capital Projects Report – Eileen Long

**(Tab 5)** Live Entertainment Report – Alex Bowen  
Diversity and Business Opportunity Report – Kathleen Turner

#### **V. Review of Resolutions / Legal Report (see Resolutions below)**

LSED Legal Counsel

#### **VI. Review and Approval of Resolutions for this Public Meeting**

The following Resolutions may be adopted at this Public Meeting:

**(Tab 6)** The 2019 Superdome Capital Improvements Project (“Master Plan Project”) is coming to a close. To facilitate the closeout of the Project, ASM has requested a Resolution to approve the movement of funding from the LSED operating accounts into the Master Plan Project Account to assure the completion of the Master Plan Project timely and to pay outstanding invoices related to the Master Plan Project. This Resolution authorizes and ratifies the transfer of \$750,000.00 from the LSED operating accounts into the Master Plan Project Account. This Resolution has been approved by LSED Legal Counsel, the LSED Construction Committee, and LSED Bond Counsel. LaPorte, A.P.A.C. has no objection to the contemplated transfer of funds from the LSED Operating Accounts to the Master Plan Project Account.

Resolved that the Louisiana Stadium & Exposition District (“LSED”) hereby authorizes, approves and ratifies the transfer of \$750,000 from one or more of the LSED operating accounts to the LSED Master Plan Project Account to pay outstanding invoices related to the Master Plan Project. This Resolution has been approved by LSED Legal Counsel, the LSED Construction Committee, LSED Bond Counsel, and LaPorte, A.P.A.C. has no objection. There are sufficient LSED operating funds available to support this Resolution.

**(Tab 7)** Resolved, that the Louisiana Stadium and Exposition District (“LSED”) hereby authorizes and approves a Certificate of Substantial Completion in favor of PSX, Inc. for the Contract between the LSED and PSX, Inc. for the Supply and Installation of the Production Intercom System for the Caesar’s Superdome, Smoothie King Center, and Champion Square (the “Project”). All Scope of Work has been completed, and the Cost Estimate of Work to be Completed or Corrected is zero. The Certificate of Substantial Completion has been approved by ASM Global (as Project Manager), including the Director of Technical Services. This Certificate of Substantial Completion has been signed by PSX, Inc., and this Resolution authorizes Chairman Robert A. Vosbein, Jr. to sign the Certificate of Substantial Completion on behalf of the LSED, after which recordation will occur in the Public Records of Orleans Parish

**(Tab 8)** Resolved, that the Louisiana Stadium and Exposition District (“LSED”) hereby authorizes and approves the Request For Change No. 2 (“RFC No. 2”) of Voelkel McWilliams Construction, LLC, pursuant to its Contract with the LSED for the Superdome Press Level Bathroom Renovation Project (“Project”). RFC No. 2 is for a not-to-exceed sum of \$13,401 for added Scope of Work, including labor and materials, to keep the bathrooms operational during construction as requested by the LSED, as Owner. This RFC No. 2 has the approval of the Project Architect, ASM Global, the LSED Construction Committee and

LSED Legal Counsel. The supporting documentation is attached to and made a part of this Resolution. There are sufficient funds to support this Resolution and RFC No. 2. The funding source is the Project Budget. This Resolution authorizes Chairman Robert A. Vosbein, Jr. and Vice Chair Hilary H. Landry to sign the applicable Change Order, after which the Change Order will be recorded in the Public Records of Orleans Parish.

**(Tab 9) Resolved**, that the Louisiana Stadium & Exposition District (“LSED”) hereby authorizes and approves a Certificate of Substantial Completion in favor of Voelkel McWilliams Construct, LLC for its work on the Smoothie King Center Hub Club Renovation Project pursuant to its Contract with the LSED dated August 8, 2024. The Date of Substantial Completion is November 25, 2025. The Certificate has a defined list of work to be completed or corrected. The cost estimate of work to be completed or corrected is \$2,500. The Certificate of Substantial Completion and this Resolution have the approval of the Project Architect (Jessica Becker, Architecture); the LSED Construction Committee; ASM Global; and Legal Counsel. Robert A. Vosbein, Jr. is hereby authorized and approved to execute the Certificate of Substantial Completion on behalf of the LSED, after which the fully signed Certificate of Substantial Completion will be recorded in the Parish Records of Orleans Parish.

**(Tab 10) Resolved**, that the Louisiana Stadium & Exposition District (“LSED”) hereby authorizes and approves Change Order No. 011 to the Contract between LSED and Ratcliff Construction Co. LLC for the Westwego Sports Complex a/k/a John Alario, Jr. Sports Complex (“Project”). This Resolution approves the Change Order to account for the adverse weather days for the Month of September 2024. This Change Order approves a three-day extension for the adverse weather days so that the new Substantial Completion Date will be June 1, 2025. This Change Order does not increase the Contract sum. The Change Order and the Resolution have the approval of the Project Construction Committee, Duplantis Design Group (Project Architect), and Legends (Project Manager). Chairman Robert A. Vosbein, Jr., and/or Vice Chair Hilary Landry are hereby authorized and approved to execute the Change Order on behalf of the LSED, after which recordation of the Change Order in the Public Records of Jefferson Parish will occur.

**(Tab 11) Resolved**, that the Louisiana Stadium & Exposition District (“LSED”) hereby authorizes and approves Change Order No. 012 to the Contract between LSED and Ratcliff Construction Co. LLC for the Westwego Sports Complex a/k/a John Alario, Jr. Sports Complex (“Project”). This Resolution approves the Change Order to account for the adverse weather days for the Month of November 2024. This Change Order approves a one-day extension for the adverse weather days so that the new Substantial Completion Date will be June 2, 2025. This Change Order does not increase the Contract sum. The Change Order and the Resolution have the approval of the Project Construction Committee, Duplantis Design Group (Project Architect), and Legends (Project Manager). Chairman Robert A. Vosbein, Jr., and/or Vice Chair Hilary Landry are hereby authorized and approved to execute the Change Order on behalf of the LSED, after which recordation of the Change Order in the Public Records of Jefferson Parish will occur.

**(Tab 12) Resolved**, that the Louisiana Stadium and Exposition District (“LSED”) hereby authorizes and approves the Fifth Amendment to the Project Management Services Agreement (“Agreement”) between the LSED and Convention Sports & Leisure International, LLC, d/b/a Legends Project Development (“Legends” or “Project Manager”) for the John A. Alario, Jr. / Westwego Sports Complex Project (“Project”). The Fifth Amendment and supporting documentation are attached to and made a part of this Resolution.

The Fifth Amendment will extend the Project Schedule through and including a revised Substantial Completion Date of September 30, 2025, and a revised Closeout Date of November 30, 2025. The Resolution increases the Project Management Services Fee by a not-to-exceed amount of \$212,850, resulting in an overall Revised Fee for Project Management Services in total of \$676,600. The Fifth Amendment also

provides for a not-to-exceed increase of \$12,375 for reimbursable expenses of \$12,375, thus increasing the total reimbursable expenses to \$49,650.

The Fifth Amendment also supersedes and replaces the Fourth Amendment, which was approved by the LSED at its September 26, 2024, meeting. This Fifth Amendment and the Resolution have been approved by ASM Global, by the Project Construction Committee, and by LSED Legal Counsel. The Funding Source for the Fifth Amendment and this Resolution is the Project Budget, and there are sufficient funds to support this Fifth Amendment and the Resolution.

This Resolution further authorizes and approves Chairman Robert A. Vosbein, Jr. and/or Vice Chair Hilary Landry to execute the Fifth Amendment on behalf of the LSED, after which the Fifth Amendment will be recorded in the Public Records of Jefferson Parish.

**(Tab 13)** Resolved, that the Louisiana Stadium and Exposition District (“LSED”) hereby accepts the Resolution and Recommendation by the Construction Manager at Risk Selection Review Committee (“CMAR Committee”) to award to and recognize Broadmoor, LLC as the Construction Manager at Risk Contractor for the Shrine on Airline Conversion and Renovation Project. Attached to and made a part of this Board Resolution is the Resolution adopted by the CMAR Selection Committee on December 9, 2024. This Resolution and the Resolution by the CMAR Selection Committee have been reviewed and approved by LSED’s Legal Counsel, by ASM, and by CSRS as the Project Manager. Legal Counsel for the LSED is hereby authorized and directed to enter into contract negotiations with Broadmoor, LLC for Preconstruction Services to be followed by a Construction Manager at Risk Contract, both of which will be approved by the LSED at a future public meeting.

**(Tab 14)** Pursuant to LSED Resolution 18-78, dated December 19, 2018, the Louisiana Stadium & Exposition District (“LSED”) authorized and approved the execution of the Amended and Re-Stated Management Agreement by and among the State of Louisiana, the LSED, and Jefferson Parish (“Management Agreement) with respect to the management by Jefferson Parish of the John A. Alario, Sr. Center. The Management Agreement was fully executed by all parties on March 28, 2019. Due to a typographical error, it has become necessary to amend and correct Article 3.1 of the Management Agreement (“First Amendment”). Pursuant to the First Amendment, Article 3.1 of the Management Agreement will be amended and corrected to provide that the five-year extension of the Management Agreement will expire at midnight on the date immediately preceding the 10<sup>th</sup> anniversary of the full execution of the Management Agreement. Accordingly, the term of the five-year extension of the Management Agreement will commence on March 28, 2024, and end at midnight on March 27, 2029.

Resolved that Chairman Robert A. Vosbein, Jr. is herein authorized to execute the First Amendment to the Management Agreement on behalf of the LSED on terms and conditions that are approved by LSED Legal Counsel. Once fully executed, the First Amendment will be ratified by the LSED at a subsequent meeting.

**(Tab 15)** Resolved, that, in accordance with La. R.S. 42:263, the Contract entered into on June 27, 2024, with Chaffe McCall, L.L.P. to act as Special Co-Counsel in pending litigation is hereby amended at Paragraph III so that the total, not to exceed sum, for fees, excluding reimbursable expenses is amended to read \$300,000.00, with all billings by Chaffe McCall, L.L.P. to be in accordance with the Policy and Procedure Manual 50 (Attorney Case Handling Guidelines Billing Procedures) and consistent with the Attorney General Published Rate Schedule. Further, the Contract with Chaffe McCall, L.L.P. is also amended at Paragraph VIII, subparagraph 2, such that the Term of Contract will extend through and including June 30, 2025.

All other Terms and Conditions of said Contract shall remain in full force and effect without any further changes whatsoever. Chairman Robert A. Vosbein, Jr., is hereby authorized to execute the Amendment to the Contract on behalf of the LSED. Any and all actions taken in connection with the foregoing litigation are hereby ratified and confirmed. The funding source for this Amendment to the Contract will be the LSED Operating Fund Accounts, and there are sufficient funds available to support the Resolution.

**(Tab 16)** Resolved, that the Louisiana Stadium & Exposition District hereby authorizes and approves an Amendment to the June 27, 2024, Contract with Chaffe McCall, L.L.P. for General Legal Services, by (i) Amending Article VIII such that the Term of the Contract will extend through and including June 30, 2025 and (ii) Paragraph III of the Contract is amended so that the total, not to exceed sum fees excluding reimbursable expenses is increased to read \$300,000.00 to account for the extended Term. All billings by Chaffe McCall, L.L.P. to be in accordance with the Policy and Procedure Manual 50 (Attorney Case Handling Guidelines Billing Procedures) and consistent with the Attorney General Published Rate Schedule.

All other Terms and Conditions of said Contract shall remain in full force and effect without any further changes whatsoever. Chairman Robert A. Vosbein, Jr. is hereby authorized to execute the Amendment to the Contract on behalf of the LSED. The funding source for this Amendment to the Contract will be the LSED Operating Fund Accounts, and there are sufficient funds available to support the Resolution.

**(Tab 17)** Pursuant to previously authorized and duly enacted Resolutions by the Louisiana Stadium and Exposition District (“LSED”) Board of Commissioners, the following described agreements, contracts, change orders, and/or GMP adjustments (“Documents”) have been executed by Chairman Robert A. Vosbein, Jr. and/or Vice Chairman Hilary H. Landry on the respective dates as shown on each Document and/or signed at or following the November 21, 2024, Board meeting:

- a) All Tax Exemption Certificates signed by Chairman Vosbein for the Superdome Renovation Project since the November 21, 2024, Board meeting;
- b) All Change Orders on all Projects signed by the Chairman and/or Vice Chair of the LSED, specifically including Change Order No. 001 and Change Order No. 002 to the Contract between the LSED and Paramount Homes, LLC d/b/a Paramount Waterproofing Solutions for its contract with the LSED for the 2024 Superdome Roof Cleaning Project.

**(Tab 18)** Resolved, that the Louisiana Stadium and Exposition District (“LSED”) hereby authorizes and approves a Certificate of Substantial Completion in favor of Paramount Homes LLC d/b/a Paramount Roofing Solutions for its contract with the LSED for the 2024 Superdome Roof Cleaning Project. All services required under the Contract have been performed. The Certificate of Substantial Completion and Resolution have been approved by ASM Global, the LSED Construction Committee, and LSED Legal Counsel. This Resolution authorizes Chairman Robert A. Vosbein, Jr. to sign the Certificate of Substantial Completion on behalf of the LSED, after which recordation will occur in the Public Records of Orleans Parish.

**VII. Other Business Matters**

The December meeting of the Louisiana Sports and Entertainment District is canceled, there being no business to be addressed at this time.

**VIII. Additional Persons Wishing to Address the Commission** (limit 5 minutes, please)

**IX. Adjournment**