

Tulane University Stadium Project
June 6, 2012
6:00 p.m.

Greg Otis: All right. Good evening, and welcome to Tulane University regarding the Tulane Stadium. My name is Greg Otis. I'm the President of GBBN Architects from Cincinnati, Ohio. You're wondering what on earth is a guy from Cincinnati coming down here and doing this for? We put on our asbestos shorts, got in a plan this morning and came down to meet with you this evening. I'm joined by my colleague Ron Kull. We are architects, as I said, from Cincinnati, and we live for this kind of environment. Ron is a former University Architect for the University of Cincinnati, and led the transformation there at the University over the course of about 16 years. He's been with our firm, on my architectural staff, for the last couple of years.

But prior to being the University Architect, he was also the City of Cincinnati's Architect. So he's worked in the municipal realm, the university realm, and is now in private practice. I've been practicing architecture for about the last 28 years or so, most of which has been spent on college campuses, and most of which has been spent designing athletic facilities, both practice and collegiate game day facilities for a broad range of sports.

So we know this building type, we know this environment, and we speak on the relationship between institutions and their host communities and we facilitate the relationship between institutions and their communities all across the country and we are extremely pleased to be here with you. The University-- Tulane University's Architect asked her network of university architects and former university architects if anybody had experience in this particular realm, and we responded, yes, we do this all over the place, and we'd be happy to engage you in a conversation.

So we have been retained by the University, and jointly selected by the University and community representatives to facilitate a conversation with you and the University. And, in that regard, I thought it would be good to start by some introductions, not only Ron and I being with you this evening, but I believe Susan Guidry is here, an elected official.

Thank you, Susan, for participating this evening and representing this group. (APPLAUSE). I did not actually look at the sign-in sheet. I hope everybody had the opportunity to sign in and put your e-mails down because it will be a great way to communicate going forward and we'll get much more into the detail of communication

expectations going forward in a minute. Are there any other elected officials in the room? And/or staff? OK.

Audience: INAUDIBLE.

Greg Otis: Yep. I'm sorry.

Audience: INAUDIBLE.

Greg Otis: Joe-- I'm sorry?

Audience: INAUDIBLE.

Greg Otis: Councilmember Clarkson's office. Thank you very much for being here.

Audience: APPLAUSE.

Audience: INAUDIBLE.

Greg Otis: OK. Bill Gillchrist from--?

Audience: From the Mayor's office, Deputy Mayor Cedric Grant's office.

Greg Otis: Got it. Cedric Grant's office. Thank you very much for being here. And I guess he's going to be here shortly.

There are representatives from Tulane University's staff and administration here and they will be primarily listening, but they will be available to answer questions this evening that you may have, and begin this conversation. Also with us is representatives from the design team, members from Gould Evans and Lee Ledbetter, the local architect that's participating. Gentlemen, raise your hands if you would. They are around the room. The Program Manager, SMG and Tobler are here. Representatives, thank you. Others in the room. I believe the Construction Manager, members of Woodward Construction Management are also here. Very good.

So they're going to be listening very hard to this conversation and picking up as much information as they possible can from your perspective about what concerns you have about this particular project. What I would say, in terms of the way that this facilitation is going to work, is that it is conversational. We anticipate beginning a conversation with you that takes advantage of all the good work that's been done to date.

And we are going to spend about the first hour making a presentation in various forms about the process of design, the current status of the design of the stadium, and specifically around the use of that stadium. And then the second half of this evening, we're going to ask you to participate with us in some work and some presentations about issues and concerns that you have about this stadium project.

The University, in doing its business, has the authority and right to build a stadium and now it's a matter of where that facility is going to go, and we want to talk this evening about that particular venue, the design of that venues, the use of that venue, and we're going to do so this evening and in subsequent meetings to make sure that all the issues that you have in your mind are being communicated well and responded to in a meaningful and a timely manner.

Audience: May I ask a question? You say that they already have permission to do this? I thought that they had to wait to find out what happens with the IZD.

Greg Otis: Excuse me. What--- the question was, I think we have to wait for the IZD discussion to advance design? Is that the form of the question?

Audience: No, I thought you said they had permission to go ahead and build.

Greg Otis: No. I'm sorry. No. In the operation of a university, the university has the right and authority to manage itself and build any kind of building type it needs to manage its own operations. Athletic facilities are designed and managed and operated, built all across this country on college campuses. What I meant to say was, in their authority, they have the right and authority to actually build a stadium on campus, so we're here to talk about the project, not whether there is a project, but the actual specifics around the project. OK?

You should feel like this is a very different sort of venue and event type than you've been engaged in in the past. That's by design. We wanted to engage in a very different conversation and a different kind of format so that it actually was better facilitating the information transfer from you all to the University, to the design team, and back to you in, as I said, a constructive and timely manner. So what I anticipate this evening being is, in fact, just that. Fun. Productive. Right? Everybody acts in accordance with, you know, good manner, if you will. I understand that there is a lot of--great deal of emotion about this particular project from any particular seat that you may be

in. In that regard, I would ask that you would keep your emotions in check and communicate in an open and facilitative manner.

We will do our best, Ron and I, to keep the conversation on course. We've got a lot of work to do. You can see that there is information on the table, so let's spend just a second identifying what, in fact, we're trying to communicate to you. One is, of course, the agenda for the evening. There should be three or four of those that outline how we're going to spend our time together over the course of about two hours.

Beyond that, there's something called "Instructions for Table Discussion," and we'll get to the specifics of that. Ron will walk us through that process. You should see the same number of copies of that. We also wanted to begin communicating as much information as available to date about the community concerns and responses that have been generated to date, and have been made available, as well as the facts about Tulane Stadium-- who's involved and those kind of facts that we can share at this particular point.

Also, on your tables you may notice that there are comment cards. There will be a box outside and this is your opportunity to communicate with us about whether this device, this communication device, the style of this evening's event is actually worthwhile in your minds. If you have comments about the style in which we're doing or the way that the information was transferred and got back to you could be improved, or if you have specific questions that tonight does not one way or another answer, please use this device to communicate to us about how future events could be better.

Ron, let's talk a little bit about schedule and expectations for this evening.

Ron Kull: Yes, as Greg had mentioned, most of you have a schedule on your table and, while I don't need to go over the times *per se*, I do want to talk about some of the things that are on that schedule. And in order for you to have an understanding of the nature of the project, we will give you a simplified process schedule which talks about how the project will go through its various phases of design to the point where contract documents are prepared and then on to construction.

It looks at the timing of it, but not in terms of months or weeks, but it doesn't exactly tie it down to the 13th of May or the 5th of July or anything like that. After that, the architects will go through their presentation and that will take about 20 minutes or so and hopefully

will be able to convey to you things that you may not have seen to date. The project, up to now, has been going through a certain amount of change--

Greg Otis: Can everybody hear Ron?

Audience: Inaudible.

Greg Otis: OK. Ron, speak-- talk right into the end--

Ron Kull: And the project has been going through a reasonable amount of change to date, and so some of the things that are out in the hall are things that may be new to you. And if you have an opportunity afterwards, or maybe during the day, there might be an opportunity for you to come back in and take a look at those drawings. And then, after that group, the stadium use presentation will occur for about ten minutes, telling you the type of uses that is anticipated with the nature of the construction at this point, and how often those uses might occur in the facility.

Then, we're going to go-- we feel that you probably have sufficient information about the project that we would give you an opportunity to, in table form, actually put together some ideas about what are your concerns about the project, what things don't you know about yet, but you would like to have more information about it, and what could you offer as a possible solution to maybe some of the problems you see that we, as professionals, might not have really understood how things might be more simply solved. And you might certainly be able to help us do that.

We anticipate that work will take some time, but we also have heard from a number of people that the half hour that we thought would be appropriate for table work and the same amount of time for presentations of the ideas that might come forward might not be enough time.

And so, we'd like to ask for a show of hands those people who think it would be worthwhile to spend maybe another half hour here, meaning we had planned to go from 6:00 to 8:00 o'clock and we could probably go to 8:30. I know that this is certainly dinner hour for many of you, but we wanted to know again, by a show of hands, how many people would be willing to stay here for another half hour in order to continue to work on project?

Audience: [Show of hands]

Ron Kull: OK. Alright. Well. That's a pretty good spot, so I think we should say that we'll run it to 8:30 and then, if you have to leave for a particular reason, we certainly understand that if that happens before we are ready to wrap up. But, after that presentation, after that work at the tables, we would ask you to make a presentation of the work done at the table, and we'll give you instructions about the table work a little bit later on in the program. And then I'm going to wrap it up with an event summary-- what do we see out of this effort today? What do we think about the next two meetings that are planned to occur, one on June 18th, and one on July 11th? And those will be dealing with very specific elements of the project, just as this evenings project is focused on stadium design and stadium use. So, without any further discussions, I think it's time to turn it back to the architects.

Greg Otis: But first, does everybody understand what Ron just explained? We're going to ask you to spend a little bit of time working at your table, and we know that a lot of information has been communicated already in the form of questions to date, and what I would hope that you would listen for, hear and listen for, in the presentation is some answers to concerns that have already been asked about size, shape, etc., about the design of the facility as well as use.

Because that's what we're here to present and ask questions about this evening. The next event, on the 18th is going to deal with parking and traffic. And then the event on July 11th will focus on game day issues, and operations and logistics around game day events. So what we want to focus on this evening is design, and focus on this evening is use. OK?

Audience: Inaudible.

As we go through the slides-- I'm sorry, is that a question?

Audience: Inaudible.

Greg Otis: We'll have the opportunity as a table to identify concerns and as a table, present them later this evening. OK? But first, what we're hoping is you'll listen to the presentations and try to dispel as many of the outstanding issues in your mind that may exist, to help alleviate some of those right of the bat. If there are additional concerns, then you'll have the opportunity to share those.

Audience: Inaudible.

Greg Otis:

Sure. We understand that this may be a tight fit. We just happen to be on campus when orientation is going on, and having a flat floor facility for this kind of event was difficult to find. And there are more chairs available if people want to come down, just like church on Sunday, the front pew is open if folks want to come in and come on in and have the opportunity.

So in this presentation, I want to make sure that you recognize that the slides are numbered, and if you have any questions about the presentation that you're about to see, about specific issues that you saw on specific slides, you have the opportunity to make notes in your suggestion card or on the flip chart. And make sure you write them down so that if you have questions when we're doing the work session, you the opportunity to give some feedback. Sheri, if you dim the lights and keep the table top lights available, please.

Good. First thing I wanted to talk a little bit about before I hand the microphone to the architects is what is the typical process of design, from the concept to the concrete? And what kind of duration of time is expected for each one of the steps? What you see on the slide is the percentage breakdown of time that architects and engineers spend to do a project -- a typical project. Now, no project is typical. Each one has its own unique set of characteristics.

But it is a process on the left from conceptual development of defining the needs for any given facility, in this case, a stadium, to actually going through the design process, defining in more detail, and ultimately building, and implementing and commissioning. What's known as commissioning is making sure that it's operating properly before you have the doors open. We happen to be in about, from a design perspective, the big "we", the design team is just at the cusp of completing schematic design, which the needs have been defined, and what we're here to present, the architects are here to present, is the size and shape of the facility as it's known to date.

Recognize that the next phase of design development is exactly that. That's where the building's materiality and its systems are engineered. So I know for a fact that a great deal of question and concern there is, for instance, about game day lighting. Big issue. What's the spill in the neighborhood going to be like? What's the facility-- how big are these poles going to be? That kind of thing. Recognize that there's a process from concept to the technical delivery of the information that the engineers and architects need time to develop that information.

And we anticipate that there will be timely communication when those issues are complete. So, the ideas about use, which is defining the needs, and the architect's size and shape of the design of the facility are where we are in the design process, and what we anticipate to share with you this evening. OK? So let's go with that.

Tony Rohr:

My name's Tony Rohr. You guys hear me OK? Tony Rohr, a Design Principal with Gould Evans. I'm going to walk you through all the design images of the next about 20 minutes of presentation and go through the work that's been done to date and try to explain as many things as we can as we are in that, as Greg just described, in terms of that process. And then so what I would suggest as we go through this is if there is something from a slide, make a note to yourself so that later on, as they described, you can refer back to it.

We're going to be covering information in kind of this sequence: so kind of campus and site planning issues, program resolution, stadium design, and then stadium uses after that, following that. In terms of going through some things regarding campus and site planning and the work that we've done to date in terms of the work that you've seen and work that we've just recently completed in terms of schematic design, one of the things that we've always talked about in working here and working on the Hertz Center and working on campus was the fact that we were trying very much to design something that responds to this place, that is something that would not belong anywhere else but belongs to only Tulane and only in New Orleans.

And so, the context of the campus and the context of what is there is very important in terms of the design decisions we're thinking about. We used this slide months ago when we first started doing some study about this in terms of the relationship with the old campus and the historic nature of the campus and its unique character and swath of the City, and also keeping in mind the way the campus works from an academic, student life, and athletics zone, which many higher education facilities have that kind of zoning, if you will. So there's the old campus and the Newcomb campus, and there's obviously an athletics portion to the entire campus.

And the site evolution images on the far right from 1930 to 2012 show the kind of dramatic change in terms of the northern, I'm going to call that, the northern end of the campus from the original Tulane Stadium, and all the things that happened and developed when that

went away and all of a sudden there was more land to develop future things in terms of the athletic campus end of Tulane's entire campus.

So, as we zoom in a little bit closer in terms of this section of the campus down to Claiborne, the circle on the left highlighted in white is the former footprint of the Tulane Stadium and where it was located. And so, just adjacent to that is the Reily Center, which was one of the facilities that was able to be constructed after the Tulane Stadium was gone. And everything planned to the right of that, essentially to the north of that, were a series of improvements to what is an athletics complex with its current conditions today, most recently, the Hertz Center which was just finished, and then before that, Turchin Stadium. And so, that's the kind of outline of that end of campus. This diagram shows, in addition to that, what the status was from the mid-60's in terms of the campus plan that showed Tulane Stadium in relation to the track and field complex right before Reily. As we zoom in a little bit closer, this just shows the different components that are there today in terms of Hertz and the Goldring Tennis Center, the Wilson Center, the practice field, the current football field and track facility that's there today, and all of that adjacent to the Turchin Stadium.

And so, I'm going to be making a point about how we've been thinking about all those different components, because they all kind of feed each other. They all kind of work together in terms of some of the planning we've been doing. We did do--initially, we did do a lot of research on other peer institutions and other institutions with Conference USA, and we wanted to share a couple of tidbits of information with you. I think this is in response to some of the questions that were brought up in terms of, first of all, within Conference USA, in terms of attendance averages over the last five years, that's what the average attendance at football events for Conference USA schools has been.

If you take a look at some of the peer institutions within Conference USA on the right, those are the stadium capacities that they have on their campuses. The information that we are getting from the attendance averages come from the NCAA. You can -- it's very easy to look up. They do it for every conference in the country by year. And so what this shows is with our 30,000 stadium capacity, it puts us in the range of our peer institutions for the conference, with the planning that we're doing.

A couple of those facilities-- there are two that we're showing you. One is Tulsa, Tulsa University's complex, which is at the edge of their

campus and across the street from a residential neighborhood. It is also part of their athletics master plan in terms of that segment of their entire university campus. It has a 35,000 person capacity. And another facility is Southern Methodist, SMU, which has an open-end bowl of 32,000 seat capacity. It also has an athletics complex at one end of its -- one section of its entire university. And it does have kind of an urban setting in terms of its being close to a series of residential neighborhoods with, you know, a lot of walking back and forth.

There was a question about other places on Tulane's campus where a stadium might have been considered, and I'm going to show you two different spots involving some of the quad space that exists today. What you're seeing on the left and the red dot is, of the overall campus, that is the Lavin-Bernick Center Quad. And so, to the right is a superimposed illustration of taking the stadium footprint, matching what we've been doing in terms of a 30,000 capacity footprint, and showing it essentially residing in the Lavin-Bernick Quad. And then, everything in red shows the things that would have to be displaced in order to make that work on that piece of property. So, there are two buildings that would have to be demolished in order to make that stadium work in that location in terms of the width that's available, and actually, the length-- it doesn't have the length either to make that work.

So there would have to be modifications to Lavin-Bernick and two buildings would have to be gone in order for the stadium to fit in that location. And then also adjacent to that location, the Bruff Quad, again, located right there was another location that was considered. And in this case, again, highlighted in red are a series of buildings -- and this is probably a little bit more on the residential life side in terms of the Bruff Commons -- some residential areas, four buildings in fact that would be in the way and that would have to be demolished or relocated or rebuilt in some fashion to make that work. And so, you know, from a looking at this and an analysis of this, you can imagine that this is just an unreasonable loss of facilities for an idea like this in terms of having to replace that many buildings and things in order to make that being able to work.

When we take a look at the entire campus in terms of this relationship of university buildings with residential edges, this campus plan highlights in red construction or facilities over 48 feet tall within 20 feet of a residential neighborhood. So these are zones that are currently on campus at least 48 feet tall, within 20 feet of a residential area today. So we'll take you through a couple of those locations. So, at Tilton Hall, that facility is on the -- this is that 20 foot setback

that's required by code, and to that roofline you can see there it's 48 foot tall there.

Now if I superimpose on that the section that we've been looking at that you've seen in some of the drawings in terms of the stadium section, the stadium section that we have been looking at is a 48 foot tall stadium section, so that's there just to give you a sense of scale between the two. At the Tilton Library, that's a 60 foot edge to the height of the library with a 22 foot setback. And if you superimpose the profile of the stadium section we've been working at towards schematics, there's the 48 foot section in relation to the library.

The Social Work building is a 56 foot edge with a 20 foot setback from the property line to the edge of the facility, and the stadium section that we've been looking at shows that 48 foot dimension in relation to the 56 foot facade. And I think this is the last one. So the Wall Residential College is a 56 foot edge with that 20 foot setback. This is to that 20 foot setback property line, and again the stadium sectional profile that we've been working towards. One more. This is obviously just south of the stadium at the Reily Center, which was built 20 feet with the setback dimension and it's 52 feet to its highest point. And then 48 feet is the dimension that we've been looking at in terms of the stadium section, so again, just for a sense of scale in relationship of one to the other.

I'm going to go through some of the stadium resolutions-- some program resolutions and design issues in terms of how we solve some of these design features. Again, this is the slide you saw earlier, which shows the existing kind of current conditions of the site, current conditions of the way things are laid out today. And then superimposed on this over that aerial shows the floor plan of the ground floor floor plan of the new football stadium first floor at grade. And superimposed on that is, in red, the outline of the track and the football field that's there today.

So you can see, just from an orientation standpoint, that the new field is actually not that far away in dimension from where the existing field is today and the track, obviously would be gone, and you would have stadium facilities there supporting that football field. So the Reily Center facilities are here. The Hertz Center. The Wilson Center. Goldring Tennis Facility is relocated to create an entry plaza. The practice field is this location, and Turchin Stadium is here. And this is the western edge of the stadium on the same setback as what Reily is today.

This is a stadium, kind of zoning diagram of how the orientation of the stadium works in regards to what we're thinking in terms of access, and what we're thinking in terms of egress and activities related around the stadium. So I'll take you through a few of them. The bright blue line indicates areas that would have no -- that would essentially be a perimeter of control of the stadium. That is, those are not areas where you can enter the stadium for an event.

All the entrance points for the stadium come either from the south through the Reily Tunnel, or from the east, either coming through our entry plaza here, entry plaza here, through Wilson or through Hertz. Everything comes off the east side in terms of entering the facility, so the blue line defines that those are non-entry points.

Those are points of control that would not have access. We have located in this portion, where there is currently that practice field takes up that entire zone right there, so we have allocated this space for, let's call it an operations area that can serve the football stadium and can also serve Turchin. This is a game day kind of location for service and operations, which, by doing so, this allows -- I'm actually going to go back a slide -- this practice field area, what I'm talking about right now, would happen here. And so, currently, there's the ability to have service come behind Turchin from Claiborne so what we're talking about is extending that to this location right there on that, because that's what that diagram is showing.

So we can-- this takes away the need to bring vehicles all the way across the site, and we can access many things from the stadium right there. It allows the locker room facilities to be right there in terms of the locker room facility access to the field and Tulane's home field access to the field right there. The areas in yellow are some of the anticipated areas for enclosed trash enclosures. This one is something -- I think there's something almost in that exact location today. Some facilities back here. We're thinking about trying to keep those as far away as possible from residential. We know that there will be some mechanical requirements here as an upgrade to what the stadium has with the Reily Center.

And the arrows in red are obviously just trying to point out entry points and exiting points for the stadium. Ticketing will be utilizing activities in Wilson Center for some of our ticketing functions for the stadium as well. The way the stadium works together, it's important to realize that we are taking advantage of the facilities that are there in the best way we possibly can to supplement and make the program work. The stadium is attached to the Hertz Center and it's

attached to Wilson so that we have the ability to have use of some of those facilities to reduce the amount of program we're building with the stadium.

This is, again, the ground floor concourse plan, so what you're seeing is the areas in color are enclosed rooms, spaces, if you will, that would include restrooms and concessions, and visiting team locker room, like I was showing you before. We're utilizing space inside Wilson for home lockers. We're utilizing locker space and facilities in Hertz with access right to a concourse here. Entry plaza here, multi-purpose room facilities here -- pretty much a lot of the different programmatic spaces you would see on the main level of a collegiate athletics facility. One floor up on the second floor is the Founder's Club floor plan.

The Founder's Club is designed to match up with the second floor of Hertz so that we can utilize the offices in Hertz and utilize that to connect into that and actually be at the same elevation of the second floor of Wilson, so this is anticipated to be individual seats here on the home side. And this would be an enclosed -- the club would be an enclosed environment. And then, above that, is the club concourse. This is an open concourse, again, with individual seats, with its own amenities up here in terms of restrooms and concessions and obviously accessed with stairs and elevators to that location.

On the west side, right in the very center on the 50 yard line is our kind of required TV booth for any TV broadcast and TV announcers. And on either side of that in green is something we're calling Super Suites or Press Suites. They are essentially open-air suits adjacent to that TV booth area. And then in the corners, in orange, we've located all the working press and all the visiting coaches and home coaches booths for during the game. And so, we can access that floor because we'll have stairs and elevators in the corners to be able to access that level in each corner.

This perspective shows, essentially, if you were on the roof of Reily, essentially looking down into the stadium -- it's not really a view anybody is going to have -- but it does show kind of the different components of the seating I was just trying to go through with you. So from the north bowl end zone around to the south end zone are essentially bleacher seats.

And then on the home sides, there are more bleacher seats in this green. And the orange are the Founder's Club I was describing. So

that's the concourse there, matching up with the second floor of Hertz, and above that is the Club Concourse seats with its own concourse up here. Of that seating bowl and of that capacity, from corner -- this was a question that was asked -- from corner to corner, that represents about 6,300 bleacher seats on the west side of the stadium.

Going further into some of the design decisions and things we've been looking at. In terms of thinking about the context of the campus and the context of the history and what has been there, we also have been looking at some of the historic things that could be clues or elemental clues in terms of things we think about in terms of the future, kind of a combination of new and old -- not trying to replicate or replace what was there -- but there was some pretty interesting things as designers that we're interested in.

In fact, like the original crest, the original seal, that Tulane still has, it would be a wonderful thing to use. There were some wonderful terra cotta screening that was used for venting in the stadium that is something we may be picking up on. There was an incredibly unique stadium clock as part of the stadium and a pretty cool end zone graphic well before Tennessee started doing it, and again, the screens that were part of the masonry walls as part of the stadium design.

That original stadium, as some of you probably remember, was a 90 foot tall facility sandwiched in the heart of the campus and in the community. And in our current design right now there were two kind of drawings that were laid on top of there. The one in the background in the gray was the concept site section that we showed in all the preliminary work that was done for the fundraising and for the initial drawings on the website. That was the height of all the stuff that we had done before we got into schematic design. The profile in red shows the current profile in terms of the seating bowl and the section. And it's hard to tell there, but we have been bringing the height of the stadium down in the work that we have been doing.

So as you zoom in closer, this shows the current stadium profile where that sectional profile there shows that 48 feet on the west side and a height of 64 feet on the entry plaza side over on the Ben Weiner side over on the east end of the complex. And so, if you enlarge -- in the floor plan, if I cut a section right through there, we're looking through the stadium of the Founder's Club, which aligns with the second level of Hertz and the Club Concourse above that. And

so that's the dimension-- the background, you're seeing the height of the Wilson Center.

That's the height of the Wilson Center in the background. So that's the profile of the seating bowl on that side. As the seat-- this is the seating bowl section that we're currently looking at on the south end zone as it looks adjacent to Reily. In terms of, and we're designing and started thinking about what that edge is like in terms of enclosing the stadium from Reily and other aspects, but that's the profile of the seating bowl on the south, and a profile of the same seating bowl if you go around to the north end. So Wilson Center is beyond Turchin Stadium to your left and the area between is that practice field area that you can see today.

And then the section on the west, on the Audubon Boulevard edge, shows the 48 foot dimension to the top of the seating bowl that we're studying right now, 20 feet off the setback. And one of the things you can see in that is the idea that we're thinking about that edge actually being segmented so that it is not one continuous plane, but actually a series of edges and a series of planes, and we're going to show you some images of ideas in terms of how that might be a very dynamic wall plane.

This is an early kind of perspective showing from the entry plaza side, this idea of creating a series of fins or scrim for shading devices. We're actually starting to do work on looking at wind patterning and solar shading. And this may be picking up in terms of how we skin the stadium and direct air and shade. In terms of this patterning on the edge of the stadium, we are looking at creating a grid, essentially, that would become a pattern for us for a green wall, a green screen wall that allows that to be our edge that we're thinking about in terms of the west side of the stadium, that become a living wall that allows us to manage storm water, allows us to have a breathable stadium with ventilation.

And the University does have some examples of this where it's working today. If you go over to Lavin-Bernick pocket park, you can see the green wall that's growing nicely and with the multiple growing seasons, this is something that can thrive and be pretty dynamic. So this is a little rendering that we did to start to study the length of the stadium in terms of this idea of creating a ribbon framework that can become a green wall, a green living wall that is segmented into sections so it's not just one plane. It's a series of planes that allows us to have different sections of growth happening. And with that, I'm

going to turn it over to Doug, and he's going to go through some of the Tulane Stadium uses.

Doug Thornton: Thank you. Can everyone hear me ok? As Greg mentioned, I'm with SMG. My name is Doug Thornton. I'm joined here tonight by Pat Tobler who's with the Tobler Company who is our partner on this project. And I want to tell you quickly about our role and what we're going to be talking about tonight.

SMG is a national firm. We do stadium management and arena management around the world. The biggest project that we have is right here in your own backyard, the Louisiana Superdome. We manage the Louisiana Superdome. We were brought into this project by Tulane not as managers, but as operational consultants. And that's our role. You heard Greg mention earlier in the presentation about design process.

Our role has been to help develop a program, meaning a design program, assist with that design in terms of the schematic design, we provide input on that as it relates to the operational programming, how you run the facility -- where the trash compactor will be, where the press box will go, where the media will at their dinner, those kinds of things, how the facility will function on game day. So that's been our role. I want to emphasize that because many of you know us as stadium operators and managers. We do do that. But across the country, we operate many stadiums -- Reliant Park in Houston, Jacksonville, Chicago, Soldier Field. So we've got a lot of experience and a pretty deep bench in terms of experienced personnel who can assist with operational programming. So that's our role here.

Tobler Company is heading up the construction management, program management, if you will, with the architects and construction team on behalf of Tulane. I want to cover three things tonight as we go through -- Tony, thank you -- one, the current uses of the Westfeldt Field that you heard Tony talk about; secondly, the future uses -- what we anticipate the new stadium will accommodate in terms of use; and then I want to touch on what it will not be used for. And those are the three things we want to talk about tonight.

But I want to make a couple of points before we get into that. One, I want to emphasize that this stadium is not being designed to compete with the Superdome. So we're not going to be having the same type of events at this facility that you would have at any stadium here in this market or one of the other stadiums that we manage.

Number two, it's really not being designed to take advantage or exploit any commercial, for any commercial purpose. It's really being designed to accommodate Tulane varsity football and a few other uses that you'll hear about in a few minutes.

And the third thing, and I think this is one of the questions that I read in some of the feedback that we got, this facility is not relying on events that will be promoted here to generate an operating profit to support the operating expense. That is a myth that I think -- or maybe just an open question that I think people didn't have much information about.

So what we want to do is we want to talk about the current uses. On the left-hand side of this slide you see the current site, and Tony took you through the location of the Westfeldt Field and Turchin Stadium. I think you can see that. And on the right-hand side, you see what the field is currently used for. It's obviously a practice facility for the football team. You have club sports. You have track and field. You have summer camps. There are other special events -- band practice, a number of different things.

You see down at the bottom practice sites for intercollegiate and professional bowl teams. When the Sugar Bowl is played, one of the teams practices here. When the upcoming Super Bowl is played here in February, we'll have one of the professional teams practicing here. So those are the kinds of uses that we have today. And I think it's used about 268 days every year. You may not realize that, but it's about 73% of the year that it's currently used.

So if we talk about future uses, you see down at the bottom what we're contemplating in terms of the future use. You can see it's a very limited and narrow scope -- home varsity football games, seven, as many as seven a year; a limited high school football schedule, and I stress limited because you'll see on the next slide there will be no high school football games played on weekends that Tulane has a home game.

So it would be only those games that Tulane is not in town. And if you think about the length of the football schedule, that limits you to probably about six, maybe seven weekends a year, if that. The stadium interior spaces, the Founder's Club in particular, that you heard about earlier, will be used for classes and lectures. That's similar to the Wilson Center that is there now. It's a very enclosed space and it's not -- it will not be open to the environment.

We put post-season intercollegiate bowl game down there only as a placeholder. There's no plan, there's no current plan to hold a bowl game here, and I would tell you, given the current thinking and the way that this stadium is designed, I would say that that's a very, very remote possibility, but in the spirit of transparency we wanted to put it up there just in case there's any post-season activity in the stadium.

And the last item is general community events that would be consistent with the uses in other current campus venues. We're talking about commencements. We're talking about non-profit organizations that might use it for fundraising purposes, those types of things.

Let's talk about what we're not going to do. These are the prohibited uses, things that we've all decided that cannot happen here and I'll tell you in a few minutes why. Obviously, no rental for rock music, no concerts, no third-party promoted commercial events like that. High school football games -- no high school football games in the same weekend as Tulane football games, which I mentioned earlier. No monster trucks, super cross like we would have at the Dome. No circus, no rodeo, none of that. No commercial expositions or trade shows or similar events, a boat show, or anything of that nature. And any event that we do is going to have to be compatible with Tulane's mission, values and vision.

Now I want to stress, on the rental side -- and you heard us talk about high school football and other community events -- I think on the previous slide you saw down on the bottom -- can we go back, Tony, we may have missed that, if we could go back a slide. You see it says subject to availability and Tulane facility's agreement? There will be conditions with every license that will be signed, every rental agreement that will be signed with a user of the facility that they would have to abide by. So, if we could go to the next slide, the next two. One more.

So I wanted to give you some frame of reference. Why do we say that there are not going to be rock concerts, and you can take our word for it, but I would tell you that the stadium is not being designed for that. If you look at what Tony showed you earlier, there's a very restricted area for load-in and load-out. When concert promoters do concerts, they go to the most efficient place, cost-efficient place they can go where they've got the least resistance. Obviously, this would be a very tough environment for them to operate in. There are many

other choices for them that would be much more cost-effective. It would be a very difficult environment for them to load-in and load-out.

You've got a limited seating capacity. By the time you put a stage in there and you cut off one end zone, you're probably talking about 13,000 seat manifest. Well, they would gain that many seats by playing the New Orleans Arena -- they wouldn't play here -- without all the costs.

You've got restricted power. They would have to bring in their own generated power. You don't have the power to run the type of light system and sound system that you would need to support a major stadium concert. You don't have the structural capacity for rigging all of that gear. If you've been to a concert lately in the Arena, you know what I'm talking about. There's a lot of production and we don't have any kind of rigging capacity, nor do we have any ground support under the football field to support some type of heavy material or equipment on the field, a heavy stage. There's no on-site performer accommodations, meaning dressing rooms. They would have to bring in trailers, like you see at Jazz Fest. That's simply not going to happen. There's no room for it. It's not cost-effective.

So all of these reasons, lack of turf cover, and finally, the competitive venue market for live performance. There are many other options that would be cheaper for third-party promoters, whether they're concert promoters or boat show promoters or rodeo promoters, whatever the case may be, these are all operational limitations as to why they would not choose this site.

So we just wanted to cover that in the uses portion so we can debunk some of the myths. And I realize that you are not in the stadium management business, but these are very functional things that would prohibit someone from coming in and doing a commercial event.

I believe we're ready now to turn it back to the facilitators.

Ron Kull:

Can everybody hear me? OK. We really need to turn on the lights so everybody can see, because now it's your turn to convey to us the kind of concerns that may not have been answered in the presentation so far. There may have been topics that you think about now that you didn't think about before, obviously. But this is the time when we can all begin to do some work and get things down on paper that we can think about as being future issues to resolve one way or the other.

Now, many of you have on your table an “Instructions for Table Discussions.” One of the first things we want you to do is to select a spokesperson, OK? Someone at your table that would be that spokesperson to get up in front of the group to indicate to all of us what you have done creatively at your table. The second thing that we want you to do is identify a recorder. Someone has to use this big sheet that’s on your table here and be able to write in some legible form the kind of things that your table has created in terms of the possibility of new ideas, of conveyance of concerns that have come up previously and maybe have come up so far since the presentation has occurred. You can list any topic that is on your mind on your sheet of paper. However, we’ll actually want you to focus on the stadium use and design that we talked about tonight.

The idea of having those other ideas that might have come into your head on the paper is that we’ll keep track of these sheets and be able to use those in the next meeting while we’re talking about transportation and parking, possibly, or on stadium operations. The architects, the builders, the project managers and Tulane employees are here, so if there’s -- they’re here primarily to listen, but if there happens to be a question that might come up that they could answer on your behalf, we’d certainly be able to try to field that question and answer.

Each table has a list of questions. In case you’ve had a little hard time getting started on putting down concerns or creative ideas, you might turn to the questions for discussion. You can see that one of the first ones is what did you learn from the presentation?

Greg Otis: Folks, let’s keep it down here and let’s respect those that are trying to listen, please. Thank you.

Ron Kull: All right. So, one other thing, the idea is to take a marker and draw a line down the center of your tablet and put on one side of the page those things which are concerns. On the other side of the page, place those things which might be resolutions to those concerns or just an idea that has come up that you think might work to help solve the problem.

Make sure you put your table number on the pad so that we can know that it’s your work, your creative work that’s being conveyed to the team. OK? We will give you a particular idea about how much time is left, but we’re anticipating right now about 30 minutes for you to do your work. There will be people circulating through the room

that could help you if you need a particular tool or some markers or anything like that. OK? I think we need to -- somebody has to be the recorder here and --

Greg Otis: Folks that are standing, if you would like to participate in this event, by all means, several people got up and left, fill in if you will, if you wish to. And we'll be going around each of the tables and answering any questions you may have.

Ron Kull: One of the ways to start is to just draw a line down the middle of that tablet and put your table number on it-- That's good. Concern on one side, response on the other. And put your table number on it. Yes, that's great. And put your table number.

[Table discussions]

Ron Kull: OK, it's getting close. All right. All right, does everybody have their spokesperson identified? All right, let's pin this up here. All right. Now. So we'll probably --

Greg Otis: I think most of us are getting our presentations together and about ready to make them.

Ron Kull: We'll probably start down there and work [inaudible].

Greg Otis: Yeah, Yeah.

Ron Kull: OK. Table 3 is ready.

Greg Otis: Good. Once again, we're expecting somebody from each table to make the presentation to the room.

Ron Kull: OK. Make sure you've got your spokesperson ready. All right. All right. Let's do it.

Greg Otis: All right. Let's bring our attention back up front, please. First of all I want to thank everyone for their work. I think what you'll see out of this conversation will be enlightening and at the same time, thought-provoking. I know that there's a great deal of emotion in the room. I know there's a great deal of emotion in the community. And we're hoping that this process will begin to dispel some of that and get much more into a productive mode.

What we thought we would do here is, we've got two easels up here, up front, and what we thought we would do is allow each table

representative to come up and we'll alternate opposite ends of the room until everybody's had a chance. What we're really looking for is each of the tables to consider what they've put down on pieces of paper. These pieces of paper will obviously be turned in, so 100% of what's been written will be digested, converted into fact sheets, responded to in a timely manner, and put out in the form of the website, and updates relative to the fact sheet that we've given to you on your table. So that document will be a running document of issues and continue to be a means of communication.

What we want each of the table presenters to come up and really focus on I would say two or three of the hot issues. We have 14 tables that we need to get through. So being respectful of everyone's time, giving everyone the same equal time in presentation and understanding that every issue will be presented, every issue will be turned in, but really the hot topics of most concern is what we want to get out there this evening.

And I don't know if you had a chance to confer with other tables, but basically, you're voting with your thoughts. If we see a redundant theme coming out, we'll ask you to move to a different and new issue, if you will. I know lighting is an issue. If we have 14 presentations on lighting, I don't know that we need 14 presentations on lighting. It's an issue. We know it. We'll get to it. Those kinds of things. So we'll ask each representative to come up and I don't know, let's start over there in that corner. Table 3.

Come on up and we'll give each table about two or three minutes--

Audience: [Applause]

Greg Otis: --to make their presentation, and if there are issues that are presented by each one of your concepts here that can be answered, it doesn't matter, one of the architects, a representative from Tulane or from SMG-Tobler will be able to answer those questions for you. OK? You're on.

Table 3 Rep: OK. A lot of us were excited to hear that there are not going to be high school games the week when Tulane plays. The reality is high school games are played at Tad Gormley on Thursday night, Friday night, Saturday day, Saturday night, and Sunday. So, we didn't really get an answer as far as on weekends when Tulane is not going to be playing, how many games are there going to be? Are there going to be five games? And I think the consensus at our table was we'd

really just like to see one game. We certainly don't want to see games on Thursday night and Sunday day. So that's the first issue.

Another question that came up, will the Tulane games be played during the day or at night? And if so, how many? And I know there are a lot of other factors. There's television and a lot of other factors, but that's a question that we have.

We're glad to hear that there are not going to be any concerts. However, Tulane does have in-house concerts on the Quad and will that take place? So that's another big question that we have.

What will be done about the drainage? This is a huge issue with people who live on Audubon Boulevard.

Audience: [Applause.]

Table 3 Rep: Finally, after 40 years, I think Audubon Boulevard finally has drainage. So, what's going to be done about that? Obviously, when you have construction, new concrete, more steel, less green space. What's going to be done about the drainage?

Why can't a garage be built between the baseball stadium and Claiborne Avenue?

Audience: [Applause.]

Table 3 Rep: That's a big question. And then the last question-- there was one other issue -- as far as garbage pick-up, we had concerns about garbage pick-up after the game. How late would that go? How noisy would that be?

Greg Otis: OK. Thank you very much. I appreciate it. If there were any of those issues that are known topics that could be discussed, presented back just for a moment, that would be great.

Doug Thornton: I'm going to get over here so I can read them.

Greg Otis: If you want to go ahead and [inaudible].

Doug Thornton: Number of high school games on weekends when Tulane is not playing, Thursday night, Sunday night. I think what we've said is that when Tulane is not playing, that would be the only opportunity when we would have a high school football game.

Audience: Inaudible.

Doug Thornton: What's that?

Audience: Inaudible.

Doug Thornton: One. One. Just one. Will most of Tulane's games be during the day or at night?

Audience: Inaudible.

Rick Dickson: Just to clarify, I'm Rick Dickson. First, Doug, you are right on the one. We said, at the most, not scheduled, not guaranteed, at the most, we will accommodate one game a week, given that somebody meets all the operating standards, pays the rent. But that's the capacity of what we do. It doesn't guarantee there will be one game a week. It certainly would be not more than one game a week.

The second piece was game times, I believe, for Tulane. And my going on 12 years here, we've played our home games anywhere from 2:00 p.m. through 7:00 p.m. Many times, up to three to four times a year, TV dictates those start times. So it's been in that range. Always primarily Saturdays. On occasion a Thursday if it's a scheduled by our conference TV game.

Doug Thornton: And we're working right now on the operational plan. I believe July 11 is the meeting where we're going to talk about that. And we're developing an operational plan for a day game as well as a night game and we will be able to address in more detail each of the issues that you have relating to the Tulane games or any game for that matter as it relates to the operational aspects -- vehicle transportation and that kind of thing.

Greg Otis: Good. Thank you. All right. Very good. Thank you, Table 3. Very much appreciate it. Next is going to be Table 14.

Table 14 Rep: OK. The first thing, people were generally happy to see the height at 48 feet on the dimensions. The consensus seemed to be that people liked the design. A concern was the number of good seats. It seemed like maybe the seats were more in the end zone than at the 50 yard line, and would there be enough good seats kind of went into the concern about the revenue. How much money currently does the football team or football program generate versus what would be the new expectation of revenue?

We had a concern that of the two entrances that were on the Calhoun side, and just that everything would feed in and out on that side, but that seemed to be a design question. I guess the other things were -- I don't know if these are for future meetings -- the concern, just the appearance of spending going to athletics versus classrooms and academics, noise levels, and also weekends versus weeknights. And there are more and more college games, I guess, on weeknights and can people anticipate, you know, there being games during the week?

Greg Otis: OK. Thank you.

Audience: Inaudible.

Greg Otis: Hold on. Hold on.

Audience: I'm just directing traffic back here.

Tony Rohr: In terms of the seat count, are there enough good seats? I certainly hope there will be enough good seats. Because of the fact that the stadium is not designed to have like soccer, and has a track, it means that the seats are as close to the field as you can get by the NCAA regulations, so I think all the seats will actually have a pretty dramatic sightline view of the field, even though, we didn't design the stadium such that we put the majority of seats like between the 30 yard lines, because we'd have had to go higher with that. So they're distributed around, but I think they'll all have great sightlines of the field.

Greg Otis: Rick, in terms of the days of the weeks of the game -- there's only one game per week, and what days might they be on?

Rick Dickson: With the exception of a designated TV game, which our conference -- I think most of you know we are a member of Conference USA -- designates us to play on a certain day, the only two days that our conference televises games -- and that contract runs through the next eight years -- is on Thursday nights, which is four of those for an entire conference in a season. In my 12 years, we've played 1, so not a strong likelihood. And the other day is the traditional day, Saturday.

Greg Otis: OK. Thank you, Table 14. Appreciate it. Next is Table 13.

Table 13 Rep: Our group's concerns, we picked out several of them, I'm going to talk about the top three. One of our concerns was there was no

overall, all-encompassing limit on the more intensive uses. We're not, obviously, worried about a group of classroom uses, but it's the high intensity, large fan-base, and our table thought it would make sense to provide limits on the high-intensity uses in terms of the number of events, the timing of the events, the duration, the frequency, the volume level that could be monitored, the type of event, be it Tulane fundraisers versus rentals, which Tulane has said is not going to be the case.

The other one was how will the use be enforced, and I think I can sort of generalize that into adherence and enforcement of agreements with the City, with the community, with vendors and suppliers during the construction phase or operations. And our final, our third big issue was -- I'm going to defer the ones on parking and traffic flow for another day -- was the construction disruption and construction deliveries, both of which seem readily solvable with contractual relationships and also traffic management during the construction phase. This is-- the construction disruption is, of course, the noise, but also the vibration that there is ways to mitigate around. So those were the top three for our Table 13.

Greg Otis: Excellent. Thank you very much for that.

Yvette Jones: Well, I'm going to defer on the usage agreement because I know that's another discussion that we will have and we will be working with the City and the neighbors on that. I think on the construction, Woodward is here. They have worked on our campus. They know that we will build into their contracts all of the access down the streets. They've already given us an idea of how they're going to access the property which does not involve going down Audubon Boulevard or Calhoun. And we'll make that very clear to everyone what those are, as well as the parking for the construction workers. Because they'll park them off-site and bring them to the site for work. I think that's what we agreed to, Bill, right? Right.

Greg Otis: Very good. Thank you.

Audience: [Inaudible] you're working with the City and neighbors, we are the neighbors.

Yvette Jones: No, I said we're going to be working with them. We wanted to show you the uses tonight. Now you're, I mean I know you guys are going to come back to us about working out an agreement which has the frequency and hours and so forth.

Audience: That's not one of the three meetings that's scheduled. There are two more meetings scheduled, one on parking and I forget the third one. But the meeting on usage is not scheduled. When is that going to be?

Yvette Jones: I don't know yet. I'll give you a date.

Audience: Inaudible.

Greg Otis: Hold on.

Yvette Jones: Well, tonight was to give you an idea, to show you what we are not going to do at the stadium, what we do plan to do there. I don't think we can work out an agreement in this room, and I know that you all have representatives who are working with us. So in terms of an agreement, we'll be working on that with you, but we also have to work it with the City as well.

Greg Otis: If there are bases of use that are of concern that begin to feed into that resolution eventually negotiated, those are the things that we want to talk about today. If items that are not clear about timing, the types of uses, those kinds of things as part of these presentations, those are the issues that we need to bring out so that they begin to be the foundation, if they're answerable, foundation of that resolution. All right. We need to move along. Item number, Table Number 2.

Table 2 Rep: All right. So at Table Number 2, a couple of our concerns primarily were how the seating would work in terms of bleacher seating versus seat-backs, primarily focused on current season ticket holders and how those would be distributed. If season ticket holders now could get seats with maybe seat-backs or maybe how that would work, and tying along with that, student tickets and how those would be distributed. If it would be under the current system where all you would need is a student ID and you could get into any home game or if they would have to ration tickets in some sense due to the limited seating capacity.

The second topic was plans for expansion of the stadium and how that would operate. I know we were wondering what type of size and where expansions would be located if those are in the current architectural plans. Our third topic -- I don't know if it applies directly to this conversation -- but involves the tailgating area, and potential plans for tying it into parking. I think those are going to be addressed in the later sessions, Session 2.

Greg Otis: Excellent. Great work. OK. You bet. Anybody?

Yvette Jones: I think, Tony why don't you talk about expansion.

Tony Rohr: The only expansion we ever have studied or considered was on the home side. You remember we talked about the Founders Club and the Club Concourse. It would be an extension of the Club Concourse on that home side. We've never, ever studied any kind of stadium expansion on the west side. We did look at what the possibilities would be on the north end zone side, because Reilly is on the south, north end zone side. But we did study that and those are the only places we've ever looked at any potential expansion to the stadium.

Audience: A potential number? What number? What would that number be?

Tony Rohr: A maximum amount we looked at would be it'll increase by 5,000 seats.

Audience: Oh, my God. [Inaudible]. 30,000.

Tony Rohr: It was...

Audience: Interposing voices.

Tony Rohr: In that case, your math's correct. It would be 30,000 actual seats if you ever did expand on and increase on that side.

Audience: Interposing voices.

Tony Rohr: Correct.

Greg Otis: And when you say what part of the north, what part of the north are you referring to? Like an upper deck, a physical expansion, what's the..

Tony Rohr: Well, you'd actually be disrupting some of the ground area of the practice field that is between the stadium and Turchin Stadium.

Greg Otis: So internal to the stadium, that's the point, right?

Tony Rohr: Yes.

Greg Otis: OK. Very good. Let's move on to Table 9.

Audience: Inaudible.

Tony Rohr: There are bleachers. I believe -- what was the numbers? 16,000 are the bleacher seats in the current seating manifest right now. I know that's about 6,300 on the west side that we shows on that one aerial diagram.

Greg Otis: OK. How about if I hold that for you?

Table 9 Rep: You can tell by our table, how we presented this sideways, that we are very, very adversarial. One of the things that we are concerned about is we don't feel that the facilitators are impartial. It is, "we" are in the design phase.

Greg Otis: The big we.

Table 9 Rep: All of us. We're in the design phase, and we feel that the facilitators are primarily here representing Tulane.

Audience: Applause.

Table 9 Rep: We had no resolution except-- Sorry, we don't live in Cincinnati -- we are concerned about the size of the stadium and the seating capacity. Our resolution is to reduce the capacity and overall footprint and scale of the stadium. We think the location is inappropriate to the residential neighborhood. One of the sides is modify the baseball stadium into a multi-use field, stadium. We're worried about security during the events.

We need to have pre-, during and post-game security. I noticed this, because I live at 144. I notice that the media operations and the location for the media is right on the practice field at Hickory. Now I know that Tulane has made arrangements with the residents saying that Hickory, the gate will never be opened. However, we want assurances that Tulane won't abdicate and say, it wasn't us, but it was, i.e., Game USA or somebody else that dictated that we open Hickory Street. That is an absolute no starter for some of the citizens in the neighborhood because everything will go down Hickory and we can't have that gate opened.

Greg Otis: I'm going to ask that we keep it brief here, so we don't --

Table 9 Rep: OK. Noise pollution. Design that allows for noise to travel too close to adjoining properties. We are concerned with the height. Reduce the stadium side to increase separation from neighboring properties. We're concerned with other concerts rather than just rock concerts.,

as far as other music. We're also concerned with the community uses and I know that's been discussed. The acoustics and vagueness of other uses. And this is important-- any contract that we make with Tulane has to be enforceable. They violate the Turchin contract all the time.

Audience: Applause.

Table 9 Rep: They leave the lights on. There is noise. We call. We tell them and it goes on deaf ears. This has to be an enforceable contract, any contract that we enter into with Tulane. And that is important.

Greg Otis: All right. Thank you very much. Appreciate it. Table 9. Thank you.

Audience: Applause.

Greg Otis: Let me assure you that from an objectivity perspective, my job and Ron's job is purely one of independence and we're just hoping that this style of communication that we're proposing here is a means of communication that you haven't experienced before, especially as it relates to this particular project. And when I say we, I mean we. The big we. We, the community, we, the university, we, that are affecting the design by this communication. This isn't about me advocating a design solution. I'm just trying to get the issues on the table. Of those issues that were just expressed, is there anything that we can speak to this evening?

Yvette Jones: We are not opening Hickory Street. I understand your concern. You want it in writing?

Audience: Inaudible.

Yvette Jones: No. We have no-- we will not open Hickory Street.

Greg Otis: OK. All right. Thank you. Let's move to the next table. Table 4, are you guys ready to go?

Audience: Inaudible.

Greg Otis: OK. Are there any other points that we can address this evening?

Audience: Inaudible.

Greg Otis: Acoustical issues are a matter of design, I believe, going forward.

Doug Thornton: We'll address the security issue during the operations presentation on July 11, and we'll have a very detailed plan for you on that. OK.

Audience: We're supposed to choose two or three issues, not the whole list.

Greg Otis: Thank you. All right, Table 4, two or three issues.

Table 4 Rep: Thanks. We're wondering about -- you said there were three entrance points? Is that correct? Did I hear that? So what about the fire codes and the exits? I mean like if there's an emergency, any of that? I can't imagine just three is going to work. And so, where are the other exits?

The issues in terms of size. There's no real answer to the 30,000 person issue yet. I'd really like to know -- we'd really like to know what's the current turnstile number of Tulane people going to the games and why, whatever that number is, the size of this has to be the number that you're throwing up at 30,000? OK. So that's another one of my questions.

And then, well, also, there's a question about the service corridor. You have to have a service corridor on that 20 foot setback in between the people on Audubon Boulevard and the 45 foot wall, and so I'd really like to know isn't that building -- aren't you actually building on that 20 foot if you're going to set up this service corridor? Could you sort of give me some information on that?

Wait -- one more last thing. Usage enforcement. Prohibited events - - who are they prohibited by? If you're currently at 73% and you add your future usages to it, then we're 100%, that's 365. You're really happy about the 73. You're proving your point. That's great, but all of a sudden its 100%. So somebody needs to address all of that.

Greg Otis: So, some of these are design issues. Tony, I think some of these, in terms of numbers of entrants, turnstiles, those kinds of things are in your bailiwick.

Tony Rohr: We showed three different locations where entrances would be to the stadium, and there would also be a general exit that needs to be, of course, out. There are multiple entrance points to each one of those. That wasn't a single-- there's not three different -- there are multiple ticketing, entry, ticket-pulling places along each one of those.

So, you could imagine 12 in a row in each one of those locations where you would go through and get your ticket pulled and then

everything would pull away after the event for exiting. And so, we have sufficient space for exiting, for egress. We already have had code officials looking at it in terms of --

Audience: Inaudible.

Tony Rohr: Yes. Because they look at it from the standpoint of what if everybody was trying to exit the stadium at the same time. That's the worst case scenario they look at, in terms of-- so a preliminary analysis that we have is that we can exit the stadium appropriately.

Audience: Inaudible.

Tony Rohr: I think we could probably make the code analysis available for people to review.

Greg Otis: We wouldn't, obviously - would not get a permit without having those things obviously adequately addressed.

Tony Rohr: Absolutely.

Greg Otis: Relative to usage enforcement, I believe that is going to be part and parcel to the resolution point. I think that the enforcement has been talked about in the past.

Audience: Inaudible. Sorry, enforcement has been talked about by whom?

Greg Otis: And I think you're going to hear it again.

Rick Dickson: The capacity. I think you asked size of it, and why the need for 30. I think you saw the illustration of the average, over the last, I believe they illustrated, seven seasons of Conference USA attendance. That's our conference. What we didn't have tonight, but if you look at the last ten years of our attendance -- and I know that there's a perception that we don't gather big crowds -- I mean, first of all, I would tell you in all but this past year where we made a mid-season change, we've averaged over 21,000, with the high being close to 28, the low being 21, with the exception of this past season, where we averaged 19.7, I believe it was. So it's very much in line with where our conference capacity is.

Audience: I'm sorry. Is that ticket sales or turnstile?

Rick Dickson: That's ticket sales. That's NCAA attendance figures that we're required to submit every year, as were other conferences will. So that's the reason on that planning.

Audience: Turnstile numbers?

Rick Dickson: I don't know that we even do a turnstile number. It's all ticket sales. That's the collegiate model. That's what every--

Audience: Inaudible.

Rick Dickson: Do you guys even-- I don't know, Doug, that they even do it for our games>

Audience: How many people actually show up?

Doug Thornton: I'm not sure that serves any purpose in our--

Greg Otis: All right. One conversation. One conversation, please.

Doug Thornton: The goal? I think what you're hearing Mr. Dickson talk about is the goal is to have a stadium that allows him to be competitive in Conference USA. And what the turnstile is at the Superdome for current events has no relevance to really, to what we're talking about here, because the capacity is limited, the capacity for the future stadium. So, I mean we could --

Audience: Inaudible.

Doug Thornton: We could probably provide that to you.

Audience: [Inaudible] .. it's less.

Doug Thornton: It's less. It's less.

Audience: Interposing voices.

Doug Thornton: Let me address--

Audience: I'd love it to be 30,000. We hope it is. But it's not.

Rick Dickson: Well, I guess the one common thread we throw out there is really for the purposes of establishing a game day college atmosphere. Many of you in the room know that we staged five games at Tad Gormley and I'll be happy to share those numbers in terms of ticket sales.

Anybody that attended them know they were over capacity along with even larger crowds outside the stadium that didn't come in. So that's more, as Doug's referring to, that's more of a demonstration of what we believe we can do consistently in a college, game day atmosphere.

Doug Thornton: I want to address the last question about the percentage of usage. You raise a good point. And we talked about this. From what I understand the Westfeldt Field, which is the practice facility that's there now is used about 268 days out of the year by various groups on campus, including track and field. There will be some displacement once the stadium's put in. You'll lose track and field and some of the other activities, but there's not going to be a net increase, incremental increase. If there will be, it will be minimal, over the 73% usage, because, as you saw earlier in the presentation, there's a limited number of use days. Now, those use days will change in terms of the capacity, obviously, compared to what you've got there now. But there will be no net incremental gain, substantial incremental gain over the 73% usage that you have today in the current configures.

Greg Otis: OK. Very good. Let's move on to Table 10's presentation. Two or three of the hot topics, if you will.

Table 10 Rep: I think it's great that the University has assembled this team of experts and that you're here tonight, and all of us are neighbors, and we host the University in some sense. They've been here longer than we have, but we're members of this community. So, the concerns are really the following. It begins with the idea of that first slide, where the planning was sort of dropped on the community, where there was no explanation, there has been no discussion, of alternative off-campus sites, why did the university choose this particular site versus any other site, and so one of the meetings that might occur that Dr. Cowen would actually attend is his explanation to the community, not in a shouting match, regarding what was the considerations of the University vis-a-vis the community? The assumption here tonight is that this is a done deal. This is what you have to live with and these are the things that we have to do. So from a community standpoint relative to the elected officials, it isn't a done deal yet. So work needs to be done. A suggestion the table has on thinking about that and particularly, Dr. Cowen's role in helping to sell this situation.

The question of design and its integration into a variety of customer experiences. We're having a conversation again, tonight. Many of

the people here want to understand how their neighborhoods have been impacted and the design questions tonight did not delve into how design works to mitigate noise, how construction is being designed to mitigate an already terrible traffic condition for the community, how design in the event of a disaster with the current design would allow, from a homeland security standpoint, efficient egress from the stadium, what the implications are in the event of a disaster in a neighborhood like this with the density of people and institutions and stuff that are here.

Last point, please. I think the issue of potential zoning and other penalties, enforcement and all -- all of those things are issues the community has because it doesn't feel that the University in its plan for whether the next 20 years, what it's doing with this stadium, is really related to an understanding of community input in terms of the-- that it's been too insular. So those are the key issues. They all go back to the insular nature of the-- and the lack of the President's and throwing you to the wolves-- uh, being here.

Audience: Applause.

Greg Otis: OK.

Yvette Jones: I think many of these are operational. You're asking for Dr. Cowen to come to a meeting and we'll tell him that.

Audience: Inaudible.

Greg Otis: OK. Let's talk about that, because, just real quick, because I didn't mention it early on. There was a great deal of concern about President Cowen's participation in an event like this. And there's no question that his presence is absolutely relevant to show the importance to this institution and to also his commitment to this dialogue. Him being here at this particular venue would be a lightning rod for conversation and trying to make a deal tonight. That's not what we're talking about tonight. He will be at the third event, when we're talking about game day participation, the resolution of this particular three meeting sequence and the ongoing legacy of this conversation. How does it continue is the point. And he will speak to those particular issues and obviously get into the issues of how the resolution process will go from there. So I know that particular fact because it was a conversation that we had.

Audience: Inaudible.

Yvette Jones: Sure. First of all, I'm Yvette Jones, Executive Vice-President. And Rick Dickson can help me with this, but we really thought long and hard about whether or not an on-campus football stadium was doable. And we did look at sites on campus. For us as an institution, for our student and for our alumni, we believe having the football stadium on campus is extremely important. Yes, there were financial considerations that were put into place. Sorry. But the Superdome is not exactly the best situation for us financially. But more importantly, it was about community on this campus building a kind of student experience that we feel is extremely important and our students haven't had for 35 years, as well as alumni engagement. So we felt it was important from that aspect and Rick can talk to it, about just the importance for the athletic program itself.

Rick Dickson: Thanks, Yvette. Someone -- actually, I think earlier -- asked the question about revenue generation and one of the things, and it's not just at Tulane, and certain Doug and SMG that operate that, but any of our tenants of our municipal facility, the Superdome, enter into an agreement -- Tulane's been one of the original tenants since it was designed, along with the saints -- and truthfully, our ability to generate revenues related to football and related to our own activities, sponsorships, things were precluded from doing in the Dome which that part of it, the parking concessions, any other merchandise sales that come along, because it's not our facility.

And in that contract, we're precluded from doing those things. So, just to answer that earlier question that was asked about what it would mean -- and we've had to do this exercise with our Board and Scott in order to get approval to do this -- it would conservatively be two to three times what we're currently able to do. So in our operation, with our athletic program, that's a significant impact that benefits not just football but all 325 of our student athletes and our 16 teams. So it is significant.

Greg Otis: Very good. Thank you very much. Table 7.

Table 7 Rep: I don't feel like I ought to be up here since we've had a few conversations before but many of our questions have been answered. One of the items I did want to put out though, is that if Tulane Football-- if this stadium is going to be paid for through Tulane Football, and we have no--even as an LSU Alumnus, we have no problem with Tulane having a football stadium on campus and think it's a great idea. But why do we need to have other events at the stadium in addition to just simply the Tulane football games and in fact, for that matter, not just football, other Tulane intercollegiate

activities. We have no problem with those. You had a list of items that are currently going on at the practice field. Again, have no problem with that list, but then you had a list of items added to that. And the question is why do those items need to be added at all if it's not about revenue and we don't need to put them there? And some of those refer to items that are currently performed elsewhere on Tulane's campus.

We'd like to know what those items are and, because, if you're having a concert somewhere else on the campus, then it's going to move into the stadium and then we're going to have to listen to that. That could be an issue. Let's see which one of these haven't been addressed yet. You mentioned rental events and non-rental events. And this is a combination of community events and events that would be used by non-profits. Are all of those events-- would they fit within the limitations that you have for Tulane events? In other words, could there be a non-profit or community event that was a concert of some type or some other activity that was outside of the normal university environment?

You mentioned a media staging event. My wife will have a cow if y'all open Hickory and Mitch has promised me that won't happen so. That's -- OK. I think you have most of these. I'm sorry, I have one other item. And that is, that ya'll handed out a piece of paper that listed some of the community concerns. That paper and the one that we had sent to you guys are not the same. So we'd like you to take a look at this eight pages that we sent over. The one that you handed out is not the same as what we had given to you. And I think that's pretty much it.

Yvette Jones: Let me answer the last one first. This is our document, not yours. There is a document that we received, I think it was Sunday, if I remember, that did outline a number of issues. These were-- this was our running list of issues that had been collected in the 20 or so meetings that we've had with individuals or neighborhood groups. So we'll incorporate your questions into this document, but this is our document of running items.

Doug Thornton: I'll try to address your question, Bobby, on the usage. As I appreciate it, the original plan with the stadium was to allow it to host Tulane events primarily. And, as the discussion continued, there was an attempt to try to accommodate the community with, I guess what you could consider, the high school football games, and as far as the non-profit organizations, they would be subject to the same restrictions that we're talking about here, that you saw on the screen.

Now, when you get into what is going on on campus, I mean the Tulane folks would have to answer that. I

'm not exactly sure of all the activities that might be moved to the stadium, but as I appreciate it, it's community or student life activities. It is other activities that may be taking place at the LBC Quad, things of that nature. But I'm sure that we can answer that more specifically at the next meeting. There's been a lot of questions about the restricted uses, and I don't think we can negotiate the usage agreement tonight. I know that you are all concerned about that and the definition of restricted uses is something we'll have to take under advisement and be able to get back to you on.

We understand the concern, but when we start trying to define what a restricted use is and by whom, that's a fairly detailed discussion that we'll have to engage in. But I think generally, broadly speaking, the stadium was built to accommodate Tulane football, Tulane community or Tulane club sports and the intramural things that go on on campus, and to support community life or student life, I should say. That was really the basic reason.

Greg Otis: OK. Thank you very much. We have four more. Hang in there with us.

Table ? Rep: Let me start by saying I'm a Tulane graduate. My son went to SMU and the addition to their on-campus stadium was great. The problem was, compared to here, it did not have the residential impact that this stadium has. Y'all are to be congratulated for shoe-horning a stadium into a location where it should not be. Also, those of you at Tulane University who are part of this process need to be chastised. It is despicable that it took the City, through the City Council--

Greg Otis: Excuse me. Excuse me. What are the two or three issues?

Table ? Rep: --the City Council's action before Tulane would bring a forum like this that normally occurs at the beginning of a process. Tulane, shame on you and Scott Cowen, shame on you for backroom politics.

Audience: Applause.

Greg Otis: OK. Let's get this show on the road.

Table ? Rep: I'm glad to see that we have some restrictive covenants, one of which needs to be no sale of alcoholic beverages except to Tulane students at Tulane football games.

Audience: Laughter.

Table ? Rep: Or LSU students if they attend the games. Trash. Those of you that live in the neighborhood -- after an LSU game, baseball game, with only 5,000 people, it looks like a Mardi Gras parade when you come by. Tulane has to agree to have a trash detail within hours of every game throughout the greater stadium area, like a five or six block radius, because that's where the parking's going to be. Parking will be addressed later. The community activities I'm concerned about, because that community activities in places like Nevada are not necessarily compatible to New Orleans. The Chicken Ranch is one that comes to mind.

Audience: Laughter.

Table ? Rep: The drainage impact. I've been heavily involved in flood protection and drainage for the last six years. The City and FEMA have just spent tens of millions of dollars re-doing Audubon Boulevard and the run-off from this site is going to be horrendous and I wouldn't be surprised to see Audubon Boulevard starting to flood again, unless you all have talked to Sewerage and Water Board, which I seriously doubt. That's a major problem with this location and the planning so far. And I think you all could move the stadium to the east. Go ahead and expand it to the east now, and take the seats off of the west side and you can get more of a 20 foot setback. The Tulane Engineering Department, if we still had one, could probably help you with that design by cantilevering over the existing buildings.

Greg Otis: All right. Thank you.

Audience: Applause.

Greg Otis: Anything we can --

Doug Thornton: We'll address the trash at the operational meeting. And we do have a discussion about that. And drainage, I think we'll have more information later.

Greg Otis: Did you hear that? The operational discussion will deal with the issue of trash and the details of the drainage system and that kind of thing will be at that point I think. We'll be able to deal with that. And the sale of --

Panel: Inaudible.

Greg Otis; Yeah. And I don't think we can answer the question about alcohol at the events either, at this point. But obviously, everything is coming to the table. Table 5, are you ready?

Table 5 Rep: Inaudible.

Greg Otis: You're the lone Table 5er? Wait a minute. Wait a minute. Here you go.

Table 5 Rep: They were mostly concerned about parking and I know we're not talking about that tonight. But they wanted me to say, before they took off, that y'all should build a lot. That they should build a parking lot since there are going to be 30,000 people parking around here. That towing should be enforced and we're concerned that won't be the case and that there should be 24 hour 2 hour limits consistently, weekends, evenings, etc. That my table was very mixed in that they wanted to make sure that all the streets in our area are addressed and that the controlled access is expanded to a more general area. As we discussed earlier, litter control was expanded to a wider area and not just on-campus, but would hit a five or six block radius. And that there would be a wider fan control.

They were concerned about alcohol and students kind of -- or whoever, attendees -- drunk, roaming around, causing problems after a late-night event. Home damage control during construction -- some people had experienced problems where Tulane had built dorms in the past and hadn't taken responsibility of damage to their homes. So there was some discussion about how that was going to be taken care of.

And need a contract that everybody agrees on, but Turchin Stadium contract does not adhere to. Strong enforcement of an agreement that everybody agreed to -- something as strong as like a game sacrifice if they don't adhere to their contract. Disruption -- no sound after 10:00 p.m., and limited number of large events. And language regarding the usage of the stadium was vague. There was a lot of concern that those words that were used were not clear, such as like "no concerts" rather than "no rental for concerts". And the last was that the location is inappropriate -- that we need a greater setback and it needs to be a smaller size with less people.

Greg Otis: Thank you. I appreciate that. Again, several of the issues like parking and clean-up, trash control, all those kind of things will be part of the third event, which is all venue control. Do you want to say

anything more specific about use than you can right now? I think we've covered it.

Yvette Jones: Home monitoring. We do that. We will plan to come to any home that anyone asks us to. Clearly those that are directly adjacent to the property, as we've done, so that will be along Calhoun and Audubon Boulevard before we start the construction. We do a baseline and then the contractor generally stays on top of that as well as our project managers.

Greg Otis: Very good. Thank you very much. I think the next table is here. Right? Table 8. And Table 6, you're next.

Audience: Inaudible.

Greg Otis: Here you go.

Table 8 Rep: Most of what we discussed has actually been discussed, but we'll quickly reiterate. Parking, traffic access, the noise levels, the light levels, all of those things are of grave concern to all of us. And I don't live near there, but it is still a grave concern to me. But some other things that came up that were interesting and touched on here, is you're going to have people walking from the stadium over to Maple Street, to some other venues, and there's going to be a lot of potential for crime and security, actually against the people who are doing the walking. And what has been looked into and how will that be paid for? Because we all know that these students can be a mugging magnet.

One of the thoughts was concerts-- again, the concern about that. There really needs to be some really strong language and restriction on concerts. And time limits on noise, time limits on light, and so on, One person wanted to know about the gates from Calhoun Street. Will they remain closed? The concept of the parking lot on Calhoun Street -- I mean on Claiborne Avenue is there. The extension of two hour parking. We're going to be talking about streets.

The real importance of communication and having somebody who is really interested in communicating with the community, having us be able to call somebody who listens to us. I will tell you, I personally, nine months ago, tried to express concerns and was turned off and turned away and not treated very well. And we need to be able to have people be able to call in, find out what's going on, express their concerns, right and reasonably. I'm somebody who actually supports

the concept of the stadium. When I was in 5th grade, I paid for my tickets to go to Tulane games. We had a great time.

Greg Otis: OK.

Table 8 Rep: And then will the sale of alcohol be permitted? And one other question which has been raised again, why this location? Why not someplace like Uptown Square, and so on?

Yvette Jones: I think security will be a part of the plan that we present at that last meeting, and I heard from what you said it's not just the security really just at the campus. So we'll have our security chief here that day because, as you probably know, we patrol a very wide area in the Uptown area. A lot of what you talked about was usage, extension of two hour parking, which will be part of parking, and I apologize if anybody was actually rude to you when you called. And actually, the facilitators here have actually suggested that we put together-- have a hotline, a number where somebody is. And I think you're sort of echoing that.

Greg Otis: OK. Thank you. Table 6.

Table 6 Rep: Our table had mostly the same concerns that the other tables have already addressed, so I don't want to be overly redundant. I do think that we all have the frustration that this is a meeting to discuss design and usage and when you look at the timeline that you presented for the overall design and construction, your design phase ended a week ago. So we've had no input prior to the close of the design phase. And that's frustrating to the community. It's certainly frustrating to me. The issues with the prohibitive usages -- I know you say you are in negotiation with neighborhood associations, but I live on Calhoun between Willow and Claiborne and we don't have a neighborhood association, so there's nobody out there contracting for me from our perspective.

And I know we had someone at our table who lived across Claiborne. I don't believe there's a neighborhood association over there. We'd like to see some restrictions or prohibitions tied into your zoning or perhaps to your usage permit. I must say that I don't really know -- that would be something for the City Council to consider. With respect to-- we had issues related to trash and rodent control, and particularly related to the planned potential green wall along the Audubon Boulevard side and questioning whether that might, if that area isn't really well-maintained, especially next to a stadium that

generates a lot of trash, whether that might become a nesting ground for rats, and wanted some consideration given to that.

Another issue related to the agreement, not just on usages, but on management. Right now, it appears that Tulane's saying we're going to self-manage. We're not contracting with SMG for management purposes. But what happens three years from now when they say, you know, we really can't handle this anymore. We'd like to turn this stadium over to you. And you're a for-profit business and maybe you want to do other things. So it would be nice to have -- it would be better than nice -- you should be bound to self-management. That's what we think.

A couple of other issues. We had a lot of issues about parking. We had issues about buses coming down streets. We have lots of issues about security. We wanted to know about, what about fireworks? Was there any consideration about whether you're going to have fireworks at night games, how frequently, at what times? One issue and it's related to construction is what materials are you planning to use for the bleachers and whether you're going to use some sound-dampening materials that might soften the noise or the vibration that the people on Audubon Boulevard might experience? And then one of the issues that hadn't really been addressed is where are you putting the tennis courts? I mean you're tearing those out. Where are they going to go? Have you done a site plan and looked at what you might have to tear down in order to relocate your tennis courts?

Audience: Applause.

Greg Otis: Well done. That's great. Thanks.

Yvette Jones: I'll start with the last one. The tennis courts. We are doing a master plan for property that we own along Jefferson Highway to develop it for tennis and our track program. So the master plan right now is not to put those back on the campus. And then you asked about seating material. I think Tony can talk to that.

Tony Rohr: We're talking to different potential subcontractors in terms of who does these bleacher systems and we are talking to them about some sound-dampening materials that would be on the underside of the bleachers that help contain, deaden noise created on a concourse, as well as looking at a tread system that sit on the construction that is of a precast concrete so it's not an all metal system, that dampens the noise that can happen when fans are on a metal system. So

we're looking at both something underneath the seating bowl for handling noise generated by fans on a concourse as well as the actual construction type of the material on the treads that would handle the noise generated by those in the seats above.

Doug Thornton: I want to address the question regarding SMG. There are two different types of operating models for management of facilities. One is where the facility manager would assume all operating risk of loss and would do basically a master lease of the facility, be responsible for all profits, or all gross revenues and all gross expenses. The other operating model is the one that allows the manager to act as an agent on behalf of the owner, in this case, Tulane, where the owner is responsible for any operating losses or any gross revenues or gross expenses.

We, even if we were being considered as manager of this facility and that is not on the table at the moment, we are just operational consultants, would not agree to take it on the master lease concept because of the lack of revenues. And, yes, we are a for-profit corporation, but if we were to even consider the management down the road, it would be on the basis of an agent on behalf of the owner. So we would be subject to the policies that Tulane would set with our input, and we would operate under the conditions that would be defined in the use agreement. So there's two different operating models, and the model that you're talking about for a for-profit organization to earn a living operating a stadium like this, is not the model we would agree to. I just wanted to clear that up.

Greg Otis: Very good. 8:28. We said we'd get you out of here by 8:30. Close. I hope what you see on the wall is a testament to both the energy that you put in and the willingness to get into and engage in this conversation. There is a tremendous number of redundant issues here. There is a tremendous amount of information requested of information that will come out of the next two sessions. So we hope to digest all of these issues and be able to feed back to you the resolution, issues, answers to some of these issues. And I thought maybe Ron, you could give us an expectation of what that looks like in terms of response.

Ron Kull: Thank you. Can you hear me? Well, there were very many, many issues as you all well know. There are a number of things that keep on coming up, without question, such as location. It's still an issue that people want more information about. Capacity and seating related to current attendance is an issue that we need to provide additional information. A use agreement keeps on popping up, so

that's another one of the critical issues that people are concerned about. And right now, we don't have an answer for how we'll develop that use agreement, but we know it's important. You've indicated it's important and the Administration recognizes its importance.

So we'll be spending some time on the development of that process over the next couple of weeks and hopefully, by the time that we have our next meeting on June 18, we'll have some information for you about how a use agreement might be started and structured. Another repetitive issue is, of course, seating. And use, use, use, use. One of the things that we thought was very important for us and for you this evening -- you've done exceedingly well; believe me, we've been in these situations where the crowd tends to drift after a while and the tables wind up having two or three respondents rather than almost 14 that we started out with -- is that we wanted to make sure that everything you said got posted somewhere in this room.

That it came up so that you can see that we had recorded your interest in these particular issues. We have made it very clear and there is a stenographer in the back room -- you may not have noticed her -- actually taking notes on everything that has been said. So we're trying to make sure, through every method possible that we capture what you are saying and that we are able to feed it back to you in a way that has meaning to you. For instance, we believe that, as a way of conveying that information that we had you leave your e-mail address and we would plan to use the e-mail address as a way of getting information out to you about various meetings, about particular actions that have been taken or we need additional input from you.

So, one, everybody's e-mail address becomes an opportunity for us to feed you information. Two, the web page -- this information that you see on the windows will be posted on the webpage within three working days. So look for it to see if it's there. Make sure that you see the kind of things that you're interested in. We plan on the next two meetings, one which is on June 18th, as we've mentioned, and July 11, we will actually start those meeting off with a recap of the kind of information, the dominance of information that came out of this meeting. And we will use that technique for the second meeting, for the third meeting, and so forth.

So, as Yvette mentioned, we do believe that a hotline is probably a good idea, where people are trained to receive your phone calls and be able to direct those phone calls to the proper person for answers. So what we're trying to do is cover the waterfront, so to speak, with

as many opportunities as the institution can feed information back to you that you have asked for from them. So we hope that we are able to fulfill those needs.

We really do appreciate the opportunity to have this session with you today. I think, while there may have been other meetings of certain size, this is probably very significant in the way we see things. And we are also very pleased that the attendance and the commitment to staying here beyond what may have been an early in and out, so to speak, and home for dinner. But it's turned out to be quite a satisfying thing. Now maybe you can go home for dinner. Is there anything that anybody would like to add to this as a closure? Yes.

Audience: I'd like to ask if in the next go round if the lighting could be addressed in some gross, general way. I know that they haven't been selected but I think it helps the fans understand where the lighting is and isn't and it would help the residents understand where the lighting is and isn't. We don't need fixture. We don't need exact or precise. Roughly right. Show it. Because what's been shown omitted stadium lighting equipment and that's--

Ron Kull: Good. Good point. Yes. One more question?

Audience: Inaudible.

Ron Kull: I'm sorry, it's really hard.

Audience: [Inaudible] -- less than forty feet. So your building will definitely impact my way of living, my husband's way of living. I would like to know where do I sign up to let Tulane actually come and see firsthand what you're going to do to us as individuals and what you will do to our property?

Ron Kull: Do we have an answer here?

Karen Celestan: Inaudible.

Ron Kull: Can you hear her? She's -- Karen, do you need a mike?

Karen Celestan: Many of the people in the room know me already. I'm Karen Celestan and I'm Community Relations Manager in the Office of Government Affairs. And we have been doing home site visits and we have been calling and e-mailing and letting people know that option was available, so if you're not on my e-mail list, I have my

cards here and you're welcome to contact me and we'll be happy to do a site visit with you. Absolutely.

Ron Kull: All right. The last thing is we did have a series of cards that if there was something that we missed or something you would like to have additional information on, there are cards over here. Those are the cards we're using. OK. I see some are already written out on the tables. Fill those cards out and we'll collect those cards too. And look forward to seeing you on June 18th. Thanks for coming.

Audience: Applause.