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CADDO-BOSSIER PARISHES PORT COMMISSION
Regular Board Meeting
Regional Commerce Center, 3rd Floor Board Room
6000 Doug Attaway Blvd., Shreveport, LA 71115
June 13, 2022 at 4:30 p.m.

- 1. CALL TO ORDER / OPENING REMARKS:** Commission President Walter O. Bigby, Jr. called the meeting to order at approximately 4:30 p.m. in the 3rd Floor Board Room of the Regional Commerce Center, 6000 Doug Attaway Blvd., Shreveport, Louisiana and welcomed everyone.
- 2. PLEDGE OF ALLEGIANCE:** Vice President William “Bill” R. Altimus led the Pledge of Allegiance.
- 3. ROLL CALL:** The roll was called by Executive Port Director Eric England. Commissioners in attendance included: Walter O. Bigby, Jr., William “Bill” R. Altimus, Joshua K. Williams, Erica R. Bryant, Sam N. Gregorio, Roy Griggs, James D. Hall, Capt. Thomas F. Murphy (Ret.) and Rick C. Prescott. Absent: None. A quorum was present.
- 4. PUBLIC COMMENT ON AGENDA ITEMS:** Commissioner Bigby asked if there are any public comments on agenda items. Hearing no public comments, Commissioner Bigby moved on to the next agenda item.

UNFINISHED BUSINESS:

- 5. REGULAR BOARD MEETING MINUTES OF MAY 9, 2022:** Commissioner Williams presented the minutes of the Regular Board Meeting of May 9, 2022. Motion by Commissioner Williams, seconded by Commissioner Altimus, to approve the minutes of the Regular Board Meeting of May 9, 2022. Hearing no questions or comments, the motion was approved by the following votes: AYES: Commissioners: Walter O. Bigby, Jr., William “Bill” R. Altimus, Joshua K. Williams, Erica R. Bryant, Sam N. Gregorio, Roy Griggs, James D. Hall, Capt. Thomas F. Murphy (Ret.) and Rick C. Prescott. NAYS: 0. ABSENT: 0. ABSTENTIONS: 0. (Published in its entirety in *The Times* on June 19, 2022.)
- 6. APRIL 2022 FINANCIALS:** Commissioner Williams presented the financial report for April 2022. Motion by Commissioner Williams, seconded by Commissioner Hall to approve the April 2022 Financial Report as submitted. Hearing no questions, the motion was approved by the following votes: AYES: Commissioners: Walter O. Bigby, Jr., William “Bill” R. Altimus, Joshua K. Williams, Erica R. Bryant, Sam N. Gregorio, Roy Griggs, James D. Hall, Capt. Thomas F. Murphy (Ret.) and Rick C. Prescott. NAYS: 0. ABSENT: 0. ABSTENTIONS: 0.

“This institution is an equal opportunity provider and employer.”

MEMBERS: *Walter O. Bigby Jr., President; Bill Altimus, Vice President; Joshua K. Williams, Secretary Treasurer; Erica R. Bryant; Sam N. Gregorio; Roy Griggs; James D. Hall; Capt. Thomas F. Murphy; Rick C. Prescott*

NEW BUSINESS:

7. 2021 AUDIT: Mr. England stated during the Audit Committee meeting earlier today, Jerrod Tinsley with Heard, McElroy, & Vestal presented the 2021 Audit to the Commission. The auditor expressed an unmodified opinion, and no material weaknesses or significant deficiencies were noted. Also, no instances of non-compliance related to basic financial statements were disclosed during the Audit. In conjunction with the Audit, a review of the Agreed-Upon Procedures was completed. This "AUP" report revealed no significant findings. Both the Audit and the AUP report are recommended for favorable approval in order to provide them to the Louisiana Legislative Auditor's office by the July 1st deadline. Motion by Commissioner Hall, seconded by Commissioner Griggs to adopt the 2021 Audit as submitted. Hearing no questions, the motion was approved by the following votes: AYES: Commissioners: Walter O. Bigby, Jr., William "Bill" R. Altimus, Joshua K. Williams, Erica R. Bryant, Sam N. Gregorio, Roy Griggs, James D. Hall, Capt. Thomas F. Murphy (Ret.) and Rick C. Prescott. NAYS: 0. ABSENT: 0. ABSTENTIONS: 0.

8. ORDINANCE NO. 1 OF 2022: AN ORDINANCE TO LEVY AND IMPOSE AN AD VALOREM TAX OF 2.51 MILS FOR THE YEAR 2022, ON ALL PROPERTY SUBJECT TO TAXATION IN THE JURISDICTION OF THE CADDO-BOSSIER PARISHES PORT COMMISSION, CONSISTING OF CADDO AND BOSSIER PARISHES, AND OTHERWISE PROVIDING WITH RESPECT THERETO. (Published in its entirety in *The Times* on June 19, 2022.)

Mr. England stated Ordinance No. 1 of 2022 is the property tax ordinance that allows the Commission to levy the millage in Caddo and Bossier Parishes. With its favorable adoption, the ordinance allows the Commission to continue to levy 2.51 mils for the year 2022. This ordinance is recommended for adoption. Motion by Commissioner Hall, seconded by Commissioner Prescott to approve Ordinance No. 1 as presented. The motion was approved by the following votes: AYES: Commissioners: Walter O. Bigby, Jr., William "Bill" R. Altimus, Joshua K. Williams, Erica R. Bryant, Sam N. Gregorio, Roy Griggs, James D. Hall, Capt. Thomas F. Murphy (Ret.) and Rick C. Prescott. NAYS: 0. ABSENT: 0. ABSTENTIONS: 0.

9. RESOLUTION NO. 13 OF 2022: A PRELIMINARY RESOLUTION AUTHORIZING THE CADDO-BOSSIER PARISHES PORT COMMISSION, STATE OF LOUISIANA, TO INCUR DEBT AND ISSUE NOT TO EXCEED TWENTY-FIVE MILLION DOLLARS (\$25,000,000) AGGREGATE PRINCIPAL AMOUNT OF TAXABLE REVENUE BONDS (CHASING ACES PROJECT), IN ONE OR MORE SERIES, PROVIDING FOR THE EMPLOYMENT OF PROFESSIONALS; MAKING APPLICATION TO THE LOUISIANA STATE BOND COMMISSION; AND OTHERWISE PROVIDING WITH RESPECT THERETO. (To be published in its entirety in *The Times*.)

WHEREAS, the Caddo-Bossier Parishes Port Commission (the "**Issuer**"), a political subdivision and commission created pursuant to the provisions of Chapter 37 of Title 34 of the Louisiana Revised Statutes of 1950, as amended (the "**Act**"), is authorized and empowered under the laws of the State of Louisiana, including particularly La. R.S. 34:3158 *et seq.*, and other applicable laws of the State of Louisiana (the "**State**"), is authorized to issue taxable or tax-exempt revenue bonds or notes for the purpose of developing commerce and industry in Caddo and Bossier Parishes; and

WHEREAS, pursuant to the Act, the Issuer desires, at the direction of Chasing Aces Sports Entertainment, LLC, and/or its designated affiliated entities (the "**Company**"), subject to approval of terms and conditions and opinions as to the legality of the transaction satisfactory to the Issuer, following all procedures and obtaining all legally required approvals and upon appropriate indemnifications satisfactory to the Issuer, to issue its Taxable and/or Tax-Exempt Revenue Bonds, in one or more series, in an amount not exceeding Twenty-Five Million Dollars (\$25,000,000) (the "**Bonds**") for the purposes of: (i) financing the costs of the development of an entertainment complex in Bossier City, Louisiana (the "**Project**") for the benefit of the Company within the jurisdiction of the Issuer; and (ii) paying the costs of issuance of the Bonds; and

WHEREAS, pursuant to the Act, property acquired by the Issuer in connection with the issuance of bonds is exempt from ad valorem tax and the Issuer is permitted to require a payment in lieu of tax ("**PILOT**") in an amount not exceeding what the ad valorem tax would have been; and

WHEREAS, the Issuer desires to provide a favorable PILOT and other incentives described in the documents to be approved pursuant hereto as an incentive to the Company to develop the Project; and

WHEREAS, it is now the desire of this Board of Commissioners, acting as the governing authority (the "**Governing Authority**" or "**Board of Commissioners**") of the Issuer, to make formal application to the State Bond Commission (the "**State Bond Commission**") for approval of the Bonds, to authorize any and all additional documents deemed necessary or advisable in furtherance of the Project, and to provide for other matters in connection with the issuance of the Bonds as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the Governing Authority of the Issuer, that:

SECTION 1. Issuance of Bonds. The Issuer hereby approves and authorizes the issuance of the Bonds in a principal amount of not to exceed Twenty-Five Million Dollars (\$25,000,000). The Bonds will be issued on a taxable basis, in one or more series, for a term of not to exceed twenty-five (25) years. The Bonds shall bear interest at a fixed or variable rate of interest not to exceed seven percent (7.00%) per annum. The Bonds will be payable solely from payments to be made by the Company or caused to be made by the Company in accordance with the Transaction Documents (as defined herein).

SECTION 2. Additional Approvals. In connection with the issuance of the Bonds, and/or in furtherance of the Project, the Issuer hereby approves and authorizes the President, Vice President, the Executive Port Director and/or Secretary-Treasurer, or any one of them acting independently (individually or collectively, the "**Authorized Representatives**") on behalf of, and in the name of the Issuer and on advice of counsel to the Issuer, to negotiate and prepare documentation in furtherance of the Project including, without limitation, a Trust Indenture, by and among the "Trustee" as designated therein, the Issuer and the Company (the "**Trust Indenture**"), one or more Lease Agreements between the Issuer and the Company (the "**Lease Agreement**"); and any and all additional security documents, collateral agreements, certificates and other

documentation deemed necessary, advisable or desirable to promote the development and/or financing of the Project (collectively referred to herein as the "**Transaction Documents**"). It is contemplated that the Lease Agreement (or lease revenues therefrom) and other Transaction Documents will be assigned to the Trustee under the terms of the Indenture for the benefit of the holders of the Bonds.

SECTION 3. Execution and Delivery of Documents. Upon completion of negotiations and determination of the terms of the Lease Agreement, the Authorized Representatives shall present the form of the Lease Agreement and authorization of other Transaction Documents to this Board of Commissioners for final approval. Such approval may be in the form of a "parameters" approval with authorization for the Authorized Representatives to complete the final forms within approved parameters or as otherwise authorized by this Board of Commissioners.

SECTION 4. Bond Counsel. This Governing Authority finds and determines that a real necessity exists for the employment of bond counsel in connection with the issuance of the Bonds. Boles Shafto, LLC, of Monroe, Louisiana is hereby appointed as Bond Counsel ("**Bond Counsel**") to do and perform comprehensive legal and coordinate professional work as bond counsel with respect to the issuance and sale of the Bonds. Said Bond Counsel shall prepare and submit to this Governing Authority for adoption all of the proceedings incidental to the authorization, issuance, sale and delivery of such Bonds, and shall furnish its opinions covering the legality of the issuance of the Bonds. The fee of Bond Counsel shall be fixed at a sum not exceeding the maximum fee allowed by the Attorney General of the State of Louisiana's fee schedule for comprehensive, legal and coordinate professional work in connection with the issuance of revenue bonds and based on the amount of the Bonds actually issued, sold, delivered and paid for, plus "out-of-pocket" expenses, said fees to be contingent upon the issuance, sale and delivery of said Bonds. A certified copy of this Resolution shall be submitted to the Attorney General of the State of Louisiana for his written approval of said employment and of the fees herein designated.

SECTION 6. Municipal Advisor. The Issuer hereby retains Sisung Securities Corporation, New Orleans, Louisiana, Registered Municipal Advisors, to act as its Independent Registered Municipal Advisor ("**IRMA**") pursuant to the provisions of the Dodd-Frank Wall Street Reform and Consumer Protection Act and the Final Rule adopted by the Securities and Exchange Commissioners on September 20, 2013 and the adopted final release (the "**Release**") for the purpose of providing advice on structure, timing, terms and other matters relating to the Bonds, upon which the Issuer may rely. The fee for such services shall be payable solely from the proceeds of the Bonds and the amount thereof shall be subject to the approval by the Issuer and subject to the approval of the State Bond Commission. The Issuer or the Municipal Advisor may terminate this retention at any time upon written notification to the other party.

SECTION 7. Bond Purchase Agreement. If deemed necessary upon advice of Bond Counsel and the Municipal Advisor, an Authorized Representative (any of them acting alone) is hereby authorized and directed to enter into, execute and deliver a Bond Purchase Agreement or such other equivalent document as may be necessary to contract the sale of the Bonds to the purchasers thereof (the "**Bond Purchase Agreement**"), in such form as the Authorized Representative deems appropriate upon advice of Bond Counsel; provided however, that no Bond Purchase Agreement shall be executed until the State Bond Commission's approval is first obtained.

SECTION 8. Professionals to Proceed. Bond Counsel is hereby authorized and directed to proceed with the issuance of the Bonds and Bond Counsel is authorized and directed to prepare necessary documents appertaining thereto and to present them for further action by this Governing Authority.

SECTION 9. Other Professionals. Should it be necessary to engage other professionals, the Executive Port Director shall be authorized to engage such professionals provided the contracts employing such professionals shall be promptly submitted to this Governing Authority.

SECTION 10. Declaration of Official Intent. Prior to the delivery of the Bonds, the Company anticipates that it may pay a portion of the costs of the Project from available funds subsequent to the date which is sixty (60) days prior to the date hereof. Upon the issuance of the Bonds, the Issuer reasonably expects to reimburse any such expenditures of other available funds from a portion of the proceeds of the Bonds. Any such allocation of proceeds of the Bonds for reimbursement will be with respect to capital expenditures (as defined in Reg. 1.150-1(b)) and will be made upon the delivery of the Bonds and not later than eighteen (18) months after the later of (i) the date such expenditure was paid or (ii) the date on which the Project was placed in service (but in no event, no more than three (3) years after the date of the original expenditure of such monies). This Section is intended to be a declaration of official intent within the meaning of Reg. 1.150-2.

SECTION 11. Confidentiality. In the course of active negotiations with the Company, the Executive Port Director is hereby authorized to make any determinations as to confidentiality in accordance with Act No. 175 of the 2018 Regular Session of the Louisiana Legislature as enacted in Title 44, Section 22.1 of the Louisiana Revised Statutes (La R.S. 44:22.1).

SECTION 12. State Bond Commission Swap Policy. By virtue of applicant/issuer's application for, acceptance and utilization of the benefits of the Louisiana State Bond Commission's approval(s) resolved and set forth herein, it resolves that it understands and agrees that such approval(s) are expressly conditioned upon, and it further resolves that it understands, agrees and binds itself, its successors and assigns to, full and continuing compliance with the "State Bond Commission Policy on Approval of Proposed Use of Swaps, or other forms of Derivative Products Hedges, Etc.", adopted by the Commission on July 20, 2006, as to the borrowing(s) and other matter(s) subject to the approval(s), including subsequent application and approval under said

Policy of the implementation or use of any swap(s) or other product(s) or enhancement(s) covered thereby.

SECTION 13. Effective Date. This Resolution shall become effective immediately upon adoption hereof.

Approved as to legal form and content:

/s/ Dannye W. Malone

Dannye W. Malone

June 6, 2022

Date

This Resolution having been submitted to a vote, the vote thereon was:

YEAS: Commissioners: Walter O. Bigby, Jr; William “Bill” R. Altimus; Joshua K. Williams; Erica R. Bryant; Roy Griggs; James D. Hall; Thomas F. Murphy; and Rick C. Prescott.

NAYS: None

ABSTAIN: Sam N. Gregorio

ABSENT: None

And the resolution was declared adopted on this, the 13th day of June, 2022.

/s/ Eric England

**Eric England,
Executive Port Director**

/s/ Walter O. Bigby, Jr.

**Walter O. Bigby, Jr.
President**

CERTIFICATE

I hereby certify that the above and foregoing is a true and correct copy of the Resolution adopted at a Regular Meeting of the Caddo-Bossier Parishes Port Commission held on the 13th day of June, 2022, in which a quorum was present and voting, and that the Resolution adopted is still in full effect and has not been rescinded or revoked.

Signed at Shreveport, Louisiana on the 13th day of June, 2022.

/s/ Eric England

Eric England, Executive Port Director

Mr. England stated this is a preliminary resolution for a conduit bond and a final resolution will be provided once all the requirements have been met for the bond commission. This project will be located in Bossier Parish and therefore will require approval by the local governing authorities in Bossier prior to moving forward. The resolution is recommended for adoption. Motion by Commissioner Hall, seconded by Commissioner Williams to approve Resolution No. 13 as presented. The motion was approved by the following votes: AYES: Commissioners: Walter O. Bigby, Jr., William “Bill” R. Altimus, Joshua K. Williams, Erica R. Bryant, Roy Griggs, James D. Hall, Capt. Thomas F. Murphy (Ret.) and Rick C. Prescott. NAYS: 0. ABSENT: 0. ABSTENTIONS: Sam N. Gregorio.

10. PORT DIRECTOR'S REPORT: Mr. England provided an update on various activities and projects.

11. ADJOURN: Hearing no other comments or questions to come from the Board, Commissioner Bigby adjourned the meeting at approximately 4:43 p.m.

Respectfully submitted,

/s/ Joshua K. Williams

Joshua K. Williams
Secretary-Treasurer