

PROCEEDINGS OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS OF THE INDUSTRIAL DEVELOPMENT BOARD OF THE PARISH OF CADDO, INC., HELD AT 12:00 NOON ON TUESDAY, FEBRUARY 15, 2022.

The Board of Directors (the "Board") of the Industrial Development Board of the Parish of Caddo, Inc. (the "IDB"), met in special session by Zoom Videoconference on Tuesday, February 15, 2022, at 12:00 noon CST, pursuant to the following written notice, which had been given to each member of the Board and to a media distribution list, and duly posted more than 24 hours prior to the meeting at the front door of 505 Travis St., being the location of the offices of the Caddo Parish Commission and the principal office of the IDB, in the manner provided by the Open Meetings Law:

\* \* \* \* \*

**NOTICE OF SPECIAL MEETING**

**Meeting will be held via Zoom Videoconference:**

**<https://zoom.us/join>**

**Meeting ID: 824 3573 7285 Password: 601246**

**To join with only audio, dial:**

**(301) 715-8592 or (312) 626-6799**

**and enter the above Meeting ID and Password**

**NOTICE IS HEREBY GIVEN** that a meeting of the Board of Directors of the Industrial Development Board of the Parish of Caddo, Inc. (the "Board"), has been called by the President and that the meeting will be held via Zoom Videoconference, on **TUESDAY, FEBRUARY 15, 2022** at **TWELVE O'CLOCK (12:00) NOON, CENTRAL STANDARD TIME**, for the following purposes, to-wit:

1. Roll Call.
2. Motion to recognize the declaration of a health emergency pursuant to Proclamation Number 6 JBE 2022, signed by Governor John Bel Edwards on January 19, 2022 and effective through Wednesday, February 16, 2022; to determine that the agenda items listed below are critical to the ongoing business of the IDB, or are time-sensitive; and to determine that consideration of same should not be delayed (Requires 2/3 vote - David Wolf).
3. Approval of Minutes of January 18, 2022 IDB Meeting (Kyle McInnis).
4. Discuss and consider adoption of resolution approving a sublease/license by DVR LA2 of approximately 3 acres of the 92-acre site owned by the IDB and adjacent to the GM Plant, for use as a commercial driving academy (David Wolf).
5. Public Comments.
6. Other Business (R.S. 42:19, unanimous consent is required to amend agenda).
7. Adjournment.

This will be an important meeting and all interested parties are urged to attend.

February 11, 2022

INDUSTRIAL DEVELOPMENT BOARD  
OF THE PARISH OF CADDO, INC.

\* \* \* \* \*

STATE OF LOUISIANA  
PARISH OF CADDO

I, the undersigned President of the Industrial Development Board of the Parish of Caddo, Inc. (the "IDB"), do hereby certify that the Board of Directors of the IDB will hold an essential meeting at 12:00 noon, CST, on Tuesday, February 15, 2022 (or at such later time and place as may be determined by the undersigned if it is necessary to reschedule such meeting, and for which proper notice shall be given pursuant to the Public Meetings Law), and that such meeting shall be held by video teleconference rather than in-person. A quorum of the Board of Directors, which is required in order for the IDB to take official action, would not be possible in light of the current health emergency as declared by Proclamation Number 6 JBE 2022, signed by Governor John Bel Edwards on January 19, 2022 and effective through Wednesday, February 16, 2022. At the aforesaid meeting, the IDB will consider matters that are critical or time-sensitive and that in the determination of the undersigned should not be delayed; however, such matters shall not be considered at the meeting unless the members of the IDB present at the meeting first approve the consideration of the matters by a two-thirds vote

IN FAITH WHEREOF, witness my official signature on this the 14th day of February, 2022.

/s/ Kyle McInnis  
President

DocuSign Envelope ID: E8F92953-E4CD-4258-B051-780DC1836C21

\* \* \* \* \*

There were present: Kyle McInnis LaSonya Moore  
William C. Bradford Marvin Muhammad  
Kay Proby-Waller Zazell Dudley (arrived at 12:15 pm)  
Fred White G. Archer Frierson, III  
Ricky Hall

There was absent: Brad Schmidt & P. Clay Hargett

Also present were: David M. Wolf, Adams and Reese, LLP  
Donna Frazier, Caddo Parish Attorney  
John Contrevo, DVR LA2  
Doug Abington, Sealy Real Estate Services  
Roger DeKay, Sealy Real Estate Services

## **Agenda Items 1, 2 and 3 - ROLL CALL, CERTIFICATION & APPROVAL OF MINUTES**

The Board was duly convened as the governing authority of the IDB by Kyle McInnis, President. After a roll call, it was announced that seven members and a quorum was present<sup>1</sup>. The President then stated that the Board was ready for the transaction of business.

Motion was made by Marvin Muhammad, seconded by William Bradford, to recognize the declaration of a health emergency pursuant to Proclamation 6 JBE 2022, signed by Governor John Bel Edwards on January 19, 2022 and effective through Wednesday, February 16, 2022; to determine that the agenda items listed in the meeting notice are critical to the ongoing business of the IDB, or are time-sensitive; and to determine that consideration of same should not be delayed. The foregoing motion was adopted by a unanimous vote of all eleven members.

The minutes of the January 18, 2022, Board meeting, which had been previously furnished by special counsel to each IDB member in draft form on February 3, 2022, and again on February 14, 2022, along with the meeting notice, were presented; William Bradford moved to accept the minutes as presented, which motion was seconded by Archer Frierson, and approved by a unanimous vote of all eleven members.

## **Agenda Item 4 - RESOLUTION REGARDING DVR LA2 REQUEST**

Mr. McInnis asked David Wolf to summarize the request of DVR LA2 for approval of a license of approximately 3 acres of the 92-acre site adjacent to the GM Plant that is currently being leased by the IDB to DVR LA2, and subleased to Glovis America for use as a parking area for their operations at the GM Plant. Mr. Wolf explained that DVR wanted to license approximately 3 acres within the 92-acre parking area to a commercial driving school, but that the IDB Lease had a very specific definition of "Permitted Use" that did not include such a commercial driving school. Therefore, the review and approval of the IDB is needed before DVR and Glovis can grant the license for the driving school.

Mr. Muhammad asked about the terms of the original lease and whether the IDB would benefit from this licensing. Mr. Wolf replied that the IDB would not benefit financially from the sublease or licensing arrangement. He also pointed out that the original lease had a term of 15 years with an option to extend for an additional five years.

John Contrevo, representing DVR LA2, further explained the request and offered to answer any questions.

Mr. Muhammad asked if licensing the 3 acres to the driving school could impact Glovis's operations or indicated that they were scaling back their operations at the site. Mr. Contrevo assured the IDB that Glovis was not planning to scale back the operations beyond the impact that the pandemic had already had, but that it will take a while, probably the whole term of the proposed license arrangement, for Glovis to get back to their pre-pandemic level of operations. He also pointed out that there was actually a total of 190 acres of parking at the whole site

---

<sup>1</sup> Fred White arrived after the roll call but before the first order of business. Zazell Dudley arrived at approximately 12:15 pm.

(including the 92-acre parcel) so that even if this 3 acres was used for the driving school there would still be ample parking for Glovis's needs.

Thereupon, the following resolution was offered by Archer Frierson and seconded by Fred White:

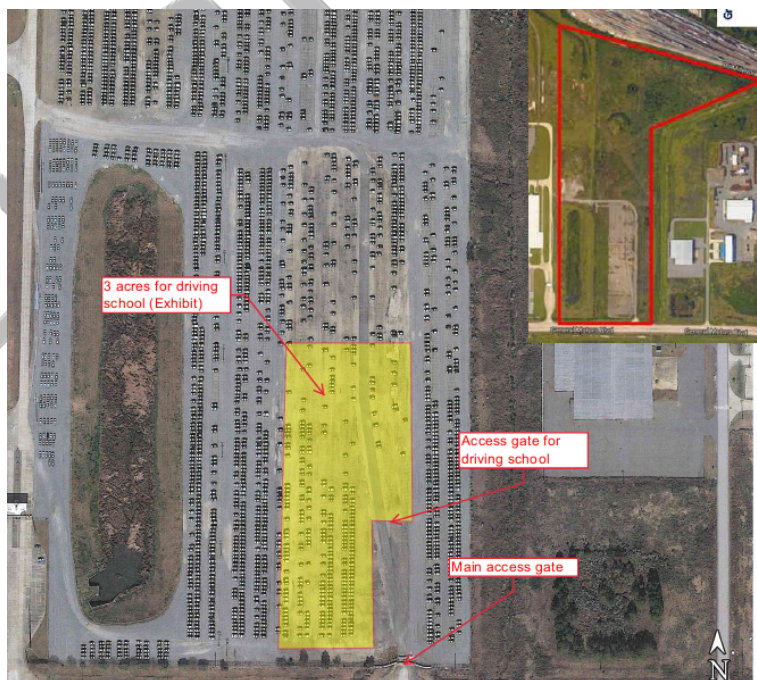
### RESOLUTION

A resolution approving a proposed license by DVR LA2 to the operator of a commercial driving school, of approximately 3 acres of land within the 92-acre site adjacent to the former General Motors Plant that is currently being leased by DVR LA2 from the Industrial Development Board of the Parish of Caddo, Inc.; and otherwise providing with respect thereto.

**WHEREAS**, the Industrial Development Board of the Parish of Caddo, Inc. (the "IDB") presently owns an approximately 92-acre tract of land that abuts the east side of the former General Motors Plant site at 7600 Antoine Blvd., near Shreveport, Louisiana (the "Property"), and is leasing such Property to DVR LA2, LLC, a limited liability company duly organized under the laws of the State of Delaware ("DVR"), pursuant to that certain Commercial Lease (including Option to Purchase) dated and effective May 1, 2017 (the "Lease"), notice of which Lease was recorded in the conveyance records of Caddo Parish in the manner provided by La. R.S. 9:2742 on May 12, 2017, under entry number 2648509; and

**WHEREAS**, DVR has subleased the Property to Glovis America, Inc. ("Glovis") pursuant to a Sublease Agreement effective as of June 1, 2017; and

**WHEREAS**, DVR has requested that the IDB approve the use, pursuant to a License Agreement by and among DVR, Glovis, and the proposed operator of a commercial driving school, of approximately three acres of the Property, as depicted on the following map:



**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the Industrial Development Board of the Parish of Caddo, Inc., in due, regular and legal session convened, that the proposed use of the aforesaid approximately three acres, either at the specific location depicted above, or at such other location within the 92-acre tract as may be determined by DVR, Glovis and the proposed licensee, is hereby approved in accordance with the Lease;

**BE IT FURTHER RESOLVED**, that the use of such licensed property for the purpose of a commercial driving school is also approved, and such use shall be considered a "Permitted Use" as such term is defined in Section 2(d) of the Lease;

**BE IT FURTHER RESOLVED**, provided that any license agreement shall otherwise comply with the terms of the Lease, that the President or any Vice President of the IDB are authorized pursuant to this resolution and Paragraph 24 of the IDB's By-Laws adopted July 14, 2017, to approve or consent to the proposed license agreement, and to execute such other documents in relation thereto as they may in their sole discretion determine or necessary in connection therewith, provided that such documents shall have been reviewed by counsel to the IDB or the Caddo Parish Attorney's office.

This resolution having been submitted to a vote, the vote thereon was as follows:

YEAS: Kyle McInnis, William C. Bradford, Marvin Muhammad, G. Archer Frierson, III, Rickey Hall, Lasonya Moore, Kay Proby-Waller and Fred White.

NAYS: None

ABSENT: P. Clay Hargett, Brad Schmidt and Zazell Dudley

ABSTAINED: None

And the resolution was adopted on this, the 15th day of February, 2022.

#### **Agenda Item 5 - PUBLIC COMMENTS**

Zazell Dudley joined the meeting at approximately 12:15 pm.

Mr. McInnis asked if there were any questions or comments from members of the public, and there were none.

#### **Agenda Items 6 and 7 - OTHER BUSINESS & ADJOURNMENT**

There being no other business to come before the Board, it was moved by Marvin Muhammad, seconded by Fred White, and approved without objection that the meeting be adjourned.

(Adjournment at approximately 12:20 p.m.)