



ENGLAND
INDUSTRIAL AIRPARK & COMMUNITY

**England Economic &
Industrial Development District**
1611 Arnold Drive, Alexandria, LA 71303
PH: 318-449-3504 FAX: 318-449-3506
INTERNET: <http://www.englishairpark.org>

ENGLAND
AUTHORITY

Sandra S. McQuain
Executive Director

March 23, 2020

Commissioners:

RAPIDES PARISH
William Barron
Dennis Frazier
Scott Linzay

CITY OF
ALEXANDRIA
Curman Gaines
COL Katrina Lloyd
Joe McPherson

CITY OF
PINEVILLE
Robbyn Cooper

TOWNS
Richard Bushnell

CHAMBER OF
COMMERCE
Charles S. Weems III
Joe Williams

AWARDS:

Wildlife Habitat Council
Reuse Award OakWing Project

DOT
F.A.A./DBE Award

E.P.A./DEQ
Ready for Reuse Award

F.A.A.
SWR Airport Safety Award

N.A.I.D.
Facility of the Year

Office of Secretary
of Defense Award for
Base Redevelopment

F.A.A.
LA Airport of the Year

N.A.I.D.
Excellence Marketing Award

N.A.C.O.
Achievement Award

MEETING NOTICE

TO: Board of Commissioners, Public, Press and Media

FR: Dennis Frazier, Chairman, England Authority

RE: EXECUTIVE COMMITTEE MEETING

There will be an EXECUTIVE COMMITTEE MEETING of the EEIDD scheduled to be held Tuesday, March 24, 2020 at 2:00 p.m. in the England Authority Board Room, 1611 Arnold Drive, England Industrial Airpark and Community.

An agenda for the meeting follows.

**THE ENGLAND AUTHORITY
EXECUTIVE COMMITTEE MEMBERS**

Dennis Frazier, Chairman
Richard Bushnell, Vice Chairman
Joe Williams, Secretary/Treasurer

Scott Linzay, 2019 Chairman
William Barron, 2018 Chairman

Sandra McQuain, Executive Director

EXECUTIVE COMMITTEE MEETING
MARCH 24, 2020
England Authority Board Room
AGENDA

Public comment regarding an agenda item, upon which a vote is to be taken, is allowed at board and committee meetings. Individuals should, when possible, comment on proposals during Committee hearings when an agenda item is considered. The Chair will allow public comment on an agenda item prior to a vote. Comments shall be limited to 3 minutes per person and shall be germane to the issue under consideration. Proponents and opponents should fill out a comment card and file it with the Executive Director prior to the meeting. Cards will then be handed to the Chair for use during appropriate comment period.

- A. Call to Order**
- B. Invocation**
- C. Pledge of Allegiance**
- D. Roll Call**

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- E. Public Comments or Questions**
 - F. Active Items**

1. Motion to authorize Executive Director to execute Supplemental Agreement #14 between EEIDD and the United States of America for the U.S. Army Joint Readiness Training Center Intermediate Staging Base (ISB).
2. Motion to authorize Executive Director to execute new lease agreement between EEIDD and Micro Abrasives Corporation.
3. Motion to grant the Executive Director emergency authority to execute a lease on behalf of the England Authority for Building 525 (Hangar) with any commercial airline or regional carrier at a rental price of not less than five dollars (\$5.00) per square foot and for a lease term not to exceed ninety (90) days. This authority shall expire on April 13, 2020, unless extended by the Executive Committee or Board of Commissioners.

ADDITIONS TO AGENDA
(By unanimous vote)

- G. Adjourn**

ENGLAND AUTHORITY

DATE: March 26, 2020

TITLE: Motion to authorize Executive Director to execute Supplemental Agreement #14 between EEIDD and the United States of America for the U.S. Army Joint Readiness Training Center Intermediate Staging Base. (ISB).

EXPLANATION OF PROPOSAL:

Supplemental Agreement #14 extends the ISB lease for one year between EEIDD and the United States of America. The annual rent the Government shall pay EEIDD is \$1,823,184.60 (Plus Year over Year April 2020 CPI adjustment) in monthly installments of \$151,932.05.

FINANCIAL INFORMATION

_____ See Attached

_____ N/A

BUDGET ACCOUNT:

Title:

Number:

Balance of Account:

Amount of Expense:

Amount Remaining:

SUBMITTED BY:

Operations _____
Economic Development _____
Accounting _____



Executive Director _____
Commissioner _____
Committee **ECONOMIC DEVELOPMENT**



SUPPLEMENTAL AGREEMENT NO. 14
TO
LEASE NO. DACA63-5-03-0221
U.S. ARMY JOINT READINESS TRAINING CENTER
INTERMEDIATE STAGING BASE
ALEXANDRIA, LOUISIANA 71303

THIS SUPPLEMENTAL AGREEMENT, entered into this date by and between **ENGLAND ECONOMIC & INDUSTRIAL DEVELOPMENT DISTRICT (EEIDD)**, a political subdivision of the State of Louisiana, 1611 Arnold Drive, Alexandria, Louisiana 71303, hereinafter called the Lessor, and the **UNITED STATES OF AMERICA**, hereinafter called the Government:

WHEREAS, on 29 September 2003, the Government executed Lease No. DACA63-5-03-0221, hereinafter referred to as "Lease", for approximately 246.6 acres with improvements thereon, more particularly described in Exhibit "A" of said lease; and

WHEREAS, the lease has been previously amended with twelve (13) prior Supplemental Agreements; and

WHEREAS, the parties hereto desire to amend the above lease to exercise the lease option and adjust annual rent in accordance with Supplemental Agreement No. 2; and

NOW THEREFORE, the Lease No. DACA63-5-03-0221 is hereby amended in the following respects only:

Delete paragraphs 2.1 and 2.2 of Supplemental Agreement No. 13 and replace with:

"2.1 TO HAVE AND TO HOLD the said Leased Premises with their appurtenances for a one-year firm term lease with term beginning 1 May 2020 and ending on 30 April 2021, subject to termination and renewal rights as may be hereinafter set forth.

2.2. The Government shall pay EEIDD an annual rent of **One Million Eight Hundred Twenty-Three Thousand, One Hundred Eighty-Four and 60/100 Dollars (\$1,823,184.60)(Plus Year Over Year April 2020 CPI Index Adjustment)**, payable at the rate of **One Hundred Fifty-Eight Thousand Nine and 33/100 Dollars (\$151,932.05)** per month, in arrears (the "Lease Rental"). Rent for a lesser period shall be prorated. Rent checks shall be made payable to: England Economic & Industrial Development District, 1611 Arnold Drive, Alexandria, Louisiana 71303, by: U.S. Army Corps of Engineers USACE Finance Center, ATTN: CEFC-AO, 7800 3rd Avenue, Building 787, Room 103, Millington, Tennessee 38054-5005."

EXCEPT for the revisions above, the terms and conditions of the Lease shall remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the parties subscribed their names as of the above date.

LESSOR: EEIDD

By:

Sandra MacQuain
Executive Director

UNITED STATES OF AMERICA

By:

Paula Johnson-Muic
Chief, Real Estate, Southwestern Division
Real Estate Contracting Officer

Date

ENGLAND AUTHORITY

DATE: March 26, 2020

TITLE: Motion to authorize Executive Director to execute new lease agreement between EEIDD and Micro Abrasives Corporation.

EXPLANATION OF PROPOSAL:

Micro Abrasives Corporation is an abrasive manufacturing company founded in 1957 in Westfield, Massachusetts. They produce over 25 different product lines used in many everyday items such as cell phones, automotive finishes, flooring, aerospace products, and medical devices. The company has a growing customer base in Louisiana and would like to establish a production facility here. Building #2537 fits their needs for production and the location is ideal for distribution and for executives to fly in and out to the home office.

FINANCIAL INFORMATION

BUDGET ACCOUNT:

_____ See Attached

_____ N/A

Title:

Number:

Balance of Account:

Amount of Expense:

Amount Remaining:

SUBMITTED BY:

Operations _____
Economic Development 
Accounting _____

Executive Director 
Commissioner _____
Committee ECONOMIC DEVELOPMENT

EEIDD LEASE INFORMATION FORM

1. **Lessee:** Micro Abrasives Corp
2. **Name:** Douglas Stutz, Executive Vice President
Address: 720 Southampton Road Westfield, MA
Tax ID:
3. **Premises:**
Building No. 2537- Warehouse
Square Ft. 6,129
Address: 1044 Billy Mitchell Blvd Alexandria, LA 71303
Movables:
4. **Term:**
Number of Years: 1
Beginning Date: April 1, 2020
Ending Date: March 31, 2021
Lease Form: Standard Net
5. **Option to Renew:**
Number of Options: 1
Term of Option: 4 years
6. **Use of Premises:** manufacturing
7. **Rental:**
Base Rent: \$5.50 sq ft/ \$2,809.12 per month
Percentage Rent (If applicable): Yes Annual CPI
Rent during Option Periods:
8. **Security Deposit:** 3 months' rent of \$8,427.37 or irrevocable letter of credit
9. **Insurance: Amount of Liability Insurance Required:** \$1,000,000.00

Workers Comp: Yes

Property: Yes

Auto: Yes

Broad Form of Extended coverage:
10. **Utilities:** Lessee
11. **Maintenance:**
Lessor will be responsible for Structural support walls, roof, foundation, and grass cutting.
12. **Special Provisions:**

Signed: _____

Executive Director



Deputy Director, England Airpark

ENGLAND AUTHORITY

DATE: March 24, 2020

TITLE: Motion to grant the Executive Director emergency authority to execute a lease on behalf of the England Authority for Building 525 (Hangar) with any commercial airline or regional carrier at a rental price of not less than five dollars (\$5.00) per square foot and for a lease term not to exceed ninety (90) days. This authority shall expire on April 13, 2020, unless extended by the Executive Committee or Board of Commissioners.

EXPLANATION OF PROPOSAL:

FINANCIAL INFORMATION

BUDGET ACCOUNT:

_____ See Attached

_____ N/A

Title:
Number:
Balance of Account:
Amount of Expense:
Amount Remaining:

SUBMITTED BY:

Operations _____
Economic Development _____
Accounting _____

Executive Director  _____
Commissioner _____
Committee **EXECUTIVE**