

# THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT BOARD OF COMMISSIONERS REGULAR SESSION August 24, 2023

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The England Economic and Industrial Development District met in Regular Session in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana, on **Thursday, August 24, 2023, at 4:39 p.m.**

Mr. Sam Spurgeon, Chair of the England Authority, requested a roll call.

**Present:** Mr. Sam Spurgeon, Chair, Mr. Zeb Winstead, Vice Chair, Mr. Charles Weems, Secretary, Mr. Steven Mansour, Mr. Richard Bushnell, Ms. Robbyn Cooper, and Mr. Dennis Frazier

Also present were members of the England Authority staff: Mr. Ralph Hennessy, Executive Director, Mr. David Broussard, Deputy Director-Landside; Mr. Scott Gammel, Director of Aviation, Ms. Summer Steiner, Director of Finance and Human Resources, and Mr. Matt Nowlin, Legal Counsel.

The England Economic and Industrial Development District was duly convened as the governing authority of said District by Mr. Sam Spurgeon, Chair, who stated that the England Economic and Industrial Development District was ready for the transaction of business.

Mr. Spurgeon and Mr. Hennessy presented service appreciation awards to Ms. Cooper, Mr. Bushnell, and Mr. Barron (was not present). Mr. Spurgeon introduced Mr. Steven Mansour

Chair Spurgeon asked if there were any public comments or questions. Hearing none, Mr. Spurgeon proceeded with the action items.

## **MOTION TO APPROVE THE MINUTES OF JULY 27, 2023, REGULAR SESSION MEETING.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems** to approve the Minutes of July 27, 2023, regular session meeting. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **043-2023**

## **MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE AMENDMENT BETWEEN EEIDD AND THE BOARD OF SUPERVISORS FOR THE UNIVERSITY OF LOUISIANA SYSTEM ON BEHALF OF NORTHWESTERN ST. UNIVERSITY TO ADD BUILDING #1912 LOCATED AT 7228 ENGLAND DRIVE TO THE CURRENT LEASE.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems** to authorize Executive Director to execute Lease Amendment between EEIDD and the Board of Supervisors for the University of Louisiana system on behalf of Northwestern St. University to add Building # 1912 located at 7228 England Dr. to the current lease. The Chair called for any comments from the board or public. There being none, a vote was called and motion carried. **044-2023**

## **MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE AMENDMENT #11 BETWEEN EEIDD AND THE UNITED STATES OF AMERICA FOR 35.8 ACRES FOR CONTINUED USE BY THE FEDERAL EMERGENCY MANAGEMENT ADMINISTRATION (FEMA) FOR STAGING AND LOGISTIC PURPOSES.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems** to authorize Executive Director to execute Lease Amendment #11 between EEIDD and the United States of America for 35.8 acres for continued use

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by the Federal Emergency Management Administration (FEMA) for staging and logistic purposes. The Chair called for any comments from the board or public. There being none, a vote was called and motion carried. **045-2023**

**MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE SUPPLEMENTAL AGREEMENT #21 TO THE LEASE BETWEEN EEIDD AND THE UNITED STATES OF AMERICA FOR THE U.S. ARMY JOINT READINESS TRAINING CENTER INTERMEDIATE STAGING BASE (ISB).**

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems** authorizing Executive Director to execute Supplemental Agreement #21 to the lease between EEIDD and the United States of America for the U.S. Army Joint Readiness Training Center Intermediate Staging Base (ISB). The Chair called for any comments from the board or public. There being none, a vote was called and motion carried. **046-2023**

**MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE CONTRACT WITH MERRICK, LLC IN THE AMOUNT OF \$2,520,000.00 FOR THE NORTH APRON WASH RACK & LIFT STATION REHABILITATION.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems** authorizing Executive Director to execute contract with Merrick, LLC in the amount of \$2,520,000.00 for the North Apron Wash Rack & Lift Station Rehabilitation. The Chair called for any comments from the board or public. There being none, a vote was called and motion carried. **047-2023**

**MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CHANGE ORDER #9 WITH ERNEST P. BREAUX ELECTRICAL, LLC FOR THE AIRFIELD ELECTRICAL VAULT, AIRFIELD LIGHTING, NAVAIDS REPLACEMENT & ASSOCIATED IMPROVEMENTS**

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems** authorizing Executive Director to execute Change Order #9 with Ernest P. Breaux Electrical, LLC for the Airfield Electrical Vault, Airfield Lighting, NAVAIDS Replacement & Associated Improvements. The Chair called for any comments from the board or public. There being none, a vote was called and motion carried. **048-2023**

**MOTION TO APPROPRIATE \$200,000 FROM THE GENERAL FUND TO THE CAPITAL PROJECTS FUND FOR GOLF COURSE IMPROVEMENTS.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems** to appropriate \$200,000 from the General Fund to the Capital Projects Fund for Golf Course Improvements. The Chair called for any comments from the board or public. There being none, a vote was called and motion carried. **049-2023**

**CJT BAYOU CUISINE DISCUSSION**-Mr. Nowlin stated that Mr. Stamey in Natchitoches will be taking over the case and obtaining files from Mr. Ryland.

**E. Comments by Legal Counsel – N/A**

**F. Comments or Questions by Commissioners – N/A**

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**G. Staff Report – a). Executive Director:** Mr. Henessy stated that he and Mr. Gammel attended a jumpstart in Atlantic City. He discussed conversations with several different airlines.

**b). Financial:** Ms. Steiner stated that revenues are on track as far as annual budget, slightly down this month. Expenses are 6% below budget for the year.

**c). Air Traffic:** Traffic is really strong. Delta had 118 flights last year, and 62 this year. Lack of equipment. American is up 10%.

**Airline Service –** Had good discussions. Airlines are listening to the need to increase air size. Making headway.

**ACE:** Going well. Talked with Dr. Coreil, 36 Students in the professional pilot program.

**d). Economic Development/Operations:**

There were 137 service calls, 21 Commercial and 84 Residential, which is very common in summer months. The Community Center has 25 events scheduled. Senator Cassidy was here for his office ribbon cutting last week. Will be attending economic development summits in the upcoming months.

**H. Public Comments or Questions –** Heard from Rick Ranson on behalf of Jacque Roy, showing appreciation for the use of EEIDD's hangar for their LMA event.

There being no further business, Mr. Richard Bushnell adjourned the meeting at **4:57 p.m.**

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**Sam Spurgeon, Chair**

*England Economic and Industrial Development District  
Board of Commissioners*

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**Charlie Weems, Secretary/Treasurer**

*England Economic and Industrial Development District  
Board of Commissioners*

**ADMIN/LEGAL COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**August 24, 2023**

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held at **4:00 p.m. on Thursday, AUGUST 24, 2023** in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Mr. Sam Spurgeon, Chair of the England Authority, called the committee meetings to order. Chair Sam Spurgeon gave the invocation. Mr. Zeb Winstead led the Pledge of Allegiance.

Chair Sam Spurgeon asked Commissioner Zeb Winstead to proceed with the Admin/Legal Committee. Committee Chair Zeb Winstead.

Mr. Winstead stated there were no items to discuss and asked if there were any comments or additions to the agenda. There being none, Chair Zeb Winstead dismissed the Admin/Legal Committee.

Chair Sam Spurgeon next called upon Commissioner Dennis Frazier, Chair of the Finance Committee.

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Mr. Zeb Winstead, Committee Chair  
**ADMIN/LEGAL COMMITTEE**  
England Economic & Industrial Development District

**FINANCE COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**August 24, 2023**

The regular meeting of the Finance Committee of the England Economic and Industrial Development District  
was held on Thursday, **August 24, 2023**

in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Chair Dennis Frazier requested a roll call.

The following were present: Mr. Zeb Winstead, Mr. Steven Mansour, Mr. Richard Bushnell, Ms. Robbyn Cooper,  
Mr. Sam Spurgeon, Mr. Charlie Weems.

**Absent:** COL Katrina Lloyd, Mr. Patrick O'Quin

Received schedule of paid invoices for the month of July 2023.

Mr. Frazier stated that there were no further items to discuss and asked if there were any public comments or  
additions to the agenda.

There being none, Mr. Frazier adjourned the Finance Committee.

Chair Sam Spurgeon called upon Commissioner Charlie Weems, Chair of the Audit Committee.

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Mr. Dennis Frazier, Committee Chair  
**FINANCE COMMITTEE**  
England Economic & Industrial Development District

**AUDIT COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**AUGUST 24, 2023**

The regular meeting of the Audit Committee of the England Economic and Industrial Development District was held on **Thursday, AUGUST 24, 2023**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Chair Sam Spurgeon called on Commissioner Charlie Weems, Chair for the Audit Committee.

Commissioner Charlie Weems, Chair of the Audit Committee, stated that there were no items to discuss and next called for any additions or public comments.

There being none, Mr. Weems dismissed the Audit Committee.

Chair Sam Spurgeon next called upon Commissioner Richard Bushnell, in the absence of Mr. Patrick O'Quin, chair of the Economic Development Committee.

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Mr. Charlie Weems, Committee Chair  
**AUDIT COMMITTEE**  
England Economic and Industrial Development District

**ECONOMIC DEVELOPMENT COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**SEPTEMBER 28, 2023**

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on Thursday, **SEPTEMBER 28, 2023**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Chair Mr. Patrick O'Quin requested a roll call.

The following were present: Mr. Joe McPherson, Mr. Taylor Cottano, Mr. Dennis Frazier, Mr. Jamar Gales, Mr. Oday Lavergne, Mr. Steve Mansour, Mr. Sam Spurgeon, Mr. Charlie Weems and Mr. Zeb Winstead

**Absent:**

Motion by **Mr. Sam Spurgeon**, second by **Mr. Charlie Weems** to authorize Executive Director to execute Lease Amendment #2 between EEIDD and CAM Logistics for building #1315.

On vote, motion carried.

Motion by **Mr. Zeb Winstead**, second by **Mr. Dennis Frazier** to authorize Executive Director to execute Personal Servitude of Right of Use Agreement Between EEIDD and Ucore North America, LLC for Building No. 1315 and adjacent property.

On vote, motion carried.

Committee Vice Chair Mr. Richard Bushnell stated that there were no items to discuss and next called for any additions or public comments.

There being none, Mr. Richard Bushnell adjourned the Economic Development Committee.

Chair Sam Spurgeon next called upon Commissioner Robbyn Cooper, Chair of the Operations Committee.

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Mr. Richard Bushnell, Committee Vice Chair  
**ECONOMIC DEVELOPMENT COMMITTEE**  
England Economic and Industrial Development District

**OPERATIONS COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**AUGUST 24, 2023**

The regular meeting of the Audit Committee of the England Economic and Industrial Development District was held on **Thursday, AUGUST 24, 2023** in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Chair Sam Spurgeon called on Commissioner Robbyn Cooper, Chair for the Operations Committee.

Commissioner Robbyn Cooper, Chair of the Operations Committee, stated that there were no items to discuss and next called for any additions or public comments.

There being none, Ms. Cooper dismissed the Operations Committee.

Chair Sam Spurgeon next called upon Commissioner Richard Bushnell, chair of the Human Resources Committee.

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Ms. Robby Cooper, Committee Chair  
**OPERATIONS COMMITTEE**  
England Economic and Industrial Development District



**HUMAN RESOURCES COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**AUGUST 24, 2023**

The regular meeting of the Human Resources Committee of the England Economic and Industrial Development District was held on **Thursday, AUGUST 24, 2023** in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Mr. Richard Bushnell called for any additions or comments from the public. There being none, Commissioner Bushnell adjourned the Human Resource Committee.

Chair Sam Spurgeon next called upon Commissioner Charlie Weems, Vice Chair of the Capital Projects Committee.

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Richard Bushnell, Committee Chair  
**HUMAN RESOURCE COMMITTEE**  
England Economic and Industrial Development District

**CAPITAL PROJECTS COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**AUGUST 24, 2023**

The regular meeting of the Capital Projects Committee of the England Economic and Industrial Development District was held on **Thursday, August 24, 2023** in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Mr. Charlie Weems, Vice Chair of the Capital Projects Committee, requested a roll call.

**The following were present:** Mr. Steven Mansour, Mr. Richard Bushnell, Mr. Dennis Frazier, Mr. Sam Spurgeon, Mr. Zeb Winstead, Mrs. Robbyn Cooper

**Absent:** COL. Katrina Lloyd, and Mr. Patrick O'Quin

Mr. Weems called for any comments from the public. There being none, Mr. Weems proceeded with the Capital Projects Committee.

Motion by **Mr. Zeb Winstead**, second by **Mr. Sam Spurgeon**, Motion to authorize Executive Director to execute Change Order #9 with Ernest P. Breaux Electrical, LLC for the Airfield Electrical Vault, Airfield Lighting, NAVAIDS Replacement & Associated Improvements.

On vote, motion carried.

Motion by **Mr. Zeb Winstead**, second by **Mr. Dennis Frazier**, Motion authorizing Executive Director to execute Work Contract 9B with Deborah Lagos & Associates, LLC for Part 150 Noise Program Coordinator for the completion of Exhibit "A" Airport Property Inventory Map.

On vote, motion carried.

Motion by **Mr. Zeb Winstead** second by **Mr. Sam Spurgeon**, Motion to Appropriate \$200,000 from the General Fund to the Capital Projects Fund for Golf Course Improvements.

On vote, motion carried.

Mr. Weems next called on Mr. Scott Gammel to give Status Report.

**Status Report** – Presented by Scott Gammel, Deputy Director-Airport

- a) Part 150 Noise Program – Not much change. Expect traction in the next 2-3 months.
- b) Runway Extension – 100% funded. Should be getting in 90 days. Will last about 2 years.
- c) Airfield Electrical Rehab – Came to a solution and end in in sight. Authority will pay to finish, and State will fund another project.
- d) Runway Safety Area Rehabilitation – Project has restarted. Moving along.
- e) Wildlife Safety Rehab Fencing – Completing several hundred feet per day.
- f) Master Plan – Working on financial plan currently.
- g) North Ramp Wash Rack – Awarded tonight.
- h) Terminal Security Upgrade – Currently putting cameras in.
- i) ATCT Radio Refurbishment – Ordered should be here in 3 months.

j) Page and Ortego Historical Monument – Estimated date of September. Mr. Winstead has spoken to Artist, and she is interested.

Heard from David Broussard, Deputy Director-Landside, on the following projects:

- a) Multi - Family Housing – Nothing new this month. Interested contractors putting proposals together.
- b) OakWing –Well pump is up and running. Fixing sprinkler pump.
- c) Renewable Energy – Nothing new to report. Still working on lease.
- d) Parc England – Mitigation is complete, and humidifiers are being placed throughout.

There being no further items to discuss, Mr. Weems adjourned the Capital Project Committee.

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Charlie Weems, Committee Vice Chair  
**CAPITAL PROJECTS COMMITTEE**  
England Economic and Industrial Development District