

# THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT BOARD OF COMMISSIONERS REGULAR SESSION October 26, 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, October 26, 2023, at 5:01 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. Taylor Cottano, Mr. Dennis Frazier, Mr. Oday Lavergne, Mr. Steven Mansour, Mr. Joe McPherson, and Mr. Patrick O'Quin.

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, and Mr. Matt Nowlin, Legal Counsel.

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

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.

## **MOTION TO APPROVE THE MINUTES OF SEPTEMBER 28, 2023, REGULAR SESSION MEETING.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Dennis Frazier** to approve the Minutes of September 28, 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. **062-2023**

## **MOTION TO DISCUSS CAM LOGISTICS REQUEST TO EXTEND THE CURRENT LEASE FOR SPACE IN BUILDING # 1315**

Motion by **Mr. Zeb Winstead**, second by **Mr. Dennis Frazier** to discuss CAM Logistics' request to extend the current lease for space in building # 1315. The Chair called for any comments from the board or public. There being none. In the Economic Development Committee meeting an agreement was made between CAM Logistics' and UCORE - motion is **MOOT. 063-2023**

## **MOTION TO ADOPT RESOLUTION REQUESTING LADOTD, DIVISION OF AVIATION, TO PROVIDE ASSISTANCE FOR CONSTRUCTION OF VARIOUS AIRPORT RELATED PROJECTS AT ALEXANDRIA INTERNATIONAL AIRPORT.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Dennis Frazier** to adopt resolution requesting LADOTD, Division of Aviation, to provide assistance for construction of various airport-related projects at Alexandria International Airport. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **064-2023**

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**MOTION TO DECLARE PROPERTY AS EXCESS, NOT NEEDED FOR PUBLIC PURPOSE AND AUTHORIZING THE SALE OF SAID SURPLUS OR SALVAGE.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Dennis Frazier** to declare property as excess, not needed for public purpose and authorizing the sale of said surplus or salvage. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **065-2023**

David Carter with Emergent Method gave a presentation update on the Strategic Plan. Lengthy discussion took place regarding the proposed plan, comments will be considered for implementation in the final plan.

**E. Comments by Legal Counsel** – Mr. Nowlin stated that there were none that had not previously been discussed throughout the meeting.

**F. Questions by Commissioners** – Mr. Spurgeon offered help and appreciation to Mr. Schrider with UCORE for the new business opportunity.

**G. Staff Report** – **a). Executive Director:** Mr. Henessy reminded the board that AEX was hosting the LAMA conference Sunday-Tuesday at the Bentley, and that they were welcome to come. Mr. Patrick O'Quin inquired about LSUA students being able to attend the conference. Mr. Henessy stated that they could register, and briefly talked on the scholarship program.

**b). Financial: No Report (Ms. Steiner was absent)**

**c). Air Traffic:** Mr. Scott Gammel stated that there are passengers but no equipment. Mr. Gammel stated that this month Delta has 61 departures. American had 88. It was a record-breaking month for fuel sales. Sold 880,000 gallons of fuel. Mr. Spurgeon inquired about the reasoning which Mr. Gammel explained that there was a military movement and IAERO. Mr. Mansour inquired about the amount that IAERO used.

**Airline Service-** Airlines are starting to open up to universal meetings. Mr. Gammel spoke about a recent meeting with Southern Airways. Mr. Gammel stated that he is trying to get United back. Mr. Henessy stated some other potential airlines.

**ACE:** - No report.

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

There were just shy of 100 service calls, mostly residential. 20 Commercial and 13 tied to the ISB and military. Community center has had 17 out of 29 events completed. The St. Mary's fund raiser and Lobster boil have both returned this year for their events. Mr. Zeb Winstead inquired about mechanics and possible lease agreements on the upcoming sale of vehicles. Mr. Henessy stated that there are lease agreements in

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place. Mr. Broussard stated that the current mechanic also works on the fire dept equipment. Mr. Broussard stated that Loren Scott recently gave his economic update, he led off his speech with two things that are happening out at England Airpark, UCORE and I Aero. Mr. Broussard also stated the possibility up upcoming leases.

**H. Public Comments or Questions – None**

There being no further business, Mr. Sam Spurgeon adjourned the meeting at **6:04 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  
**OCTOBER 26, 2023**

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held at **4:04 p.m. on Thursday, OCTOBER 26, 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. Mr. Jamar Gales gave the invocation. Mr. Sam Spurgeon led the Pledge of Allegiance.

Heard from Brady

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

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  
**OCTOBER 26, 2023**

The regular meeting of the Finance Committee of the England Economic and Industrial Development District was held on Thursday, **October 26, 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. Taylor Cottano, Mr. Jamar Gales, Mr. Oday Lavergne, Mr. Steven Mansour, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Sam Spurgeon, and Mr. Charlie Weems.

**Absent:**

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

Motion by **Mr. Zeb Winstead**, second by **Mr. Patrick O'Quin** to authorize Executive Director to execute a Cooperative Endeavor Agreement between the Greater Alexandria Economic Development Authority and EEIDD for a grant in the amount of \$6,000.00 to be used for expenses related to the 2023 LAMA Conference being hosted by the Alexandria International Airport

On vote, motion carried.

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  
**October 26, 2023**

The regular meeting of the Audit Committee of the England Economic and Industrial Development District was held on **Thursday, OCTOBER 26, 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 Mr. Joe McPherson , Vice 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  
**OCTOBER 26, 2023**

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on Thursday, **OCTOBER 26, 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:**

Mr. Patrick Shey was called on by Mr. Spurgeon. Mr. Asked for an extension to February 2024. Mr. Joe McPherson asked Mr. Patrick Shey what was going on with the displacement, due to being new. Mr. explained his ongoing search and frustration of finding a new building. Mr. Charlie Weems stated that this had been going on for several months. Mr. Ralph Hennessy gave a brief re-cap on CAM's month-to-month lease. He then explained the upcoming Ucore agreement. Mr. Joe McPherson asked about Ucore being an established or startup company and has questions about the hold-up on their lease getting started. Mr. Charlie Weemes asked about rent differential in rent between CAM and Ucore. Mr. Patrick O'Quin asked about rent payments from GEADA. Mr. Ralph Hennessy explained that the attorneys were working that out. Mr. Joe McPherson expressed his concern about a startup company. Mr. Charlie Weems suggested the signing of the lease. Mr. Sam Spurgeon elaborated on his discussion with Mr. Patrick Shey about the option of signing a long-term lease. Mr. Steven Mansour discussed the need to vote on the motions at hand.

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.

Mr. Joe McPherson requested visuals to go with the upcoming items.

Chair Mr. Patrick O'Quin stated that there were no items to discuss and next called for any additions or public comments.

There being none, Mr. Patrick O'Quin adjourned the Economic Development Committee.

Chair Sam Spurgeon next called upon Commissioner Oday Lavergne, Chair of the Operations Committee.

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Mr. Patrick O'Quin, Committee Chair  
**ECONOMIC DEVELOPMENT COMMITTEE**  
England Economic and Industrial Development District



**OPERATIONS COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**OCTOBER 26, 2023**

The regular meeting of the Audit Committee of the England Economic and Industrial Development District was held on **Thursday, OCTOBER 26, 2023** in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Chair Sam Spurgeon called on Commissioner Oday Lavergne, Chair for the Operations Committee.

Commissioner Oday Lavergne, 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, Mr. Lavergne dismissed the Operations Committee.

Chair Sam Spurgeon next called upon Commissioner Taylor Cottano, chair of the Human Resources Committee.

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Mr. Oday Lavergne, Committee Chair  
**OPERATIONS COMMITTEE**  
England Economic and Industrial Development District

**HUMAN RESOURCES COMMITTEE**  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
**OCTOBER 26, 2023**

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

Chair Sam Spurgeon called on Commissioner Taylor Cottano, Chair for the Human Resources Committee.

Mr. Taylor Cottano stated that there were no items on the agenda and called for any additions or comments from the public. There being none, Commissioner Cottano 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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Taylor Cottano, Committee Chair  
**HUMAN RESOURCE COMMITTEE**  
England Economic and Industrial Development District

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

The regular meeting of the Capital Projects 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.

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

**The following were present:** Mr. Steven Mansour, Mr. Taylor Cottano, Mr. Dennis Frazier, Mr. Jamar Gailes, Mr. Oday Lavergne, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Sam Spurgeon, Mr. Zeb Winstead.

**Absent:**

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

Mr. Charlie Weems asked that Mr. Scott Gammel give a briefing on the Noise Program. Mr. Scott Gammel explained what the Noise Program entailed.

Motion by **Mr. Zeb Winstead**, second by **Mr. Patrick O'Quin** authorizing Executive Director to execute Master Agreement for Professional Services with Deborah Murphy Lagos & Associates, LLC for Part 150 Noise Program Coordinator.

On vote, motion carried.

Motion by **Mr. Joe McPherson** second by **Mr. Taylor Cottano**, authorizing Executive Director to execute work contract with Deborah Murphy Lagos & Associates, LLC for Part 150 Noise Program Coordinator.

On vote, motion carried.

Motion by **Mr. Zeb Winstead**, second by **Mr. Charlie Weems**, authorizing Executive Director to execute Change Order #10 with Ernest P. Breaux Electrical, LLC for the Airfield Electrical Vault, Airfield Lighting, Navigational Aids Replacement & Associated Improvements in the amount of \$3,709.87.

On vote, motion carried.

Motion by **Mr. Zeb Winstead**, second by **Mr. Taylor Cottano**, authorizing Executive Director to execute Master Agreement for Professional Services with W.D. Schock Company, Inc. for Part 150 Noise Program Coordinator.

On vote, motion carried.

Motion by **Mr. Jamar Gailes**, second by **Mr. Zeb Winstead**, authorizing Executive Director to adopt Work Authorization Number 14 with W. D. Schock Company, Inc. for the Neighborhood Noise Mitigation Program.

On vote, motion carried.

Motion by **Mr. Zeb Winstead**, second by **Mr. Patrick O'Quin**, to adopt resolution authorizing the Executive Director to execute Sponsor/State Agreement No. H.015731 between the Louisiana Department of Transportation and Development and the EEIDD for the Hangar Development and Economic Impact Improvements in the amount of \$100,000.00.

On vote, motion carried.

Motion by **Mr. Zeb Winstead**, second by **Mr. Patrick O'Quin**, authorizing the Executive Director to execute Sponsor/State Agreement No. H.015240 between the Louisiana Department of Transportation and Development and the EEIDD for the Apron & Taxiway Rehabilitation - Phase I Design & Construction in the amount of \$34,679.00.

On vote, motion carried.

Mr. Scott Gammel requested to add an item to the agenda, a match to the previous grant from last month, that was just received the morning of the meeting.

Mr. Matt Nowlin stated that unanimous consent and a roll call would be needed to add the item.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to add a motion to the agenda.

On vote, motion carried

Mr. Sam Spurgeon requested a roll call.

YES: Mr. Taylor Cottano, Mr. Dennis Frazier, Mr. Jamar Gales, Mr. Oday Lavergne, Mr. Steven Mansour, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Sam Spurgeon, Mr. Charlie Weems, Mr. Zeb Winstead

NO: 0

Motion by **Mr. Steven Mansour**, second by **Mr. Zeb Winstead**, authorizing Executive Director to execute Sponsor/State Agreement No. H.015735 between the Louisiana Department of Transportation and Development and the EEIDD for the Hangar Development and Economic Impact Improvements in the amount of \$666,667.00.

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 – Very good session with Deborah Murphey. Mr. Matt Nowlin gave an update on the numbers and statuses. Mr. Nowlin stated that he would provide creditor information at the next meeting. Mr. McPherson and Mr. Lavergne both had several questions regarding the selling of the property. Mr. Gammel explained the fund utilization. Mr. Ralph Hennessy reiterated the FAA guidelines for property funds.
- b) Runway Extension – Slight holding pattern while logistical issues are being worked out. There were several questions from the board regarding the funding. Mr. Ralph Hennessy reiterated that this was

- previously discussed in orientation with new board members and that this was an ongoing project.
- c) Airfield Electrical Rehab –Project will be taken off the list next month.
  - d) Runway Safety Area Rehabilitation –Moving along.
  - e) Wildlife Safety Rehab Fencing– Going on very well, will be completed by the end of the year.
  - f) Master Plan –Expect final drafts in the next 2-3 weeks.
  - g) North Ramp Wash Rack– Awarded to American Structure. Ready to go, just waiting for approval.
  - h) Terminal Security Upgrade – Still working on it. Waiting for some equipment to come in. Mr. Weems asked if these security measures would affect the public, Mr. Gammel stated that it would only affect workers.
  - i) ATCT Radio Refurbishment– Still waiting for them to come in. Looking at starting in January.
  - j) Page and Ortego Historical Monument – Received an email last week stating to expect a draft. Mr. Joe McPherson asked what this monument was. Mr. Gammel and Mr. Hennessy gave an explanation. Winstead

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

- a) Multi - Family Housing – Nothing new to report. Mr. Broussard gave a brief overview of this project.
- b) OakWing –Two projects that are being worked on are a transfer pump that pulls water is having a capital overhaul being done. The other major project that is being looked at is the bridges. Gotten an estimate back and waiting on two more bids. Mr. Broussard introduced the new Oakwing General Manager, Brady Nowlin. Mr. Brady Nowlin expressed his excitement to bring a new vision. He explained how he would implement new ideas into the business and facilitate growth. Mr. Joe McPherson asked if there was a way to identify the customer demographic. Mr. Nowlin explained that he was implementing a point of contact with customers. Mr. Oday Lavergne expressed the need to work together with other golf courses. Mr. Nowlin gave an update on the new lease with new golf carts. Mr. Patrick O'Quin requested an update on the restaurant. Mr. Nowlin stated that he would gather more information and get back with a more definitive plan. Mr. Sam Spurgeon requested an overall update at the next board meeting. Mr. Zeb Winstead explained the cost of upkeep if the course was unoccupied.
- c) Renewable Energy – Mr. Matt Nowlin and Cleco are currently working on a lease. Mr. Broussard called on Mr. Matt Nowlin to provide updates. Mr. Zeb Winstead inquired about the number of acres that were involved. Mr. Joe McPherson inquired about who would be responsible for maintenance. Mr. Nowlin stated that Cleco would be responsible for the maintenance. Mr. Broussard, Mr. Nowlin, Mr. McPherson and Mr. Lavergne engaged in a conversation involving other uses/renters for the property.
- d) Parc England – Consultant will be next week, hoping to have an RFP out by end of October/November. Hoping to have a selection by December.

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