

THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT BOARD OF COMMISSIONERS REGULAR SESSION AUGUST 22, 2024

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 22, 2024, at 5:31 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. Charlie Weems, Secretary, Dennis Frazier, Mr. Jamar Gailes, Mr. Oday Lavergne, Mr. Steven Mansour, Mr. Joe McPherson, and Mr. Patrick O'Quinn.

Absent: Mr. Taylor Cottano.

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

Chair, Mr. Sam 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 TABLE ITEMS 1 AND 2 FOR 1 MONTH.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, to table items 1 and 2 for 1 month. The Chair called for any comments from the board or public. There being none, a vote was called, and motion Carried. **053-2024**

MOTION TO APPROVE ACTIVE ITEMS 3,4, 5, AND 6 AS CONSENT.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, to accept items 3,4,5, and 6. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **054-2024**

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MOTION TO TABLE A MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A COOPERATIVE ENDEAVOR AGREEMENT (CEA) BETWEEN THE EEIDD AND THE SHERIFF OF RAPIDES PARISH, LOUISIANA, ACTING FOR THE RAPIDES PARISH LAW ENFORCEMENT DISTRICT BY AND THROUGH HIS AUTHORITY AS THE SHERIFF OF RAPIDES PARISH FOR USE OF BUILDING #1720 LOCATED AT 2005 VANDEVELDE DRIVE.

Motion by **Mr. Zeb Winstead**, second by **Mr. Mr. Jamar Gales**, to TABLE A motion to authorize the Executive Director to execute Cooperative Endeavor Agreement (CEA) between the EEIDD and the Sheriff of Rapides Parish, Louisiana, acting for the Rapides Parish Law Enforcement District by and through his authority as the Sheriff of Rapides Parish for use of building #1720 located at 2005 Vandeveld Drive. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **055-2024**

MOTION TO TABLE A MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE A COOPERATIVE ENDEAVOR AGREEMENT (CEA) BETWEEN THE EEIDD AND THE SHERIFF OF RAPIDES PARISH, LOUISIANA, ACTING FOR THE RAPIDES PARISH LAW ENFORCEMENT DISTRICT BY AND THROUGH HIS AUTHORITY AS THE SHERIFF OF RAPIDES PARISH FOR USE OF BUILDING #1905 LOCATED AT 1104 BILLY MITCHELL BLVD.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to TABLE a motion to authorize the Executive Director to execute a Cooperative Endeavor Agreement (CEA) between the EEIDD and the Sheriff of Rapides Parish, Louisiana, acting for the Rapides Parish Law Enforcement District by and through his authority as the Sheriff of Rapides Parish for use of building #1905 located at 1104 Billy Mitchell Blvd. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **056-2024**

MOTION TO APPROVE THE MINUTES OF JULY 25, 2024, REGULAR SESSION MEETING.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales** to approve the Minutes of July 25, 2024, regular session meeting. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **057-2024**

MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE CONCESSION/LEASE AGREEMENT WITH RED RIVER BANK FOR THE PROVISION OF THE AUTOMATED TELLER MACHINE (ATM) SERVICES AT THE JAMES L. MEYER COMMERCIAL TERMINAL.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to execute concession/lease agreement with Red River Bank for the provision of automated teller machine (ATM) services at the James L. Meyer Commercial Terminal. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **058-2024**

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MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT #2 TO THE GROUND LEASE BETWEEN EEIDD AND TANGO PAPA, LLC. FOR LAND TO BUILD AN EXECUTIVE HANGAR AT ALEXANDRIA INTERNATIONAL AIRPORT.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to authorize the Executive Director to execute Amendment #2 to the ground lease between EEIDD and Tango Papa, LLC. for land to build an executive hangar 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. **059-2024**

MOTION TO RATIFY THE EXECUTIVE DIRECTOR'S ACCEPTANCE OF GRANT NUMBER 3-22-0003-096-2024 IN THE AMOUNT OF \$2,111,571.00 FROM THE FEDERAL AVIATION ADMINISTRATION FOR THE RUNWAY 18/36 EXTENSION PHASE II CONSTRUCTION AND EXECUTION OF ALL RELATED DOCUMENTS THERETO.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to ratify the Executive Director's acceptance of Grant Number 3-22-0003-096-2024 in the amount of \$2,111,571.00 from the Federal Aviation Administration for the Runway 18/36 Extension Phase II Construction and execution of all related documents thereto. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **060-2024**

Status Update on England Oaks Transition, Given by Ralph Hennessy:

Executive Director, Mr. Ralph Hennessy, gave a status update on the England Oaks transition. Mr. Hennessy stated that Front Porch has decided not to extend their lease. Mr. Hennessy stated that EEIDD would be absorbing England Oaks. Mr. Hennessy stated that an outline was provided for the board. Mr. Hennessy stated that the plan of action moving forward would no longer be January, but November 1st for a start date. Mr. Hennessy stated that next Monday England Oaks would be meeting with their staff to provide them with updates. Mr. Hennessy also stated that Front Porch would be sending out letters next week to notify the tenants. Mr. Hennessy stated that the Director of England Oaks, Joel Ferrier, stated that most of the residents would be going from month-to-month leases to yearly leases. Mr. Hennessy stated that Mr. Nowlin was working on a revised lease, and they should be in place and able to be signed shortly. Mr. McPherson stated that he felt the need to discuss the new changes with the auditor to ensure that the audit would be conducted accordingly.

E. Comments by Legal Counsel – There were none.

F. Questions by Commissioners – Mr. McPherson stated that he would like the staff to consider getting some type of signage/advertisement on their vehicles. Mr. Spurgeon stated that he agreed that it would be a great branding opportunity.

G. Comments by Executive Director – Mr. Hennessy reminded the Board of the Chamber's Bizzy awards on August 23rd.

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H. Staff Report –

1). Financial: Ms. Steiner stated that revenue is right on target at .8% over, and expenses are 20% below right now. Ms. Steiner stated that there are one-time purchases and one-time projects that were budgeted in. Ms. Steiner stated that there was no Capital revenue presented in July Financials due to the FAA's and DOTD's fiscal systems being shut down.

2). Air Traffic: Mr. Gammel Stated that Delta is up 19%, and American is slightly down by 7% but still holding strong. Military charters are up.

A) Airline services: Mr. Gammel stated that fuel sales were up 14% this year.

B) ACE: Mr. Gammel stated that the ACE program was doing extremely well and was up to 50 students. Mr. Lavergne asked about the data from the flight school such as how many take-offs and landings there were. Mr. Gammel stated that there would be information that he could obtain from the college.

3). Economic Development/Operations: Mr. Broussard stated it's a typical month with 112 service calls, 82 residential, 25 commercial, and 5 ISB. The Community Center has completed 5 events, and 26 events have been booked so far this year. Mr. Broussard stated that UCORE had been in town with another potential customer from the Asian market. Mr. Winstead asked when UCORE would be ending their sublease with Cam Logistics and moving into the facility, Mr. Hennessy stated January 1.

A motion was made by Mr. Sam Spurgeon to move into executive session and second by Mr. Zeb Winstead followed by unanimous in favor vote by the present board members.

Mr. Spurgeon stated that at 5:54 on August 22, 2024, the board was entering into an Executive Session.

At 6:12 PM A motion was made by Mr. Oday Lavergne to come out of executive session and second by Mr. Zeb Winstead followed by unanimous in favor vote by the present board members.

**MOTION TO ADD ITEM TO AGENDA-MOTION TO AUTHORIZE FILING
EXPROPRIATION PROCEEDINGS AGAINST THE UNOPENED SUCCESSION OF
BOBBY D. JOHNSON, SR., CONDITIONED ON THE APPROVAL OF THE FEDERAL
AVIATION ADMINISTRATION.**

Motion by **Mr. Charlie Weems**, second by **Mr. Zeb Winstead**, to add item to the agenda -To authorize filing expropriation proceedings against the Unopened Succession of Bobby D. Johnson, Sr., conditioned on the approval of the Federal Aviation Administration. The

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Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **061-2024**

Mr. Spurgeon requested a roll call vote to add the item to the agenda

Mr. Cottano-ABSENT
Mr. Frazier-YES
Mr. Gailes- YES
Mr. Lavergne-YES
Mr. Mansour-YES
Mr. McPherson-YES
Mr. O'Quin-YES
Mr. Spurgeon-YES
Mr. Weems-YES
Mr. Winstead-YES

Motion was added.

**MOTION AUTHORIZING THE FILING OF EXPROPRIATION PROCEEDINGS AGAINST
THE UNOPENED SUCCESSION OF BOBBY D. JOHNSON, SR., CONDITIONED ON
THE APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION.**

Motion by **Mr. Charlie Weems**, second by **Mr. Zeb Winstead**,
authorizing the filing of expropriation proceedings against the Unopened
Succession of Bobby D. Johnson, Sr., conditioned on the approval of
the Federal Aviation Administration. The Chair called for any comments
from the board or public. There being none, a vote was called, and
motion carried. **062-2024**

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Mr. Jacques Roy, Mayor of Alexandria, addressed the board and England Authority staff. Mr. Roy expressed his support for UCORE and stated that due to the recent issues with GAEDA, the City is willing to help and remain supportive of England Authority.

I. Public Comments or Questions – None

There being no further business, Mr. Sam Spurgeon adjourned the meeting at **6:33 p.m.**

Sam Spurgeon, Chair
*England Economic and Industrial Development District
Board of Commissioners*

Charlie Weems, Secretary/Treasurer
*England Economic and Industrial Development District
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