

THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT BOARD OF COMMISSIONERS REGULAR SESSION JULY 25, 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, JULY 25, 2024, at 5:45 p.m.**

Mr. Zeb Winstead, Vice Chair of the England Authority, requested a roll call.

Present: Mr. Zeb Winstead, Vice Chair, Mr. Charlie Weems, Secretary, Dennis Frazier, Mr. Oday Lavergne, Mr. Steven Mansour, Mr. Joe McPherson, and Mr. Patrick O'Quinn.

Absent: Mr. Sam Spurgeon, Mr. Jamar Gales, and 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.

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

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

MOTION TO ACCEPT ITEMS 1,2, 5, 7, AND 8 AS CONSENT.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steven Mansour**, to accept items 1,2,5,7 and 8. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **044-2024**

MOTION TO TABLE ITEMS 3 AND 4 FOR 1 MONTH.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steven Mansour**, to table items 3 and 4 for 1 month. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion Carried. **045-2024**

FINAL ADOPTION OF RESOLUTION TO AMEND SECTIONS 2-56, 2-78, 2-80, 2-104, 4-25, 4-33, 4-37, 4-69, 4-71, 4-72, 4-75, 4-76, 4-99, 4-100, 4-102, 4-104, 4-129, 4-132, 4-164, 6-88, 6-89, 6-90, 6-91, 6-92, 6-116, 6-150, 6-201, 6-228, 6-229, 6-260, 6-285, 6-286, 6-288, 6-289, 6-290, 6-295, 8-2, 8-3, 8-5, 8-23, 8-30, AND 8-31 OF ITS CODE OF ORDINANCES AND POLICIES; TO REPEAL SECTIONS 4-38, 8-1, AND 8-5 THROUGH 8-28, AND 8-71 THROUGH 8-102 OF ITS CODE OF ORDINANCES AND POLICIES; TO ENACT SECTION 4-2 WITHIN ITS CODE OF ORDINANCES AND POLICIES; AND TO FURTHER PROVIDE WHEN THIS RESOLUTION SHALL BECOME EFFECTIVE.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steven Mansour**, to finalize an adoption of resolution to amend sections 2-56, 2-78, 2-80, 2-104, 4-25, 4-33, 4-37, 4-69, 4-71, 4-72, 4-75, 4-76, 4-99, 4-100, 4-102, 4-104, 4-129, 4-132, 4-164, 6-88, 6-89, 6-90, 6-91, 6-92, 6-116, 6-150, 6-201, 6-228, 6-229, 6-260, 6-285, 6-286, 6-288, 6-289, 6-290, 6-295, 8-2, 8-3, 8-5, 8-23, 8-30, and 8-31 of its Code of Ordinances and Policies; to repeal

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Sections 4-38, 8-1, and 8-5 through 8-28, and 8-71 through 8-102 of its Code of Ordinances and Policies; to enact section 4-2 within its Code of Ordinances and Policies; and to further provide when this Resolution shall become effective. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **046-2024**

MOTION TO APPROVE THE MINUTES OF JUNE 27, 2024, REGULAR SESSION MEETING.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steve Mansour** to approve the Minutes of June 27, 2024, regular session meeting. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **047-2024**

MOTION TO TABLE MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE A LEASE AGREEMENT BETWEEN 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 BUILDING #1905 LOCATED AT 1104 BILLY MITCHELL BLVD FOR ONE MONTH.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steven Mansour**, to TABLE motion authorizing Executive Director to execute a lease agreement between 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 building #1905 located at 1104 Billy Mitchell Blvd for one month. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **048-2024**

MOTION TO TABLE MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE LEASE AMENDMENT #1 TO THE LEASE BETWEEN EEIDD AND THE LAW ENFORCEMENT DISTRICT OF RAPIDES PARISH FOR BUILDING #1720 LOCATED AT 2005 VANDEVELDE AVENUE FOR ONE MONTH.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steven Mansour**, to TABLE motion authorizing Executive Director to execute Lease Amendment #1 to the lease between EEIDD and the Law Enforcement District of Rapides Parish for building #1720 located at 2005 Vandeveld Avenue for one month. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **049-2024**

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE AGREEMENT BETWEEN EEIDD AND GLOBAL CROSSING AIRLINES FOR BUILDING #2107 LOCATED AT 1107 BILLY MITCHELL BLVD.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steven Mansour**, to authorize the Executive Director to execute lease agreement between EEIDD and Global Crossing Airlines for building #2107 located at 1107 Billy Mitchell Blvd. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **050-2024**

MOTION ACCEPTING THE BID IN THE AMOUNT OF \$299,427.00 FOR THE IMPROVE/MODIFY/REHABILITATE TERMINAL BUILDING SECURITY ENHANCEMENTS PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH FORD AUDIO-VIDEO SYSTEM, LLC.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steve Mansour**, accepting the bid in the amount of \$299,427.00 for the Improve/Modify/Rehabilitate Terminal Building Security Enhancements project and

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authorizing the Executive Director to execute a contract with Ford Audio-Video System, LLC. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried.

051-2024

MOTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE AIRFIELD ELECTRICAL VAULT, AIRFIELD LIGHTING, NAVIGATIONAL AIDS REPLACEMENT & ASSOCIATED IMPROVEMENTS.

Motion by **Mr. Zeb Winstead**, second by **Mr. Steve Mansour**, authorizing the Executive Director to execute Certificate of Substantial Completion for the Airfield Electrical Vault, Airfield Lighting, Navigational Aids Replacement & Associated Improvements. The Vice Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **052-2024**

E. Comments by Legal Counsel – Mr. Nowlin stated that there would be an Executive Session next month to go over updates.

F. Questions by Commissioners – Mr. McPherson requested an estimate for microphone that shuts off and on when commissioners are speaking, as well as a rotating camera. Mr. Hennessy stated that it was being looked at.

G. Comments by Executive Director – Mr. Hennessy stated that Mr. Frazier had requested a salary study during last month's meeting. Mr. Hennessy stated that he had just received that data back, and that HR and himself were going through that data and were working on a presentable format to get out to the Board within the next few weeks. Mr. McPherson asked if the study was comparable to the Civil Service. Mr. Hennessy stated that the data was broken down in several ways, looking at both large and small facilities as well as City owned airports and true airport authorities. Mr. Hennessy stated that the data was collected by over 120 entities that submitted their data. My Hennessy stated that the information was provided by ACI. Mr. Hennessy stated that Alexandria had never participated in that salary study. Mr. McPherson asked if data was collected from all over the country. Mr. Hennessy stated that it was. Mr. McPherson stated that if he were to request a salary study, he would want it from this Geographic area with the lowest per capita income in the country. Mr. Hennessy stated that we needed to look at competition from other parts of the Country to give a reasonable idea of what is out in the world. Mr. McPherson stated that we couldn't compete with California and New York with their housing cost and cost of living. McPherson stated that he was disappointed in the way the study was done. Mr. Hennessy stated that he was tasked with this study by Mr. Frazier, and he was simply updating. Mr. Weems stated that it was necessary to look at what the competition is. Mr. Mansour stated that he also agreed. Mr. Winstead stated that he could see where we were like the mid-west in terms of data. Mr. McPherson stated that he would still like for the Civil Service data to be included.

Mr. Hennessy informed the Board of Senator Kennedy's legislative update on Thursday August 8th 11:30-1, and that Alisha would be sending out a reminder email. Mr. Hennessy stated that the Airpark has put in for a Grant application requesting federal funds as incentive to bring back United Airlines. Mr. Hennessy stated that he was working with people from the community to raise funding as well. Mr. Mansour asked about a timeline, Mr. Hennessy stated that it could be as early as July of next year. Mr. Hennessy stated that ACI's annual conference was going to be Sept 7th-10th in Grand Rapides Michigan, and for the Board to let him know if anyone was interested. Lastly, Mr. Hennessy stated that the Housing Committee would be available at next month's meeting to update the Board.

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H. Staff Report –

1). Financial: Ms. Steiner stated that we have reached the end of the year, and she would like to do a recap. Ms. Steiner stated that these would not be the final numbers, that those would come after the audit. Ms. Steiner stated that revenues at the end of the year are 3.5% over budget and expenses were 6.5 % below budget. Ms. Steiner stated that at the beginning of the year she had budgeted to use 2 million dollars of prior year earnings to accomplish all the goals. She stated that we almost spent 1.5 million dollars on self-funded Capital equipment and self-funded Capital Projects, but because we made a profit of almost 1 million dollars, we only needed to use \$367,000 of prior year earnings. Ms. Steiner stated that we finished with a little over \$600,000 more in the bank than last year. Mr. Winstead inquired about how much was in the bank, Ms. Steiner stated as of yesterday it was 9.8 million.

2). Air Traffic: Mr. Gammel Stated that Delta is up, and American is slightly down but still holding strong. Military charters up 86%. Air operations are up 33% and contributed to the Flight school.

A) Airline services: Mr. Gammel stated that fuel sales were up 13% this year. Mr. McPherson questioned some of the totals of the report, and Mr. Gammel stated he would make some corrections.

B) ACE: Mr. Gammel stated that the ACE program was doing extremely well, and that Fort Johnson was interested in the possibility of a partnership. Mr. Winstead asked about the status of CLTCC, and Mr. Hennessy stated that they were in the process of hiring instructors.

3). Economic Development/Operations: Mr. Broussard stated it's a typical month with residential and commercial calls being down. The Community Center has completed 63 events this past fiscal year, and 2 events completed for this fiscal year. Mr. Broussard stated that next week he would be attending the Southern Economic Council in Savannah Georgia. Mr. Broussard stated that UCORE would be coming down to meet a potential customer that was also in the rare mineral industry. Mr. Winstead asked if there was an update as to when they were going to move in. Mr. Hennessy stated that construction was to start before the 4th quarter of this year with construction lasting about a year.

I. Public Comments or Questions – None

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There being no further business, Mr. Zeb Winstead adjourned the meeting at **6:19 p.m.**

Sam Spurgeon, Chair

*England Economic and Industrial Development District
Board of Commissioners*

Charlie Weems, Secretary/Treasurer

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