

THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT BOARD OF COMMISSIONERS REGULAR SESSION OCTOBER 24, 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, October 24, 2024, at 4:42 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. Joe McPherson and Mr. Steven Mansour.

Absent: Mr. Taylor Cottano & Mr. Patrick O'Quin.

Also present were members of the England Authority staff: Mr. Ralph Hennessy, Executive Director, 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 APPROVE ACTIVE ITEMS 1-6 AS CONSENT.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, to approve active items 1-6 as consent. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **070-2024**

MOTION TO APPROVE THE MINUTES OF SEPTEMBER 26, 2024, REGULAR SESSION MEETING.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes** to approve the Minutes of September 26, 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. **071-2024**

MOTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE PROPOSAL OF LOTT OIL COMPANY AT A RATE OF \$0.15 PER GALLON OVER TERMINAL COST FOR GAS AND DIESEL FOR CONSUMPTION BY ENGLAND AUTHORITY VEHICLES AND EQUIPMENT AND TO SIGN ALL RELATED DOCUMENTS THERETO.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, authorizing the Executive Director to accept the proposal of Lott Oil Company at a rate of \$0.15 per gallon over Terminal Cost for Gas and Diesel for consumption by England Authority Vehicles and Equipment and to sign 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. **072-2024**

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MOTION TO APPROVE THE SUBLEASE AGREEMENT BETWEEN FREEMAN HOLDINGS OF LOUISIANA L.L.C DBA MILLION AIR ALEXANDRIA TO PRECISION FLIGHT SERVICES, INC.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to approve the sublease agreement between Freeman Holdings of Louisiana L.L.C dba Million Air Alexandria to Precision Flight Services, INC. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **073-2024**

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. Jamar Gales**, to adopt a resolution requesting LADOTD, Division of Aviation, to provide assistance for the 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. **074-2024**

MOTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE REHABILITATION OF RUNWAY & TAXIWAY SAFETY AREAS PHASE 2 - LIGHT ADJUSTMENTS.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, authorizing the Executive Director to execute Certificate of Substantial Completion for the Rehabilitation of Runway & Taxiway Safety Areas Phase 2 - Light Adjustments. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **075-2024**

MOTION ACCEPTING THE BID IN THE AMOUNT OF \$1,358,363.00 FOR THE THERMOPLASTIC SURFACE MARKING REPLACEMENT PROJECT AND AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE A CONTRACT WITH HI-LITE AIRFIELD SERVICES, LLC.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, accepting the bid in the amount of \$1,358,363.00 for the Thermoplastic Surface Marking Replacement project and authorizing the Executive Director to execute a contract with Hi-Lite Airfield Services, LLC. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **076-2024**

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
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Presentation by David Broussard, reviewing the powers and benefits of the EEIDD regarding Economic Development:

Mr. Broussard gave an extended overview and slide show presentation to the board.

E. Comments by Legal Counsel –Mr. Nowlin reminded the Board to complete their yearly Ethics training.

F. Questions by Commissioners – Mr. Lavergne requested that the board be given a copy of the Million Air lease.

G. Comments by Executive Director – Mr. Hennessy stated that he had four areas to cover. Hennessy stated that some American passengers missed their flight due to being in line too long with TSA. Mr. Hennessy stated that TSA took ownership of the problem and reached out to some of the passengers. Mr. Hennessy stated that American is looking at a way to correct the problem. Mr. Hennessy stated that he would continue to follow up with American. Mr. Gailles asked how the situation was corrected with the passengers who missed their flight, and Mr. Hennessy stated that they were re-booked. Mr. McPherson asked who did the minutes, Mr. Hennessy stated that Alisha did. Mr. McPherson stated that he went back and read the minutes for clarity, but several board members were contacted by individuals that were upset and wanted them to get involved. Mr. McPherson stated that it was his understanding that Scott was to get back or meet with the board regarding the outcome to ensure that the individuals who reached out to members were taken care of. Mr. Hennessy stated that he apologized for the mishap, and in the future to forward any complaints to the EEIDD staff so it could be taken care of. Mr. Winstead stated there needed to be some type of assistance alongside the Sheriff deputy to help inform passengers if another issue would arise. Mr. Mansour confirmed that these were not issues related to the EEIDD staff, but the airline, and recommended that the airlines do a better job of educating the passengers on the arrival and boarding process.

Mr. Hennessy stated that the Kennedy luncheon was rescheduled for next Tuesday October 29th, at the Randolph center. Mr. Hennessy asked the board to notify Alisha if anyone was interested in attending. Mr. Hennessy stated that the FAA did not select AEX as one of the 120 airports to receive the grant for terminal improvements. Mr. Hennessy stated that the airport would apply for future grants. Mr. Weems inquired about other options to cover the cost of improvements. Lastly, Mr. Hennessy gave the board an update on England Oaks. Mr. Hennessy stated that the employees were starting the on-board process, benefit issues were being worked out, and maintenance uniforms had been ordered. Mr. Hennessy stated that the appropriate information regarding leases had been uploaded to Yardi. Mr. McPherson asked if there would be a dual system operating with Front Porch, Mr. Hennessy stated that it would not. Mr. Spurgeon asked if all the proper licenses and software had been obtained, and Mr. Hennessy stated they had. Mr. Hennessy stated that Mr. Nowlin had finalized the leases. Mr. Spurgeon asked if there were any comments from residents of England Oaks that attended the meeting. The attending residents stated that they loved it, and that they were glad to see that the money was now staying here. A resident asked if anything would change when there were vacancies, and Mr. McPherson stated that things would remain the same.

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H. Staff Report –

1). Financial: Ms. Steiner stated that the audit was completed at the end of September, and that she just received the draft report from the auditors. Ms. Steiner stated that once it was finalized it would be submitted to the board in the November meeting and the auditor would be attending the December meeting to present. Ms. Steiner asked the board if they had any thoughts, questions or concerns with the first round of the new quarterly reports, and there were none. Ms. Steiner stated that revenues were on target. Ms. Steiner stated that we are 1.7% over budget and expenses were down 12%. Ms. Steiner stated that the gap that she discussed with Mr. McPherson in the last meeting was closing as she said it would.

2). Air Traffic: Mr. Hennessy elaborated in length on the upcoming advertising that would be coming from AEX. Mr. Hennessy stated that the fuel sales are increasing month after month, all related to operations with Ft. Johnson. Mr. Frazier asked why the airfare was more expensive in this area, Mr. Hennessy stated that there were several variables to take into consideration, and that the prices were being evaluated.

A) Airline services: Mr. Hennessy stated that flights were still looking good. Mr. Hennessy stated that Scott was at an air service conference, and had met with United, a United affiliate, as well as American airlines and an American affiliate seeking to improve services. Mr. Hennessy stated that United has AEX on the list of areas of service in the future. Mr. Hennessy stated that there has been a dip in Delta, but that it was common at this time of year. Mr. Hennessy stated that American numbers had been dropping. Mr. Hennessy stated that since their airfares were higher, people were looking into the competition, and that American is meeting with their pricing department.

B) ACE: - NO REPORT

3). Economic Development/Operations: Mr. Broussard stated that a long-time tenant, Civil Air Patrol, would be closing at the end of the month, due to congress no longer funding. Mr. Broussard stated that the Army was looking for a way to fund Civil Air. Mr. Weems asked what Civil Air Patrol did, Mr. Broussard stated that they provide enemy targets and surveillance missions.

Mr. Broussard stated it's a typical month with service calls decreasing due to cooler temperatures. The Community Center has been busy, with 28 bookings for the remaining fiscal year. Mr. Winstead asked if there was a backlog of things that needed to be completed since there were fewer service calls, and Mr. Broussard stated there was.

A motion was made by Mr. Sam Spurgeon, with a second by Mr. Zeb Winstead to move into an executive session to discuss both items 8 & 9 followed by a unanimous in favor vote by the present board members.

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Mr. Spurgeon stated that at 5:31 PM on October 24,2024 the board was entering into an Executive Session.

At 6:49 PM A motion was made by Mr. Sam Spurgeon to come out of the executive session and second by Mr. Zeb Winstead, followed by a unanimous vote in favor by the present board members. A motion was made by Mr. Zeb Winstead to add item # 10 to the agenda. Mr. McPherson objected.

Mr. Mansour made a motion to adjourn the meeting, with a second motion by Mr. Jamar Gales.

I. Public Comments or Questions – None

There being no further business, Mr. Sam Spurgeon adjourned the meeting at **6:51 p.m.**

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

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

ADMIN/LEGAL COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
October 24, 2024

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held at **4:02 p.m. on Thursday, October 24, 2024**, 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. Dennis Frazier gave the invocation and Mr. Sam Spurgeon led the Pledge of Allegiance.

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 then dismissed the Admin/Legal Committee.

Chair Zeb Winstead called upon Commissioner Dennis Frazier, Chair of the Finance/Audit Committee.

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

FINANCE/AUDIT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
October 24, 2024

The regular meeting of the Finance Committee of the England Economic and Industrial Development District was held on Thursday, **October 24, 2024**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

Chair, Dennis Frazier, requested a roll call.

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

ABSENT: Mr. Taylor Cottano, and Mr. Patrick O'Quin.

To receive a schedule of paid invoices for the month of September 2024.

Motion by **Mr. Zeb Winstead** Second by **Mr. Jamar Gales** authorizing the Executive Director to accept the proposal of Lott Oil Company at a rate of \$0.15 per gallon over Terminal Cost for Gas and Diesel for consumption by England Authority Vehicles and Equipment and to sign all related documents thereto.

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 Joe McPherson, Vice Chair of the Economic Development Committee.

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

ECONOMIC DEVELOPMENT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
October 24, 2024

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on Thursday, **October 24, 2024**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Vice Chair, Mr. Joe McPherson, requested a roll call.

The following were present: Mr. Joe McPherson, Mr. Dennis Frazier, Mr. Charlie Weems, Mr. Oday Lavergne, Mr. Zeb Winstead, Mr. Jamar Gailes, Mr. Steven Mansour, and Mr. Sam Spurgeon

ABSENT: Mr. Taylor Cottano, and Mr. Patrick O'Quin,

Motion by **Mr. Charlie Weems** Second by **Mr. Zeb Winstead** to approve the sublease agreement between Freeman Holdings of Louisiana, L.L.C dba Million Air Alexandria to Precision Flight Services, INC. (with revised changes)

On vote, motion carried. (with revised changes)

My. Lavergne requested a copy of the Million Air Lease.

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

There being none, Mr. McPherson adjourned the Economic Development Committee.

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

Mr. Joe McPherson, Committee Vice Chair
ECONOMIC DEVELOPMENT COMMITTEE
England Economic and Industrial Development District

CAPITAL PROJECTS COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
October 24, 2024

The regular meeting of the Capital Projects Committee of the England Economic and Industrial Development District was held on **THURSDAY, October 24, 2024**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Charlie Weems, requested a roll call.

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

Absent: Mr. Taylor Cottano, and Mr. Patrick O'Quin.

Motion by **Mr. Zeb Winstead** Second by **Mr. Jamar Gales** to adopt resolution requesting LADOTD, Division of Aviation, to provide assistance for construction of various airport-related projects at Alexandria International Airport.

On vote, motion carried.

Motion by **Mr. Zeb Winstead** Second by **Mr. Jamar Gales** authorizing the Executive Director to execute Certificate of Substantial Completion for the Rehabilitation of Runway & Taxiway Safety Areas Phase 2 - Light Adjustments.

On vote, motion carried.

Motion by **Mr. Zeb Winstead** Second by **Mr. Jamar Gales** to ratify the Executive Director's acceptance of Grant Number 3-22-0003-098-2024 in the amount of \$567,469 from the Federal Aviation Administration to Expand Apron (South Ramp), Construct Taxi lane - Design Only and execution of all related documents thereto.

On vote, motion carried.

Motion by **Mr. Zeb Winstead** Second by **Mr. Jamar Gales** accepting the bid in the amount of 1,358,363.00 for the Thermoplastic Surface Marking Replacement project and authorizing the Executive Director to execute a contract with Hi-Lite Airfield Services, LLC.

On vote, motion carried.

Mr. Weems next called on Mr. Ralph Hennessy to give the status report on the air side projects.

Status Report

- a) Part 150 Noise Program- Most of the remaining properties have decided to join the program.
- b) Runway Extension Project is going extremely well. The dry weather has enabled the contractor to get slightly ahead of schedule
- c) Terminal Security Upgrade – Project 99% complete.
- d) South Ramp Extension – Design in process; construction is expected to start 2nd quarter of 2025.
- e) Page and Ortego Historical Monument– Working out final details of scope and fee proposal. Anticipate issuing a Notice to Proceed within the next 10 – 14 days.

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

- a) OakWing –Heard from Brady, General Manager of Oakwing. Brady stated the financial performance has been impacted by the recent weather. The club experienced several inches of rain. Brady stated that revenues have fallen below projecting, however the labor cost has decreased. Brady stated that payroll was increased due to working to get the grounds available to play on. Mr. McPherson asked how the course notified the players that the facility would be closed, Brady stated text, or social media. Brady stated that they were performing well as far as membership is concerned. Brady stated that there should be an uptake in their banquet business
- b) Parc England –Mr. Broussard stated he met with a new interested party this week, along with discussions of alternate uses. Mr. McPherson asked if the thought process was a benefit for the airport to have a hotel here, Mr. Hennessy stated that it was.

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

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