

The England Economic and Industrial Development District met in Regular Session at its regular meeting place, the England Authority Board Room, Building 1803 Arnold Drive, England Industrial Airpark and Community, Alexandria, Louisiana, on Thursday, March 28, 1996, at 4:05 p.m. (Central Standard Time).

There were present: Mr. Jim Meyer, Chairman, Mr. George Thompson, Vice-Chairman, Mr. Tom Fowler, Mr. Barry Hines, Mr. Kit Provine, Mr. H.K. Stanley, Mr. Phillip Terrell. Absent: Mr. Gene Cotton, Secretary/Treasurer, Ms. Bridgett Brown.

Also present were Mr. Jon Grafton, Executive Director, members of the England Authority staff, legal counsel, members of the public, press and media.

Mr. Jim Meyer gave the invocation and led the Pledge of Allegiance.

The England Economic and Industrial Development District was duly convened as the governing authority of said District by Mr. Jim Meyer, Chairman, who then stated that the England Economic and Industrial Development District was ready for the transaction of business.

ADOPT MINUTES.

Motion made by Mr. Terrell, seconded by Mr. Thompson to approve Minutes of February 22, 1996 and minutes of Special Meeting on March 21, 1996. On vote, motion carried. **0018-1996**

APPROVE PAYMENT OF ATTORNEY'S BILL.

Motion by Mr. Terrell, seconded by Mr. Thompson to approve payment of attorney's bill for the month of February, 1996. On vote, motion carried. **0019-1996**

TEMP. USE AGREEMENT BETWEEN EEIDD AND UNION PACIFIC RAILROAD.

Motion by Mr. Provine, seconded by Mr. Thompson to authorize Executive Director to execute temporary use agreement between EEIDD and Union Pacific Railroad for a period of 45 days beginning April 1, 1996 for use of the England Airpark Rail Spur. On vote, motion carried. **0020-1996**

AUTHORIZE LEASE AGREEMENT BETWEEN EEIDD AND NATL. AFFILIATED CORP.

Motion by Mr. Terrell, seconded by Mr. Thompson to execute temporary use agreement between EEIDD and Loewer Lawn & Cycle for a period of 1 month beginning April 1, 1996 and ending midnight April 30, 1996 for Building #2531. On vote, motion carried. **0021-1996**

TEMP. USE AGREEMENT BETWEEN EEIDD AND LOEWER LAWN & CYCLE.

Motion by Mr. Terrell, seconded by Mr. Thompson to authorize Executive Director to execute temporary use agreement between EEIDD and Loewer Lawn & Cycle for a period of 1 month beginning April 1, 1996 and ending midnight April 30, 1996 for Building #2531. On vote, motion carried. **0022-1996**

AUTHORIZE LEASE AGREEMENT BETWEEN EEIDD AND SIGMA DESIGN, L.L.C.
Motion by Mr. Thompson, seconded by Mr. Provine to execute lease agreement between EEIDD and Sigma Design, L.L.C. for a period of 2 years beginning April 1, 1996 for space in Building #1912. On vote, motion carried. 0023-1996

RENEW LEASE AGREEMENT BETWEEN EEIDD AND LYNN BLACK.
Motion by Mr. Thompson, seconded by Mr. Provine to renew a lease between EEIDD and Lynn Black for the period from May 1, 1996 - May 1, 1997 for Building #5047 and Athletic Field #5056. On vote, motion carried. 0024-1996

ADDITIONS TO AGENDA

- Motion by Mr. Hines, seconded by Mr. Terrell to add the following item to the agenda:**
- Item 8 Motion to authorize Executive Director to terminate lease agreement with Mr. & Mrs. Ray Ducote dba Kim's Deli & More.
 - Item 9 Motion to authorize Executive Director to execute lease agreement between EEIDD and Dor-Nell, Inc. dba Kim's Deli & More for a period of 5 years beginning April 15, 1996 for Building #832 (Deli & Convenience Store).
 - Item 10 Motion to authorize Executive Director to ratify temporary use agreement between EEIDD and Sigma Design, Inc. for a period of 14 days beginning March 18, 1996 and ending at midnight on March 31, 1996 for space in Building #1912.
 - Item 11 Motion to authorize Executive Director to execute a contract agreement with Stacey & Associates to conduct an Incubator Feasibility Study in Rapides Parish as recommended by Kisatchie Delta and funded by the Office of Economic Adjustment.
 - Item 12 Motion to authorize Executive Director to execute necessary documents to receive Title to Property from U.S. Government.
 - Item 13 Motion to authorize Executive Director to sign agreement for additional services by EEIDD for U.S. Army during the period of April 12-24, 1996.

Required 2/3's vote met, motion carried.

TERMINATE LEASE AGREEMENT BETWEEN EEIDD AND KIM'S DELI & MORE.
Motion by Mr. Stanley, seconded by Mr. Thompson to authorize Executive Director to terminate lease agreement with Mr. & Mrs. Ray Ducote dba Kim's Deli & More. On vote, motion carried. 0025-1996

AUTHORIZE LEASE AGREEMENT BETWEEN EEIDD AND DOR-NELL, INC. DBA KIM'S DELI & MORE.
Motion by Mr. Terrell, seconded by Mr. Thompson to authorize Executive Director to execute lease agreement between EEIDD and Dor-Nell, Inc. dba Kim's Deli & More for a period of 5 years beginning April 15, 1996 for Building #832 (Deli & Convenience Store). On vote, motion carried. 0026-1996

RATIFY TEMPORARY USE AGREEMENT BETWEEN EEIDD AND SIGMA DESIGN, INC.

Motion by Mr. Stanley, seconded by Mr. Terrell to authorize Executive Director to ratify temporary use agreement between EEIDD and Sigma Design, Inc. for a period of 14 days beginning March 18, 1996 and ending at midnight on March 31, 1996 for space in Building #1912. On vote, motion carried. **0027-1996**

AUTHORIZE CONTRACT AGREEMENT WITH STACY & ASSOCIATES FOR INCUBATOR FEASIBILITY STUDY IN RAPIDES PARISH.

Motion by Mr. Stanley, seconded by Mr. Terrell to authorize Executive Director to execute a contract agreement with Stacey & Associates to conduct an Incubator Feasibility Study in Rapides Parish as recommended by Kisatchie Delta and funded by the Office of Economic Adjustment. On vote, motion carried. **0028-1996**

AUTHORIZE EXECUTION OF DOCUMENTS TO RECEIVE TITLE TO PROPERTY FROM U.S. GOVERNMENT.

Motion by Mr. Fowler, seconded by Mr. Provine to authorize Executive Director to execute necessary documents to receive Title to Property from U.S. Government. On vote, motion carried. **0029-1996**

SIGN AGREEMENT FOR ADDITIONAL SERVICES BY EEIDD FOR U.S. ARMY.

Motion by Ms. Brown, seconded by Mr. Thompson to authorize Executive Director to sign agreement for additional services by EEIDD for U.S. Army during the period of April 12-24, 1996. **0030-1996**

The Chairman recognized the Executive Director in presenting 2 additional items to the agenda.

Motion by Ms. Brown, seconded by Mr. Terrell to add the following items to the agenda:

- Item 14 Resolution authorizing the Executive Director to sign the final recap change order for substantially completed work under the contract with Mid-State Sand & Gravel on Work Task VI.
- Item 15 Resolution authorizing the Executive Director to sign the final recap change order for substantially completed work under the contract with D & J Construction Company, Inc. on Work Task I & II.

Required 2/3's met, motion carried.

Motion by Ms. Brown, seconded by Mr. Thompson authorizing the Executive Director to sign the final recap change order for substantially completed work under the contract with Mid-State Sand & Gravel on Work Task IV. On vote, motion carried. **0031-1996**

Motion by Ms. Brown, seconded by Mr. Stanley authorizing the Executive Director to sign the final recap change order for substantially completed work under the contract with D & J Construction on Work Task I & II. On vote, motion carried. **0032-1996**

F. Executive Director Reports

(a) Mr. Grafton informed the members about recent letters he received from Major Harvard, Pilot of Air Force One and Mr. Karl Carpenter, Band Director of Tioga High School concerning the President's recent visit to the Airpark. Mr. Grafton presented his monthly activity reports on Leased Space; 692,000 square feet year to date, Air Operations; 6,000, Minority/Women Owned Business Participation; 32.2%, Area B Housing; 33 Tenants, LeTig Bayou Rentals; 4, and Fuel Sales are projecting above track. Mr. Grafton presented to the Board members a version of video tape that the Authority received on President Clinton's visit to the Airpark. In conclusion, he presented the England Air Force Base Property Map for review. He further stated that the Airport Master Plan is about 90% complete and should be completed in the next 90 days. He added that these 2 projects were funded by the Office of Economic Adjustment.

(b) Mr. Joe Slowinski, Director of Administration presented the Financials for the month of February, 1996. Revenues met budget projections. Expenditures are below budget projections.

(c) Mr. Ronnie Hair, Director of Operations presented a construction update for the Board members on Work Tasks I-IV. He further stated that Work Task V and VI are completed. In addition, Mr. Hair reported on England Gunsmoke.

Mr. Grafton closed the Executive Director's Reports by updating the Board on a recent Fire Training exercise that took place at England Airpark. He noted that approximately 105 fire fighters from several agencies received training at the Airpark using the Risk Trailer supplied by Rural Metro. He stated that the Risk Trailer is a simulator for Structure Fires and Search & Rescue exercises.

Commissioner Fowler asked where is the location of the 165.9 acres that were recently transferred to the Authority. Mr. Grafton stated that there were parcels by the end of the runway and in the off-base housing. Additionally, he mentioned that there will be another parcel given to the Authority near the end of the year after environmental concerns have been met. Mr. Fowler asked picture could be made to show the various property transfers. Mr. Grafton responded that he would present the Board with this information as soon as it becomes available.

Commissioner Hines asked Mr. Grafton about the present Fire Agreement and if we have signed reciprocal agreements with some of the volunteer Fire Departments in Rapides Parish. Mr. Grafton responded that the Authority does have mutual agreements with various agencies in Rapides Parish. Mr. Hair further stated that some were represented in the Fire Training exercise that took place this week.

PUBLIC COMMENTS AND QUESTIONS

Mr. Mark Watson, Alexandria Daily Town Talk asked whether the Authority could comment on a recent comment by ASA's Station Manager concerning the operational function of the new Terminal. Mr. Meyer stated that the Regional Director for ASA stated that the area will work

THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS

REGULAR SESSION MARCH 28, 1996

quite well with a few minor adjustments.

There being no further business, the meeting adjourned at 5:00 p.m.



Mr. Jim Meyer, Chairman
*England Economic & Industrial Development District
Board of Commissioners*



Mr. Gene Cotton, Secretary-Treasurer
*England Economic & Industrial Development District
Board of Commissioners*