



# ENGLAND AIRPARK & COMMUNITY



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**Site Selection & Business Development**  
**Alexandria International Airport**

The England Economic and Industrial Development District Board of Commissioners

Regular Session  
September 23, 2004

The England Economic and Industrial Development District met in Regular Session at the England Authority Board Room, 1611 Arnold Drive, England Industrial Airpark and Community, Alexandria, Louisiana, on Thursday, September 23, 2004.

There were present: Mr. Wayne Miller, Chairman; Ms. Bridgett Brown, Mr. William Barron, Mr. Curman Gaines, Mr. Richard Bushnell, Mr. Martin Johnson, Mr. Charles Waites, Mr. Wayne Denley, Mr. Kit Provine, and Mr. Mike Tudor

Absent:

Also present were: Members of the England Authority staff, legal counsel, and members of the public, press and media.

Commissioner Bushnell offered the invocation and Commissioner Miller led the Pledge of Allegiance.

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

**MOTION TO ELECT WAYNE MILLER AS CHAIRMAN OF THE EEIDD BOARD.**

Motion by Mr. Bushnell, second by Mr. Tudor to elect Wayne Miller as Chairman of the EEIDD Board. On vote, motion carried. 131-2004

**MOTION TO ELECT MS. BRIDGETT BROWN AS VICE-CHAIRMAN OF THE EEIDD BOARD.**

Motion by Mr. Johnson, second by Mr. Barron to elect Ms. Bridgett Brown as Vice-Chairman of the EEIDD Board. On vote, motion carried. 132-2004

The Chair called for any nominations for the position of Secretary/Treasurer of the EEIDD . Mr. Gaines offered the nomination of Mr. William Barron, second by Ms. Brown. Mr. Bushnell offered the nomination of Mr. Kit Provine which was seconded by Mr. Waites. Mr. Gaines offered to withdraw his nomination, Ms. Brown withdrew her motion as well. The Chair accepted the withdrawal. The Chair called for a vote on the nomination.

**MOTION TO ELECT MR. KIT PROVINE AS SECRETARY/TREASURER OF EEIDD BOARD.**

Motion by Mr. Bushnell, second by Mr. Miller to elect Mr. Kit Provine as Secretary/Treasurer of the EEIDD. On vote, motion carried. 133-2004

**CONSENT CALENDAR**

Chairman Miller asked for a motion to approve items 4 – 15.  
Motion by Ms Brown, second by Mr. Waites to approve items 4 through 15. There being no discussion, a vote was called. By unanimous vote, motion carried.

**MOTION TO APPROVE MINUTES FROM THE AUGUST 26th, 2004 REGULAR BOARD MEETING**

Motion by Ms. Brown, seconded by Mr. Waites to approve Minutes from the August 26, 2004 Regular Board Meeting. On vote, motion carried. 134-2004

**MOTION TO EXPRESS APPRECIATION TO CLECO FOR ITS CONTRIBUTION OF \$1 MILLION FOR THE PURPOSE OF PURCHASING THE UNION TANK CAR SITE AND FOR ITS CONTRIBUTION TO SECURE THE OPTION FOR PURCHASE OF THE LAND FOR THE PLASTIPAK AND CALVARY INDUSTRY RAILSPUR PROJECT.**

Motion by Ms. Brown, second by Mr. Waites to express appreciation to CLECO for its contribution of \$1 million for the purpose of purchasing the Union Tank Car site and for its contribution to secure the option for purchase of the land for the Plastipak and Calvary Industry Railspur project. On vote, motion carried. 135-2004

**MOTION TO APPROVE PAYMENT OF PROVOSTY'S BILL FOR THE MONTH OF AUGUST , 2004.**

Motion by Ms. Brown, second by Mr. Waites to approve payment of Provosty's bill for the month of August, 2004. On vote, motion carried. 136-2004

**MOTION TO APPROVE PAYMENT OF ATTORNEY'S BILL FOR MUNSTERMAN LAW FIRM.**

Motion by Ms. Brown, second by Mr. Waites to approve payment of attorney's bill for Munsterman Law. On vote, motion carried. 137-2004

**MOTION TO ADOPT BUDGET AMENDMENT #2 TO THE 2004/2005 CAPITAL BUDGET TO RECORD EDAP GRANT FOR BUILDING 1316 RENOVATIONS AND DONATION OF FUNDS FROM CLECO TO BE USED FOR THE ACQUISITION OF THE CAPPEL PROPERTY FOR UNION TANK CAR PROJECT.**

Motion by Ms. Brown, second by Mr. Waites to adopt budget amendment #2 to the 2004/2005 Capital Budget to record EDAP grant for Building 1316 renovations and donation of funds from CLECO to be used for the acquisition of the Cappel property for Union Tank Car project. On vote, motion carried. 138-2004

**MOTION GIVING EEIDD'S CONSENT TO THE AIR FORCE TRANSFERRING TWO EASEMENTS TO THE FAA FOR AN AERIAL RESTRICTIVE EASEMENT AND ALL-WEATHER ROAD ACCESS RIGHT OF WAY WITH**

ADJACENT 25 FEET UTILITY EASEMENT.

Motion by Ms. Brown, second by Mr. Waites giving EEIDD's consent to the Air Force transferring two easements to the FAA for an aerial restrictive easement and all-weather road access right of way with adjacent 25 feet utility easement. On vote, motion carried. 139-2004

MOTION TO EXPAND CONTRACT WITH SIXEL CONSULTING GROUP FOR PRESENTATION TO AMERICAN AIRLINES.

Motion by Ms. Brown, second by Mr. Waites to expand contract with Sixel Consulting Group for presentation to American Airlines. On vote, motion carried. 140-2004

MOTION TO AWARD SECOND YEAR RENEWAL OPTION TO LOTT OIL COMPANY AND RACHEL OIL COMPANY, INC., FOR OIL AND GAS CONSUMPTION BY ENGLAND AUTHORITY VEHICLES AND EQUIPMENT AND AUTHORIZING EXECUTIVE DIRECTOR TO SIGN ALL RELATED DOCUMENTS THERETO. Motion by Ms. Brown, second by Mr. Waites to award second year renewal option to Lott Oil Company and Rachel Oil Company, Inc., for oil and gas consumption by England Authority Vehicles and Equipment and authorizing Executive Director to sign all related documents thereto. On vote, motion carried. 141-2004

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE SUBSTANTIAL COMPLETION WITH KCS CONSTRUCTION EFFECTIVE SEPTEMBER 13, 2004 FOR WORK ON THE AEX TERMINAL ACCESS ROAD AND ASSIGNING ISSUE OF LIQUIDATED DAMAGES TO COUNSEL FOR REVIEW, RESOLUTION AND RECOMMENDATION TO THE BOARD.

Motion by Ms. Brown, second by Mr. Waites, authorizing the Executive Director to execute substantial completion with KCS Construction effective September 13, 2004 for work on the AEX Terminal Access Road and assigning issue of liquidated damages to counsel for review, resolution and recommendation to the board. On vote, motion carried. 142-2004

MOTION TO APPLY EXISTING FAA DBE PROGRAM TO ALL CAPITAL PROJECTS ADVERTISED BY THE ENGLAND AUTHORITY.

Motion by Ms. Brown, second by Mr. Waites, to apply existing FAA DBE program to all capital projects advertised by the England Authority. On vote, motion carried. 143-2004

MOTION TO RATIFY CONTRACT AWARD FOR MATERIAL PURCHASE FOR ELECTRICAL SWITCHBOARD-ENGLAND AIRPARK, BUILDING 1316 TO BALTHAZAR ELECTRIKS IN THE AMOUNT OF \$9,545.00.

Motion by Ms. Brown, second by Mr. Waites to ratify contract award for Material Purchase for Electrical Switchboard - England Airpark, Building 1316 to Balthazar Elektriks in the amount of \$9,545.00. On vote, motion carried. 144-2004

MOTION TO AWARD CONTRACT FOR RENOVATIONS TO BUILDING 1316 - A.D.A. / MECHANICAL / ELECTRICAL / LOADING DOCK UPGRADES TO SKIP CONVERSE, INC., IN THE AMOUNT OF \$418,800.00.

Motion by Ms. Brown, second by Mr. Waites to award contract for Renovations to Building 1316 - A.D.A. / Mechanical / Electrical / Loading Dock Upgrades to Skip Converse, Inc. in the amount of \$418,800.00

On vote, motion carried. 145-2004

ADDITIONS TO AGENDA (BY 2/3 VOTE)

Motion by Ms. Brown, second by Mr. Provine to add the following items:

Motion to request staff to prepare comprehensive RFP inviting perspective developer to submit plan to develop land in which England Village apartments is presently located and to recommend whether preparations and distributions of RFP in market place should be internally or through outside agency at October meeting.

Motion to authorize Executive Director to execute lease between England Authority, United States of America for MCA project to improve U.S. Army mobility.

Motion to authorize Executive Director to execute Amendment to ISB lease to adjust boundary and rental in relation to MCA lease area secure for construction U.S. Army Mobility improvements.

Motion to authorize Executive Director to execute acknowledgement of assignment and assumption of lease consent to leasehold mortgage and amendment of lease agreement between EEIDD and Boise Cascade Corporation.

Motion to authorize Executive Director to execute substantial completion with KCS Construction effective September 18, 2004 for Taxiway Connectors and assigning liquidated damages of \$118,080.00 to attorneys for review, resolution and recommendation to the board.

By unanimous vote, the above items were added to the agenda.

MOTION TO REQUEST STAFF TO PREPARE COMPREHENSIVE RFP INVITING PERSPECTIVE DEVELOPER TO SUBMIT PLAN TO DEVELOP LAND IN WHICH ENGLAND VILLAGE APARTMENTS IS PRESENTLY LOCATED AND TO RECOMMEND WHETHER PREPARATIONS AND DISTRIBUTIONS OF RFP IN MARKET PLACE SHOULD BE INTERNALLY OR THROUGH OUTSIDE AGENCY AT OCTOBER MEETING.

Motion by Ms. Brown, second by Mr. Waites to request staff to prepare comprehensive RFP inviting perspective developer to submit plan to develop land in which England Village apartments is presently located and to recommend whether preparations and distributions of RFP in market place should be internally or through outside agency at October meeting. On vote, motion carried. 146-2004

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE BETWEEN ENGLAND AUTHORITY, UNITED STATES OF AMERICA FOR MCA PROJECT TO IMPROVE U.S. ARMY MOBILITY.

Motion by Ms. Brown, second by Mr. Waites to authorize Executive Director to execute lease between England Authority, United States of America for MCA project to improve U.S. Army mobility. On vote, motion carried. 147-2004

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT TO ISB LEASE TO ADJUST BOUNDARY AND RENTAL IN RELATION TO MCA LEASE AREA SECURE FOR CONSTRUCTION U.S. ARMY MOBILITY IMPROVEMENTS.

Motion by Ms. Brown, second by Mr. Waites to authorize Executive Director to execute Amendment to ISB lease to adjust boundary and rental in relation to MCA lease area secure for construction U.S. Army Mobility improvements. On vote, motion carried. 148-2004

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE ACKNOWLEDGEMENT OF ASSIGNMENT AND ASSUMPTION OF LEASE SENT TO LEASEHOLD MORTGAGE AND AMENDMENT OF LEASE AGREEMENT BETWEEN EEIDD AND BOISE CASCADE CORPORATION.

Motion by Ms. Brown, second by Mr. Waites to authorize Executive Director to execute acknowledgement of assignment and assumption of lease sent to leasehold mortgage and amendment of lease agreement between EEIDD and Boise Cascade Corporation. On vote, motion carried. 149-2004

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE SUBSTANTIAL COMPLETION WITH KCS CONSTRUCTION EFFECTIVE SEPTEMBER 18, 2004 FOR TAXIWAY CONNECTORS AND ASSIGNING LIQUIDATED DAMAGES OF \$118,080.00 TO ATTORNEY'S FOR REVIEW, RESOLUTION AND RECOMMENDATION TO THE BOARD.

Motion by Ms. Brown, second by Mr. Waites to authorize Executive Director to execute substantial completion with KCS Construction effective September 18, 2004 for Taxiway Connectors and assigning liquidated damages of \$118,080.00 to attorneys for review, resolution and recommendation to the board. on vote, motion carried. 150-2004

Comments by Legal Counsel - None

Comments or Questions by Commissioners - None

Executive Director's Report - A Revised Code Of Ordinances & Policies Book was issued to each Commissioner per request at last month's board meeting. Air travel set a new record in August,

2004.  
Financial Report also delivered to Board.

Public Comments or Questions – None

There being no further business to come before the Board, the meeting was adjourned.

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Wayne Miller, Chairman  
England Economic and Industrial Development District  
Board of Commissioners

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C. E. Provine, Secretary/Treasurer  
England Economic and Industrial Development District  
Board of Commissioners

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