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The England Economic and Industrial Development District
Board of Commissioners

Regular Session
January 24, 2002

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, January 24, 2002.

There were present: Mr. Martin Johnson, Chairman; Mr. Michael Tudor, Vice Chairman; Mr. Kit Provine, Mr. Hank Bruser, Mr. Richard Bushnell, Mr. Elwood Carroll, Mr. Wayne Miller and Mr. Charles Waites.

Absent: Ms. Brown, Mr. Denley

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

Commissioner Bushnell offered the invocation. Mr. Sammy Bonnette led the Pledge of Allegiance.

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

MOTION TO APPROVE MINUTES

Motion by Mr. Miller, seconded by Mr. Bruser to approve Minutes from the December 13, 2001 Regular Board Meeting. On vote, motion carried. 003-2002

MOTION TO SET MEETING DATES FOR 2002 COMMITTEE MEETINGS ON THE 3RD THURSDAY OF EACH MONTH AND REGULAR BOARD MEETINGS ON THE 4TH THURSDAY OF EACH MONTH, MEETINGS TO BEGIN AT 4:30 P.M., WITH EXCEPTIONS IN THE MONTHS OF NOVEMBER AND DECEMBER. NOVEMBER COMMITTEE/BOARD MEETING TO BE HELD ON NOVEMBER 21ST, 2002, AND DECEMBER COMMITTEE/BOARD TO BE HELD ON DECEMBER 19TH. COMMITTEE MEETINGS FOR THOSE TWO MONTHS TO BEGIN AT 3:30 P.M. AND BOARD MEETING TO BEGIN IMMEDIATELY FOLLOWING.

Motion by Mr. Carrol, second by Mr. Bruser to set dates for 2002 Committee meetings on the 3rd Thursday of each month and regular board meetings on the 4th Thursday Of each month, meetings to begin at 4:30 p.m. of each month, meetings, meetings to begin at 4:30 p.m. with exceptions in the months of November and December. November committee/board meetings to be held on November 21st, 2002, and December committee/board to beheld on December 19th. Committee meetings for those two months to begin at 3:30 p.m. and board meeting to begin immediately following. On vote, motion carried. 004-2002

MOTION TO NAME THE TOWN TALK AS OFFICIAL JOURNAL OF THE ENGLAND ECONOMIC & INDUSTRIAL DEVELOPMENT DISTRICT.

Motion by Mr. Miller, second by Mr. Waites to name the Town Talk as official journal of the England Economic & Industrial Development District. On vote, motion carried. 005-2002

***At this time, Mr. Denley joined the meeting in progress.

MOTION TO APPROVE PAYMENT OF ATTORNEY'S BILL FOR THE MONTH OF DECEMBER, 2001.

Motion by Mr. Bruser, second by Mr. Provine to approve payment of attorney's bill for the month of December, 2001. On vote, motion carried. 006-2002

MOTION TO AMEND STANDARD HOUSING LEASE AS RECOMMENDED BY EEIDD COUNSEL.

Motion by Mr. Bushnell, second by Mr. Bruser to amend standard housing lease as recommended by EEIDD counsel. On vote, motion carried. 007-2002

MOTION TO ADOPT BUDGET AMENDMENT #2 TO THE 2001/2002 OPERATING AND CAPITAL BUDGET FOR THE EEIDD.

Motion by Mr. Miller, second by Mr. Bruser to adopt Budget Amendment #2 to the 2001/2002 Operating and Capital Budget for the EEIDD. On vote, motion carried. 008-2002

MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT TO HOTEL PROJECT LEASE AGREEMENTS SETTING NEW PROJECT PERFORMANCE CALENDAR DATES AS RECOMMENDED BY EEIDD COUNSEL.

Motion by Mr. Tudor, second by Mr. Provine authorizing Executive Director to execute Amendment to hotel project lease agreements setting new project performance calendar dates as recommended by EEIDD counsel. On vote, motion carried. 009-2002

MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT TO PRIDE INTERNATIONAL LEASE TO DEFER PORTION OF CERTAIN LEASE PAYMENTS, EXTEND PRIMARY TERM BY ONE YEAR AND OTHER MATTERS RELATED THERETO.

Motion by Mr. Bruser, second by Mr. Miller authorizing Executive Director to execute amendment to Pride International Lease to defer portion of certain lease payments, extend primary term by one year and other matters related thereto. On vote, motion carried. 010-2002

MOTION AUTHORIZING EXECUTION OF HOUSE LEASE WITH U.S. CORPS OF ENGINEERS SUBJECT TO FINAL APPROVAL OF EEIDD COUNSEL.

Motion by Mr. Bruser, second by Mr. Bushnell authorizing execution of House Lease with U.S. Corps of Engineers subject to final approval of EEIDD counsel. On vote, motion carried. 011-2002

MOTION AUTHORIZING EXECUTIVE DIRECTOR TO TRANSFER APPROXIMATELY 56.64 ACRES TO JEROME J. AND CAROLYN TINGLE DEKEYZER IN EXCHANGE FOR APPROXIMATELY 58.2 ACRES OWNED BY JEROME J. AND CAROLYN T. DEKEYZER; AUTHORIZING EEIDD COUNSEL AND EXECUTIVE DIRECTOR TO DEVELOP AND EXECUTE SUCH DOCUMENTS AS NECESSARY TO ACCOMPLISH SAID TRANSFER.

Motion by Mr. Tudor, second by Mr. Miller to delay this item to February's meeting. On vote, motion carried.

MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE AN AGREEMENT WITH THE CENTRAL LOUISIANA CHAMBER OF COMMERCE TO PARTICIPATE IN AN ECONOMIC DEVELOPMENT JOINT MARKETING CAMPAIGN.

Motion by Mr. Miller, second by Mr. Bruser to authorize Executive Director to execute an agreement with the Central Louisiana Chamber of Commerce to participate in an economic development joint marketing campaign. On vote, motion carried. 012-2002

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO SIGN SUPPLEMENTAL AGREEMENT NO. 1 TO THE ENGINEERING SERVICES AGREEMENT FOR THE ARFF FACILITY REGARDING THE WORK ASSOCIATED WITH TRUCK WASH CANOPY AND OIL SEPARATOR SYSTEM AS REQUIRED BY THE CITY OF ALEXANDRIA.

Motion by Mr. Bushnell, second by Mr. Miller to authorize Executive Director to sign supplemental agreement No. 1 to the engineering services agreement for the ARFF Facility regarding the work associated with truck wash canopy and oil separator system as required by the City of Alexandria. On vote, motion carried. 013-2002

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO SIGN CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE SITE UTILITIES AND DRAINAGE AS PREPARED BY MMLH.

Motion by Mr. Tudor, second by Mr. Waites to authorize Executive Director to sign certificate of substantial completion for the site utilities and drainage as prepared by MMLH. On vote, motion carried. 014-2002

ADDITIONS TO AGENDA

Motion by Mr. Bruser, second by Mr. Miller to add the following " 4" items to the agenda:

1. MOTION ADOPTING THE AMENDED AGENDA AS PRESENTED TO THE BOARD BY THE EXECUTIVE DIRECTOR PRIOR TO THE BEGINNING OF THE MEETING.
2. MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO SIGN LEASE AGREEMENT BETWEEN CIVIC DEVELOPMENT GROUP AND THE EEIDD.
3. MOTION TO APPROVE PAYMENT OF LEGAL FEES SUBMITTED BY MR. HENRY LEMOINE FOR THE REPRESENTATION OF MR. RONNIE HAIR AND MR. TRI BREWER IN THE AMOUNT OF \$42,347.95.
4. MOTION APPROVING CONCEPTUAL DESIGN AND SITE PLAN SUBMITTED BY PARC/ENGLAND, L.L.C. FOR ENGLAND AIRPARK HOTEL PROJECT.

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

MOTION ADOPTING THE AMENDED AGENDA AS PRESENTED TO THE BOARD.

Motion by Mr. Bushnell, second by Mr. Bruser to adopt the amended agenda as presented to the board. On vote, motion carried. 015-2002

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO SIGN LEASE AGREEMENT BETWEEN CIVIC DEVELOPMENT GROUP AND THE EEIDD.

Motion by Mr. Bushnell, second by Mr. Carroll to authorize Executive Director to sign lease agreement between Civic Development group and the EEIDD. The Chair recognized Mr. Walt Lapinsky with Civic Development Group. On vote, motion carried. 016-2002

MOTION TO APPROVE PAYMENT OF LEGAL FEES SUBMITTED BY MR. HENRY LEMOINE FOR THE REPRESENTATION OF MR. RONNIE HAIR AND MR. TRI BREWER IN THE AMOUNT OF \$42,347.95.

Motion by Mr. Bruser, second by Mr. Miller.

The Chair next recognized Mr. Bruser. Mr. Bruser offered the following substitute motion:

MOTION TO PAY \$40,142.95 AND DEFER ACTION ON LAST \$2,205.00 UNTIL ENGLAND AUTHORITY GETS A FURTHER REPORT FROM EEIDD ATTORNEY.

The motion was seconded by Mr. Tudor. The Chairman called for discussion. At the end of discussion, a roll call vote was ordered.

Yes: Bruser, Denley, Tudor

No: Bushnell, Provine, Johnson, Carroll, Miller, Waites

Absent: Brown

The Chair declared the motion failed. The Chair next recognized Mr. Provine who moved the previous question. The Chair so ordered.

Prior to the vote, the author and second accepted an amendment to allow EEIDD counsel to meet with Mr. Lemoine and to eliminate any agreed upon duplications in the bill.

The Chair called for a vote on the motion as amended. On vote, motion carried. 017-2002

MOTION AUTHORIZING CONCEPTUAL DESIGN AND SITE PLAN SUBMITTED BY PARC/ENGLAND, L.L.C. FOR ENGLAND AIRPARK HOTEL PROJECT.

Motion by Mr. Bushnell, second by Mr. Provine authorizing conceptual design and site plan submitted by PARC/England, L.L.C. for England Airpark Hotel project. Mr. Fred Rosenfeld reported to board the status of the hotel project. Mr. Rosenfeld introduced Mr. Bill Tudor, architect of the England Airpark Hotel project. Mr. Tudor explained the floor plan design, traffic diversion and landscape design for the hotel.

Mr. Mike Tudor mentioned to the board that the street names should be revisited to promote a continuing England Drive to the Terminal complex.

The Chair called for a vote. On vote, motion carried. 018-2002

COMMENTS BY LEGAL COUNSEL - Mr. Provosty commented that he did file application with Supreme Court requesting a review of the 3rd circuit opinion with regard to the civil service matter. It had been assigned a number, and that he expects to hear back from the Supreme Court in the next 4 to 6 weeks.

Mr. Tudor requested that Mr. Provosty keep the board informed as to the status of the application and send copies to commissioners keeping them abreast of the situation.

EXECUTIVE DIRECTOR'S REPORT

Mr. Grafton presented administrative and financial reports to the board.

Mr. Bonnette briefed the board regarding the Foreign Trade Zone progress.

Mr. Grafton introduced Ms. Johnie Varnado, with Disadvantaged Business Enterprise program. Ms. Varnado presented a report to the board and introduced Ms. Lynn Edleman, Program Manager, who is housed at the DBE office at England Airpark. Business officially opened on December 18, 2001. DBE's first public meeting was held on January 3rd, 2002.

COMMENTS OR QUESTIONS BY COMMISSIONERS -

Motion by Mr. Tudor, second by Mr. Miller to add the following item to the agenda:

MOTION TO CONSIDER MUTUAL TERMINATION OF THE CLECO LEASE IN ACCORDANCE WITH RECOMMENDATION OF STAFF AND COUNSEL.

By unanimous vote, motion was added.

MOTION TO CONSIDER MUTUAL TERMINATION OF THE CLECO LEASE IN ACCORDANCE WITH RECOMMENDATION OF STAFF AND COUNSEL.

Motion by Mr. Tudor, second by Mr. Miller to consider mutual termination of the CLECO lease in accordance with recommendation of staff and counsel.

The Chair called for any discussion. Mr. Bruser spoke in opposition to the motion. Mr. Tudor spoke in favor. Staff spoke in favor of the motion.

Mr. Bruser requested a roll call vote.

At this time, the Chair directed a roll call vote.

Absent: Ms. Brown

No: Bruser

Yes: Bushnell, Carroll, Denley, Johnson, Miller, Provine, Tudor, Waites

On vote, motion carried. 019-2002

MOTION TO ENTER INTO EXECUTIVE SESSION - None

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

Martin W. Johnson, Chairman
England Economic and Industrial Development District
Board of Commissioners

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

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