

THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT BOARD OF COMMISSIONERS REGULAR SESSION NOVEMBER 21, 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, November 21, 2024, at 4:51 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, Mr. Patrick O'Quin and Mr. Steven Mansour.

Absent: Mr. Taylor Cottano.

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 1-4 AS CONSENT.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, to approve active items 1-4 as consent. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **077-2024**

MOTION TO APPROVE THE MINUTES OF OCTOBER 24, 2024, REGULAR SESSION MEETING.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes** to approve the Minutes of October 24, 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. **078-2024**

MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE CHANGE ORDER #1 WITH HI-LITE AIRFIELD SERVICES, LLC FOR THE PREFORMED THERMOPLASTIC SURFACE MARKINGS IN THE AMOUNT OF \$-258,445.00.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, to authorize the Executive Director to execute Change Order #1 with Hi-Lite Airfield Services, LLC for the Preformed Thermoplastic Surface Markings in the amount of \$-258,445.00. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **079-2024**

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS REGULAR SESSION NOVEMBER 21, 2024**

MOTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE NORTH APRON JOINT REHABILITATION - PHASE I. Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, authorizing the Executive Director to execute Certificate of Substantial Completion for the North Apron Joint Rehabilitation - Phase I. The Chair called for any comments from the board or public. There being none, a vote was called, and motion carried. **080-2024**

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

F. Questions by Commissioners – There were none.

G. Comments by Executive Director – Mr. Hennessy stated that there has been an ongoing legislation regarding the aviation trust fund. Mr. Hennessy stated that the past week house bill 21 passed in the House and Senate, which helps the aviation world all over the state. Mr. Hennessy commended Mr. Gammel on all his hard work regarding the bill. Mr. Hennessy stated that he was working with Emergent Method on the Fly Local campaign, he stated that emergent would be reaching out to board members for input. My Hennessy stated that the press release went out today regarding the SCASD Grant. Mr. Hennessy explained the details of the grant to the board. McPherson inquired about the competition with the other airlines, and Mr. Hennessy explained in detail.

H. Staff Report –

1). Financial: Ms. Steiner stated that the auditor would be coming in December to present the audit report. Ms. Steiner presented the board with copies of the final audit report Ms. Steiner stated that she was happy to announce that there were no findings. Ms. Steiner stated that the budget amendment would be made in December to incorporate England Oaks into the financials along with some other changes. Ms. Steiner stated revenue is 1.8% over budget, and expenditure is 11.5 % below budget.

2). Air Traffic: Mr. Gammel stated that everything is looking very well, Delta is still doing very well after adding the third flight, and American is down a little for a couple of reasons, possible customer service issues along with high air fare. Mr. Gammel stated that next Wednesday the 27th, he and Mr. Hennessy have a meeting with the Regional Manager and Regional Director. Mr. Weems asked if American was using the same size plane, Mr. Gammel stated that they were. Mr. McPherson asked if American fares were higher that most, and Mr. Gammel stated that they were.

A) Airline services: Mr. Gammel stated that operations are up over 20% as well as fuel sales are up 7%.

B) ACE: - Program and students are doing well. Mr. Gammel stated that Ms. Steiner has been selected as the new Secretary/Treasurer of the LAMA association.

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS REGULAR SESSION NOVEMBER 21, 2024**

3). Economic Development/Operations: Mr. Broussard stated he was going to defer the Operations report until the next meeting due to data personnel being out. Mr. Broussard stated that UCORE will be coming in the second week of December and bringing the 4th international auto parts manufacturer to visit the site and look at a possible co location and investment in the company.

I. Public Comments or Questions – Ms. Steiner handed out a second handout to the Board regarding the audit.

There being no further business, Mr. Sam Spurgeon adjourned the meeting at **5:07 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
November 21, 2024

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held at **4:00 p.m. on Thursday, November 21, 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. Jamar Gales 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, and Mr. Jamar Gales.

ABSENT: Mr. Taylor Cottano, Mr. Steven Mansour, Mr. Charlie Weems, and Mr. Patrick O'Quin.

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

Mr. Frazier inquired about the \$38,000 paid to Michael Baker regarding the progress. Mr. Hennessy stated that the project was complete and submitted to the Board several months ago. Mr. McPherson asked why the Airpark was still paying on the project, Mr. Hennessy stated that the billing is just catching up

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
November 21, 2024

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on Thursday, **November 21, 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. Oday Lavergne, Mr. Zeb Winstead, Mr. Jamar Gales, and Mr. Sam Spurgeon

ABSENT: Mr. Taylor Cottano, Mr. Steven Mansour, Charlie Weems and Mr. Patrick O'Quin,

Motion by **Mr. Zeb Winstead** Second by **Mr. Jamar Gales** to authorize the Executive Director to execute Amendment #3 to the lease between EEIDD and Tango Papa, LLC.

On vote, motion carried.

Mr. Mansour arrived at 4:06 PM

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 Steven Mansour, Vice 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
November 21, 2024

The regular meeting of the Capital Projects Committee of the England Economic and Industrial Development District was held on **THURSDAY, November 21, 2024**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Vice Chair, Mr. Steve Mansour, requested a roll call.

The following were present. 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, Mr. Charlie Weems and Mr. Patrick O'Quin.

Motion by **Mr. Zeb Winstead** Second by **Mr. Jamar Gales** to authorize the Executive Director to execute Change Order #1 with Hi-Lite Airfield Services, LLC for the Preformed Thermoplastic Surface Markings in the amount of \$-258,445.00.

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 North Apron Joint Rehabilitation - Phase I.

On vote, motion carried

Mr. Mansour next called on Mr. Scott Gammel 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. Working on offer letters.
- b) Runway Extension Project is proceeding on schedule and within budget. Lean concrete is being installed.
- c) South Ramp Wash Rack – Project proceeding smoothly. A sewer lift station is being installed. Project to be completed in the 1st quarter 2025.
- 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.

Mr. Charlie Weems arrived at 4:14 PM

Mr. Patrick O'Quin arrived at 4:15 PM

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

- a) OakWing –Heard from Brady, General Manager of Oakwing. Brady discussed the October financials as well as upcoming winter projects. Brady stated that the banquet room had two to three bookings each weekend. Brady stated that the memberships were maintaining a solid base with some decline due to various reasons. Brady gave updates on the maintenance team and projects they were working on as well as repairs being made. Mr. McPherson asked if the money was in the Capital Budget for the repairs. Brady stated it was not, but they weren't a big expenditure. Mr. McPherson and Brady discussed financials. Mr. Gailles asked Brady what the current membership fee was now, and what the increase amount would be, Brady stated currently was \$500, and the new price would be \$750.
- b) Parc England –Mr. Broussard stated that a local architect has been hired to do an assessment of the hotel. Mr. Frazier asked if there was an increase in vacancies since the rent was raised, and Mr. Broussard said it was not. Mr. McPherson and Mr. Broussard engaged in a lengthy conversation regarding vacancies.

Ms. Miles, a tenant of the apartments, requested to know why the rent was being raised. Mr. Hennessy stated that exterior work was being done to the units as well as interior work to the vacant units. Mr. Hennessy stated that the rent was also, previously, not up to fair market value. Ms. Miles stated that she did not mind the increase, but wanted to ensure that updates would happen. Mr. McPherson asked Ms. Miles what EEIDD could do better for the units. Ms. Miles stated that the insides needed to be updated, as well as new lighting, cabinets, and ceiling fans. Ms. Miles stated that she would like to see something like a basketball goal be installed for the kids. Mr. Spurgeon asked Ms. Miles how many bedrooms her unit had, and Ms. Miles stated 4. Mr. McPherson asked if there were deputies who were patrolling and Ms. Miles stated that they were. Mr. Spurgeon and Ms. Miles discussed the cabinetry. Mr. Spurgeon stated to Ms. Miles that the improvements were coming. Mr. Frazier asked if there were any inspections being done, Mr. Hennessy stated that the renovations were underway.

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