

**EXECUTIVE COMMITTEE**  
**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT**  
**July 24, 2025**

The regular meeting of the Executive Committee of the England Economic and Industrial Development District was held on **Thursday, July 24, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Zeb Winstead, called the meeting to order at 4:00 p.m. and requested roll call.

The following were present: Mr. Zeb Winstead and Mr. Oday Lavergne.

Absent: Mr. Jamar Gailes

**MOTION TO APPROVE MINUTES OF JUNE 26, 2025, EXECUTIVE COMMITTEE MEETING.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Oday Lavergne**, to approve minutes of June 26, 2025, Executive Committee meeting.

On vote, motion carried.

**MOTION TO APPROVE MINUTES OF JULY 9, 2025, EXECUTIVE COMMITTEE MEETING.**

Motion by **Mr. Zeb Winstead**, second by **Mr. Oday Lavergne**, to approve minutes of June 6, 2025, Executive Committee meeting.

On vote, motion carried.

Mr. Winstead 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. Winstead adjourned the Executive Committee.

Chair, Mr. Zeb Winstead called upon Commissioner, Mr. Steven Mansour, Chair of the Admin/Legal Committee.

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Mr. Zeb Winstead, Committee Chair  
**EXECUTIVE COMMITTEE**  
England Economic & Industrial Development District

**EXECUTIVE COMMITTEE**  
**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT**  
**August 15, 2025**

The regular meeting of the Executive Committee of the England Economic and Industrial Development District was held on **Friday, August 15, 2025**, at 1412 Centre Court, Suite 504, Alexandria, LA 71301.

The Chair, Mr. Zeb Winstead, called the meeting to order at 12:00 p.m.

The following were present: Mr. Zeb Winstead, Mr. Oday Lavergne, Mr. Jamar Gales.

Also present: Mr. Ralph Hennessy, EEIDD Executive Director and Mr Mat Nowlin, Legal Counsel.

**MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO ISSUE AN AIRPORT USE PERMIT TO DAEDALUS AVIATION CORPORATION FOR BUILDING 2107 AT A RATE OF \$6.75 (SIX DOLLARS AND SEVENTY-FIVE CENTS) PER SQUARE FOOT FOR A TERM OF UP TO 6 (SIX) MONTHS.**

Motion by **Mr. Oday Lavergne**, seconded by **Mr. Jamar Gales**, to authorize Executive Director to issue an Airport Use Permit to Daedalus Aviation Corporation for Building 2107 at a rate of \$6.75 (Six Dollars and Seventy-Five Cents) per square foot for a term of up to 6 (Six) months.

Discussion followed. On vote, motion carried.

Reviewed and discussed Land Use Map to be presented in the Executive Director's report at the August Board Meeting.

Mr. Hennessy briefed the Committee on the proposed August Board Meeting Agenda, including proposed Azeoform lease.

Mr. Hennessy briefed the Committee on various Airpark activities.

Received report from Executive Director, including update on the Banking RFP.

Mr. Winstead 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. Winstead adjourned the Executive Committee.

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Mr. Zeb Winstead, Committee Chair  
**EXECUTIVE COMMITTEE**  
England Economic & Industrial Development District

**ADMIN/LEGAL COMMITTEE  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
July 24, 2025**

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held on **Thursday, July 24, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Committee Chair, Mr. Steven Mansour, requested roll call.

The following were present: Mr. Steven Mansour, Mr. Dennis Frazier, Mr. Myron Lawson, Jr., Mr. Oday Lavergne, Mr. Joe McPherson, and Mr. Zeb Winstead.

Absent: Mr. Taylor Cottano, Mr. Charlie Weems, Mr. Jamar Gailles and Mr. Patrick O'Quin.

**MOTION TO APPROVE THE MINUTES OF JUNE 26, 2025, ADMIN/LEGAL COMMITTEE MEETING.**

Motion by **Mr. Myron Lawson, Jr.**, Second by **Mr. Oday Lavergne**, to approve the minutes of June 26, 2025, Admin/Legal Committee meeting.

On vote, motion carried.

**MOTION TO APPROVE THE RESOLUTION TO AMEND SECTIONS 6-87, 6-88, 6-116, AND 6-121 OF THE EEIDD CODE OF ORDINANCES AND POLICIES; AND TO FURTHER PROVIDE WHEN THE RESOLUTION SHALL BECOME EFFECTIVE.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, to approve the Resolution to amend Sections 6-87, 6-88, 6-116, and 6-121 of the EEIDD Code of Ordinances and Policies; and to further provide when the Resolution shall become effective.

Mr. Matt Nowlin, legal counsel, gave further information on the Resolution.

**MOTION TO AMEND SECTION 2 OF THE PROPOSED RESOLUTION 06-2025, PROVIDING FOR THE AMENDMENT TO CODE OF ORDINANCES SECTION 6-88 – ANNUAL COMPREHENSIVE BUDGET, AS FOLLOWS: AT SUBSECTION (F), LINE 2: AFTER “CHAIR OF THE BOARD AND THE” REPLACE “CHAIR OF THE ADMINISTRATIVE AND LEGAL COMMITTEE” WITH “CHAIRS OF THE ADMINISTRATIVE AND LEGAL COMMITTEE AND OF THE FINANCE AND AUDIT COMMITTEE.”**

Motion by **Mr. Joe McPherson**, Second by **Mr. Oday Lavergne**, to amend Section 2 of the Proposed Resolution 06-2025, providing for the amendment to Code of Ordinances Section 6-88 – Annual Comprehensive Budget, as follows: At Subsection (f), Line 2: After “Chair of the Board and the” replace “Chair of the Administrative and Legal Committee” with “Chairs of the Administrative and Legal Committee and of the Finance and Audit Committee.”

Mr. Steve Mansour asked for public comment. Discussion followed.

The Committee Chair requested a Roll Call Vote to Amend Section 2, Subsection (f), Line 2 of the proposed Resolution, providing for the amendment to Code of Ordinances Section 6-88 – Annual Comprehensive Budget. Result of Roll Call Vote:

YEAS (6): Mr. Winstead, Mr. Laverne, Mr. Frazier, Mr. Lawson, Mr. Mansour, Mr. McPherson  
NAYS (0)  
ABSTAIN (0)  
ABSENT (4): Mr. Gales, Mr. Cottano, Mr. O'Quin, Mr. Weems  
DID NOT VOTE (0)

On vote, motion to amend passed.

Mr. Steve Mansour asked for public comment on Resolution as amended. There being none, a vote was called and motion to approve the Resolution as amended passed.

Mr. Mansour 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. Mansour adjourned the Admin/Legal Committee.

Chair, Mr. Zeb Winstead, called upon Commissioner Joe McPherson, Chair of the Finance/Audit Committee.

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Mr. Steven Mansour, Committee Chair  
**ADMIN/LEGAL COMMITTEE**  
England Economic & Industrial Development District

**FINANCE/AUDIT COMMITTEE**  
**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT**  
**July 24, 2025**

The regular meeting of the Finance/Audit Committee of the England Economic and Industrial Development District was held on **Thursday, July 24, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

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

The following were present: Mr. Joe McPherson, Mr. Dennis Frazier, Mr. Myron Lawson, Jr., Mr. Steven Mansour, Mr. Zeb Winstead, and Mr. Oday Lavergne.

Absent: Mr. Taylor Cottano, Mr. Jamar Gailles, Mr. Charlie Weems and Mr. Patrick O'Quin.

**MOTION TO APPROVE THE MINUTES OF JUNE 26, 2025, FINANCE/AUDIT COMMITTEE MEETING.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, to approve minutes of the June 26, 2025, Finance/Audit Committee meeting.

On vote, motion carried.

**TO RECEIVE SCHEDULE OF PAID INVOICES FOR THE MONTH OF JUNE 2025.**

The Commissioners reviewed the schedule of paid invoices for the month of June 2025. There were no questions or comments upon reviewing.

Mr. McPherson 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. McPherson adjourned the Finance Committee.

Chair, Mr. Zeb Winstead, called upon Commissioner Joe McPherson, Vice-Chair of the Economic Development Committee.

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Mr. Joe McPherson, Committee Chair  
**FINANCE/AUDIT COMMITTEE**  
England Economic & Industrial Development District

**ECONOMIC DEVELOPMENT COMMITTEE  
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
July 24, 2025**

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on **Thursday, July 24, 2025**, 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. Myron Lawson, Jr., Mr. Oday Lavergne, Mr. Steven Mansour, Mr. Charlie Weems, and Mr. Zeb Winstead.

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

**MOTION TO APPROVE THE MINUTES OF JUNE 26, 2025, ECONOMIC DEVELOPMENT COMMITTEE MEETING.**

Motion by **Mr. Oday Lavergne**, Second by **Mr. Zeb Winstead**, to approve minutes of June 26, 2025, Economic Development Committee meeting.

On vote, motion carried.

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

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

Mr. Zeb Winstead called on Mr. Weems, Chair of the Capital Projects Committee.

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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  
July 24, 2025**

The regular meeting of the Capital Projects Committee of the England Economic and Industrial Development District was held on **Thursday, July 24, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

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

The following were present: Mr. Charlie Weems, Mr. Steven Mansour, Mr. Dennis Frazier, Mr. Myron Lawson, Mr. Oday Lavergne, Mr. Joe McPherson, and Mr. Zeb Winstead.

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

**MOTION TO APPROVE THE MINUTES OF JUNE 26, 2025, CAPITAL PROJECT COMMITTEE MEETING.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, to approve the minutes of June 26, 2025, Capital Project Committee meeting.

On vote, motion carried.

**MOTION TO ADOPT RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SPONSOR/STATE AGREEMENT NO. H.016265 BETWEEN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT AND THE EEIDD FOR THE TERMINAL SECURITY UPGRADE IN THE AMOUNT OF \$107,964.00 (ONE HUNDRED SEVEN THOUSAND, NINE HUNDRED SIXTY-FOUR DOLLARS AND ZERO CENTS).**

Motion by **Mr. Oday Lavergne**, Second by **Mr. Zeb Winstead**, authorizing the Executive Director to execute Sponsor/State Agreement No. H.016265 between the Louisiana Department of Transportation and Development and the EEIDD for the Terminal Security Upgrade in the amount of \$107,964.00 (One Hundred Seven Thousand, Nine Hundred Sixty-Four Dollars and Zero Cents).

Mr. Scott Gammel reported that this was state share of a Federal Grant. Total project was \$1.1 million dollars. Transferring from Category 4 to Category 3 in terminal due to new regulations. Receiving final payment from the state so all vendors can be paid.

Mr. Weems called for questions or comments. There being none, on vote, motion carried.

**MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE REHABILITATION OF THE RUNWAY AND TAXIWAY SAFETY AREAS FOR ALEXANDRIA INTERNATIONAL AIRPORT.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, authorizing Executive Director to execute Certificate of Substantial Completion for the Rehabilitation of the Runway and Taxiway Safety Areas for Alexandria International Airport.

Mr. Scott Gammel reported that this has been a several year processt to complete but it is complete. Main part of the project was putting 40 foot shoulders the length of the primary runway. Total cost of project was approximately \$10.3 million dollars.

Mr. Weems called for questions or comments. There being none, on vote, motion carried.

**MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE PREFORMED THERMOPLASTIC SURFACE MARKING REPLACEMENT FOR ALEXANDRIA INTERNATIONAL AIRPORT.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, authorizing Executive Director to execute Certificate of Substantial Completion for the Preformed Thermoplastic Surface Marking Replacement for Alexandria International Airport.

Mr. Scott Gammel reported that project is completed and it went very well; recommend approval.

Mr. Weems called for questions or comments. There being none, on vote, motion carried.

Update on Capital Projects: Mr. Scott Gammel reported that all updates have been submitted to the Board and he was open to answer any questions. He reported on the Neighborhood Noise Mitigation Program. Acquisition and Relocation pending for property at 40 Christine Drive. Occupied by two entities (1), mother and (2) her son, his wife and six children. Mother lived in camper in the backyard. Both entities have pending acquisition of replacement dwellings in place.

Mr. Weems called for questions or comments. There being none, on vote, motion carried.

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

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Mr. Charlie Weems, Chair  
**CAPITAL PROJECTS COMMITTEE**  
England Economic and Industrial Development District



**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT  
BOARD OF COMMISSIONERS REGULAR SESSION  
July 24, 2025**

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The England Economic and Industrial Development District met in Regular Session in the England Airpark Board Room, 1611 Arnold Drive, Alexandria, Louisiana, on **Thursday, July 24, 2025**.

Mr. Zeb Winstead, Chair of the England Authority, called the meeting to order at 4:31 p.m.

The England Economic and Industrial Development District was duly convened as the governing authority of said District by Mr. Zeb Winstead, Chair, who stated that the England Economic and Industrial Development District was ready for the transaction of business.

**Present:** Chair, Mr. Zeb Winstead, Vice-Chair, Mr. Oday Lavergne, Mr. Dennis Frazier, Mr. Myron Lawson, Jr., Mr. Joe McPherson, Mr. Charlie Weems, and Mr. Steven Mansour.

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

The invocation and Pledge of Allegiance were led by Mr. Mr. Zeb Winstead.

Also present were members of the England Authority staff: Mr. Ralph Hennessy, Executive Director, Mr. David Broussard, Deputy Director, Mr. Scott Gammel, Director of Aviation, Summer Steiner, Director of Finance and Human Resources, and Mr. Matt Nowlin, Legal Counsel.

Chair, Mr. Zeb Winstead, asked if there were any public comments or questions. Hearing none, Mr. Winstead proceeded with the action items.

**MOTION TO APPROVE THE MINUTES OF JUNE 26, 2025, REGULAR SESSION MEETING.**

Motion by **Mr. Oday Lavergne**, second by **Mr. Charlie Weems**, to approve the Minutes of June 26, 2025, regular session meeting. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

**OLD BUSINESS: MOTION TO AMEND THE BUDGET TO SET MAXIMUM ANNUAL SALARY OF THE DIRECTOR OF FINANCE / HR AT \$125,000.00 (ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS AND ZERO CENTS) (DISCUSSION TABLED AT JUNE 26, 2025 BOARD MEETING).**

Motion to table this item by **Mr. Steve Mansour** moved that the motion be tabled until August 2025 meeting. Move seconded by **Mr. Charlie Weems**. There being no objections, motion was tabled until August 2025.

**MOTION TO CONSIDER THE AMENDED RESOLUTION TO AMEND SECTIONS 6-87, 6-88, 6-116, AND 6-121 OF THE EEIDD CODE OF ORDINANCES AND POLICIES; AND TO FURTHER PROVIDE WHEN THE RESOLUTION SHALL BECOME EFFECTIVE.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, to consider the Resolution as amended to amend Sections 6-87, 6-88, 6-116, and 6-121 of the EEIDD Code of Ordinances and Policies; and to further provide when the Resolution shall become effective. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

**MOTION TO ADOPT RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SPONSOR/STATE AGREEMENT NO. H.016265 BETWEEN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT AND THE EEIDD FOR THE TERMINAL SECURITY UPGRADE IN THE AMOUNT OF \$107,964.00 (ONE HUNDRED SEVEN THOUSAND, NINE HUNDRED SIXTY-FOUR DOLLARS AND ZERO CENTS).**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, authorizing the Executive Director to execute Sponsor/State Agreement No. H.016265 between the Louisiana Department of Transportation and Development and the EEIDD for the Terminal Security Upgrade in the amount of \$107,964.00 (One Hundred Seven Thousand, Nine Hundred Sixty-Four Dollars and Zero Cents). The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

**MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE REHABILITATION OF THE RUNWAY AND TAXIWAY SAFETY AREAS FOR ALEXANDRIA INTERNATIONAL AIRPORT.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, authorizing Executive Director to execute Certificate of Substantial Completion for the Rehabilitation of the Runway and Taxiway Safety Areas for Alexandria International Airport. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

**MOTION AUTHORIZING EXECUTIVE DIRECTOR TO EXECUTE CERTIFICATE OF SUBSTANTIAL COMPLETION FOR THE PREFORMED THERMOPLASTIC SURFACE MARKING REPLACEMENT FOR ALEXANDRIA INTERNATIONAL AIRPORT.**

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, authorizing Executive Director to execute Certificate of Substantial Completion for the Preformed Thermoplastic Surface Marking Replacement for Alexandria International Airport. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

**Comments by Legal Counsel:** None

**Comments or Questions by Commissioners:** Mr. Steve Mansour acknowledged Ms Summer Steiner on her recent certification. She received the Certified Member (C.M.) credential from the American Association of Airport Executives.

**Comments by Executive Director:** Mr. Ralph Hennessy notified the Board that the Banking RFP has been sent out. Submissions are due no later than August 15, 2025. Heard from four or five financial institutions already. He also acknowledged Ms. Summer Steiner on her recent certification. He updated the Board on the Paige and Ortego murals. A tentative date for the unveiling has been set for September 19 at 10am in the Terminal Building.

**Staff Reports:**

- 1) **Financial:** Ms Summer Steiner reported: End of year; Revenues being 2.5% over budget; Expenses 5.5% below; Added additional column in financial package that compares prior year comparison; Will continue doing that from this point forward. Almost \$2 million dollars in net income; Were able to complete \$2.7 million dollars in Self-Funded Capital Projects and Capital Equipment Investments; Audit is tentatively scheduled to begin the week of September 22, 2025.

- 2) **Air Traffic:** Mr. Scott Gammel reported that we were up 8% in Commercial Enplanements last month and 3% up on fuel sales. Operations on South Ramp with GEO facility have ramped up. Military getting ready to do a real-world deployment. Responses sent out to the airlines we were able to meet with and expect to have an in-person meeting with United within the next few weeks. Also planning a virtual meeting with Allegiant Air within the next few weeks as well. Expect to have the baggage belt bid out within two weeks.
- 3) **Economic Development/Operations:** Mr. David Broussard reported that LA Housing Assistance Corporation exercised 3-year option and Cleco has exercised 1-year option, which includes a one-time payment of \$74,000.00. Pafford EMS has chosen not to remain in the building and will be out by Thursday, July 31, 2025. We do have a number of other aviation opportunities for that building. Residential update: England Oaks (zero vacancies); England Estates (three vacancies); England Village (six vacancies).

Mr. Brady Noland gave a report on OakWing's overall progress since being under Elite's operation.

**4) Public Comments or Questions:**

Motion to adjourn made by **Mr. Dennis Frazier**, second by **Mr. Oday Lavergne**. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

There being no further business, the meeting at 5:17 p.m.

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**Zeb Winstead, Chair**

*England Economic and Industrial Development District  
Board of Commissioners*

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**Jamar Gailes, Secretary/Treasurer**

*England Economic and Industrial Development District  
Board of Commissioners*