

EXECUTIVE COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
August 28, 2025

The regular meeting of the Executive Committee of the England Economic and Industrial Development District was held on **Thursday, August 28, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Zeb Winstead, called the meeting to order at 4:01 p.m. and requested roll call.

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

MOTION TO APPROVE MINUTES OF JULY 24, 2025, EXECUTIVE COMMITTEE MEETING.

Motion by **Mr. Oday Lavergne**, second by **Mr. Jamar Gailes**, to approve minutes of July 24, 2025, Executive Committee meeting.

On vote, motion carried.

MOTION TO APPROVE MINUTES OF AUGUST 15, 2025, EXECUTIVE COMMITTEE MEETING.

Motion by **Mr. Oday Lavergne**, second by **Mr. Jamar Gailes**, to approve minutes of August 15, 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.

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

EXECUTIVE COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
September 16, 2025

The regular meeting of the Executive Committee of the England Economic and Industrial Development District was held on **Tuesday, September 16, 2025**, at Red River Bank, 1412 Centre Court, Suite 504, Alexandria, LA 71301.

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

Absent: Mr. Jamar Gailes

Others present: Mr. Ralph Hennessy, Executive Director and Mr. Matt Nowlin, Legal Counsel

Discussion with Legal Counsel and Committee regarding review of FBO contract with Freeman Holdings of LA, as part of strategic review and planning of EEIDD, including lease of buildings, FBO services provided, fuel rates and assignments and subleases.

Mr. Hennessy briefed committee on proposed Board agenda items for the Thursday, September 25, 2025 meeting.

Discussion with Legal Counsel and Committee on the establishment of the Administrative/Judicial Court System. Legal counsel, will provide information to Board at the Thursday, September 25, 2025 meeting, with vote to follow at the October 23, 2025 meeting.

Received report from Executive Director. Leaving in the morning for Chicago to meet with United Airlines. Page/Ortego event is on Friday, September 19.

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

ADMIN/LEGAL COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
August 28, 2025

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held on **Thursday, August 28, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Steve Mansour, called the meeting to order and requested roll call.

The following were present: Mr. Steve Mansour, Mr. Dennis Frazier, Mr. Jamar Gailles, Mr. Oday Lavergne, Mr. Myron Lawson, Jr., Mr. Joe McPherson, Mr. Patrick O'Quin, and Mr. Zeb Winstead.

The following were absent: Mr. Charlie Weems and Mr. Taylor Cottano.

MOTION TO APPROVE MINUTES OF JULY 24, 2025, EXECUTIVE COMMITTEE MEETING.

Motion by **Mr. Zeb Winstead**, second by **Mr. Oday Lavergne**, to approve minutes of July 24, 2025, Admin/Legal Committee meeting.

On vote, motion carried.

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, Mr. Joe McPherson, Chair of the Finance/Audit Committee.

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

**FINANCE/AUDIT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
August 28, 2025**

The regular meeting of the Finance/Audit Committee of the England Economic and Industrial Development District was held on **Thursday, August 28, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Joe McPherson, called the meeting to order and requested roll call.

The following were present: Mr. Joe McPherson, Mr. Dennis Frazier, Mr. Jamar Gailes, Mr. Oday Lavergne, Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Patrick O'Quin, Mr. Charlie Weems, Mr. Zeb Winstead.

The following were absent: Mr. Taylor Cottano.

MOTION TO APPROVE MINUTES OF JULY 24, 2025, EXECUTIVE COMMITTEE MEETING.

Motion by **Mr. Jamar Gailes**, second by **Mr. Zeb Winstead**, to approve minutes of July 24, 2025, Admin/Legal Committee meeting.

On vote, motion carried.

MOTION TO ADOPT BUDGET AMENDMENT #1 TO THE 2025/2026 FISCAL YEAR BUDGET.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gailes**, to adopt Budget Amendment #1 to the 2025/2026 fiscal year budget.

On vote, motion carried.

MOTION TO ACCEPT AND APPROVE THE BANKING SERVICES PROPOSAL SUBMITTED BY THE BANK OF MONTGOMERY PURSUANT TO LA. R.S. 39:1211, AND TO AUTHORIZE THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE A FINAL CONTRACT FOR A TERM OF THREE (3) YEARS, WITH THE OPTION FOR THREE (3) ADDITIONAL ONE-YEAR EXTENSIONS, SUBJECT TO SATISFACTORY PERFORMANCE AND MUTUAL AGREEMENT BETWEEN EEIDD AND THE SELECTED FINANCIAL INSTITUTION, AND ALL DOCUMENTS RELATED THERETO.

Motion by **Mr. Oday Lavergne**, Second by **Mr. Jamar Gailes**, to accept and approve the banking services proposal submitted by the Bank of Montgomery pursuant to La. R.S. 39:1211, and to authorize the executive director to negotiate and execute a final contract for a term of three (3) years, with the option for three (3) additional one-year extensions, subject to satisfactory performance and mutual agreement between EEIDD and the selected financial institution, and all documents related thereto.

On vote, motion carried. Mr. Winstead opted to stay his vote due to his affiliation with Red River Bank.

TO RECEIVE SCHEDULE OF PAID INVOICES FOR THE MONTH OF JULY 2025.

The Commissioners reviewed the schedule of paid invoices for the month of July 2025.

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/Audit Committee.

Chair, Mr. Zeb Winstead called upon Commissioner, Mr. Patrick O'Quin, Chair of the Economic Development Committee.

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

**ECONOMIC DEVELOPMENT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
August 28, 2025**

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on **Thursday, August 28, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Patrick O'Quin, called the meeting to order and requested roll call.

The following were present: Mr. Patrick O'Quin, Mr. Joe McPherson, Mr. Dennis Frazier, Mr. Jamar Gales, Mr. Oday Lavergne, Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Charlie Weems, Mr. Zeb Winstead.

The following were absent: Mr. Taylor Cottano.

MOTION TO APPROVE MINUTES OF JULY 24, 2025, ECONOMIC DEVELOPMENT COMMITTEE MEETING.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to approve minutes of July 24, 2025, Economic Development Committee meeting.

On vote, motion carried.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE AGREEMENT BETWEEN EEIDD AND AZEOFORM FOR BUILDING #1442 LOCATED AT 2716 VANDENBURG DRIVE.

Motion by **Mr. Zeb Winstead**, second by **Mr. Oday Lavergne**, to authorize Executive Director to execute lease agreement between EEIDD and Azeoform for building #1442 located at 2716 Vandenburg Drive.

Mr. Chris Perryman, owner of Azeoform, provided information on what service the business provides, as well as how many full-time and part-time employees this expansion will bring to the area.

On vote, motion carried.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE AGREEMENT WITH VITA AEREA FOR BUILDING #832 LOCATED AT 1717 KEGLEMEN DRIVE.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gales**, to authorize Executive Director to execute lease agreement with Vita Aerea for building #832 located at 1717 Keglemen Drive.

On vote, motion carried.

Mr. O'Quin 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. O'Quin adjourned the Economic Development Committee.

Chair, Mr. Zeb Winstead called upon Commissioner, Mr. Charlie Weems, Chair of the Capital Project Committee.

**CAPITAL PROJECT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
August 28, 2025**

The regular meeting of the Capital Project Committee of the England Economic and Industrial Development District was held on **Thursday, August 28, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Charlie Weems, called the meeting to order and requested roll call.

The following were present: Mr. Charlie Weems, Mr. Dennis Frazier, Mr. Jamar Gailes, Mr. Oday Lavergne, Mr. Myron K. Lawson, Jr., Mr. Steve Mansour, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Zeb Winstead.

The following were absent: Mr. Taylor Cottano.

MOTION TO APPROVE MINUTES OF JULY 24, 2025, ECONOMIC DEVELOPMENT COMMITTEE MEETING.
Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, to approve minutes of July 24, 2025, Economic Development Committee meeting.

On vote, motion carried.

MOTION TO APPROVE THE EXECUTIVE DIRECTOR'S ACCEPTANCE OF GRANT NUMBER 3-22-0003-099-2025 IN THE AMOUNT OF \$5,704,807 (FIVE MILLION, SEVEN HUNDRED FOUR THOUSAND, EIGHT HUNDRED AND SEVEN DOLLARS AND ZERO CENTS) FROM THE FEDERAL AVIATION ADMINISTRATION TO EXTEND RUNWAY 18-36 AND ASSOCIATED IMPROVEMENTS AND EXECUTION OF ALL RELATED DOCUMENTS THERETO.

Motion by **Mr. Jamar Gailes**, second by **Mr. Zeb Winstead**, to approve the Executive Director's acceptance of Grant Number 3-22-0003-099-2025 in the amount of \$5,704,807 (Five Million, Seven Hundred Four Thousand, Eight Hundred and Seven Dollars and Zero Cents) from the Federal Aviation Administration to Extend Runway 18-36 and Associated Improvements and execution of all related documents thereto.

On vote, motion carried.

MOTION TO APPROVE THE EXECUTIVE DIRECTOR'S ACCEPTANCE OF GRANT NUMBER 3-22-0003-100-2025 IN THE AMOUNT OF \$1,909,055 (ONE MILLION, NINE HUNDRED NINE THOUSAND, FIFTY-FIVE DOLLARS AND ZERO CENTS) FROM THE FEDERAL AVIATION ADMINISTRATION TO EXPAND APRON (SOUTH RAMP), CONSTRUCT TAXILANE AND EXECUTION OF ALL RELATED DOCUMENTS THERETO.

Approval of the Executive Director's acceptance of Grant Number 3-22-0003-100-2025 in the amount of \$1,909,055 (One Million, Nine Hundred Nine Thousand, Fifty-Five Dollars and Zero Cents) from the Federal Aviation Administration to Expand Apron (South Ramp), Construct Taxilane and execution of all related documents thereto was passed unanimously.

MOTION TO APPROVE THE EXECUTIVE DIRECTOR'S ACCEPTANCE OF GRANT NUMBER 3-22-0003-101-2025 IN THE AMOUNT OF \$2,932,905 (TWO MILLION, NINE HUNDRED THIRTY-TWO THOUSAND, NINE HUNDRED FIVE DOLLARS AND ZERO CENTS) FROM THE FEDERAL AVIATION ADMINISTRATION TO EXPAND APRON (SOUTH RAMP), CONSTRUCT TAXILANE AND EXECUTION OF ALL RELATED DOCUMENTS THERETO.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, to approve the Executive Director's acceptance of Grant Number 3-22-0003-101-2025 in the amount of \$2,932,905 (Two Million, Nine Hundred Thirty-Two Thousand,

Nine Hundred Five Dollars and Zero Cents) from the Federal Aviation Administration to Expand Apron (South Ramp), Construct Taxilane and execution of all related documents thereto.

Review of Capital Projects:

Mr. Weems 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. Weems adjourned the Economic Development Committee.

Mr. Charlie Weems, Committee Chair
CAPITAL PROJECTS COMMITTEE
England Economic & Industrial Development District

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS REGULAR SESSION
AUGUST 28, 2025**

The England Economic and Industrial Development District met in Regular Session in the England Airpark Board Room, 1611 Arnold Drive, Alexandria, Louisiana, on **Thursday, August 28, 2025**.

Mr. Zeb Winstead, Chair of the England Authority, called the meeting to order at 4:40 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, Secretary/Treasurer, Mr. Jamar Gales, Mr. Dennis Frazier, Mr. Myron Lawson, Jr., Mr. Joe McPherson, Mr. Charlie Weems, Mr. Steven Mansour and Mr. Patrick O'Quin .

Absent: Mr. Taylor Cottano.

The invocation and the Pledge of Allegiance were led by 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, Ms. 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 July 24, 2025, REGULAR BOARD MEETING.

Motion by **Mr. Jamar Gales**, second by **Mr. Charlie Weems**, to approve the minutes of July 24, 2025, Regular Board 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 the July 24, 2025 meeting).

Roll Call Vote:

Yays: 6 (Winstead, Lavergne, Gales, Lawson, Mansour, Weems)

Nays: 3 (Frazier, McPherson, O'Quin)

Absent: 1 (Cottano)

MOTION TO ADOPT BUDGET AMENDMENT #1 TO THE 2025/2026 FISCAL YEAR BUDGET.

Motion by **Mr. Steve Mansour**, Second by **Mr. Jamar Gales**, to adopt Budget Amendment #1 to the 2025/2026 fiscal year budget. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

MOTION TO ACCEPT AND APPROVE THE BANKING SERVICES PROPOSAL SUBMITTED BY THE BANK OF MONTGOMERY PURSUANT TO LA. R.S. 39:1211, AND TO AUTHORIZE THE EXECUTIVE

DIRECTOR TO NEGOTIATE AND EXECUTE A FINAL CONTRACT FOR A TERM OF THREE (3) YEARS, WITH THE OPTION FOR THREE (3) ADDITIONAL ONE-YEAR EXTENSIONS, SUBJECT TO SATISFACTORY PERFORMANCE AND MUTUAL AGREEMENT BETWEEN EEIDD AND THE SELECTED FINANCIAL INSTITUTION, AND ALL DOCUMENTS RELATED THERETO.

Motion by **Mr. Steve Mansour**, Second by **Mr. Jamar Gailes**, to accept and approve the banking services proposal submitted by the Bank of Montgomery pursuant to La. R.S. 39:1211, and to authorize the executive director to negotiate and execute a final contract for a term of three (3) years, with the option for three (3) additional one-year extensions, subject to satisfactory performance and mutual agreement between EEIDD and the selected financial institution, and all documents related thereto. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried. Mr. Winstead opted to stay his vote due to his affiliation with Red River Bank.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE AGREEMENT BETWEEN EEIDD AND AZEOFORM FOR BUILDING #1442 LOCATED AT 2716 VANDENBURG DRIVE.

Motion by **Mr. Oday Lavergne**, second by **Mr. Jamar Gailes**, to authorize Executive Director to execute lease agreement between EEIDD and Azeoform for building #1442 located at 2716 Vandenburg Drive. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE LEASE AGREEMENT WITH VITA AEREA FOR BUILDING #832 LOCATED AT 1717 KEGLEMEN DRIVE.

Motion by **Mr. Jamar Gailes**, Second by **Mr. Myron Lawson, Jr.**, to authorize Executive Director to execute lease agreement with Vita Aerea for building #832 located at 1717 Keglemen Drive. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

MOTION TO APPROVE THE EXECUTIVE DIRECTOR'S ACCEPTANCE OF GRANT NUMBER 3-22-0003-099-2025 IN THE AMOUNT OF \$5,704,807 (FIVE MILLION, SEVEN HUNDRED FOUR THOUSAND, EIGHT HUNDRED AND SEVEN DOLLARS AND ZERO CENTS) FROM THE FEDERAL AVIATION ADMINISTRATION TO EXTEND RUNWAY 18-36 AND ASSOCIATED IMPROVEMENTS AND EXECUTION OF ALL RELATED DOCUMENTS THERETO.

Motion by **Mr. Jamar Gailes**, second by **Mr. Zeb Winstead**, to approve the Executive Director's acceptance of Grant Number 3-22-0003-099-2025 in the amount of \$5,704,807 (Five Million, Seven Hundred Four Thousand, Eight Hundred and Seven Dollars and Zero Cents) from the Federal Aviation Administration to Extend Runway 18-36 and Associated Improvements and execution of all related documents thereto. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

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Apron (South Ramp), Construct Taxilane and execution of all related documents thereto. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

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Motion by **Mr. Jamar Gailes**, Second by **Mr. Oday Lavergne**, to approve the Executive Director's acceptance of Grant Number 3-22-0003-101-2025 in the amount of \$2,932,905 (Two Million, Nine Hundred Thirty-Two Thousand, Nine Hundred Five Dollars and Zero Cents) from the Federal Aviation Administration to Expand Apron (South Ramp), Construct Taxilane and execution of all related documents thereto. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

Executive Director briefed the Commissioners on the Land Use Map. Discussion followed.

Comments by Legal Counsel: None.

Comments/Questions by Commissioners:

Mr. Gailes reported that he has been working on the template for the Executive Director's appraisal. He has shared that with Mr. Lawson. They plan to have it sent to the Commissioners next week.

Mr. Winstead presented Mr. Frazier with an Appreciation of Service plaque for his serving on the Board of Commissioners from 2008 – 2025.

Comments by Executive Director:

Mr. Hennessy thanked Mr. Frazier for his years of service on the Board.

Page/Ortego unveiling will be on Friday, September 19 and Louisiana Aviation Hall of Fame event will take place on Saturday, September 20.

Staff Reports:

- 1) **Financial:** Ms. Steiner reported that expenses were still down 3.5%, below budget. Revenues are 11% over budget.
- 2) **Air Traffic:** Mr. Gammel reported that Delta was up almost 20% over this time last year. American was up 10%. As of November 2, American will have all 175 aircraft flying into Alexandria. Record month for fuel sales. Within the next couple of weeks, we will have an in-person meeting with United again.
- 3) **Economic Development/Operations:** Mr. Broussard reported that we received five (5) submittals for the Oak Wing RFP. Elite, current operator, submitted again, as well as Troon, KemperSports, Meyer and Bloom. RFPs are uploaded and as soon as the Golf Selection Committee is set, a link will be sent to review the RFPs. AST Turbo has exercised their one-year option. Salus, aviation contracting company

like CSI, works with ICE flights. Leasing old Marshall building, Bldg 2107. Introduced Mr. Chris Massengil, new Executive Director and President of Louisiana Central.

4) Public Comments or Questions - None

There being no further business, Mr. Zeb Winstead adjourned the meeting at 5:36 p.m.

Zeb Winstead, Chair

*England Economic and Industrial Development District
Board of Commissioners*

Jamar Gailes, Secretary/Treasurer

*England Economic and Industrial Development District
Board of Commissioners*