



MEETING NOTICE

TO: Board of Commissioners, Public, Press and Media
FROM: Zeb Winstead, Chair, England Authority
SUBJECT: Committee Meetings and Board Meeting

The England Authority's Committee Meetings and Board Meeting are scheduled to be held **Thursday, December 18, 2025, at 4:00 p.m.** in the England Authority Board Room, 1611 Arnold Drive., Alexandria, LA 71303.

The England Authority's Committee Meetings and Board Meeting are available via Livestream on England Airpark's website. Visit www.EnglandAirpark.org/england-authority/

When the England Authority web page opens, scroll down the landing page and the Livestream will be available in the Board Meetings section.

-Public comments regarding an agenda item, upon which a vote is to be taken, are allowed at board and committee meetings. Individuals should, when possible, comment on proposals during Committee hearings when an agenda item is considered. The Chair will allow public comment on an agenda item prior to a vote. Comments shall be limited to 3 minutes per person and shall be Germane to the issue under consideration. Proponents and opponents should fill out a comment card and file it with the Executive Director prior to the meeting. Cards will then be handed to the Chair for use during the appropriate comment period.

A. CALL TO ORDER

THE ENGLAND AUTHORITY EXECUTIVE COMMITTEE

December 18, 2025

Members: ZEB WINSTEAD, CHAIR; O'DAY LAVERGNE, VICE-CHAIR; JAMAR GAILES, SECRETARY-TREASURER

AGENDA

* Additions to the agenda may be made by unanimous consent

➤ Solicit and hear public comments on Agenda items.

1. Motion to approve the minutes of November 20, 2025, Executive Committee meeting.

THE ENGLAND AUTHORITY ADMIN/LEGAL COMMITTEE

December 18, 2025

Members: STEVEN MANSOUR, CHAIR; CHARLIE WEEMS, VICE-CHAIR

Trey Crump, Joshua Dara, Sr., Jamar Gales, Oday Lavergne, Myron Lawson, Jr., Joe McPherson, Patrick O'Quin, Zeb Winstead

AGENDA

* Additions to the agenda may be made by unanimous consent

➤ Solicit and hear public comments on Agenda items.

1. Motion to approve the minutes of November 20, 2025, Admin/Legal Committee meeting.
2. Motion to approve the Resolution to enact EEIDD Ordinances 2-110 through 2-130, and to amend Ordinance 4-2, to establish administrative court system, to provide for appointment of hearing officer, to provide for administrative adjudication, enforcement, and judicial review of EEIDD regulatory violations.
3. Motion to approve the Resolution to amend EEIDD Ordinances Section 6-88(f) to provide for submission of a rolling five-year operating forecast and rolling five-year capital projects plan.
4. Motion to approve the Resolution to amend EEIDD Ordinances Sections 2-56, 2-57, 2-58, 2-78, 2-105, 6-88, 6-293, 6-321, 8-2, 8-30, 8-31 to provide for repeal and replacement of references to standing committees of the Board.
5. Motion to authorize the Executive Director to execute a management agreement between EEIDD and Bloom Golf Management for the management and operations of Oakwing Golf Club.

6. Motion to approve the Resolution designating a project area and creating the England District Sub-District No. 3 and defining and describing the boundaries thereof in accordance with and as authorized by La. R.S. 33:130.355(12), providing for other matters in connection with the foregoing, and to further provide when this Resolution shall become effective.

THE ENGLAND AUTHORITY
FINANCE/AUDIT COMMITTEE
December 18, 2025

Members: JOE MCPHERSON, CHAIR; TREY CRUMP, VICE-CHAIR

Joshua Dara, Sr., Jamar Gales, Oday Lavergne, Myron Lawson, Jr., Steve Mansour, Patrick O'Quin, Charlie Weems, Zeb Winstead

AGENDA

* Additions to the agenda may be made by unanimous consent

- Solicit and hear public comments on Agenda items.
1. Motion to approve the minutes of November 20, 2025, Finance/Audit Committee meeting.
 2. To receive schedule of paid invoices for the month of November 2025.
 3. Motion to receive the annual independent Audit Report on Fiscal Year 2024/2025 from Kolder, Slaven & Company, LLC.

THE ENGLAND AUTHORITY
ECONOMIC DEVELOPMENT COMMITTEE
December 18, 2025

Members: PATRICK O'QUIN, CHAIR; JOE MCPHERSON, VICE-CHAIR

Trey Crump, Joshua Dara, Sr., Jamar Gales, Myron Lawson, Jr., Oday Lavergne, Steven Mansour, Charlie Weems, Zeb Winstead

AGENDA

* Additions to the agenda may be made by unanimous consent

- Solicit and hear public comments on Agenda items.
1. Motion to approve the minutes of November 20, 2025, Economic Development Committee meeting.
 2. Motion to authorize the Executive Director to execute lease amendment #2 to the ground lease between EEIDD and The Geo Group.

THE ENGLAND AUTHORITY
CAPITAL PROJECT COMMITTEE
December 18, 2025

Members: CHARLIE WEEMS, CHAIR; JOSHUA DARA, SR., VICE-CHAIR

Trey Crump, Jamar Gales, Oday Lavergne, Myron Lawson, Jr., Oday Lavergne, Steve Mansour, Joe McPherson, Zeb Winstead

AGENDA

* Additions to the agenda may be made by unanimous consent

➤ Solicit and hear public comments on Agenda items.

1. Motion to approve the minutes of November 20, 2025, Capital Project Committee meeting.
2. Motion authorizing the Executive Director to accept the winning bid from Zoefitg Ltd. in the amount of \$218,046.24 (Two Hundred Eighteen Thousand, Forty-Six Dollars and Twenty-Four Cents) for the purchase of new terminal seating, and to execute all necessary documents thereto.
3. Review updates on Capital Projects.

DRAFT

**THE ENGLAND AUTHORITY
BOARD OF COMMISSIONERS**

Zeb Winstead, Chair
Oday Lavergne, Vice-Chair
Jamar Gailles, Secretary/Treasurer
Trey Crump
Joshua Dara, Sr.

Myron Lawson, Jr.
Steve Mansour
Joe McPherson
Patrick O'Quin
Charlie Weems

**REGULAR MEETING
December 18, 2025
England Authority Board Room
AGENDA**

Public comments regarding an agenda item, upon which a vote is to be taken, are allowed at board and committee meetings. Individuals should, when possible, comment on proposals during Committee hearings when an agenda item is considered. The Chair will allow public comment on an agenda item prior to a vote. Comments shall be limited to 3 minutes per person and shall be germane to the issue under consideration. Proponents and opponents should fill out a comment card and file it with the Executive Director prior to the meeting. Cards will then be handed to the Chair for use during the appropriate comment period.

- A. Call to Order
 - B. Invocation
 - C. Pledge of Allegiance
 - D. Roll Call
 - E. Public Comments or Questions
 - F. Active Items
-
- 1. Motion to approve the minutes of November 20, 2025, Regular Board meeting.
 - 2. Motion to set Board Meeting dates for 2026.
 - 3. Final adoption of Resolution to enact EEIDD Ordinances 2-110 through 2-130, and to amend Ordinance 4-2, to establish administrative court system, to provide for appointment of hearing officer, to provide for administrative adjudication, enforcement, and judicial review of EEIDD regulatory violations.
 - 4. Final adoption of Resolution to amend EEIDD Ordinances Section 6-88(f) to provide for submission of a rolling five-year operating forecast and rolling five-year capital projects plan.
 - 5. Final adoption of Resolution to amend EEIDD Ordinances Sections 2-56, 2-57, 2-58, 2-78, 2-105, 6-88, 6-293, 6-321, 8-2, 8-30, 8-31 to provide for repeal and replacement of references to standing committees of the Board.
 - 6. Motion to receive the annual independent Audit Report on Fiscal Year 2024/2025 from Kolder, Slaven & Company, LLC.
 - 7. Motion to authorize the Executive Director to execute a management agreement between EEIDD and Bloom Golf Management for the management and operations of Oakwing Golf Club.

8. Final adoption of Resolution designating a project area and creating the England District Sub-District No. 3 and defining and describing the boundaries thereof in accordance with and as authorized by La. R.S. 33:130.355(12), providing for other matters in connection with the foregoing, and to further provide when this Resolution shall become effective
9. Motion to authorize the Executive Director to execute lease amendment #2 to the ground lease between EEIDD and The Geo Group.
10. Motion authorizing the Executive Director to accept the winning bid from Zoeffig Ltd. in the amount of \$218,046.24 (Two Hundred Eighteen Thousand, Forty-Six Dollars and Twenty-Four Cents) for the purchase of new terminal seating, and to execute all necessary documents thereto.
11. Enter Executive Session for discussion of character, professional competency of Executive Director, establishing an Annual Rating and Performance Evaluation form regarding same. La. R.S. 42:17(A)(1).
12. Motion to elect Chair of the England Economic and Industrial Development District.
13. Motion to elect Vice-Chair of the England Economic and Industrial Development District.
14. Motion to elect Secretary/Treasurer of the England Economic and Industrial Development District.

ADDITIONS TO AGENDA
(By unanimous vote)

- G. Comments by Legal Counsel
- H. Comments or Questions by Commissioners
- I. Comments by Executive Director
- J. Staff Reports – 1) Financial
2) Air Traffic
3) Economic Development/Operations
- K. Public Comments or Questions
- L. Adjourn

EXECUTIVE COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
November 20, 2025

The regular meeting of the Executive Committee of the England Economic and Industrial Development District was held on **Thursday, November 20, 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, Mr. Oday Lavergne and Mr. Jamar Gailes.

MOTION BY CONSENT TO APPROVE MINUTES OF SEPTEMBER 16, 2025, SEPTEMBER 25, 2025, AND NOVEMBER 12, 2025, EXECUTIVE COMMITTEE MEETINGS.

Motion by **Mr. Jamar Gailes**, second by **Mr. Oday Lavergne**, by consent to approve minutes of September 16, 2025, September 25, 2025, and November 12, 2025, Executive Committee meetings.

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

**ADMIN/LEGAL COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
November 20, 2025**

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held on **Thursday, November 20, 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. Steve Mansour, Mr. Charlie Weems, Mr. Trey Crump, Mr. Joshua Dara, Sr., Mr. Jamar Gailes, Mr. Oday Lavergne, Mr. Myron Lawson, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Zeb Winstead

MOTION TO APPROVE THE MINUTES OF OCTOBER 23, 2025, ADMIN/LEGAL COMMITTEE MEETING.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Myron Lawson**, to approve the minutes of the October 23, 2025, Admin/Legal Committee meeting.

On vote, motion carried.

Review of Millionaire Lease by Mr. Matt Nowlin, Legal Counsel.

Review of the Court System, as well as introduction and discussion of the Airpark's Five-Year Capital Improvement Program by Mr. Matt Nowlin, Legal Counsel.

Resolution by Chair, Mr. Zeb Winstead, Second by Mr. Jamar Gailes, to enact EEIDD Ordinances 2-110 through 2-130, and to amend Ordinance 4-2, to establish administrative court system, to provide for appointment of hearing officer, to provide for administrative adjudication, enforcement, and judicial review of EEIDD regulatory violations.

On vote, resolution approved.

Resolution by Commissioner, Mr. Joe McPherson, Second by Mr. Oday Lavergne, to amend EEIDD Ordinances Section 6-88(f) to provide for submission of a rolling five-year operating forecast and rolling five-year capital projects plan.

On vote, resolution approved.

Resolution by Commissioner, Mr. Oday Lavergne, Second by Mr. Zeb Winstead, to amend EEIDD Ordinances Sections 2-56, 2-57, 2-58, 2-78, 2-105, 6-88, 6-293, 6-321, 8-2, 8-30, 8-31 to provide for repeal and replacement of references to standing committees of the Board.

On vote, resolution approved.

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.

Admin/Legal Committee

11/20/2025

2

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

Mr. Steven Mansour, Committee Chair

ADMIN/LEGAL COMMITTEE

England Economic & Industrial Development District

RESOLUTION NO. 116-2025

STATE OF LOUISIANA

PARISH OF RAPIDES

**In the Name and by the Authority of
The England Economic & Industrial Development District**

RESOLUTION

BE IT RESOLVED, THAT THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT HEREBY AMENDS CHAPTER 6, ARTICLE IV, SECTION 6-88 OF ITS CODE OF ORDINANCES AND POLICIES TO PROVIDE FOR THE SUBMISSION OF A ROLLING FIVE-YEAR OPERATING FORECAST AND ROLLING FIVE-YEAR CAPITAL PROJECTS PLAN CONCURRENT WITH THE SUBMISSION OF EACH FISCAL YEAR'S PROPOSED ANNUAL BUDGET, AND TO FURTHER PROVIDE WHEN THIS RESOLUTION SHALL BECOME EFFECTIVE.

WHEREAS, the England Economic and Industrial Development District (the "EEIDD") maintains a Code of Ordinances and Policies (the "EEIDD Code"), maintained through the efforts of its staff;

WHEREAS, pursuant to the Louisiana Local Government Budget Act, **La. R.S. 39:1301, et seq.** and **EEIDD Code Chapter 6, Article IV, Section 6-88**, the EEIDD adopts an annual budget each fiscal year beginning July 1;

WHEREAS, the EEIDD Board of Commissioners desires to strengthen long-range fiscal planning, transparency, and structural balance by providing for a rolling five-year operating forecast and rolling five-year capital projects plan, to be submitted concurrently with each fiscal year's proposed annual budget, in supplement to, and not conflict with, the Local Government Budget Act;

WHEREAS, the Board of Commissioners of the EEIDD has directed its Attorney to review and propose amendments to the EEIDD Code to provide for a rolling five-year operating forecast and rolling five-year capital projects plan to be submitted concurrently with each fiscal year's proposed annual budget, in supplement to, and not conflict with, the Local Government Budget Act;

WHEREAS, the Board now finds it necessary and proper to adopt and amend the ordinance text and direct the codification thereof within the EEIDD Code;

WHEREAS, on November 12, 2025, at a regular meeting of the Board of Commissioners of the EEIDD, duly noticed, this Resolution was introduced, and laid over for publication in the official journal of the EEIDD, the Alexandria Town Talk; and,

WHEREAS, the Board of Commissioners of the EEIDD does hereby adopt the following amendments to the EEIDD Code;

NOW THEREFORE, BE IT ORDAINED by the Board of Commissioners of the England Economic and Industrial Development District, in legal session convened, that the **EEIDD Code, Chapter 6, Article IV, Section 6-88** is hereby amended as set forth below.

Section 1. Subjection (f) of **EEIDD Code, Chapter 6, Article IV, Sec. 6-88**, titled, "Annual comprehensive budget" is hereby amended, as follows.

Sec. 6-88. - Annual comprehensive budget.

* * *

- (f) The executive director, in addition to complying with subsection (a) of this section, shall provide to the chair of the board and the chairs of the administrative and legal committee and of the finance and audit committee a copy of the following proposed budgets and forecasts 14 days prior to the submittal of the remainder of the annual operating budget in accordance with subsection (a) of this section:
- (1) Personnel budget for the ensuring fiscal year, which upon adoption shall form part of the annual operating budget;
 - (2) Rolling five-year operating forecast; which shall cover the ensuing fiscal year plus the next four fiscal years (five fiscal years total); and

- (3) Rolling five-year capital projects plan, which shall include those airport capital projects which are included in the District's Capital Improvement Plan submitted to the Federal Aviation Administration, capital projects involving commercial or residential leases, and any other capital projects, regardless of the location, which are self-funded or which are included in a District grant application or request for funding, regardless of the funding source.

* * *

Section 2.

Nothing in this Section alters any requirement of the Local Government Budget Act. This Section supplements those requirements by mandating multi-year operating projections. In the event of a conflict between this Section and Louisiana law, Louisiana law shall control and this Section shall be construed to the maximum extent consistent with Louisiana law.

Section 3.

Severability. If any provision of this section is held invalid, the remaining provisions shall not be affected and shall remain in full force and effect.

Section 4.

Implementation. The Executive Director is authorized to develop and use standard templates and schedules for the five-year operating forecast and to undertake all actions reasonably necessary to implement Section 6-88(f), as amended above.

Section 5.

All resolutions or parts of resolution in conflict herewith are hereby repealed.

Section 6.

Effective Date. This Resolution shall take effect on January 1, 2026.

This Resolution having been submitted to a vote at the _____, 2025, legally convened public meeting, the vote thereon was as follows:

YEAS:

NAYS:

ABSTAINING:

ABSENT:

DID NOT VOTE:

And this Resolution was declared adopted on this _____ day of _____, 2025.

I, _____, do hereby certify that I am the duly qualified and acting Secretary of the Board of Commissioners of the England Economic and Industrial Development District, Rapides Parish, Alexandria, Louisiana, and further certify that the above and foregoing constitutes a true and correct copy of a resolution for the minutes of a regular meeting of the Board of Commissioners held on _____, 2025, of said minutes and resolution.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature.

Jamar Gailes, Secretary / Treasurer

Zeb Winstead, Chair

Ralph Hennessy, Executive Director

RESOLUTION NO. 117-2025

STATE OF LOUISIANA

PARISH OF RAPIDES

**In the Name and by the Authority of
The England Economic & Industrial Development District**

RESOLUTION

BE IT RESOLVED, THAT THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT HEREBY AMENDS SECTIONS 2-54, 2-56, 2-58, 2-78, 2-105, 6-88, 6-293, 8-2, 8-30, AND 8-31 OF ITS CODE OF ORDINANCES AND POLICIES; AND FURTHER PROVIDES WHEN THIS RESOLUTION SHALL BECOME EFFECTIVE

WHEREAS, the England Economic and Industrial Development District (hereafter, the “EEIDD”) has a Code of Ordinances and Policies (hereafter, the “EEIDD Code”) maintained through the efforts of its staff; and,

WHEREAS, the Board of Commissioners of the EEIDD (the “Board”) is vested with all powers necessary to manage, regulate, and administer the affairs of the EEIDD in accordance with its enabling legislation and the EEIDD Code of Ordinances; and

WHEREAS, the Executive Committee of the EEIDD, at a special meeting dated November 12, 2025, duly noticed, directed its Attorney to review and propose updates to the EEIDD Code as determined proper and necessary, regarding the elimination of standing committees of the EEIDD, except for the Executive Committee;

WHEREAS, Section 2-56 of the EEIDD Code presently establishes certain standing committees of the Board, including an Executive Committee, Finance and Audit Committee, Administrative and Legal Committee, Economic Development Committee, and Capital Projects Committee; and

WHEREAS, the Board has reviewed its committee structure and finds that multiple standing committees are no longer necessary for the efficient conduct of EEIDD business, and that Board-level oversight is better achieved by centralizing policy functions in the Board as a whole; and

WHEREAS, the Board finds it in the best interest of the EEIDD to retain the Executive Committee as the sole standing committee of the Board, in order to address matters requiring immediate action between regularly scheduled meetings of the Board, and to eliminate all other standing committees; and

WHEREAS, the Board desires to amend such provisions so that any duties, powers, or functions previously assigned to standing committees other than the Executive Committee shall hereafter be exercised by the Board; and

WHEREAS, the Board does not intend by this Resolution to prevent the establishment of special ad hoc committees when necessary, nor does the Board intend by this Resolution to diminish or alter any substantive powers of the District or the Board under applicable law, but only to revise the internal committee structure and allocation of advisory and administrative functions; and

WHEREAS, on November 20, 2025, at a regular meeting of the Board duly noticed, the this Resolution was introduced, and laid over for publication in the official journal of the EEIDD, the Alexandria Town Talk; and,

WHEREAS, the Board of Commissioners of the England Economic and Industrial Development District does hereby adopt the following amendments to the EEIDD Code;

NOW THEREFORE, BE IT ORDAINED by the EEIDD Board of Commissioners, in legal session convened, that its Code of Ordinances and Policies, England Economic and Industrial Development District, Louisiana, is hereby amended to read as follows:

Section 1. Part II, Chapter 2, Article III, Subsections 2-54(c), (d), (f), (i), and (j) are hereby amended and reenacted to read as follows:

Sec. 2-54. Board meetings and rules.

* * *

(c) *Repealed.*

(d) Discussion items and agenda items must be in the hands of the executive director by 12:00 p.m. on the Wednesday preceding the board meeting for inclusion on the proposed agenda.

* * *

(f) Fact sheets shall be submitted to the board for every item to be included on the agenda. Fact sheets generated by board members shall have the signature of the appropriate board members. Other than as originated by the board, each fact sheet shall bear the signature of the executive director. Each item shall be fully documented.

* * *

(i) The executive director and his division directors shall be present at all regular board meetings. Other administrative personnel shall attend at the discretion of the executive director unless they have been specifically requested to attend by the board.

(j) The board chair shall be guided by the following rules when controlling discussion:

(1) At the board meeting at which a resolution first appears on the agenda, the board shall be allowed the full range of information gathering and issue discussion.

(2) *Repealed.*

* * *

Section 2. Part II, Chapter 2, Article III, Subsections 2-56(b), (c), (d), (e), and (f), are hereby amended and reenacted to read as follows:

Sec. 2-56(b). District Committees.

* * *

- (b) The Executive Committee and any special ad hoc board committees established pursuant to this subsection (e) are to act as liaison between the administrative arm of the district and the entire board. Questions related to various departments of district operations will be generally handled by the appropriate committee. This is not to exclude individual efforts on behalf of anyone on the board.
- (c) *Repealed.*
- (d) The executive committee shall consist of the chair, vice-chair, secretary, and the two immediate past chairmen of the board. It shall be the duty of the executive committee to take such action as may be necessary in the event that any matter requiring immediate action shall arise between board meetings. All acts of the executive committee shall be submitted to the board for ratification, or rejection, at its next meeting, except in matters where the board shall have delegated to the executive committee full power to act with respect to any matter.
- (e) Special ad hoc committees of the board may be established by the chair, and shall be established upon the written request of five members of the board, to serve as the occasion may require.
- (f) The chair of the board shall appoint the chair, vice-chair, and members of all special ad hoc committees. Each special ad hoc committee shall consist of not less than three members of the board.

Section 3. Part II, Chapter 2, Article III, Section 2-58 is hereby amended and reenacted to read as follows:

Sec. 2-58. Receipt of bids.

The following procedure shall be used for the taking of formal bids:

- (1) Advertisement for bid.
- (2) Advertisement shall be governed by applicable state law.
- (3) Bids shall be taken in the board room at a meeting open to the public.
- (4) Bids shall be opened and read out loud.
- (5) Bids shall be available for public inspection.
- (6) The executive director shall submit to the board the names of these submitting bids and the recommendation for award.
- (7) *Repealed.*
- (8) Board shall make award by adoption of a resolution.

Section 4. Part II, Chapter 2, Article IV, Subsection 2-78(a) is hereby amended and reenacted to read as follows:

Sec. 2-78. Legal.

* * *

(a) Communication with the district's legal counsel by the board of commissioners, individual commissioners and the executive director regarding any matter involving the district is appropriate and authorized. Performance of other legal services by the district's legal counsel can be authorized only in the following manner

- (1) Upon formal motion by the board;
- (2) Upon formal motion by the Executive committee;
- (3) Upon written request of the executive director; and

- (4) Upon request of the chair of the board.

* * *

Section 5. Part II, Chapter 2, Article V, Section 2-105(f) is hereby amended and reenacted to read as follows:

Sec. 2-105. Standardized leases.

* * *

- (f) If a material change is proposed in the standard lease form of a commercial lease after its approval but prior to closing, the executive director is authorized to make said changes upon notification to and approval by the chair of the board, who may refer the approval to the entire board if a significant policy issue is believed to be involved with the change.

* * *

Section 6. Part II, Chapter 6, Article XI, Subsection 6-88(f) is hereby amended and reenacted to read as follows:

6-88. Annual Comprehensive budget.

* * *

- (f) The executive director, in addition to complying with subsection (a) of this section, shall provide to the chair of the board a copy of the proposed personnel budget, which shall form part of the annual operating budget, 14 days prior to the submittal of the remainder of the annual operating budget in accordance with subsection (a) of this section

* * *

Section 7. Part II, Chapter 6, Article XI, Subsections 6-293(2), (3)(h), (3)(i), and (3)(m) are hereby amended and reenacted to read as follows:

6-293. Debarment of a bidder as “not responsible.”

* * *

- (2) If the board desires to consider disqualification of an apparent lowest responsive bidder based upon the bidder being "not responsible" pursuant to R.S. 38:2212(J), it shall assign the matter to a special ad hoc committee (for the remainder of this section, “Committee”) which shall conduct a debarment hearing as soon as practicable following approval of the bid of the lowest responsive bidder.
- (3) At the debarment hearing, the executive director or his designee shall submit evidence to the committee to establish that "just cause" exists to conclude the bidder as "not responsible." Evidence shall be based on the following, non-exclusive, factors:
 - (a) Financial ability of bidder to perform the work;
 - (b) Skill of bidder;
 - (c) Integrity of bidder;
 - (d) Judgment of bidder;
 - (e) Experience of bidder;
 - (f) Reputation of bidder;
 - (g) Previous experience of authority with bidder;
 - (h) At the close of evidence, the committee chair shall entertain a motion to debar the lowest responsive bidder as "not responsible";
 - (i) If the vote of the committee is to debar the lowest responsive bidder as "not responsible," the committee chair, or his designee, shall give written notice of the vote to the debarred bidder within 24 hours by hand delivery or by certified mail return receipt requested, at the bidder's address if contained in the bid package. The

notice shall cite the specific evidence upon which the debarment vote was based and shall inform the debarred bidder it has three days to file a written request for a hearing, mailed by certified mail, return receipt requested. The request shall be addressed to the chair of the England Economic and Industrial District ("commission"), c/o Executive Director, 1611 Arnold Drive, Alexandria, LA 71303;

- (j) If the bidder does not timely request a hearing to reconsider the debarment, the vote to debar shall become final, automatically;
- (k). If a hearing to reconsider the debarment is timely filed, the commission chair shall fix a special call meeting of the commission as soon as practicable to receive evidence from the debarred bidder supporting its reasons for reconsideration of the debarment vote. Written notice of the place, date and time of the meeting shall be hand delivered or mailed, by certified mail return receipt requested, to the debarred bidder within 24 hours, at the address contained in the bid package;
- (l) At the special call meeting of the commission, the debarred bidder shall be allowed to introduce such evidence and make such arguments as it deems appropriate to refute the reasons for its debarment;
- (m) At the conclusion of the evidence, the commission chair shall entertain a motion to either affirm or reject the previous vote of the committee to debar the bidder. Written notice of the vote shall be hand delivered or mailed by certified mail, return receipt requested, to the debarred bidder within 24 hours, at the address contained in the bid package.

Section 8. Part II, Chapter 8, Article I, Subsection 8-2(b) is hereby amended and reenacted to read as follows:

8-2. Organizational description.

* * *

- (b) Various committees may be appointed by the chair from its membership and from outside its membership for the purpose of providing detailed information to the board of commissioners on a variety of matters important to the operation and management of the airport

* * *

Section 9. Part II, Chapter 8, Article I, Subsection 8-30(c) is hereby amended and reenacted to read as follows:

8-30. Review of district personnel, executive director.

* * *

- (c) The executive director shall be reviewed by all commissioners. The review meeting with the executive director shall be conducted by the chair of the board of commissioners. The tabulated review, meeting synopsis, etc., shall be placed in the executive director's personnel file and forwarded to each member of the board

Section 10. Part II, Chapter 8, Article I, Subsection 8-31(d) is hereby amended and reenacted to read as follows:

8-31. Grievance procedure.

* * *

(d) The employee may appeal the decision of the deputy director, by written notice delivered to the deputy director within two business days of receiving the appeal decision. Upon receipt of the appeal, the deputy director shall forward the appeal package, any additional written documentation he considered and a copy of the appeal decision to the executive director. The executive director shall review the appeal package and consider any additional information he believes will aid in the review process. Within five business days of receiving the appeal package, the executive director shall issue a final decision affirming, reversing or modifying the decision of the deputy director, delivering copies of the appeal decision to the employee, the department head and the deputy director. Notice of the final decision shall be copied to the chair of the board.

* * *

Section 11. That any paragraph or subparagraph of any ordinance which has been amended by this resolution which has not expressly been amended or repealed is hereby reenacted.

Section 12. Severability. If any provision of this section is held invalid, the remaining provisions shall not be affected and shall remain in full force and effect.

Section 13. That this Resolution shall become effective January 1, 2026.

PARISH OF RAPIDES

STATE OF LOUISIANA

I, Jamar Gailes, do hereby certify that I am the duly qualified and acting Secretary of the Board of Commissioners of the England Economic and Industrial Development District of the Parish of Rapides, Alexandria, Louisiana, and further certify that the above and foregoing constitutes a true and correct copy of a resolution for the minutes of a regular meeting of the England Economic and Industrial Development District held on December 18, 2025, of said minutes and resolution.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature.

Jamar Gailes, Secretary

Zeb Winstead, Chair

Ralph Hennessy, Executive Director

RESOLUTION NO. 123-2025

STATE OF LOUISIANA

PARISH OF RAPIDES

**In the Name and by the Authority of
The England Economic & Industrial Development District**

RESOLUTION

BE IT RESOLVED, THAT THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT HEREBY ADOPT CHAPTER 2, ARTICLE VI OF ITS CODE OF ORDINANCES AND POLICIES TO ESTABLISH AN ADMINISTRATIVE COURT SYSTEM, TO PROVIDE FOR APPOINTMENT OF HEARING-OFFICER, TO PROVIDE FOR THE ADMINISTRATIVE ADJUDICATION, ENFORCEMENT, AND JUDICIAL REVIEW OF EEIDD REGULATORY VIOLATIONS; TO AMEND CHAPTER 4, ARTICLE I, SECTIONS 4-2(D) AND (E); AND TO FURTHER PROVIDE WHEN THIS RESOLUTION SHALL BECOME EFFECTIVE.

WHEREAS, the England Economic and Industrial Development District (hereafter, the “EEIDD”) has a Code of Ordinances and Policies (hereafter, the “EEIDD Code”) maintained through the efforts of its staff;

WHEREAS, the EEIDD Code provides at Part II, Chapter 4 the EEIDD’s rules and regulations governing aviation, ground, air traffic, commercial, and military operations of the EEIDD Airpark, and enforcement of same;

WHEREAS, Article I, Section 4-1 provides that the executive director shall have the right to cause to be ejected and/or barred from the airport premises, any vehicle or aircraft operator guilty of any provisions of the EEIDD’s rules and regulations, and that such persons who have been ejected and/or barred from the airport premises shall have the right to appeal the ejection to the EEIDD Board of Commissioners;

WHEREAS, EEIDD Code provides at Part II, Chapter 4, Article I, Section 4-2 provides for the appeal process for those persons who have been ejected and/or barred from the airport premises;

WHEREAS, the EEIDD Code provides at Part II, Chapter 4, Article VIII, Section 4-210 for the assessment of penalties, including the denied use of the airfield for a specific period of time or permanently as determined by the executive director and/or his designee, charging with a misdemeanor, punishable by a fine not to exceed \$500.00 and/or imprisonment in jail for a period not to exceed six months, for violations of the EEIDD Code;

WHEREAS, the EEIDD Code provides at Part II, Chapter 10 the EEIDD's rules and regulations regulating traffic the regulation of vehicular and pedestrian traffic within the EEIDD Airpark, and enforcement of same;

WHEREAS, the EEIDD Code provides at Part II, Chapter 10, Sections 10-7 through 10-9 for the enforcement of the EEIDD's traffic regulations;

WHEREAS, the Board of Commissioners of the EEIDD directed its Attorney to review and propose updates to the EEIDD Code to provide for the creation, establishment, and operation of an administrative court system which provides for the enforcement of the EEIDD's rules and regulations governing aviation, ground, air traffic, commercial, military operations, and vehicular and pedestrian traffic within the EEIDD Airpark, while also providing persons accused of violating the EEIDD's rules and regulations adequate due process, including, but not limited to, the right to appeal adverse decisions to a district court of competent jurisdiction;

WHEREAS, on September 25, 2025, at a regular meeting of the Board of Commissioners of the EEIDD, duly noticed, this Resolution was introduced, and laid over for publication in the official journal of the EEIDD, the Alexandria Town Talk; and,

WHEREAS, the Board of Commissioners of the EEIDD does hereby adopt the following amendments to the EEIDD Code;

NOW THEREFORE, BE IT ORDAINED by the EEIDD Board of Commissioners, in legal session convened, that it hereby enacts Part II, Chapter 2, Article VI – Court System, Sections 2-110 through 2-130, and amends Sections 4-2, of its Code of Ordinances and Policies, and provides when this Resolution shall become effective.

Section 1 – That Part II, Chapter 2, Article VI – Court System, is hereby adopted.

[Additions in underline, deletions in ~~striketrough~~]

Article VI – Court System

Sec. 2-110. Authority and Purpose.

- A. This Ordinance is adopted pursuant to the EEIDD’s power and authority to adopt rules and regulations and to take actions necessary or convenient to carry out its purposes as set forth in **La. R.S. 33:130.351 et seq.**, and the authority of the EEIDD as a political subdivision of the State of Louisiana which has been deemed to be an essential governmental function of the state, to regulate and protect the health, safety and welfare of persons on the Airpark.
- B. The purpose of this Ordinance is to provide a fair, efficient administrative procedure for hearing and determining alleged violations of aviation, ground, air traffic, commercial, military operations, and vehicular and pedestrian traffic rules and regulations of the EEIDD, to authorize administrative fines and corrective orders, to provide for enforcement and collection of administrative orders, and to preserve the right of judicial review under Louisiana law.

Sec. 2-111. Definitions.

- A. “Airpark” means the definition as provided by EEIDD Code of Ordinances and Policy, Part II, Chapter 1, Sec. 1-2.
- B. “Board” means the Board of Commissioners of the EEIDD.
- C. “Court” shall mean the England Economic and Industrial Development District Administrative Court system created by the EEIDD to provide for the administrative adjudication and enforcement of violations of EEIDD rules and regulations, as provided within this Code of Ordinances and Policies.
- D. “Hearing Officer” means the individual(s) appointed pursuant to Section 2-116 of this Ordinance to conduct administrative hearings under this Ordinance.
- E. “Violation” means any violation of EEIDD parking, traffic, or other regulatory ordinances, rules, or regulations applicable to District property for which a civil fine, fee, or administrative remedy is authorized.

Sec. 2-112. Establishment of Court System.

- A. An administrative Court is hereby established, created and authorized as provided by the **La. R.S. 33:130.351 et seq.**, and the authority of the EEIDD as a political subdivision of the State of Louisiana to regulate and protect the health, safety and welfare of persons on the Airpark, which shall be known as the England Economic and Industrial Development Administrative Court.
- B. The Hearing Officer(s), as appointed by the Board pursuant to the EEIDD Code of Ordinances and Policies, is hereby authorized and empowered to hold and preside over the England Economic and Industrial Development Administrative Court, and shall exercise such jurisdiction and shall impose such administrative fines and such other actions as authorized by the laws and the constitution of the State, and do all other acts and things which are necessary and incidental to the operation of the England Economic and Industrial Development Administrative Court.

- C. The position of Court Clerk is hereby created to provide for the administration and record keeping of the Court. The position may be full-time or part-time.
- D. The maximum amount of court costs allowed in the England Economic and Industrial Development Administrative Court shall be Five Hundred and no/100 (\$500.00) Dollars, and shall be available for public examination in the fee schedule in the office of the Court Clerk.

Sec. 2-113. Civil Violations; Fines; Remedies.

- A. The Board may, by separate resolution or ordinance, prescribe civil fines, fees, and corrective remedies for specified parking, traffic and regulatory violations.
- B. Remedies may include fines, towing and storage fees, orders to correct violations, the placement of liens on movable property, and any other civil remedies authorized by law.

Sec. 2-114. Fine Schedule

- A. The Board adopts the following initial fine and fee schedule for administrative violations occurring on EEIDD Airpark. Unless otherwise noted, the following amounts are maximum administrative civil fines per violation:
 - 1. Violations occurring under Chapter 4 of this Code \$500.00.
 - 2. Violations occurring under Chapter 10 of this Code.....\$500.00.
 - 3. Improper overnight parking / abandoned vehicle \$
 - 4. Abandoned and/or derelict aircraft ramp fees as published.
 - 5. Impounding fee as set by contract with towing company.

Sec. 2-115. Applicability; Non-Criminal Nature.

- A. Administrative adjudication under this Ordinance is a civil, not criminal, procedure. Nothing in this Ordinance shall be construed to impose criminal punishment, nor shall this Ordinance be construed to prohibit the imposition of criminal punishment by a court of competent jurisdiction, and shall not prevent the revocation or suspension of any license, franchise or permit issued or granted under the provisions of this Code.

- B. This Ordinance applies only to violations that occur on District property or that otherwise fall within the EEIDD's regulatory authority.

Sec. 2-116. Appointment; Qualifications; Term; Compensation of Hearing Officers.

- A. The Board shall appoint one or more Hearing Officers to hear and decide cases under this Ordinance. A Hearing Officer may be any licensed Louisiana attorney with at least five (5) years' experience in the practice of law.
- B. The fact that the Hearing Officer may be an employee or Commissioner of the EEIDD shall not disqualify such person from serving as a Hearing Officer.
- C. Term. Hearing Officers shall serve at the pleasure of the Board for such term and upon such compensation and reimbursement as the Board may prescribe.

Sec. 2-117. Hearing Location; Records; Fees

- A. Hearings shall be held, as needed but not more than once per month, at the England Authority Building, located at 1611 Arnold Drive, Alexandria, LA 71303, or as otherwise directed in writing by the Court.
- B. The EEIDD shall maintain records of hearings, make available transcripts or recordings upon request and reasonable copying fee, and provide parties with a copy of the Hearing Officer's written Order.

Sec. 2-118. Notice of Violation and Right to Hearing.

- A. When an alleged violation occurs, the EEIDD shall provide notice to the person or registered owner charged with a violation by citation, summons, written notice, or other reasonable means as prescribed by regulation.
- B. Such Notice shall:
 - 1. Contain a short and plain statement of the violation alleged;
 - 2. Specify the amount of any alleged civil fine or remedy;

3. State the date, time, and place of the administrative hearing, which shall be no fewer than fifteen (15) days after the date of mailing or personal service of the notice except as otherwise provided by Board rule; and
 4. Inform the person charged of the right to appear, to be represented by counsel, to present evidence and witnesses, and to submit documentary evidence.
- C. Failure to appear at the hearing, after proper notice, may be considered a failure to appear and/or civil contempt of court, for which an additional fine, not to exceed Five Hundred and No/100 (\$500.00) Dollars may be assessed.

Sec. 2-119. Procedures for Administrative Hearings.

- A. The Hearing Officer shall conduct hearings in accordance using the Louisiana Code of Evidence and Code of Civil Procedure as a guide. As an administrative Court system, strict compliance with the Louisiana Code of Evidence and Code of Civil Procedure is not mandatory.
- B. The Court may also: (i) issue in the name of the Court notices of hearings; (ii) compel the attendance and testimony of witnesses and the production of evidence relevant to any matter involved in such hearings through the issuance and service of subpoenas issued in the name of the Court; (iii) take evidence; (iv) and issue administrative orders as the Court deems necessary.
- C. At any hearing held pursuant to this Article, testimony must be under oath and must be recorded. Any party may provide at their cost a certified court reporter at any hearing. The original recording and transcript of any hearing, if a transcript is generated, shall be the record of the Court. Copies of the recording and transcript, if generated, will be made available to any member of the public or any party to the hearing upon payment of the usual charges thereof.
- D. A party may be represented by counsel, cross-examine witnesses, present documentary evidence, and present argument. The EEIDD shall bear the burden of proving the violation by a preponderance of the evidence.

Sec. 2-120. Decisions; Time for Issuance; Contents.

- A. The Hearing Officer shall issue a written decision (an “Order”) within thirty (30) days, excluding legal holidays, after the hearing. The Order shall state whether the person charged is liable, the amount of any fine, penalty, fee or costs assessed, and any corrective action and the date by which corrective action must be completed.
- B. The Order shall inform the person of the right to seek judicial review by filing a petition in the appropriate district court and shall state the deadline and procedure for filing such a petition.

Sec. 2-121. Enforcement; Collection; Liens.

Orders assessing fines, fees or costs may be enforced through civil collection procedures, including referral to a collection agency or the filing of a civil judgment in the appropriate court for collection.

Sec. 2-122. Right to Judicial Review; Appeal; Stay of Enforcement.

- A. Any person aggrieved by a final Order issued under this Ordinance is entitled to judicial review by filing a petition in the Rapides Parish District Court. The petition for judicial review shall be filed with the Clerk of Court of the Rapides Parish District Court within thirty (30) days after the filing or mailing of the Hearing Officer’s final Order.
- B. Filing a petition for judicial review in district court shall not automatically stay enforcement and collection of an Order unless the person who files the appeal furnishes security (bond) in an amount fixed by the Hearing Officer sufficient to assure satisfaction of the finding of the Hearing Officer.

Sec. 2-123. Records of Court; Confidentiality.

- A. The District shall maintain a record of all pleadings, hearings, and Orders under this Ordinance. Recordings, transcripts, and copies of exhibits shall be available to the parties upon request and payment of reasonable copying costs.
- B. The work product of the Hearing Officer shall be considered confidential within the maximum limits of Louisiana's Public Records Act (La. R.S. 44:1, et seq.)

Sec. 2-124. Implementation.

The Executive Director is authorized to:

- A. Publish and post notice of the Court's Procedure as adopted, subject to amendment;
- B. Cause the EEIDD's Code of Ordinances and Policies and website to be updated to reflect the establishment of the Court system and this Resolution;
- C. Create a database for the keeping of the Court's records;
- D. Enter contracts necessary for enforcement of this Code, towing, storage, and collections; and,
- E. Take other steps as determined necessary to implement this Resolution which does not otherwise cause amendment of the adopted Annual Budget.

Sec. 2-125 – 130. [Reserved]

Section 2 – That Part II, Chapter 4, Article I, Sec. 4-2(d) and (e) are hereby amended and reenacted to read as follows:

[Additions in underline, deletions in ~~striketrough~~]

* * *

(d) Upon the lodging of an appeal under this chapter, the executive director shall transmit to the England Economic and Industrial Development District Court ~~board~~ all papers constituting the record upon which the action appealed from was taken.

(e) Hearing.

(1) The Court ~~board~~ shall fix a reasonable time for the hearing of appeal, not to exceed 90 days from the lodging of the appeal. The board shall give public notice thereof and decide the same within a reasonable time. At the hearing, any party may appear in person or by agent or attorney.

(2) The Court ~~board~~ shall ~~may itself~~ conduct the hearing and take the evidence as provided for in Chapter 2, Article VI of this Code. ~~, or may designate any of its members or any officer or employee to:~~

- ~~a. Issue in the name of the board notices of hearings requested the attendance and testimony of witnesses and the production of evidence relevant to any matter involved in such hearings;~~
- ~~b. Take the evidence;~~
- ~~c. Transmit a report of the evidence and hearings, including transcripts and other evidence, together with recommendations to the district for action thereon.~~

(3) ~~At any hearing held pursuant to this article, testimony must be under oath and recorded steno graphically. The transcript, so recorded, will be made available to~~

~~any member of the public or any party to the hearing upon payment of the usual charges thereof.~~

~~(4) After the board has reviewed the evidence, it shall issue a decision within a reasonable period of time not to exceed 30 days following the hearing. Further orders and directives as are necessary and appropriate may be issued.~~

~~(5) Rules; meetings. The board of commissioners shall adopt rules necessary to the conduct of its affairs and in keeping with the provisions of this chapter. Meetings shall be held at the call of the chair and at such other times the board may determine. The chair, or in his absence the acting chair, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.~~

~~(3) (6) Appeal of board ruling. A party or person aggrieved by the Court's decision shall the right of judicial review of such determination in the Ninth Judicial District Court in Rapides Parish, pursuant to the appeal procedures provided for in Section 2-122 of this Code.~~

Section 3 - Severability; Liberal Construction.

If any portion of this Ordinance is held invalid, the remainder shall continue in full force and effect. This Ordinance shall be construed liberally to effectuate its remedial purposes.

Section 4 – Effective Date.

This Ordinance shall become effective July 1, 2026.

PARISH OF RAPIDES

STATE OF LOUISIANA

I, Jamar Gailes, do hereby certify that I am the duly qualified and acting Secretary of the Board of Commissioners of the England Economic and Industrial Development District of the Parish of Rapides, Alexandria, Louisiana, and further certify that the above and foregoing constitutes a true and correct copy of a resolution for the minutes of a regular meeting of the England Economic and Industrial Development District held on _____, 2025, of said minutes and resolution.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature.

Jamar Gailes, Secretary

Zeb Winstead, Chair

Ralph Hennessy, Executive Director

RESOLUTION NO. _____-2025

STATE OF LOUISIANA

PARISH OF RAPIDES

**In the Name and by the Authority of
The England Economic & Industrial Development District**

RESOLUTION

BE IT RESOLVED, THAT THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT HEREBY DESIGNATES A PROJECT AREA AND CREATING THE ENGLAND DISTRICT SUB-DISTRICT NO. 3, DEFINING AND DESCRIBING THE BOUNDARISES THEREOF; IN ACCORDANCE WITH AND AS AUTHORIZED BY LOUISIANA REVISED STATUTE TITLE 33, CHAPTER 1, PART 4, SUBPART B-13; PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING; AND TO FURTHER PROVIDE WHEN THIS RESOLUTION SHALL BECOME EFFECTIVE.

WHEREAS, the England Economic and Industrial Development District (the “District”) was created and exists in perpetuity pursuant to Louisiana Revised Statute § 33:130.351 as a political subdivision of the state, as defined in Article VI, Section 44(2) of the Constitution of Louisiana, and is composed of all of the territory located within Rapides Parish; and,

WHEREAS, pursuant to Louisiana Revised Statute § 33:130.351, the District, acting through its governing Board of Commissioners (the “Board”), is granted all of the rights, powers, privileges, and immunities accorded by law and the Constitution of Louisiana to political subdivisions of the state; and,

WHEREAS, pursuant to Louisiana Revised Statute § 33:130.352, the District was created and exists for the object and purposes of accepting title from the United States of America to any or all real and personal property and improvements included in England Air Force Base and utilizing that and other property, and all assistance available from the United States government and all other sources, to replace and enhance the economic benefits generated by the former air base with diversified activities, including, but not limited to, activities and planned land uses to foster creation of new jobs, economic development, industry, health care, commerce, manufacturing, tourism, relocation of people and businesses to the area, aviation, military,

warehousing, transportation, offices, recreation, housing, and conservation, the acquisition of land and improvements, and the construction, operation, and maintenance of facilities, improvements and infrastructure, including buildings, runways, roads, bridges, drainage, and utilities; and,

WHEREAS, pursuant to Louisiana Revised Statute § 33:130.354, the exercise by the Board of the powers conferred to the District shall be deemed and held to be essential governmental functions of the state, and in all respects for the benefit of the people of the state, for the increase of their commerce and prosperity, and for the improvement of their health and living conditions, and shall not be subject in any respect to the authority, control, regulation, or supervision of the Louisiana Public Service Commission or any other regulatory body of the state, or any political subdivision thereof; and,

WHEREAS, an “Other Grocery and Related Products Merchant Wholesaler” (the “Company”) currently operating in Rapides Parish and in other states has advised the District, through Louisiana Central, of the Company’s plan to expand its existing operations by constructing an expanded logistical and transportation facility (the “Project”), and has narrowed the list of potential sites to Rapides Parish and to other neighboring states; and,

WHEREAS, the Company has further announced that upon completion of the Project, it intends to hire approximately 75 new direct employees over the course of one year, with an annual average wage of \$64,000, and a estimated annual payroll of \$4.8 Million, and is anticipated to support an additional 87 indirect and induced jobs with an annual estimated payroll of \$4.84 Million;

WHEREAS, the Company has approached Louisiana Central regarding entering into a Cooperative Endeavor Agreement with a local political subdivision to provide for a Payment in Lieu Of Taxes (“PILOT”) of anticipated property taxes as a result of the Project, and to further provide for land use, zoning, permitting, and plan review for the Project;

WHEREAS, pursuant to Louisiana Revised Statute § 33:130.355, the Board, in addition to any other powers and duties granted to it under Louisiana Revised Statute Title 33, Chapter 1, Part 4, Subpart B-13 and other constitutional and statutory authority supplemental thereto, has and may exercise all powers necessary or convenient for the carrying out of its objects and purposes, including, but not limited to:

(12) After notice and public hearing to designate one or more project areas within the boundaries of the District, each of which designated project areas shall constitute a political subdivision of the state, governed by the board with the power to incur debt, issue certificates, revenue and general obligation bonds, as well as refunding bonds, and levy sales and use taxes within its boundaries, in the same manner and on the same conditions as the district is authorized to do with the boundaries of the district. Each designated area shall be given a name and designated as “England District Subdistrict No. —.”

WHEREAS, it is the desire of District to create a sub-district, as contemplated under Louisiana Revised Statute § 33:130.355(12), to encourage the acquisition, construction, equipping and installation of facilities and enterprises within the Parish of Rapides, State of Louisiana, pursuant to the provisions of Louisiana Revised Statute § 33:130.351 to 130.359, inclusive, Louisiana Revised Statute § 33:9:991 to 9:1001, inclusive, and Louisiana Revised Statute § 39:1430, and other constitutional and statutory authority supplemental thereto to further economic development in Rapides Parish;

WHEREAS, on December 11, 2025, at a special meeting of the Board of the District, duly noticed, this Resolution was introduced, and laid over for publication in the Alexandria Town Talk; and,

WHEREAS, on December 14 and 17, 2025, the District published within its official journal of record, the Alexandria Town Talk, a notice of intention to designate a project area within the boundaries of the District as a political subdivision and sub-district of the District; to be named the England District Sub-District No. 3 (the "Sub-District No. 3), describing the boundaries of said Sub-District No. 1, providing for a public hearing on December 18, 2025, to hear any and all objections to the creation of Sub-District No. 3 and the boundaries thereof; and

WHEREAS, the Board hereby ratifies the publication by the Executive Director of said notice of intention to designate project area and create England District Sub-District No. 3; and

WHEREAS, on December 18, 2025, at a regular meeting of the Board of the District, duly noticed, this Resolution was considered in open and public session to hear all objections and discussions relative to the designation of the project and creation of said Sub-District No. 3 and the boundaries thereof; and

NOW THEREFORE, BE IT RESOLVED, the Board of Commissioners of the England Economic and Industrial Development District hereby adopts the following:

Section 1. There is hereby designated a project area to constitute a Sub-District within the District, to be named the “England District Sub-District No. 3”, (“Sub-District No. 3”) having the geographical boundaries set forth in Exhibit A attached hereto, which Exhibit A is hereby incorporated in and made a part of this Resolution, all pursuant to Part I-A of Chapter 27 of Title 33 of the Louisiana Revised Statutes of 1950, as amended (the "Act").

Section 2. Pursuant to the aforementioned authorities, Sub-District No. 3 is a political subdivision of the State of Louisiana with all powers necessary or convenient for the carrying out of its objects and purposes, including any powers provided to the Board under Louisiana Revised Statute § 33:130.355, except for the power to create additional sub-districts within its own boundaries.

Section 3. The governing body of Sub-District No. 3 shall be the Board of the District, as it exists from time to time. The officers of the Board of the District, as elected from time to time, shall serve as the officers of the England District Sub-District No. 3, with changes in the office of the officers of the District to be concurrently adopted by and reflected as the officers of the England Sub-District No. 3. The Executive Director of the District is hereby confirmed appointed and anointed the Executive Director of the England District Sub-District No. 3. The regular meeting schedule of the District shall also serve as the regular meeting schedule of the England District Sub-District No. 3. The official journal for the Sub-District shall be the official journal of the District, as it is determined from time to time. The fiscal year of the England District Sub-District No. 3 shall be the same as the fiscal year of the District, being July 1 through June 30 of the following year.

Section 4. While the England District Sub-District No. 3 is a distinct and separate legal entity from the District, the England District Sub-District No. 3 shares a governing authority with, and desires to operate in essentially the same manner as, District. In that regard the Executive Director is hereby authorized, to the extent the Executive Director deems necessary, to set up banking relationships, accounting/auditing relationships and legal representation with the same groups and professionals used by the District, and to do any and all things necessary and incidental to carry out the purposes of the England District Sub-District No. 3. Notwithstanding any of the foregoing, the annual budget of the England District Sub-District No. 3 shall be included within the annual budget of the District.

Section 5. While all employees of the District shall be and remain the employees of the District, the Board recognizes that the England District Sub-District No. 3 will benefit from work performed by such employees of the District, and to the extent necessary, the employee handbook, personnel policies, and manual of accounting policies and procedures, as they exist from time to time, are hereby adopted by and shall apply to the England District Sub-District No. 3.

Section 6. There has been published two times in the Alexandria Town Talk notice describing the boundaries of the Sub-District No. 3 and informing the citizens of the date of consideration of the designation of the project area and the creation of Sub-District No. 3, said notice was published in the form of the Notice of Intention attached hereto as Exhibit B.

Section 7. This Resolution, after adoption, shall be published one time in the Alexandria Town Talk.

Section 8. The Executive Director of the District is hereby authorized to do any and all things necessary and incidental to carry out the provisions of this Resolution.

Section 9. If any portion of this Ordinance is held invalid, the remainder shall continue in full force and effect. This Resolution shall be construed liberally to effectuate its remedial purposes.

Section 10. This Resolution shall become effective upon the effective date of a Cooperative Endeavor Agreement between the District and the Company providing for the Project, as authorized by this Board under separate Resolution..

PARISH OF RAPIDES

STATE OF LOUISIANA

I, Jamar Gales, do hereby certify that I am the duly qualified and acting Secretary of the Board of Commissioners of the England Economic and Industrial Development District of the Parish of Rapides, Alexandria, Louisiana, and further certify that the above and foregoing constitutes a true and correct copy of a resolution for the minutes of a regular meeting of the England Economic and Industrial Development District held on December 18, 2025, of said minutes and resolution.

IN WITNESS WHEREOF, I have hereunto subscribed my official signature.

Jamar Gales, Secretary

Zeb Winstead, Chair

Ralph Hennessy, Executive Director

EXHIBIT "A"

The boundaries of the England District Sub-District No. 3 are composed of the following Tracts:

Tract I:

A certain piece parcel or lot of ground, together with all buildings and improvements thereon, rights, ways and privileges thereto belonging or in anywise appertaining, being, lying and situated in Rapides Parish, Louisiana, and being more particularly described as follows, to-wit:

Lot 14 of the David K. Cooper Partition, of the J.F. Ball Plantation in Section 26, T4N, R1W , and Sections 76 and 77, T4N, R2 W, South of Red River, as per plat of survey of Lafargue & Sandefur, registered engineers, dated April 30, 1958, more specifically described as follows, to-wit:

The point of beginning of the tract herein described is the southwest corner of Lot 14 of the David K. Cooper Partition, said corner located on the northern right-of-way line of Louisiana Highway Number 28, being marked by a 5/8" diameter iron rod; thence run North 11° 12' 12" East, bearing assumed, along the western line of said Lot 14 a distance of 1,158.42 feet to a 5/8" diameter iron rod: thence run South 88 °07'37" East a distance of 499.35 feet to a point on the eastern line of said Lot 14; thence run South 08 °47'57"West a distance of 1,151.50 feet to a point on the north right-of-way line of Louisiana Highway Number 28; thence run North 88 °07'37"West along the north right-of- way line of Louisiana Highway Number 28 a distance of 548.32 feet back to the point of beginning. Said tract containing 13.75 acres more or less, and being shown on a plat of survey by Pan American Engineers - Alexandria, Inc dated August 3, 1995 attached hereto and made a part hereof.

Tract II:

One (1) certain lot or parcel of land, containing 22.32 acres more or less, together with all buildings and improvements thereon situated, and all rights, ways and privileges thereunto appertaining, being, lying and situated in the Parish of Rapides, State of Louisiana, and being more particularly described as follows:

Lot Thirteen (13) containing 29.24 acres of the David K Cooper partition of the J F Ball Plantation in Section 26, Township 4 North, Range 1 West, and Sections 76 and 77, Township 4 North, Range 2 West, south of Red River, as per plat of survey of Lafargue and Sandefur, registered engineers, dated April 30, 1958, a copy of which is attached to an act of partition, recorded in Conveyance Book 533, page 342 of the official records of the clerk and recorder of the Parish of Rapides,

LESS AND EXCEPT 7.317 acres sold by William E. Cooper, Jr. to the Rapides Parish Police Jury on the 1st day of June, 2004, as is recorded in the Conveyance Records of Rapides Parish, State of Louisiana, at Book 1696, page 322.

The above described tracts contains 35 acres, more or less.

EXHIBIT "B"

NOTICE OF INTENTION TO DESIGNATE PROJECT AREA AND CREATE ENGLAND DISTRICT SUB-DISTRICT NO. 3

Pursuant to the provisions of La. R.S. 33:130.355(12) and other constitutional and statutory authority supplemental thereto, NOTICE IS HEREBY GIVEN of the intention to designate a project area and create a sub-district (the "England District Sub-District No. 3") within the District, which England District Sub-District No. 3 shall comprise and embrace all of that territory within the following described boundaries, to-wit:

The boundaries of the England District Sub-District No. 3 are composed of the following Tracts:

Tract I:

A certain piece parcel or lot of ground, together with all buildings and improvements thereon, rights, ways and privileges thereto belonging or in anywise appertaining, being, lying and situated in Rapides Parish, Louisiana, and being more particularly described as follows, to-wit:

Lot 14 of the David K. Cooper Partition, of the J.F. Ball Plantation in Section 26, T4N, R1W , and Sections 76 and 77, T4N, R2 W, South of Red River, as per plat of survey of Lafargue & Sandefur, registered engineers, dated April 30, 1958, more specifically described as follows, to-wit:

The point of beginning of the tract herein described is the southwest corner of Lot 14 of the David K. Cooper Partition, said corner located on the northern right-of-way line of Louisiana Highway Number 28, being marked by a 5/8" diameter iron rod; thence run North 11° 12' 12" East, bearing assumed, along the western line of said Lot 14 a distance of 1,158.42 feet to a 5/8" diameter iron rod; thence run South 88 °07'37" East a distance of 499.35 feet to a point on the eastern line of said Lot 14; thence run South 08 °47'57"West a distance of 1,151.50 feet to a point on the north right-of-way line of Louisiana Highway Number 28; thence run North 88 °07'37"West along the north right-of- way line of Louisiana Highway Number 28 a distance of 548.32 feet back to the point of beginning. Said tract containing 13.75 acres more or less, and being shown on a plat of survey by Pan American Engineers - Alexandria, Inc dated August 3, 1995 attached hereto and made a part hereof.

Tract II:

One (1) certain lot or parcel of land, containing 22.32 acres more or less, together with all buildings and improvements thereon situated, and all rights, ways and privileges thereunto

appertaining, being, lying and situated in the Parish of Rapides, State of Louisiana, and being more particularly described as follows:

Lot Thirteen (13) containing 29.24 acres of the David K Cooper partition of the J F Ball Plantation in Section 26, Township 4 North, Range 1 West, and Sections 76 and 77, Township 4 North, Range 2 West, south of Red River, as per plat of survey of Lafargue and Sandefur, registered engineers, dated April 30, 1958, a copy of which is attached to an act of partition, recorded in Conveyance Book 533, page 342 of the official records of the clerk and recorder of the Parish of Rapides,

LESS AND EXCEPT 7.317 acres sold by William E. Cooper, Jr. to the Rapides Parish Police Jury on the 1" day of June, 2004, as is recorded in the Conveyance Records of Rapides Parish, State of Louisiana, at Book 1696, page 322.

The above described tracts I and II collectively contain 35 acres, more or less.

For purposes of this NOTICE OF INTENTION, Tracts I and II are further identified as Rapides Parish Tax Assessor Parcels 2907672053002101 and 2907672053000101, respectively.

NOTICE IS HEREBY FURTHER GIVEN that the Board of Commissioners of the England Economic and Industrial Development District, will meet in open and public session at its regular meeting place, the 1611 Arnold Drive, Alexandria, Louisiana, on 18th day of December, 2025, at or about 4:00 o'clock p.m. immediately following the duly noticed and public Committee meetings of the Board of Commissioners of the England Economic and Industrial Development District, and will on that date and time hear any and all objections to the creation of the proposed England District Sub-District No. 3, and after disposing of all objections, if there be any, the Board of Commissioners shall, if it determines to do so, adopt a resolution designating a project area and creating said England District Sub-District No. 3 and defining the boundaries thereof. The Board of Commissioners of the England Economic and Industrial Development District will serve as the governing authority of England District Sub-District No. 3.

THUS DONE AND SIGNED at Alexandria, Louisiana, on this, the 10th day of December, 2025.

/s/ Ralph Hennessy

Ralph Hennessy, C.M.

Executive Director, England Economic and Industrial Development District

FINANCE/AUDIT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
November 20, 2025

The regular meeting of the Finance/Audit Committee of the England Economic and Industrial Development District was held on **Thursday, November 20, 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. Trey Crump, Mr. Joshua Dara, Sr., Mr. Jamar Gales, Mr. Oday Lavergne, Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Patrick O'Quin, Mr. Charlie Weems, Mr. Zeb Winstead

MOTION TO APPROVE THE MINUTES OF OCTOBER 23, 2025, FINANCE/AUDIT COMMITTEE MEETING.
Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gales**, to approve minutes of the October 23, 2025, Finance/Audit Committee meeting.

On vote, motion carried.

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

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

Committee recognized Louisiana State Representative, Mr. Ed Larvadain.

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 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
November 20, 2025**

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on **Thursday, November 20, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Patrick O'Quin, requested a roll call.

The following were present: Mr. Patrick O'Quin, Mr. Joe McPherson, Mr. Trey Crump, Mr. Joshua Dara, Sr., Mr. Jamar Gales, Mr. Oday Lavergne, Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Charlie Weems, Mr. Zeb Winstead

MOTION TO APPROVE THE MINUTES OF OCTOBER 23, 2025, ECONOMIC DEVELOPMENT COMMITTEE MEETING.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, to approve minutes of October 23, 2025, Economic Development Committee meeting.

On vote, motion carried.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE A LEASE BETWEEN EEIDD AND SOL POWERLINES, LLC, FOR BUILDING #1433 LOCATED AT 2109 FRANK LUKE BLVD.

Motion by **Mr. Jamar Gales**, Second by **Mr. Zeb Winstead**, to authorize the Executive Director to execute lease between EEIDD and Sol Powerlines, LLC, for building #1433 located at 2019 Frank Luke Blvd.

Mr. David Broussard presented information on the proposed contract.

On vote, motion carried.

The Chair, Mr. O'Quin, stated that there were no further items to discuss and next called for any additions or public comments.

There being none, Mr. O'Quin adjourned the Economic Development Committee.

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

Mr. Patrick O'Quin, Committee Chair
ECONOMIC DEVELOPMENT COMMITTEE
England Economic and Industrial Development District

**CAPITAL PROJECTS COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
November 20, 2025**

The regular meeting of the Capital Projects Committee of the England Economic and Industrial Development District was held on **Thursday, November 20, 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. Joshua Dara, Sr., Mr. Trey Crump, Mr. Jamar Gailles, Mr. Oday Lavergne, Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Zeb Winstead

MOTION TO APPROVE THE MINUTES OF OCTOBER 23, 2025, CAPITAL PROJECT COMMITTEE MEETING.

Motion by **Mr. Joshua Dara, Sr.**, Second by **Mr. Joe McPherson**, to approve the minutes of October 23, 2025, Capital Project Committee meeting.

On vote, motion carried.

MOTION TO ADOPT RESOLUTION AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE SPONSOR/STATE AGREEMENT NO. H.016643 BETWEEN THE LOUISIANA DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT AND THE EEIDD FOR THE SOUTH RAMP EXPANSION & TAXIWAY REALIGNMENT IN THE AMOUNT OF \$1,000,000.00 (ONE MILLION DOLLARS AND ZERO CENTS).

Motion by **Mr. Joshua Dara, Sr.**, Second by **Mr. Joe McPherson**, authorizing the Executive Director to execute Sponsor/State Agreement No. H.016643 between the Louisiana Department of Transportation and Development and the EEIDD for the South Ramp Expansion & Taxiway Realignment in the amount of \$1,000,000.00 (One Million Dollars and Zero Cents).

Mr. Scott Gammel presented information on the proposed contract.

On vote, motion carried.

MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE FIREFIGHTING CONTRACT BETWEEN EEIDD AND CENTERRA GROUP, LLC, TO PROVIDE FIREFIGHTING SERVICES FOR ENGLAND AIRPARK AND ALEXANDRIA INTERNATIONAL AIRPORT.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, to authorize the Executive Director to execute firefighting contract between EEIDD and Centerra Group, LLC, to provide firefighting services for England Airpark and Alexandria International Airport.

Mr. Scott Gammel presented information on the proposed contract.

On vote, motion passed.

MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE RAPIDES PARISH SHERIFF'S OFFICE AND THE EEIDD FOR THE TRANSFER OF TWO EEIDD SURPLUS VEHICLES.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gales**, to authorize the Executive Director to execute an Intergovernmental Agreement between the Rapides Parish Sheriff's Office and the EEIDD for the transfer of two EEIDD surplus vehicles.

MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ACCEPT THE LOWEST RESPONSIBLE BID FROM ZOEFTIG, LTD., IN THE AMOUNT OF \$268,862.40 (TWO HUNDRED SIXTY-EIGHT THOUSAND, EIGHT HUNDRED SIXTY-TWO DOLLARS AND FORTY CENTS) FOR THE PURCHASE OF NEW TERMINAL SEATING, AND TO EXECUTE ALL NECESSARY DOCUMENTS THERETO.

Motion is deferred to December 18, 2025 meeting.

Capital Projects updates: Mr. Gammel advised Committee that all information had been sent via email the week prior and there was no new information, but he was available to answer questions, if needed. No questions were presented.

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

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
NOVEMBER 20, 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, November 20, 2025**.

Mr. Zeb Winstead, Chair of the England Authority, called the meeting to order at 5:12 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 Gailes, Mr. Trey Crump, Mr. Joshua Dara, Sr., Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Charlie Weems

The invocation was led by Mr. Joshua Dara, Sr., and the Pledge of Allegiance 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, 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 OCTOBER 23, 2025 REGULAR BOARD MEETING.

Motion by **Mr. Joshua Dara, Sr.**, Second by **Mr. Jamar Gailes**, to approve the minutes of October 23, 2025 Regular Board Meeting.

MOTION TO ADOPT ACTIVE RESOLUTION AGENDA ITEMS 2, 3 AND 9 AS CONSENT.

Motion by **Mr. Steve Mansour**, second by **Mr. Jamar Gailes**, to approve active items 2, 3 and 9 as consent. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

MOTION TO APPROVE ACTIVE AGENDA ITEMS 4, 5, 6, AND 8 AS CONSENT.

Motion by **Mr. Jamar Gailes**, second by **Mr. Joe McPherson**, to approve active agenda items 4, 5, 6, and 8 as consent. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

MOTION TO ENTER INTO CONTRACTUAL NEGOTIATIONS WITH BLOOM GOLF MANAGEMENT FOR OAKWING MANAGEMENT, EFFECTIVE JANUARY 5, 2026.

Motion by **Mr. Zeb Winstead**, second by **Mr. Joshua Dara, Sr.**, to enter into contractual negotiations with Bloom Golf Management for OakWing Management, effective January 5, 2026.

Comments by Legal Counsel: Mr. Matt Nowlin reminded Commissioners that Ethics and Sexual Harassment training is due by December 31, 2025.

Questions by Commissioners: There were no questions or comments from Commissioners.

Comments by Executive Director: Mr. Hennessy notified Commissioners that he and Leigh Ann Purvis will attend the ACI Marketing and Communications Conference the first week of December. AEX "Fly Local" campaign has been recognized as a finalist for the Small Airports category.

Staff Reports:

- 1) **Financial:** Ms. Summer Steiner distributed the audit report. Clean audit. Nick will be at the December meeting to do his presentations. 9% above revenue; 5% below expenses. Still in the process of transitioning over to Bank of Montgomery.
- 2) **Air Traffic:** Mr. Scott Gammel reported that 5 American and 3 Delta flights were cancelled due to the government shutdown. (Ray Schindler reported that staff didn't miss a beat.) Enplanements are up. 37% fuels sales up from last year.
- 3) **Economic Development/Operations:** Mr. David Broussard discussed Lasalle Correction expansion plan and a partnership with LA Central.
- 4) **Public Comments or Questions:** None

MOTION TO ENTER INTO EXECUTIVE SESSION FOR DISCUSSION OF CHARACTER, PROFESSIONAL COMPETENCY OF EXECUTIVE DIRECTOR, ESTABLISHING AN ANNUAL RATING AND PERFORMANCE EVALUATION FORM REGARDING SAME. LA. R.S. 42:17(A)(1).

Motion by Mr. Jamar Gailes, Second by Mr. Oday Lavergne to enter into Executive Session for discussion of character, professional competency of Executive Director, establishing an Annual Rating and Performance Evaluation Form regarding same. La. R.S. 42:17(A)(1).

Time in Executive Session: 5:46 p.m.

Time out of Executive Session 6:25 p.m.

There being no further business, Mr. Zeb Winstead adjourned the meeting at 6:25 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*

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS SPECIAL MEETING
December 11, 2025**

The England Economic and Industrial Development District met in Special Session in the England Airpark Board Room, 1611 Arnold Drive, Alexandria, Louisiana, on **Thursday, December 11, 2025**.

Mr. Zeb Winstead, Chair of the England Authority, called the meeting to order at 4:03 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 Gailes, Mr. Trey Crump, Mr. Joshua Dara, Sr., Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Joe McPherson, Mr. Patrick O'Quin, Mr. Charlie Weems.

MOTION TO ENTER INTO EXECUTIVE SESSION.

Motion by **Mr. Zeb Winstead**, second by **Mr. Oday Lavergne**, to enter into Executive Session. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

The Commissioners meandered out of Executive Session at 5:08 p.m.

INTRODUCTION OF RESOLUTION DESIGNATING A PROJECT AREA AND CREATING THE ENGLAND DISTRICT SUB-DISTRICT NO. 3 AND DEFINING AND DESCRIBING THE BOUNDARIES THEREOF IN ACCORDANCE WITH AND AS AUTHORIZED BY LA. R.S. 33:130.355(12), PROVIDING FOR OTHER MATTERS IN CONNECTION WITH THE FOREGOING, AND TO FURTHER PROVIDE WHEN THIS RESOLUTION SHALL BECOME EFFECTIVE.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, for introduction of Resolution designating a project area and creating the England District Sub-District No. 3 and defining and describing the boundaries thereof in accordance with and as authorized by La. R.S. 33:130.355(12), providing for other matters in connection with the foregoing, and to further provide when this 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.

Public Comments or Questions: None

There being no further business, Mr. Zeb Winstead adjourned the meeting at 5:09 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*

2026 Proposed Board Meeting Dates

(All meetings are on the 4th Thursday of the month, except November and December.)

January 22, 2026

February 26, 2026

March 26, 2026

April 23, 2026

May 28, 2026

June 25, 2026

July 23, 2026

August 27, 2026

September 24, 2026

October 22, 2026

November 19, 2026

December 17, 2026



BOARD OF COMMISSIONERS MEETING

DATE: _____

TITLE:**EXPLANATION:****ATTACHMENTS INCLUDED:**

- ☐ Document/Proposal Attached
- ☐ Term Sheet Attached
- ☐ Financials Attached
- ☐ N/A

FINANCIAL/BUDGET INFORMATION:

Title: _____

Number: _____

Balance of Account: _____

Amount of Expense: _____

Amount Remaining: _____

SUBMITTED BY:

Executive Director	_____
Deputy Director, Airport & Capital Projects	_____
Deputy Director, England Airpark	_____
Director of Finance & Human Resources	_____
Commissioner	_____

COMMITTEE:

- ☐ Admin/Legal
- ☐ Finance/Audit
- ☐ Economic Development
- ☐ Capital Projects



BOARD OF COMMISSIONERS MEETING

DATE: _____

TITLE:

EXPLANATION:

ATTACHMENTS INCLUDED:

- ☐ Document/Proposal Attached
- ☐ Term Sheet Attached
- ☐ Financials Attached
- ☐ N/A

FINANCIAL/BUDGET INFORMATION:

Title: _____

Number: _____

Balance of Account: _____

Amount of Expense: _____

Amount Remaining: _____

SUBMITTED BY:

Executive Director	_____
Deputy Director, Airport & Capital Projects	_____
Deputy Director, England Airpark	_____
Director of Finance & Human Resources	_____
Commissioner	_____

COMMITTEE:

- ☐ Admin/Legal
- ☐ Finance/Audit
- ☐ Economic Development
- ☐ Capital Projects

EEIDD LEASE INFORMATION FORM

1. **Lessee:** The Geo Group
2. **Name:**
Address: One Park Place, Suite 700
621 Northwest 53rd St.
Boca Raton, Florida 33487
Tax ID:
3. **Premises:** See attached exhibit
Building No.
Square Ft. 30,492 sq ft (0.7 acres)
Address: 96 George Thompson Dr
Movables: N/A
4. **Term:**
Number of Years: Original lease 25 years (300 months)
Beginning Date: Amendment will begin January 1, 2026
Ending Date: 2038
5. **Option to Renew:**
Number of Options: 5
Term of Option: 5 years
6. **Use of Premises:** Parking
7. **Rental:**
Base Rent: \$16,645.81 per acre
Percentage Rent (If applicable): Annual CPIU
8. **Security Deposit:** N/A
9. **Insurance:** **Amount of Liability Insurance Required:** \$1,000,000.00
Workers Comp: Yes
Property: Yes
Auto: Yes
10. **Utilities:** Lessee
11. **Employees:** 150
12. **Maintenance:** Lessee
13. **Improvements:** See exhibit

Signed: _____

Executive Director

Deputy Director, England Airpark



BOARD OF COMMISSIONERS MEETING

DATE: _____

TITLE:**EXPLANATION:****ATTACHMENTS INCLUDED:**

- ☐ Document/Proposal Attached
- ☐ Term Sheet Attached
- ☐ Financials Attached
- ☐ N/A

FINANCIAL/BUDGET INFORMATION:

Title: _____

Number: _____

Balance of Account: _____

Amount of Expense: _____

Amount Remaining: _____

SUBMITTED BY:

Executive Director	_____
Deputy Director, Airport & Capital Projects	_____
Deputy Director, England Airpark	_____
Director of Finance & Human Resources	_____
Commissioner	_____

COMMITTEE:

- ☐ Executive
- ☐ Admin/Legal
- ☐ Finance/Audit
- ☐ Economic Development
- ☐ Capital Projects



Meyer, Meyer, LaCroix & Hixson, Inc.
Engineers and Land Surveyors

100 Engineer Place
Alexandria, Louisiana 71303
Ph: (318) 448-0888
Fax: (318) 448-0885
www.mmlh.com
mmlh@mmlh.com

November 20, 2025

Mr. Scott Gammel, C.M.
Deputy Director/Aviation & Capital Projects
England Airpark/Alexandria International Airport
1611 Arnold Drive
Alexandria, Louisiana 71303

Re: England Economic & Industrial Development District
AEX Terminal Seating
Award Recommendation
MML&H File: 010-7942

Dear Mr. Gammel:

The quotes received in connection with the AEX Terminal Seating project have been reviewed and checked for accuracy. The lowest responsive bid was submitted by Zoefitg Ltd. for the total base bid of \$218,046.24. A certified tabulation of quotes received is enclosed.

Zoefitg Ltd. has successfully worked on comparable efforts within Louisiana, and their prior performance suggests they can meet the general requirements of this project. Currently, we are prepared to recommend moving forward with Zoefitg Ltd., subject to the availability of funds.

If you and the Board members concur with this recommendation, please provide us a copy of the resolution authorizing award of the contract to the lowest responsive bidder, Contractor.

Please do not hesitate to contact me if you need any additional information.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Josh Barrett', is written over the word 'Sincerely,'.

Josh Barrett, P.E.

Enclosures

c: Ms. Kate Wells, EEIDD

ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
AEX TERMINAL SEATING
THURSDAY, NOVEMBER 20, 2025 AT 2PM
TABULATION OF BIDS RECEIVED

MML&H File No. 009-7942
 Engineer's Estimate \$130,000
REQUIREMENTS
 Contractors License Number
 Acknowledgement of Addendum
 Bid Bond with Power of Attorney Enclosed
 Corporate Resolution
 Part B Documents Approved

Ref. No.	Pay Item	Description	Qty.	Unit	Unit Price	Total	Zoeftig Ltd.
1		AEX Terminal Seating (Total Seats = 269)	1	L.S.	\$218,046.24	\$218,046.24	N/A
		TOTAL BASE BID (ITEM 1)				\$218,046.24	N/A
	Additive Alternate No. 1	Additive Alternate No. 1 – Terminal Seating (Additional Seats for a Total of 313 seats)	1	L.S.	\$268,862.40	\$268,862.40	Yes
		TOTAL BASE BID PLUS ADDITIVE ALTERNATE NO. 1				\$486,908.64	N/A

Certified Correct:

Meyer, Meyer, LaCroix & Hixson, Inc.

By:  _____
 Josh Barrett, P.E.

NOTICE OF AWARD

Date of Issuance:

Owner: England Economic & Industrial Development District Owner's Contract No.:
Engineer: Meyer, Meyer, LaCroix & Hixson, Inc. Engineer's Project No.: 7942
Project: AEX Terminal Seating Contract Name: AEX Terminal Seating
Bidder: Zoefftig Ltd.

Bidder's Address: Unit 11 Kings Hill Industrial Estate, Bude, Cornwall, EX23 8QN. United Kingdom.

TO BIDDER:

You are notified that Owner has accepted your Bid dated [November 20, 2025] for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

AEX Terminal Seating
[describe Work, alternates, or sections of Work awarded]

The Contract Price of the awarded Contract is: Two Hundred Eighteen Thousand, Forty-Six Dollars and Twenty-Four Cents \$ 218,046.24 *[note if subject to unit prices, or cost-plus]*

[Four] unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically. *[revise if multiple copies accompany the Notice of Award]*

☒ a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

1. Deliver to Owner [Four] counterparts of the Agreement, fully executed by Bidder.
2. Deliver with the executed Agreement(s) the Contract security *[e.g., performance and payment bonds]* and insurance documentation as specified in the Instructions to Bidders and General Conditions, Articles 2 and 6.
3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.

Owner: England Economic & Industrial Development District

Authorized Signature

By: Ralph Hennessey

Title: Executive Director

Copy: Josh Barrett, Project Engineer



BOARD OF COMMISSIONERS MEETING

DATE: _____

TITLE:

--

EXPLANATION:

--

ATTACHMENTS INCLUDED:

- ☐ Document/Proposal Attached
- ☐ Term Sheet Attached
- ☐ Financials Attached
- ☐ N/A

FINANCIAL/BUDGET INFORMATION:

Title: _____
Number: _____
Balance of Account: _____
Amount of Expense: _____
Amount Remaining: _____

SUBMITTED BY:

Executive Director	_____
Deputy Director, Airport & Capital Projects	_____
Deputy Director, England Airpark	_____
Director of Finance & Human Resources	_____
Commissioner	_____

COMMITTEE:

- | |
|---|
| <input type="checkbox"/> Admin/Legal |
| <input type="checkbox"/> Finance |
| <input type="checkbox"/> Audit |
| <input type="checkbox"/> Economic Development |
| <input type="checkbox"/> Operations |
| <input type="checkbox"/> Human Resources |
| <input type="checkbox"/> Capital Projects |