



MEETING NOTICE

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

The England Authority's Committee Meetings and Board Meeting are scheduled to be held **Thursday, January 22, 2026, 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.

**THE ENGLAND AUTHORITY
BOARD OF COMMISSIONERS**

Oday Lavergne, Chair

Myron Lawson, Jr.

Jamar Gailles, Vice-Chair

Joe McPherson

Steve Mansour, Secretary/Treasurer

Patrick O'Quin

Trey Crump

Charlie Weems

Joshua Dara, Sr.

Zeb Winstead, Immediate Past Chair

**SPECIAL MEETING
January 22, 2026
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. Roll Call
- C. Active Items

- 1. Motion to enter into executive session to discuss certain economic development negotiations related to economic development Project Lightning, as provided for by La. R.S. 42:17(A)(1), La. R.S. 44:22.2, and La. R.S. 33:130.351, and shall receive attorney-client privileged communications from its legal counsel as provided for by La. Code of Evidence art. 506(B), and in accordance with La. Attorney General Opinion No. 18-0144.

- D. Adjourn

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
January 22, 2026

**Members: ODAY LAVERGNE, CHAIR; JAMAR GAILES, VICE-CHAIR; STEVE MANSOUR, SECRETARY-TREASURER;
ZEB WINSTEAD, IMMEDIATE PAST CHAIR**

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 December 18, 2025, Executive Committee meeting.
 2. Motion to approve the minutes of January 16, 2026, Executive Committee meeting.
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THE ENGLAND AUTHORITY
ADMIN/LEGAL COMMITTEE
January 22, 2026

Members: MYRON LAWSON, JR., CHAIR; CHARLIE WEEMS, VICE-CHAIR
Steve Mansour

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 December 18, 2025, Admin/Legal Committee meeting.
 2. Motion to name The Town Talk as the official journal of the England Economic & Industrial Development District.
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THE ENGLAND AUTHORITY
FINANCE/AUDIT COMMITTEE

January 22, 2026

Members: TREY CRUMP, CHAIR; PATRICK O'QUIN, VICE-CHAIR

Jamar Gailes

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 December 18, 2025, Finance/Audit Committee meeting.
 2. To receive schedule of paid invoices for the month of December 2025.
 3. Motion to adopt Budget Amendment #2 to the 2025/2026 fiscal year budget.

THE ENGLAND AUTHORITY
ECONOMIC DEVELOPMENT COMMITTEE

January 22, 2026

Members: PATRICK O'QUIN, CHAIR; CHARLIE WEEMS, VICE-CHAIR

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 December 18, 2025, Economic Development Committee meeting.
 2. Motion to authorize the Executive Director to execute Amendment #1 to the Airport Use Permit between EEIDD and Daedelus Aviation for building #2107 located at 1107 Billy Mitchell Blvd.

THE ENGLAND AUTHORITY
CAPITAL PROJECT COMMITTEE

January 22, 2026

Members: JOSHUA DARA, SR., CHAIR; JOE MCPHERSON, VICE-CHAIR

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 December 18, 2025, Capital Project Committee meeting.

THE ENGLAND AUTHORITY
CAPITAL PROJECT COMMITTEE

January 22, 2026
(continued)

2. Motion authorizing Executive Director to execute Certificate of Substantial Completion for the Alexandria International Airport Baggage Belt Replacement Project.
3. Presentation of the Airpark 5-Year Capital Improvement Plan by Executive Director.
4. Review updates on Capital Projects.

**THE ENGLAND AUTHORITY
BOARD OF COMMISSIONERS**

<i>Oday Lavergne, Chair</i>	<i>Myron Lawson, Jr.</i>
<i>Jamar Gailles, Vice-Chair</i>	<i>Joe McPherson</i>
<i>Steve Mansour, Secretary/Treasurer</i>	<i>Patrick O'Quin</i>
<i>Trey Crump</i>	<i>Charlie Weems</i>
<i>Joshua Dara, Sr.</i>	<i>Zeb Winstead, Immediate Past Chair</i>

**REGULAR MEETING
January 22, 2026
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 December 18, 2025, Regular Board meeting.
 - 2. Motion to name The Town Talk as the official journal of the England Economic & Industrial Development District.
 - 3. Motion to authorize the Executive Director to execute Amendment #1 to the Airport Use Permit between EEIDD and Daedelus Aviation for building #2107 located at 1107 Billy Mitchell Blvd.
 - 4. Motion to adopt Budget Amendment #2 to the 2025/2026 fiscal year budget.
 - 5. Acceptance of Airpark 5-Year Capital Improvement Plan.
 - 6. Motion authorizing Executive Director to execute Certificate of Substantial Completion for the Alexandria International Airport Baggage Belt Replacement Project.
 - 7. Motion to enter into executive session for discussion of legal updates by EEIDD attorney regarding *CJT Bayou Cuisine, LLC, et al v. EEIDD*, Civil Suit No. 276,330-F, Ninth Judicial District Court, Rapides Parish, Louisiana. La. R.S. 42:17(A)(2).

8. Motion to Introduce Resolution designating a project area and creating the England District Sub-District No. 4 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 enter into executive session for discussion of character, professional competency, rating and performance evaluation of Executive Director. La. R.S. 42:17(A)(1).

**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
December 18, 2025

The regular meeting of the Executive Committee of the England Economic and Industrial Development District was held on **Thursday, December 18, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

The Chair, Mr. Zeb Winstead, called the meeting to order at 4:05 p.m. and requested roll call.

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

MOTION TO APPROVE MINUTES OF NOVEMBER 20, 2025, EXECUTIVE COMMITTEE MEETING.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gales**, to approve minutes of November 20, 2025, Executive Committee meeting.

On vote, motion carried.

Mr. Winstead stated that there were no further items to discuss and asked if there were any public comments or additions to the agenda.

There being none, Mr. Winstead adjourned the Executive Committee.

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

Mr. Oday Lavergne, Committee Chair
EXECUTIVE COMMITTEE
England Economic & Industrial Development District

EXECUTIVE COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
January 16, 2026

The regular meeting of the Executive Committee of the England Economic and Industrial Development District was held on **Friday, January 16, 2026**, at 1412 Centre Court, Suite 504, Alexandria, LA 71301.

The Chair, Mr. Oday Lavergne, called the meeting to order at 10:09 a.m. and requested roll call.

The following were present: Mr. Oday Lavergne, Mr. Jamar Gailles, Mr. Steve Mansour.

Also present were Mr. Ralph Hennessy, Executive Director Mr. Matt Nowlin, Legal Counsel, and Mr. Chris Massingill, Louisiana Central

MOTION TO ENTER INTO EXECUTIVE SESSION FOR BRIEFING ON PROJECT PIXEL BY MR. CHRIS MASSINGILL WITH LOUISIANA CENTRAL.

Motion by **Mr. Oday Lavergne**, second by **Mr. Zeb Winstead**, to enter into Executive Session for briefing on Project Pixel by Mr. Chris Massingill with Louisiana Central.

On vote, motion carried.

Exited Executive Session at 11:12 a.m.

Committee reviewed draft agendas for January 22, 2026, Committee and Board Meeting.

Mr. Lavergne began discussion on Committee format (number of people on each committee).

Committee Assignments are as follows:

Admin/Legal: Mr. Myron Lawson, Jr., Chair, Mr. Charlie Weems, Vice-Chair, and Mr. Steve Mansour

Finance/Audit: Mr. Trey Crump, Chair, Mr. Patrick O'Quin, Vice-Chair, and Mr. Jamar Gailles

Economic Development: Mr. Patrick O'Quin, Chair, Mr. Charlie Weems, Vice-Chair, and Mr. Zeb Winstead

Capital Projects: Mr. Joshua Dara, Sr., Chair, Mr. Joe McPherson, Vice-Chair, and Mr. Zeb Winstead

Discussion as to what assignments are to be heard by Committees and when will they be scheduled.

Discussion regarding Mr. Hennessy's appraisal. Mr. Gailles will send questionnaire to the Commissioners with instructions and time frame in which to return.

Mr. Hennessy briefed Committee on ICE/LaSalle Corrections Proposal.

With no further business to discuss, meeting was adjourned.

Mr. Oday Lavergne, Committee Chair
EXECUTIVE COMMITTEE
England Economic & Industrial Development District

ADMIN/LEGAL COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
December 18, 2025

The regular meeting of the Admin/Legal Committee of the England Economic and Industrial Development District was held on **Thursday, December 18, 2025**, in the England Authority Board Room, 1611 Arnold Drive, Alexandria, Louisiana.

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

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

Absent: Mr. Charlie Weems

MOTION TO APPROVE THE MINUTES OF NOVEMBER 20, 2025, ADMIN/LEGAL COMMITTEE MEETING.

Motion by **Mr. Oday Lavergne**, Second by **Mr. Zeb Winstead**, to approve the minutes of the November 20, 2025, Admin/Legal Committee meeting.

On vote, motion carried.

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.

Motion and Second at November 20, 2025 meeting 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.

On vote, motion carried.

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.

Upon Roll Call Vote, motion fails.

Yay (3): Crump, Lavergne, Mansour

Nay (5): Dara, Gales, Lawson, McPherson, O'Quin

Ambivalent (1): Winstead

Absent (1): Weems

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.

Motion by **Mr. Myron Lawson, Jr.**, Second by **Mr. Jamar Gales**, 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.

On vote, motion carried.

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.

Motion by **Mr. Jamar Gailes**, Second by **Mr. Zeb Winstead**, 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.

On vote, motion carried.

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.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Oday Lavergne**, 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.

On vote, motion carried unanimously.

Mr. Mansour stated that there were no further items to discuss and asked if there were any public comments or additions to the agenda.

There being none, Mr. Mansour adjourned the Admin/Legal Committee.

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

Mr. Myron Lawson, Jr., Committee Chair
ADMIN/LEGAL COMMITTEE
England Economic & Industrial Development District

FINANCE/AUDIT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
December 18, 2025

The regular meeting of the Finance/Audit Committee of the England Economic and Industrial Development District was held on **Thursday, December 18, 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. Joshuar Dara, Sr., Mr. Jamar Gales, Mr. Oday Lavergne, Mr. Myron Lawson, Jr., Mr. Steve Mansour, Mr. Patrick O'Quin, Mr. Charlie Weems (late arrival), and Mr. Zeb Winstead

MOTION TO APPROVE THE MINUTES OF NOVEMBER 20, 2025, FINANCE/AUDIT COMMITTEE MEETING.

Motion by **Mr. Jamar Gales**, Second by **Mr. Oday Lavergne**, to approve minutes of the November 20, 2025, Finance/Audit Committee meeting.

On vote, motion carried.

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

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

TO RECEIVE THE ANNUAL INDEPENDENT AUDIT REPORT ON FISCAL YEAR 2024/2025 FROM KOLDER, SLAVEN & COMPANY, LLC.

The Commissioners received the Annual Independent Audit Report on Fiscal Year 2024/2025 from Kolder, Slaven & Company, LLC.

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 Patrick O'Quin, Chair of the Economic Development Committee.

Mr. Trey Crump, Committee Chair
FINANCE/AUDIT COMMITTEE
England Economic & Industrial Development District

**ECONOMIC DEVELOPMENT COMMITTEE
THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
December 18, 2025**

The regular meeting of the Economic Development Committee of the England Economic and Industrial Development District was held on **Thursday, December 18, 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 NOVEMBER 20, 2025, ECONOMIC DEVELOPMENT COMMITTEE MEETING.

Motion by **Mr. Jamar Gales**, Second by **Mr. Zeb Winstead**, to approve minutes of November 20, 2025, Economic Development Committee meeting.

On vote, motion carried.

MOTION TO AUTHORIZE THE EXECUTIVE DIRECTOR TO EXECUTE LEASE AMENDMENT #2 TO THE GROUND LEASE BETWEEN EEIDD AND THE GEO GROUP.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gales**, to authorize the Executive Director to execute lease amendment #2 to the ground lease between EEIDD and The Geo Group.

Mr. David Broussard presented information on the proposed lease agreement #2 to the ground lease between EEIDD and the Geo Group.

On vote, motion carried.

The Chair, Mr. O'Quin, stated that there were no further items to discuss and asked if there were any public comments or additions to the agenda.

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

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
December 18, 2025

The regular meeting of the Capital Projects Committee of the England Economic and Industrial Development District was held on **Thursday, December 18, 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 Gales, 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 NOVEMBER 20, 2025, CAPITAL PROJECT COMMITTEE MEETING.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gales**, to approve the minutes of November 20, 2025, Capital Project Committee meeting.

On vote, motion carried.

MOTION AUTHORIZING THE EXECUTIVE DIRECTOR TO ACCEPT THE WINNING BID FROM ZOEFTIG 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.

Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gales**, 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.

Mr. Scott Gammel presented information on the winning bid from Zoefitg Ltd. for new terminal seating.

On vote, motion carried.

MOTION TO AUTHORIZE EXECUTIVE DIRECTOR TO EXECUTE CHANGE ORDER #1 WITH MEYER, MEYER, LACROIX & HIXSON AND MERRICK CONSTRUCTION FOR ENGINEERING AND ADDITIONAL RAMP PAVEMENT, ELECTRICAL WORK AND REPLACING A FAILED WATER MAIN CROSSING THE SOUTH RAMP IN THE AMOUNT OF \$838,695.00 (EIGHT HUNDRED THIRTY-EIGHT THOUSAND, SIX HUNDRED NINETY-FIVE DOLLARS AND ZERO CENTS).

Motion by **Mr. Zeb Winstead**, Second by **Mr. Jamar Gales**, to authorize Executive Director to execute Change Order #1 with Meyer, Meyer, Lacroix & Hixson and Merrick Construction for engineering and additional ramp pavement, electrical work and replacing a failed water main crossing the south ramp in the amount of \$838,695.00 (Eight Hundred Thirty-Eight Thousand, Six Hundred Ninety-Five Dollars and Zero Cents).

Capital Projects updates: Mr. Gammel advised Committee that the new baggage belt was up and running.

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

Mr. Joshua Dara, Sr., Chair
CAPITAL PROJECTS COMMITTEE
England Economic and Industrial Development District

**THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT
BOARD OF COMMISSIONERS REGULAR SESSION
December 18, 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, December 18, 2025**.

Mr. Zeb Winstead, Chair of the England Authority, called the meeting to order at 5:15 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 ACTIVE AGENDA ITEMS 1, 2, 7, 8, 10, 11, and 12 AS CONSENT.

Motion by **Mr. Zeb Winstead**, second by **Mr. Jamar Gailes**, to approve active items 1, 2, 7, 8, 10, 11, and 12 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 SET BOARD MEETING DATES FOR 2026.

Motion by **Mr. Zeb Winstead**, second by **Mr. Oday Lavergne**, to approve the Minutes of April 24, 2025, regular session meeting. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried.

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.

Motion made and seconded at November 20, 2025 meeting for 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. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried unanimously.

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.

Motion made by **Mr. Oday Lavergne**, being no second, motion failed.

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.

Motion made and seconded at November 20, 2025 meeting for 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. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried unanimously.

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.

Motion made and seconded at November 20, 2025 meeting for 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. The Chair called for any comments from the Board or public. There being none, a vote was called, and motion carried unanimously.

MOTION TO 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).

Motion by **Mr. Jamar Gailes**, Second by **Mr. Oday Lavergne**, to 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). On vote, motion carried.

Committee entered Executive Session at 5:34 p.m. Committee meandered out of Executive Session at 6:05 p.m.

MOTION MADE TO ADOPT PERFORMANCE FORM FOR EXECUTIVE DIRECTOR TO BE MODIFIED AS NEEDED.

Motion by **Mr. Jamar Gailes**, Second by **Mr. Zeb Winstead**, to adopt performance form for Executive Director and it be modified as needed. On vote, motion carried.

MOTION TO ELECT MR. ODAY LAVERGNE AS CHAIR OF THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT.

Motion made by **Mr. Zeb Winstead**, Second by **Mr. Patrick O'Quin**, to elect Oday Lavergne as Chair of the England Economic and Industrial Development District.

Move to close nominations by **Mr. Jamar Gailes**, Second by **Mr. Myron Lawson, Jr.**

Upon roll call vote, motion to elect Mr. Oday Lavergne as Chair of the England Economic and Industrial Development District passed unanimously.

MOTION TO ELECT MR. JAMAR GAILES AS VICE-CHAIR OF THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT.

Motion by **Mr. Zeb Winstead**, Second **Mr. Patrick O'Quin**, to elect Mr. Jamar Gailes as Vice-Chair of the England Economic and Industrial Development District.

Move to close nominations by **Mr. Oday Lavergne**, Second by **Mr. Myron Lawson, Jr.**

Upon roll call vote, motion to elect Mr. Jamar Gailes as Vice-Chair of the England Economic and Industrial Development District passed unanimously.

MOTION TO ELECT SECRETARY/TREASURER OF THE ENGLAND ECONOMIC AND INDUSTRIAL DEVELOPMENT DISTRICT.

Motion by **Mr. Oday Lavergne**, Second **Mr. Myron Lawson, Jr.**, to elect Mr. Joe McPherson as Secretary/Treasurer of the England Economic and Industrial Development District.

Motion by **Mr. Oday Lavergne**, Second by **Mr. Jamar Gailes**, to elect Mr. Steve Mansour as Secretary/Treasurer of the England Economic and Industrial Development District.

Move to close nominations by **Mr. Oday Lavergne**, Second by **Mr. Jamar Gailes**.

Upon roll call vote, motion to elect Mr. Steve Mansour as Secretary/Treasurer of the England Economic and Industrial Development District passed.

Yay (6): Dara, Gailes, Lavergne, Mansour, Weems, Winstead

Nay (4): Crump, Lawson, McPherson, O'Quin

Comments by Legal Counsel: Mr. Matt Nowlin reminded Commissioners that Sexual Harassment and Ethics training needed to be completed by December 31. Also, he will set aside some time during a slower meeting month for a primer/refresher on open meetings and public records statutes.

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

Comments by Executive Director: no comment.

Staff Reports:

- 1) **Financial:** Ms. Summer Steiner reported that RCI was here last week to complete inventory. BOM ACH is set up. Revenues are eight and a half percent over budget and expenses are six and a half percent below.
- 2) **Air Traffic:** Mr. Scott Gammel stated that there were 13 cancellations last month, combination of weather related and government shutdown. Fuel sales are up 40%. Had a very good meeting with a Sky West representative. Fort Polk was present as well; they are glad that Sky West has come.
- 3) **Economic Development/Operations:** Mr. David Broussard reported that we had four new companies in 2025. A number of tenants executed new leases or extended leases.

Public Comments or Questions

There being no further business, Mr. Zeb Winstead adjourned the meeting at 6:12 p.m.

Oday Lavergne, Chair

*England Economic and Industrial Development District
Board of Commissioners*

Steve Mansour, Secretary/Treasurer

*England Economic and Industrial Development District
Board of Commissioners*

Proposed Budget Amendment

Fiscal Year 2025-2026

PROPOSED 2025-2026 BUDGET REVISION

General Fund

		Current Budget	PROPOSED AMENDMENTS	PROPOSED REVISED BUDGET
300000	REVENUES			
340000	AERONAUTICAL REVENUE			
341000	PASSENGER AIRPORT REVENUE			
341100	AIRLINE AVIATION LEASES	1,612,432.00	0.00	1,612,432.00
341200	LANDING & RAMP FEES	753,723.00	277,527.00	1,031,250.00
341990	TOTAL PASSENGER AIRPORT REVENUE	2,366,155.00	277,527.00	2,643,682.00
342000	NON-PASSENGER AIRPORT REVENUE			
342100	FBO LEASE	562,778.00	0.00	562,778.00
342200	T-HANGARS	29,520.00	-3,060.00	26,460.00
342300	FUEL FLOWAGE FEES	545,567.00	235,690.00	781,257.00
342990	TOTAL NON-PASSENGER AIRPORT REVENUE	1,137,865.00	232,630.00	1,370,495.00
342999	AERONAUTICAL REVENUE TOTAL	3,504,020.00	510,157.00	4,014,177.00
350000	NON-AERONAUTICAL REVENUE			
351000	LAND & BUILDING LEASES			
351100	LEASES	9,136,241.00	142,610.00	9,278,851.00
351200	DEPOSIT FORFEITURES	0.00	0.00	0.00
351300	LATE FEES	36,000.00	24,500.00	60,500.00
351400	RENT REBATE FORFEITURES	24,000.00	0.00	24,000.00
351500	PREPAID RENT INCOME	0.00	0.00	0.00
351990	TOTAL LAND & BUILDING LEASES	9,196,241.00	167,110.00	9,363,351.00
352000	COMMUNITY CENTER			
352100	FACILITY RENTAL	86,850.00	9,875.00	96,725.00
352990	TOTAL COMMUNITY CENTER	86,850.00	9,875.00	96,725.00
352991	OAKWING GOLF COURSE			
352992	OAKWING REVENUE	1,792,560.00	55,078.00	1,847,638.00
352993	OAKWING GOLF COURSE TOTAL	1,792,560.00	55,078.00	1,847,638.00
353000	TERMINAL			
353100	ATM REVENUES	600.00	500.00	1,100.00
353200	AIRPORT ADVERTISING	8,679.00	-908.00	7,771.00
353275	CAR RENTAL LEASES	926,231.00	40,000.00	966,231.00
353300	CONCESSIONS (TAILWIND)	6,000.00	0.00	6,000.00
353990	TOTAL TERMINAL	941,510.00	39,592.00	981,102.00
354000	RENTAL CARS			
354200	CONRAC USAGE FEES	100,562.00	0.00	100,562.00
354300	FUEL FLOWAGE SERVICE CHARGE	7,296.00	0.00	7,296.00
354990	TOTAL RENTAL CARS	107,858.00	0.00	107,858.00
355000	PARKING LOT			
355100	PARKING FEES	780,000.00	100,000.00	880,000.00
355990	TOTAL PARKING LOT	780,000.00	100,000.00	880,000.00

356000	OTHER			
356200	MISCELLANEOUS REVENUES	2,400.00	4,600.00	7,000.00
356990	TOTAL OTHER	2,400.00	4,600.00	7,000.00
359999	NON-AERONAUTICAL REVENUE TOTAL	12,907,419.00	376,255.00	13,283,674.00
399999	REVENUES TOTAL	16,411,439.00	886,412.00	17,297,851.00
400000	OPERATING EXPENSES			
400100	PERSONNEL COMPENSATION & BENEFITS			
411000	SALARIES	3,256,958.00	-97,500.00	3,159,458.00
412000	PAYROLL TAXES	55,986.00	-2,500.00	53,486.00
413000	457(b) DEFERRED COMPENSATION	252,396.00	-5,100.00	247,296.00
414000	HEALTH INSURANCE	776,037.00	-70,097.00	705,940.00
415000	ADDITIONAL FRINGE BENEFITS	15,574.00	56.00	15,630.00
416000	WORKERS COMPENSATION	57,444.00	-2,505.00	54,939.00
417000	RAC PROVIDED SERVICES	0.00	0.00	0.00
418000	COMMUNITY CENTER PROVIDED SVCS	0.00	0.00	0.00
419990	TOTAL PERSONNEL COMPENSATION & BENEFITS	4,414,395.00	-177,646.00	4,236,749.00
420000	OTHER GENERAL & ADMINISTRATIVE			
421050	ADVERTISING	120,575.00	10,000.00	130,575.00
421100	BANK & CREDIT CARD FEES	64,612.00	1,050.00	65,662.00
421200	BOARD EXPENSE	13,342.00	0.00	13,342.00
421300	CONTINGENCIES	20,000.00	0.00	20,000.00
421400	DUES AND SUBSCRIPTIONS	24,520.00	1,300.00	25,820.00
422100	EDUCATION / TRAINING	45,500.00	15,350.00	60,850.00
422200	EDUCATION / TRAINING - ARFF	750.00	0.00	750.00
422300	INSURANCE	691,498.00	-17,334.00	674,164.00
423100	PROMOTIONS/SPONSORSHIPS	77,000.00	950.00	77,950.00
423300	PERMITS & FEES	1,875.00	150.00	2,025.00
423400	PRINTING	6,650.00	-1,800.00	4,850.00
423500	PROVISION FOR DOUBTFUL ACCOUNTS	0.00	0.00	0.00
423600	PUBLIC ANNOUNCEMENTS	3,400.00	1,750.00	5,150.00
424100	TRAVEL	98,500.00	0.00	98,500.00
424990	TOTAL OTHER GENERAL & ADMINISTRATIVE	1,168,222.00	11,416.00	1,179,638.00
430000	UTILITIES			
431000	UTILITIES - CABLE / INTERNET	54,178.00	-5,280.00	48,898.00
432000	UTILITIES - ELECTRIC	655,112.00	60,800.00	715,912.00
433000	UTILITIES - PHONE SERVICE - CELL	20,844.00	-2,060.00	18,784.00
434000	UTILITIES - PHONE SERVICE - LAND	58,788.00	-9,480.00	49,308.00
435000	UTILITIES - WASTE COLLECTION	200,788.00	16,000.00	216,788.00
436000	UTILITIES - WATER / GAS	134,816.00	-12,916.00	121,900.00
437000	FEMA LEASE EXPENSES	4,027.00	-2,385.00	1,642.00
439990	TOTAL UTILITIES	1,128,553.00	44,679.00	1,173,232.00

440000	SUPPLIES & MATERIALS			
441100	AIRFIELD LIGHTING	112,000.00	10,000.00	122,000.00
441200	AIRPARK VISUALS	20,525.00	-1,500.00	19,025.00
441300	APPLIANCES	48,750.00	8,700.00	57,450.00
441400	CAR WASH OPERATING SUPPLIES	4,500.00	0.00	4,500.00
441500	COMPUTER EQUIPMENT/SOFTWARE	45,400.00	-13,500.00	31,900.00
441700	EQUIPMENT - PURCHASES	44,369.00	29,300.00	73,669.00
441800	EQUIPMENT - RENTAL	293,662.00	16,250.00	309,912.00
441900	FIRE FIGHTING SUPPLIES	11,000.00	0.00	11,000.00
442000	FUEL & OIL	79,426.00	-2,900.00	76,526.00
442100	JANITORIAL	50,500.00	-2,300.00	48,200.00
442200	OFFICE SUPPLIES	15,900.00	5,600.00	21,500.00
442300	OPERATING SUPPLIES	49,158.00	-12,050.00	37,108.00
442400	POSTAGE & SHIPPING	3,850.00	750.00	4,600.00
442500	SMALL TOOLS & EQUIPMENT	15,500.00	0.00	15,500.00
442600	UNIFORMS	12,195.00	0.00	12,195.00
442700	WILDLIFE CONTROL	5,500.00	0.00	5,500.00
442990	TOTAL SUPPLIES & MATERIALS	812,235.00	38,350.00	850,585.00
450000	CONTRACT SERVICES			
451100	IT / SOFTWARE SERVICES	271,969.00	-28,619.00	243,350.00
451200	CONTRACT LABOR - SECURITY	543,180.00	7,500.00	550,680.00
451300	CONTRACT LABOR - TSA	221,620.00	26,300.00	247,920.00
451400	CONTRACT LABOR - TSA REIMBURSEMENTS (CON	0.00	0.00	0.00
452100	PROFESSIONAL SERVICES - ACCOUNTING / AUDIT	44,650.00	0.00	44,650.00
452200	PROFESSIONAL SERVICES - LEGAL	246,000.00	0.00	246,000.00
452300	PROFESSIONAL SERVICES - CONSULTING	434,850.00	-19,000.00	415,850.00
452400	PROFESSIONAL SERVICES - OTHER	45,180.00	1,049.00	46,229.00
453100	PURCHASED SERVICES - DCC WORK CREWS	0.00	0.00	0.00
453200	PURCHASED SERVICES - EMPLOYMENT	32,400.00	5,000.00	37,400.00
453300	PURCHASED SERVICES - FIRE PROTECTION	1,692,108.00	8,800.00	1,700,908.00
453400	PURCHASED SERVICES - JANITORIAL	125,920.00	-7,300.00	118,620.00
453500	PURCHASED SERVICES - PARKING ATTENDANTS	114,240.00	9,500.00	123,740.00
453600	PURCHASED SERVICES - PEST CONTROL	44,990.00	2,100.00	47,090.00
454100	OTHER SERVICES	29,412.00	2,500.00	31,912.00
454990	TOTAL CONTRACT SERVICES	3,846,519.00	7,830.00	3,854,349.00
460000	REPAIRS & MAINTENANCE			
461100	AIRFIELD SECURITY MAINTENANCE	10,020.00	0.00	10,020.00
461200	APPLIANCE REPAIR & MAINTENANCE	7,200.00	0.00	7,200.00
461300	CAR WASH SYSTEM COMPONENTS	25,000.00	0.00	25,000.00
461400	COMMERCIAL BUILDING MAINTENANCE	93,175.00	-5,000.00	88,175.00
461500	ELEVATORS & ESCALATORS	52,250.00	14,500.00	66,750.00
461600	EQUIPMENT MAINTENANCE	79,045.00	3,000.00	82,045.00
461700	FIRE SYSTEMS MAINTENANCE	60,020.00	1,000.00	61,020.00
461800	FOUNTAIN MAINTENANCE	17,500.00	-5,000.00	12,500.00
461900	GROUNDS MAINTENANCE	745,470.00	-2,750.00	742,720.00
462000	HAZARDOUS MATERIAL REMOVAL	10,000.00	0.00	10,000.00
462100	HURRICANE LAURA REPAIR & MAINTENANCE	0.00	0.00	0.00
462101	HURRICANE LAURA (CONTRA) R&M	0.00	0.00	0.00
462200	HVAC / HVACR MAINTENANCE	214,800.00	6,850.00	221,650.00

462300	ISB REPAIRS AND MAINTENANCE	0.00	0.00	0.00
462400	ISB REPAIRS AND MAINTENANCE REIMBURSEMEN	0.00	0.00	0.00
462500	JET BRIDGE MAINTENANCE	22,000.00	0.00	22,000.00
462600	NAVAID MAINTENANCE	24,000.00	0.00	24,000.00
462700	PAINTING MAINTENANCE	160,770.00	60,000.00	220,770.00
462800	PAVEMENT REPAIR & MAINTENANCE	42,500.00	2,700.00	45,200.00
462900	PLUMBING MAINTENANCE	27,250.00	4,500.00	31,750.00
463000	REPAIRS & MAINTENANCE - OTHER	12,100.00	0.00	12,100.00
463100	RESIDENTIAL / APARTMENT MAINTENANCE	366,725.00	-64,000.00	302,725.00
463200	STREET LIGHT MAINTENANCE	20,100.00	-2,000.00	18,100.00
463300	TERMINAL BUILDING MAINTENANCE	127,000.00	-4,000.00	123,000.00
463400	TERMINAL SECURITY MAINTENANCE	34,500.00	-1,000.00	33,500.00
463500	UNDERGROUND UTILITY SYS	14,900.00	300.00	15,200.00
463600	VEHICLE MAINTENANCE	7,000.00	-500.00	6,500.00
463700	VEHICLE MAINTENANCE - ARFF	75,000.00	0.00	75,000.00
463990	TOTAL REPAIRS & MAINTENANCE	2,248,325.00	8,600.00	2,256,925.00
470000	OAKWING GOLF CLUB OPERATIONS			
470125	OAKWING - COST OF SALES	236,316.00	0.00	236,316.00
470130	OAKWING - PAYROLL AND RELATED EXPENSE	941,189.00	0.00	941,189.00
470135	OAKWING - FACILITIES MAINTENANCE	91,848.00	0.00	91,848.00
470140	OAKWING - OPERATING EXPENSES	705,610.00	0.00	705,610.00
470145	OAKWING - FIXED CHARGES	116,400.00	0.00	116,400.00
470150	TOTAL OAKWING GOLF CLUB OPERATIONS	2,091,363.00	0.00	2,091,363.00
499999	TOTAL OPERATING EXPENSES	15,709,612.00	-66,771.00	15,642,841.00
500000	NET OPERATING INCOME (LOSS)	701,827.00	953,183.00	1,655,010.00
700000	OTHER OPERATIONS			
740000	USE OF PRIOR YEAR EARNINGS	2,585,838.00	-828,136.00	1,757,702.00
710000	EQUIPMENT - CAPITAL	-507,370.00	-41,047.00	-548,417.00
720000	TRANSFERS IN/OUT GENERAL FUND	-2,919,295.00	-84,000.00	-3,003,295.00
750990	TOTAL OTHER OPERATIONS REVENUE/(EXPENS	-840,827.00	-953,183.00	-1,794,010.00
	NON-OPERATING REVENUES / (EXPENSES)			
391000	FEDERAL GRANTS	0.00	0.00	0.00
392000	STATE GRANTS	0.00	0.00	0.00
394900	INTEREST INCOME	264,000.00	0.00	264,000.00
820000	INTEREST EXPENSE	0.00	0.00	0.00
850000	PROFESSIONAL SERVICES - LITIGATION	-125,000.00	0.00	-125,000.00
840000	PROCEEDS ON DISPOSITION OF FIXED ASSETS	0.00	0.00	0.00
	TOTAL NON-OPERATING REVENUES / (EXPENSE	139,000.00	0.00	139,000.00
	EXCESS/(DEFICIENCY)	0.00	0.00	0.00



BOARD OF COMMISSIONERS MEETING

DATE: _____

TITLE:

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EXPLANATION:

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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. **Name:** Daedelus Aviation Corp.
Address: 1616 Fort Meyer Dr, Suite 1500 Arlington, VA 22209-3122
Tax ID: 99-1466584
2. **Premises:**
Building No. 2107
Square Ft. 13,963
Address: 1107 Billy Mitchell Blvd
3. **Term:**
Number of Years: 6 months
Beginning Date: February 16, 2026
Ending Date: August 15, 2026
Lease Form: Standard Net
4. **Option to Renew:**
Number of Options: one (1)
Term of Option: six (6) months
5. **Use of Premises:** maintenance, storage, and office
6. **Number of Employees:** 6
7. **Rental:**
Base Rent: \$6.75 sq ft \$94250.28 annually; \$7,854.19 monthly
Percentage Rent (If applicable): Annual CPIU upon option exercised
8. **Security Deposit:** 2 months' rent or irrevocable Letter of Credit
9. **Insurance: Amount of Liability Insurance Required:** \$10,000,000.00
Workers Comp: Yes
Property: Yes
Auto: Yes
Airport Liability: Yes
10. **Utilities:** Lessee
11. **Maintenance:** Lessor will maintain roof, foundation, and structural walls
12. **Tenant Improvements:** N/A

Signed: _____

Executive Director

Deputy Director, England Airpark



BOARD OF COMMISSIONERS MEETING

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SUBMITTED BY:

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

COMMITTEE:

<input type="checkbox"/> Executive
<input type="checkbox"/> Admin/Legal
<input type="checkbox"/> Finance/Audit
<input type="checkbox"/> Economic Development
<input type="checkbox"/> Capital Projects

CERTIFICATE OF SUBSTANTIAL COMPLETION

Owner:	England Economic and Industrial Development District	Owner's Contract No.:	
Contractor:	G & S Mechanical USA, Inc.	Contractor's Project No.:	
Engineer:	Meyer, Meyer, LaCroix & Hixson, Inc.	Engineer's Project No.:	7901.02
Project:	Alexandria International Airport	Contract Name:	AEX Baggage Belt Repl.

This [preliminary] [final] Certificate of Substantial Completion applies to:

All Work The following specified portions of the Work:

December 30, 2025

Date of Substantial Completion

The Work to which this Certificate applies has been inspected by authorized representatives of Owner, Contractor, and Engineer, and found to be substantially complete. The Date of Substantial Completion of the Work or portion thereof designated above is hereby established, subject to the provisions of the Contract pertaining to Substantial Completion. The date of Substantial Completion in the final Certificate of Substantial Completion marks the commencement of the contractual correction period and applicable warranties required by the Contract.

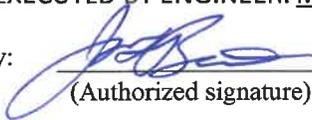
The responsibilities between Owner and Contractor for security, operation, safety, maintenance, heat, utilities, insurance, and warranties upon Owner's use or occupancy of the Work shall be as provided in the Contract, except as amended as follows: *[Note: Amendments of contractual responsibilities recorded in this Certificate should be the product of mutual agreement of Owner and Contractor; see Paragraph 15.03.D of the General Conditions.]*

Amendments to Owner's responsibilities: None As follows

Amendments to Contractor's responsibilities: None As follows: The Contractor shall provide a one-year warranty. The Performance Bond shall remain in effect for the entire warranty period.

The following documents are attached to and made a part of this Certificate: *[punch list; others] N/A*

This Certificate does not constitute an acceptance of Work not in accordance with the Contract Documents, nor is it a release of Contractor's obligation to complete the Work in accordance with the Contract.

EXECUTED BY ENGINEER: <u>MMLH</u>		OWNER: <u>EEIDD</u>		CONTRACTOR: <u>G & S Mechanical USA, Inc.</u>	
By:		By:	_____	By:	_____
	(Authorized signature)		Owner (Authorized Signature)		Contractor (Authorized Signature)
Title:	<u>Josh Barrett, P.E.</u>	Title:	<u>Ralph Hennessey, Ex. Director</u>	Title:	<u>Chad Buffam, Director</u>
Date:	<u>1/5/26</u>	Date:	_____	Date:	_____



BOARD OF COMMISSIONERS MEETING

DATE: _____

TITLE:

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EXPLANATION:

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ATTACHMENTS INCLUDED:

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

FINANCIAL/BUDGET INFORMATION:

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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"/> Executive
<input type="checkbox"/> Admin/Legal
<input type="checkbox"/> Finance/Audit
<input type="checkbox"/> Economic Development
<input type="checkbox"/> Capital Projects

England Airpark
COMMERCIAL IMPROVEMENT PLAN

Funded Projects

Building	Building Description	Project Description	Costs	Funding Source	Funding Year
Bldg. 1103	Former Barracks	Interior and Exterior Renovations	\$1,000,000.00	Tenant Improvements	2025/2026
EAP	Vandenburg Overlay	Overlay Vandenburg Drive	\$1,565,102.00	DOTD & Self-Funded 80/20	2025/2026
EAP	Housing Upgrades	Needed Upgrades to the Interior and Exterior of Houses	\$350,000.00	Self-Funded	2026/2027
Bldg. 1213	Former Call Center	Abate and Demo Interior of Building for Build to Suit	\$123,154.00	Self-Funded	2026/2027
		Replace HVAC, Gutters and Fire Alarm Panel			
Bldg. 1707	Former J.B. Hunt	Replace Roof	\$266,560.00	Self-Funded	2026/2027
Bldg. 2102	Former Jet Engine Shop	Convert into Hangar for Ace Program	\$7,000,000.00	Earmark/LA DOTD	2026/2027
Bldg. 1910	Vacant End of Building	Abate and Demo Interior and Build to Suit	\$98,578.00	Self-Funded	2026/2027
Bldg. 2503-2305	Million Air Hangars	Replace Roof on All Three Buildings	\$2,000,000.00	Self-Funded	2026/2027
Bldg. 3509	Former School	Demo Buildings and Parking Lots	\$330,000.00	Self-Funded	2026/2027
ISB	Military Staging Base	Create a Loop in the Water Main to Eliminate the Dead End	\$175,000.00	DCIPP Grant	2026/2027
ISB	Military Staging Base	Various Land and Building Improvements	\$5,800,000.00	DCIPP Grant	2026/2027
EAP	EAP Powergrid	Build a Redundant Power Loop	\$8,000,000.00	LED Fastsites	2026/2027
EAP	Construct Warehouse Space	Construction of New Warehouse Approx. 100,000 Sq. Ft.	\$10,000,000.00	Capital Outlay	2026/2027

England Airpark
COMMERCIAL IMPROVEMENT PLAN

EAP	Housing Upgrades	Needed Upgrades to the Interior and Exterior of Houses	\$250,000.00	Self-Funded	2027/2028
Bldg. 1217	Former Bowling Alley	Convert Building into Shooting Range	Est. \$1,750,000.00	LDWF Grant Funded	2027/2028
EAP	Westside Utilities	Bring in Utilities to the Westside for Development	\$10,000,000.00	HERO Grant	2027/2028
EAP	Housing Upgrades	Needed Upgrades to the Interior and Exterior of Houses	\$250,000.00	Self-Funded	2028/2029
EAP	Housing Upgrades	Needed Upgrades to the Interior and Exterior of Houses	\$250,000.00	Self-Funded	2029/2030

Unfunded Projects

Building	Building Description	Project Description	Costs	Funding Source	Funding Year
EAP	Parc England Hotel	Convert to Executive Apartments	\$5,200,000.00	Unfunded	2027/2028
Bldg. 806	Former Time Trend	Convert Building into Warehouse Space	\$1,010,250.00	Unfunded	2027/2028
Bldg. 1500	Former Diocese	Abate/Repair/Restore	\$1,935,888.27	Unfunded	2027/2028
		*(Abate/Secure/Ventilate \$908,617.65)			
Bldg. 1707	Former J.B. Hunt	Renovate Office space and Sprinkler System Repairs	\$63,500.00	Unfunded	2027/2028
Bldg. 1150	Former Bistro	Abate/Repair/Restore	\$2,866,452.98	Unfunded	2028/2029
		*(Abate/Secure/Ventilate \$1,237,932.00)			
Bldg. 2325	Former Data Center	Abate/Repair/Restore	\$1,433,226.49	Unfunded	2028/2029
		*(Abate/Secure/Ventilate \$618,966.32)			
EAP	Oakwing	Replace Sprinkler System and Rework Greens	\$4,000,000.00	Unfunded	2028/2029

England Airpark
COMMERCIAL IMPROVEMENT PLAN

Bldg. 832	Former Deli	Renovate Interior, Repair Walk-In Cooler	\$75,000.00	Unfunded	2028/2029
EAP	Disc Golf	Install a Disc Golf Course	\$50,000.00	Unfunded	2028/2029
Bldg. 523	Fire Sup. Tank for 525	Needs Repair/Replace/Remove	\$68,325.00	Unfunded	2029/2030
Bldg. 524	Pump House for 525	Needs Repair/Replace/Remove	\$155,000.00	Unfunded	2029/2030
Bldg. 3509	Former Hospital	Replace Roof	\$489,972.54	Unfunded	2029/2030
EAP	Airpark Infrastructure	Roadway Overlays	\$1,500,000.00	State Grant	2029/2030
EAP	Airpark Infrastructure	Replace Sewer Lines	\$5,000,000.00	State grant	2029/2030
EAP	Pickleball Courts	Construct New Pickleball Courts	\$550,000.00	Unfunded	2029/2030

Alexandria International Airport Comparative Air Traffic Report

	Dec-25	Nov-25	Dec-24	Annual Gain/ Loss 2023
United Airline				
enplaned				
deplaned				
Delta - ATL	83 departures (1 cancelled)	86 departures (6 cancelled)	63 departures (0 cancelled)	
enplaned	4221 (YTD 51,105)	4026 (YTD 46,884)	3508 (YTD 38,832)	20%
deplaned	4306 (YTD 51,822)	3935 (YTD 47,516)	3517 (YTD 37,549)	22%
American	92 departures (1 cancelled)	87 departures (7 cancelled)	92 departures (1 cancelled)	
enplaned DFW	4479	3234	4292	
deplaned DFW	4071	3070	4087	
enplaned CLT				
deplaned CLT				
total enplaned	4479 (YTD 45,394)	3234 (YTD 40,915)	4292 (YTD 50,888)	4%
total deplaned	4071 (YTD 43,304)	3070 (YTD 39,233)	4087 (YTD 47,778)	0%
Charter				
ICE enplaned	12,419	11,870		
Military				
enplaned	304	714	197	54%
deplaned			0	
TOTAL				
enplaned	21,423 (w/o charter 8700)	19,844 (w/o charter 7260)	7,997(w/o charter 7800)	168%(12%)
deplaned	(w/o charter 8377)	(w/o charter 7005)	7,604(w/o charter 7604)	(10%)
YEAR-TO-DATE			(FAA enplanements 176,351)	
enplaned	171,854 (w/o charter 96499)	150,431 (w/o charter 87799)	115,789(w/o charter 89730)	48%(8%)
deplaned	(w/o charter 95126)	(w/o charter 86749)	104,387(w/o charter 85327)	(11%)
Airport Operations				
Aircraft Classification				
Military	234	288		
General Aviation	1,249	1,883		
Air Carrier/Air Taxi	1,079	998		
Total (1)	2,562	3,169	469	
Arrival/Departure Type			21	
IFR Arrival	810	854	252	
IFR Departure	734	795	65	
Special Use	0		807	
VFR Itinerate	146	136		
VFR Local	872	1,384	1,147	
Overflights	0		56	
Total (2)	2,562	3,169	1,203	
TOTAL	2,562	3,169	2,011	
YEAR-TO-DATE	39,440	36,878	30,331	30%
Cargo				
Commercial Airlines				
Freight	1,056	41	155	
YEAR-TO-DATE	6,695	5,639	12,189	-45%
Military Cargo				
Inbound	67,500 lbs/34 tons	176,000 lbs/88 tons	101,100 lbs/51 tons	
Outbound	92,000 lbs/46 tons	30,000 lbs/15 tons	0	
Total Military Cargo	159,500 lbs/70 tons	206,000 lbs/103 tons	101,100 lbs/51 tons	
YEAR-TO-DATE	7,085,050 lbs/3543 tons	6,925,550 lbs/3463 tons	13,053,095 lbs/6527 tons	-46%
Fuel Sales	749,831	652,558	299,326	
YEAR-TO-DATE	8,995,041	8,245,210	5,809,740	55%