

Minutes of the Regular Monthly Meeting of
West Calcasieu Airport Managing Board
Tuesday, May 6, 2014

The regular monthly meeting of West Calcasieu Airport Managing Board was called to order by Chairman, Bill Hankins, on Tuesday, May 6, 2014, at 4:30 p.m. in the main hangar attached to the terminal building at West Calcasieu Airport, 7000 Southland Field Road, Sulphur, Louisiana 70665.

Present: Bill Hankins, Chairman; Dalton Langford, R.K. Levens, Scott Foreman, and Tim Dougherty, board members. Also present was Darla Perry, CPA; Chuck Stutes, Engineer; Oliver "Jackson" Schrupf, Attorney/Acting Secretary and approximately 60 public individuals were in attendance in the audience.

Invocation was given by Tim Dougherty; Pledge of Allegiance was led by R.K. Levens.

No changes made to the agenda.

The Finance Report had been shared with board members prior to the meeting and was accepted as written. A copy of the Finance Report is attached hereto and made a part hereof.

Manager's Report:

Tim LaFleur reported there had been one vacancy in the t-hangars. It is now filled with a Velocity aircraft. Tim advised that the bid for the air handler repair to hangar B was \$2,400. He advised that the sprinkler system and upstairs fire alarm system would require repair.

He reported that the April 29, 2014, field trip from Vincent Settlement Elementary School and co-sponsored by Friendships consisted of three 2nd grade classes and was a huge success.

Tim reported that David Anderson had agreed to assist in planning an airshow for approximately September 20, 2014. He has 17 years' experience and is working on preparations for the airshow at this time.

Engineer's Report:

Chuck Stutes advised no report.

Chairman's Update:

The Chairman reported that public comments would be received regarding the proposed lease of 100 acres to First Flight Holdings, LLC. He reported that the object of the Land Use Committee and the Land Use/Industrial Development Committee had been to minimize impact on current residence, to support the ongoing economic expansion in the region, and to leverage the airport assets to achieve the best value for the airport. He requested that public comments be limited to 3 minutes each. He then invited the public to make comments.

Mary Ellender requested that the board call a special meeting for Wednesday, May 7, 2014, at 6:00 p.m. so that all members of the board could attend. Chairman Bill Hankins asked Oliver "Jackson" Schrupf to post a notice on the front door of the airport to declare a special called meeting for Wednesday, May 7, 6:00 p.m. so that board members could attend. Although no action would be taken on May 7th, but board members would be able to listen to public input.

The notice was posted prior to 6:00 p.m. on May 6.

R.K. Levens summarized the process that brought us to this point, including that numerous people had made requests about availability of airport property for lease for various purposes related to the regional construction projects which are planned, especially those south of the airport at Sempra. The board in a meeting several months earlier authorized an advertisement for requests for proposals so that we could get an idea who exactly was serious about leasing property. The request for proposals was advertised in March and received on April 1, 2014. At that time two applications were received, one for rent of 12 acres of airport property and the other was from First Flight Holdings, LLC, proposing to lease 100 acres from the airport. The Land Use/Industrial Development Committee reviewed the two applications and decided that the First Flight Holdings, LLC, proposal was in the best interest of the airport. The board on April 1st at its regular meeting authorized the attorney for the airport to enter into negotiations with First Flight Holdings, LLC, to attempt to negotiate a lease to be brought back to the board for consideration and approval.

The lease is still being negotiated and in the meantime the airport board sought to have First Flight Holdings, LLC, hold public meetings to provide public input as to the proposals and to answer questions. This is the first public meeting and representatives of First Flight Holdings, LLC, Rhett Phillips and Chad Brossette, are present to make a presentation.

A presentation was then made by Rhett Phillips and Chad Brossette going through the proposal, including the experience of the members of First Flight Holdings, LLC, the security to be provided for the project, the traffic assessments, the utility assessments, hurricane relief, benefits to the airport; benefits to the general public, recreational activities indoor and outdoor, health and safety and other aspects.

An audience member requested that the board members give their name, address, and who appointed them. It was announced that Bill Hankins had been appointed by the City of Sulphur; Tim Dougherty appointed by West Calcasieu Port; R.K. Levens appointed by the Industrial Development Board of the City of Sulphur, Louisiana, Inc.; Dalton Langford appointed by the Police Jury; Scott Foreman appointed by West Calcasieu Port; and Joseph R. Palermo, Jr., appointed by Calcasieu Parish Police Jury.

Allen Joyner said "you feel this is in the best interest of the community. Neighbors don't want this. This idea has "gone over like a fart in church". Nimby. How many people do you want to sign a petition to not do this project?"

Tody Breaux, 2461 Johnny Jones Road, asked how the project could be changed to limit traffic on Johnny Jones Road. He suggested that the project be reformed to make sure all ingress and egress is from Hwy 27 on the southern end of the airport to limit the traffic on Johnny Jones Road.

Art Little, 276 Andrew Young Road, said the people should attend the zoning board hearing and contact their police jurors and members of the zoning board. He asked what benefit the tax payers get

out of this and what affect it would have on sewer, water and taxes. He asked for a buffer zone and a 50 foot tall fence. He said the projects are here and that by 2020 there will be 20-25 new residents in Carlyss and Hwy 27 will be the busiest highway in the area.

Rhonda (last name not understood) said she sees no economic benefit to the humans in this area. They will have to walk or if they go in cars there are no benefits. She said, "We don't want 2400 outsiders coming into Carlyss and walking in my backyard." She said, "You are not contributing any taxes to the community." and "The community where you are wanting to put this facility does not want it." "I request that the First Flight run criminal checks through NCI and provide security inside the village. However this would not provide security outside the gates." She concluded they should go to Cameron.

Next individual did identify themselves, but prior to getting close to the mic and their name was not recorded. Said they have been fighting traffic on Hwy 27 for 2 years. The road is substandard, but yet the State reconstructed I-210 Cove Lane Casino Exit and started the project in 6 months. Said traffic will be a problem north of Southland not south of Southland Field. Second he said he's an employee of Sulphur Fire Department and that their presence could create a drain on the Fire Department and who would pay this cost?

First Flight (Rhett Phillips) responded that they will have EMS onsite, but have not discussed with the Carlyss Fire Department whether it would put any strain on them, but they would plan to visit with the Fire Department to see what they could do to help.

Kelvin Ellender said his parents live three miles north from Hwy 108. Said "I don't know this group so I don't trust you." He asked for an e-mail or website for all the backers of First Flight. He asked for the history of how this proposal came about. Bill Hankins advised that a request for proposals was in March 2014, and the proposals were received April 1, 2014. Mr. Ellender said that KPLC's article said that the airport was looking for over a year. Oliver Schrupf advised that the donation from Citgo that helped create the airport included a 100 acres which the board designated as industrial park. The board has been looking for over 25 years for something to go onto that property and this is the first major opportunity to do anything other than graze cattle on it or pay to cut the grass.

Rhett Phillips of First Flight spoke and said that he would guarantee that the people in the village would only work on projects that are to the south of Southland Field so that there would be no creation of traffic problems to the north. Mr. Ellender said that temporary housing in Cameron is not required to meet flood zone restrictions. Mr. Phillips said that First Flight explored options in Cameron first and did not find suitable property.

Jay Duhon, 621621 Biscotte Drive, Carlyss, urged the people to go to the zoning commission hearings. He said that CB&I is going to build the project and they could do this by themselves. He said that if the workers leave the facility at night there could be traffic to the north on Hwy 27 and that the Calcasieu Parish Sheriff's Office might need to hire new duties.

Jay Duhon said he wanted the board to vote tonight and urged the people to get on Facebook and go to the zoning meeting. Oliver Schrupf advised that the negotiation of the lease was an ongoing process and the lease was not ready to be voted on because it was not in final form yet. Public input will be used to draft the final lease.

Tim Dougherty said it looked to him like it was a hidden negotiating process. Bill Hankins responded that after the April 1st proposal was received the board reviewed them and felt like the best proposal was the First Flight Holdings, LLC, and the board voted to allow the attorneys to negotiate a lease. When the lease is in final form it will be presented to the board for vote.

Dalton Langford mentioned that the baseball tournaments in Sulphur recently taxed the housing facilities in Sulphur. When 7,500 new people come in to work on the Sempra project, as well as, the many other projects, it will tax the existing facilities and the First Flight proposal is an effort to address this problem.

Jerry Gray said he represents the Tea Party and that he is not for this project, but "we are going to have a flood of people". "This is going to happen regardless." "We have the most beautiful park system in the country. These guys are entrepreneurs trying to get this resolved."

Clint Brown said, "You can't look at the MLS system and determine how many houses are available. You also commented that in Hurricane Rita evacuation took many hours and it will be even more difficult with so many out of area workers in the area."

Kelvin Ellender returned to the microphone and said "The public wants this contract not to happen. Don't write the contract."

Mary Ellender presented a list of suggestions or requests. That list is not included in this dictated minutes of the meeting because she provided a written copy and that written copy of her comments and recommendations will be attached to these minutes.

Danny (last name not recorded) said he expects that workers in this facility will send their money home and not spend it locally.

Rhonda Brown said the First Flight, LLC, was formed in December then merged; she wanted more information on the prior LLCs and requested before, during, and after photos of Apex Solutions, LLC, and other projects the partners had performed. Chad Brossette advised that there were four other partners and two LLCs and that they had been involved in projects, including being awarded the contract to deactivate 30 FEMA sites and multiple different LLCs are used for different projects. Chad Brossette offered to provide photos of prior projects.

Peggy Sullivan, 6707 Oak Lake Drive, said she lost her home in Hurricane Rita, and was away from home for awhile. She said the Go Committee has been working on this project for 18 months and recommends that it be done in stages. She said that building in Cameron had been considered, but hurricanes and surge and evacuation problems and safety problems prevents the project in Cameron. She said she moved to Carlyss because it was country with animals, but that Sulphur has changed. She used to know people in restaurants, but no more. She said her mother-in-law lives on Vine Street in Maplewood and there were 10 men living in the house next door. She said Hwy 27 is a wreck. It's hard to get in and out now and we need the DOTD to address widening Hwy 27. Peggy supplied information on other public meetings being held to address transportation (see attached).

The next person who spoke did not adequately identify themselves. The name was not recorded. Asked whether there was a guarantee that 2,500 people would be used on this project. Rhett

Phillips replied that the project will be staged and the number of workers will go up and down. He confirmed that only projects south of the airport would be addressed.

Wilda Carson who lives on Dave Dugas Road said that she has been a resident since the 1980s. This project is temporary project. She said the trailer parks that have popped up over the years are seldom temporary. She said check on your Facebook. She said that when the projects end the trailers are used then they will become dilapidated and blight the neighborhood. She asked how the lease would be paid and the answer was \$3,750 per acre base, plus per diem fees. Next Wilda Carson said she is a retired teacher from Vincent Settlement and she felt like the RV parks and trailer parks will not provide security and will be permanent.

Chad (last name not recorded) said if the board continues he recommends they not pass anyone with any project north of Choupique Bayou. Rhett Phillips confirmed that the only projects south of Southland Field would be addressed.

Another individual asked how many are union people? Would you like to see union people, local people? Chad Brossette responded that CB&I and other contractors would be hiring its people and that First Flight would have nothing to do with the hiring process.

Tim Dougherty said that Chad promised that local workers will be employed to the extent possible.

Robert Vincent said he has an office in Corpus Cristi and would be totally against the project. He said there are 5 conglomerates, workers from Southeast Texas usually, come to these projects, but he is not going to judge 2,500 people that he's never meet. He suggests that they send the project to Mossville or Cameron Parish. Robert Vincent said he does not want a sewer system in his backyard and recommended that the citizens either fight the project or cooperate to make it beneficial.

Mary Ellender asked that the \$50,000 contribution go to Vincent Settlement School for scholarships. Chad said they propose that a structure be set up for deciding how to spend the \$50,000 annual amount to be donated to the public.

Robert Vincent asked for another public meeting to be held Thursday or Friday. Tim LaFleur committed that this is an open public airport. Kelvin returned to the mic and asked how many people it would take to cancel this project? Rhonda again responded, "If this is a question and answer then it's not a done deal we want it cancelled." Tim Dougherty said he understands the need for public input. There is no number of people that will convince me to turn down the project. I will make my mind up based on facts and I've learned a lot today.

Rhonda said I have grandchildren and a daughter living at home. I love this community. I have friends. The board represents the airport. Bill Hankins said the public can stay and talk if they like, but the meeting was adjourned at 19:39 on motion of Tim Dougherty, seconded and passed.

May 6, 2014


Oliver "Jackson" Schrupf, acting Secretary