

West Calcasieu Airport Managing Board

Special Meeting Minutes

May 20, 2020

I. Call to order

Chairman Dalton Langford called to order the regular meeting of the West Calcasieu Airport Managing Board at approximately 12:00 noon on May 20, 2020, at the offices of Southland Executive Airport, Conference Room, 7000 Southland Field Road, Sulphur, Louisiana.

II. Invocation

Wilmer Dugas led the invocation.

III. Pledge of Allegiance

Pledge led by R. K. Levens and recited by all board members and guests.

IV. Roll call

The following persons were present:

- ✓ Chairman Dalton Langford
 - ✓ Wilmer Dugas
 - ✓ R. K. Levens
 - ✓ Don Chamblee
 - ✓ Missy Amidon
- (Joe Palermo was absent.)

(Others also present at the meeting were: Tim LaFleur, Jackson Schrupf, Darla Perry, Bobby Waters, Doug Landry and Sheila Burton.)

V. Review and take action on tenant agreement

Attorney Jackson Schrupf announced to the Board that he, along with Attorney Hays Alexander, put together an Agreement to Disburse Escrow Fund. Mr. Schrupf told the Board he was shocked to hear that a check in the amount of \$290,000 was written on the escrow account when the bank knows that there is an escrow agreement that clearly states that the money cannot be disbursed without both parties agreeing.

Mr. Schrupf explained that according to the Agreement to Disburse Escrow Fund, \$200,000 will be transferred to the Airport and \$100,000 will be kept by First Flight Holdings, LLC. Mr. Schrupf stated they also recognized the agreement that was reached at the last board meeting that stated the Airport would defer the payments of the last 3 months' rent for 1 year owed by First Flight Holdings, LLC with the understanding if the lease is renewed, the 3 months' rent will be paid; however, if the lease is not renewed, the Airport can take the rent money out of the escrow payment. Mr. Schrupf further explained First Flight Holdings, LLC will still be obligated to complete the clean-up and will still be bound by the lease.

R. K. Levens asked if First Flight does not renew the lease and they leave without cleaning up, what recourse will the Airport have. Director Tim LaFleur explained that the buildings are owned by ADCO, and they will remove their property. Portions of the awnings and boardwalks that aren't being utilized are currently in the process of being moved. Darla Perry stated that she believes about two-thirds have already been removed. Chairman Langford told the Board that First Flight still has some more to do, but they are doing a great job of getting things done. There was a brief discussion regarding the 3 months' deferred rent.

Wilmer Dugas asked if the money the Airport is taking out of the escrow account will be moved to the Airport's account. Mr. Schrupf answered yes. There was a brief discussion regarding the escrow account. Darla asked if there is a definitive list of what will be staying at the Airport and requested receiving a copy of the list. Tim told the Board the covered walkways between the trailers will be removed; but the big pavilion near the roadway, the covered pavilions near the BBQ areas, the basketball court and baseball field will remain at the Airport.

Don Chamblee asked about the sewer plant. Tim said the sewer plant is owned by the Airport. Mr. Schrupf explained that the Airport accepted a donation of the roads, power lines, sewer plant, water system from First Flight approximately 2 years ago. Mr. Bobby Waters suggested to Tim that they could ride around the property and make a definitive list of what will stay and what will go within the next week or two.

Darla commented she felt it was a great idea moving the escrow money into the Airport's account. This way, it will give the Airport the ability to use the money for any clean-up and can go towards the rent if First Flight defaults on the rent money. There was a brief discussion regarding the escrow money.

Mr. Barry Waters reiterated that if First Flight does not renew the lease, they will then do the clean-up. Once the clean-up is done and First Flight leaves, whatever rent is due and owed at that time will be taken out of the escrow money; then whatever moneys are left will be released to go back to First Flight Holdings, LLC. Mr. Schrupf agreed and said that is how he reads the lease. Darla also stated she agrees that's how she reads the lease, as well.

Don Chamblee asked Mr. Schrupf what his feelings were regarding the Agreement to Disburse Escrow Fund. Mr. Schrupf stated he thinks it is fixing a problem, and the Airport is as protected as they were before. Mr. Schrupf reassured the Board by saying he feels ok with the agreement. Darla stated she feels they are even more protected now than when the money was in escrow.

Chairman Langford entertained a motion to approve the Agreement to Disburse Escrow Fund. R. K. Levens made a motion to approve the Agreement to Disburse Escrow Fund, 2nd by Wilmer Dugas. No opposition. Motion carried.

VI. Additions/Deletions to Agenda

There were no additions or deletions to the Agenda.

VII. Old Business

There was no old business to come before the Board.

VIII. New Business

There was no new business to come before the Board.

IX. Public Comments

There were no public comments.

X. Chairman's Update

There was no Chairman's Update given at this time.

XI. Adjourn

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Chairman Langford entertained a motion to adjourn. R. K. Levens made a motion to adjourn, 2nd by Don Chamblee. Meeting adjourned at approximately 12:10 p.m.



Chairman
(Acting)


