

The Airport Authority of Airport District No. One of Calcasieu Parish of Louisiana met in regular session at 4:00 PM on March 12, 2025, in the Airport's Department of Public Safety Conference room with Mr. Hiram DuRousseau, II, President, presiding with the following members present:

Messrs. Adam Gremillion, John Hixson, and Chris Dickson.

Absent: Mrs. Emily Fenet Parker (attended via Zoom).

Also present were Messrs. Heath Allen, Jimmy Grigus, Mike Dees (via Zoom) and Walt Jessen Jr.

The Pledge of Allegiance was recited.

It was moved by Mr. Dickson, seconded by Mr. Gremillion, and carried unanimously to approve the minutes of the Regular Authority Meeting held on February 5, 2025.

Motion was made by Mr. Hixson, seconded by Mr. Dickson, and carried unanimously to approve the payment of all current invoices.

It was advised that on February 6, 2025, the Calcasieu Parish Police Jury reappointed Mrs. Emily Fenet Parker as a member of the Airport Authority through February 2030.

Motion was made by Mr. Gremillion, seconded by Mr. Hixson, and carried unanimously to adopt a resolution approving an agreement between the Airport and the State of Louisiana for the sale of right-of-way to allow for the construction of a roundabout at the intersection of Gauthier Rd. and Lake St. and further authorize the President of the Authority or his designee to execute all documents related thereto.

Resolution

WHEREAS, the Airport Authority of Airport District No. One was created on February 1, 1962, by the Police Jury of Calcasieu Parish, State of Louisiana, acting in its capacity as the governing body of Airport District No. One of Calcasieu Parish, Louisiana, under and by virtue of the laws of the State of Louisiana, and more particularly, Louisiana Revised Statutes, Title 2, Sections 601-613, inclusive, convened in regular session on the 12th day of February 2025; and

WHEREAS, it was unanimously approved by the Airport Authority of Airport District No. One of Calcasieu Parish, Louisiana (hereinafter referred to as

*"Airport Authority"), governing body of the Lake Charles Regional Airport (hereinafter referred to as "Airport"); and
WHEREAS, the Airport Authority has as its representative its duly elected President, Mr. Hiram DuRousseau, II, who is authorized to execute all documents related thereto in this matter; and*

WHEREAS, the Louisiana Department of Transportation and Development State Project No. H.012052 has been programmed for construction, and the property rights-bearing Parcel Nos. 1-2, 1-3, 2-1, 2-2, & 4-1 shown on the project right-of-way plans are required for construction of the project; and

WHEREAS, the plans for the project were approved by the Louisiana Department of Transportation and Development in accordance with public announcements. The property rights comprising Parcel Nos. 1-2, 1-3, 2-1, 2-2, & 4-1 have been valued according to established procedures consistent with legal requirements, and the Just Compensation for the parcels has been determined to be \$319,283.00; and

WHEREAS, just compensation is based upon appraisals and other factual data of record used to determine total consideration and recommended offer. The appraisal approach used in this matter is the sales comparison approach and Parcel 1-3 also used the cost approach; and

WHEREAS, the Department of Transportation and Development of the State of Louisiana does hereby make a firm offer of \$ 319,283.00 for the purchase of all interest in Parcel Nos 1-2, 1-3, 2-1, 2-2, & 4-1 free and clear of all mortgages, judgments, liens or other encumbrances, including payment of pro-rata taxes, if applicable; and

WHEREAS, the referenced property is subject to several surface leases, and compensation has been determined to be paid for surface rights and improvements; and

WHEREAS, the amount of money specified herein represents the total payment to all parties: the landowners (lessor/owner), lessee (AT&T/BellSouth), and LC Airport Development, LLC (tenant) and is apportioned as follows:

Payment to owner/lessor/landlord - \$193,637.00

Payment to lessee (AT&T/BellSouth) - \$7,784.00

Payment to tenant (LC Airport Development, LLC) - \$105,442.00

Payment to lessee (Lamar Companies) - \$12,420.00

TOTAL - \$319,283.00; and

NOW, THEREFORE, BE IT RESOLVED that the Airport Authority does hereby grant, bargain, sell, transfer, assign, set over, convey and deliver under all lawful warranties and with substitution and subrogation to all of the Airport Authority's rights and actions of warranty, following the agreement of all parties described herein, unto the Department of Transportation and Development of the State of Louisiana which accepts this sale, the following described property, situated in the Parish of Calcasieu, Louisiana, to-wit,

DESCRIPTION

Five (5) certain tracts or parcels of land, together with all the improvements situated thereon, and all of the rights, ways, privileges, servitudes and advantages thereunto belonging or in anywise appertaining, situated in Section 1 Township 11 South, Range 9 West, Section 36, Township 10 South, Range 9 West, and Section 6, Township 11 South, Range 8 West, Southwestern Land District, Calcasieu Parish, Louisiana, identified as parcel nos. 1-2,1-3, 2-1, 2-2, and 4-1 as shown on Sheet Nos. 1, 2, 3, 4, and 5 of

the property map for state project no. H.012052 LA 3092: Gauthier rd. @ Lake Street Roundabout, Calcasieu Parish, Louisiana, prepared by C. T. Brewer, Professional Land Surveyor, dated February 28, 2024, said map being attached hereto and made a part hereof, which property is more particularly described as follows:

PARCEL NO. 1-2

From a point on the centerline of State Project No. H.012052, at Station 106+83.13, proceed S00°43'43"W a distance of 39.78 feet to the point of beginning; thence proceed S89°19'34"E a distance of 477.04 feet to a point and corner; thence proceed S76°42'32"W a distance of 56.47 feet to a point and corner; thence proceed along a curve to the right having a radius of 854.00 feet, whose length is 106.75 feet and whose chord length is 106.68 feet and bears S88°22'00"W to a point and corner; thence proceed N85°34'24"W a distance of 149.04 feet to a point and corner; thence proceed N89°49'55"W a distance of 166.94 feet to a point and corner; thence proceed N00°43'43"E a distance of 9.64 feet to the point of beginning. All of which comprises Parcel 1-2 as shown on Sheets 1 & 2 of the Right of Way Plans of State Project No. H.012052, and contains an area of 5599.6 square feet or 0.129 acres.

PARCEL NO. 1-3

From a point on the centerline of State Project No. H.012052, at Station 107+15.00, proceed N00°39'20"E a distance of 45.20 feet to the point of beginning; thence proceed N89°06'29"E a distance of 418.34 feet to a point and corner; thence proceed N79°09'12"E a distance of 137.04 feet to a point and corner; thence proceed N44°45'59"E a distance of 24.20 feet to a point and corner; thence proceed N06°11'03"E a distance of 58.79 feet to a point and corner; thence proceed N00°11'38"W a distance of 213.68 feet to a point and corner; thence proceed N07°11'02"E a distance of 117.01 feet to a point and corner; thence proceed N03°37'57"E a distance of 40.52 feet to a point and corner; thence proceed N20°12'34"E a distance of 26.51 feet to a point and corner; thence proceed S00°45'17"W a distance of 492.56 feet to a point and corner; thence proceed S43°03'01"W a distance of 23.70 feet to a point and corner; thence proceed N89°19'34"W a distance of 579.26 feet to the point of beginning. All of which comprises Parcel 1-3 as shown on Sheets 1, 2 & 5 of the Right of Way Plans of State Project No. H.012052, and contains an area of 16515.1 square feet or 0.379 acres.

PARCEL NO. 2-1

From a point on the centerline of State Project No. H.012052, at Station 112+20.00, proceed S05°43'55"E a distance of 54.90 feet to the point of beginning; thence proceed S89°19'34"E a distance of 63.75 feet to a point and corner; thence proceed S43°15'08"E a distance of 23.50 feet to a point and corner; thence proceed S00°45'18"W a distance of 44.60 feet to a point and corner; thence proceed along a curve to the left having a radius of 11504.20 feet, whose length is 240.40 feet and whose chord length is 240.40 feet and bears S00°08'30"W to a point and corner; thence proceed along a curve to the right having a radius of 11414.20 feet, whose length is 52.56 feet and whose chord length is 52.56 feet and bears S00°19'30"E to a point and corner; thence proceed N02°55'44"W a distance of 123.14 feet to a point and corner; thence proceed N06°16'31"W a distance of 94.65 feet to a point and corner; thence proceed N09°33'04"W a distance of 73.54 feet to a point and corner; thence proceed N19°25'48"W a distance of 43.62 feet to a point and corner; thence proceed N55°15'15"W a distance of 43.34 feet to the point of beginning. All of which comprises Parcel 2-1 as shown on Sheets 2 & 4 of the Right of Way Plans of State Project No. H.012052, and contains an area of 5870.9 square feet or 0.135 acres.

PARCEL NO. 2-2

From a point on the centerline of State Project No. H.012052, at Station 49+54.80, proceed S80°24'06"E a distance of 53.99 feet to the point of beginning; thence proceed N45°17'06"E a distance of 21.28 feet to a point and corner; thence proceed S89°40'18"E a distance of 455.18 feet to a point and corner; thence proceed S85°30'03"W a distance of 120.12 feet to a point and corner; thence proceed S87°46'22"W a distance of 198.21 feet to a point and corner; thence proceed S81°18'27"W a distance of 133.42 feet to a point and corner; thence proceed S38°22'05"W a distance of 34.26 feet to a point and corner; thence proceed along a curve to the right having a radius of 11414.20 feet, whose length is 5.03 feet and whose chord length is 5.03 feet and bears N00°43'40"E to a point and corner; thence proceed N00°45'18"E a distance of 46.77 feet to the point of beginning. All of which comprises Parcel 2-2 as shown on Sheets 2 & 3 of the Right of Way Plans of State Project No. H.012052, and contains an area of 8354.6 square feet or 0.192 acres.

PARCEL NO. 4-1

From a point on the centerline of State Project No. H.012052, at Station 45+72.00, proceed S88°06'14"E a distance of 45.05 feet to the point of beginning; thence proceed along a curve to the left having a radius of 11504.20 feet, whose length is 88.83 feet and whose chord length is 88.83 feet and bears N00°14'08"W to a point and corner; thence proceed along a curve to the right having a radius of 11414.20 feet, whose length is 130.13 feet and whose chord length is 130.13 feet and bears N00°07'49"W to a point and corner; thence proceed S28°56'31"E a distance of 17.72 feet to a point and corner; thence proceed along a curve to the right having a radius of 986.00 feet, whose length is 77.40 feet and whose chord length is 77.38 feet and bears S04°08'21"E to a point and corner; thence proceed S03°15'29"W a distance of 87.45 feet to a point and corner; thence proceed S12°20'51"W a distance of 39.89 feet to the point of beginning. All of which comprises Parcel 4-1 as shown on Sheet 4 of the Right of Way Plans of State Project No. H.012052, and contains an area of 2143.7 square feet or 0.049 acres.

Being a portion of the same property acquired by vendor from a Sale recorded on March 8, 1985 in COB 1860, Page 620, a Sale recorded on October 24, 1984 in COB 1833, Page 157, a Sale recorded on November 21, 1984 in COB 1837, Page 721, a Sale recorded on October 24, 1984 in COB 1833, Page 163, a Sale recorded on May 24, 1985 in COB 1876, Page 195, a Sale recorded on October 24, 1984 in COB 1833, Page 157, and a Sale recorded on January 2, 1957, in COB 618, Page 132, all filed in the conveyance records of Calcasieu Parish, Louisiana.

Mr. DuRousseau recognized Mr. Toby Hagan, who, following a request to be placed on the agenda to address the Airport Authority, made comments along with other members of the public to the Airport Authority and shared a video regarding concerns about the operation of an Airport tenant (Caddy Shack).

Mr. Allen commented that the airport was working to address concerns with the tenant administratively following several incidents that occurred and that the

Airport Authority would meet at a later date to discuss the issue further and plot a path forward.

It was moved by Mr. Dickson, seconded by Mr. Gremillion, and carried unanimously to approve the following recommended change orders:

- A. Pat Williams Construction – LCH Corporate Hangar 5 – Change Order No. 2 – Additional Apron work and grading. Total cost of change order: 48,614.00 and Sixty-eight (68) days (including weather days).

Motion was made by Mr. Hixson, seconded by Mr. Dickson, and carried unanimously declaring the following project(s) substantially complete and further authorize advertisement of a forty-five-day lien period on the appropriate date as determined by the Architect of Record, Jeff Kudla:

- A. LCH Corporate Hangar 5, K & J Development of SWLA

In his Engineer's Report, Mr. Walt Jessen, Jr. stated that the Terminal Loop and General Aviation Access Roadway Improvements – Phase I project is underway.

Mr. Jessen then reported on and requested approval from the Airport Authority on a change order request relative to the Parking Lot project concerning the need for the installation of additional conduit.

It was moved by Mr. Gremillion, seconded by Mr. Hickson, and carried unanimously to approve change order number 3 for PERC Development in the amount of \$2,053.20.

Next, Mr. Jessen stated that the South Apron project is complete and requested that the Airport Authority approve a final reconciliation of the quantities change order.

Motion was made by Mr. Dickson, seconded by Mr. Gremillion, and carried unanimously to approve change order number 3 and final for Pat Williams Construction in the amount of \$279,801.15.

In his Monthly Airport Report, Mr. Allen reported that passenger numbers were down by .31% in January and 11% in February. He stated that the decrease could be attributed to a series of weather events, which led to the cancellation of thirty-seven flights during those two months.

Next, Mr. Allen stated that United has also announced some flight reductions; however, these reductions are not in our market. Mr. Allen will keep the Board updated in the event that the reductions affect LCH.

Lastly, Mr. Allen announced that Amelia Hebert has been recognized as a Thriving Thirty-Something by Thrive Magazine.

There being no further business, it was moved by Mr. Gremillion, seconded by Mr. Hickson, and carried unanimously that the meeting be adjourned.

Hiram DuRousseau, II, President

CERTIFICATE

I, the undersigned, do hereby certify that the above is a true and correct copy of the minutes of the Airport Authority of Airport District No. One of Calcasieu Parish, Louisiana, convened in regular session on the 12th day of March, 2025 and approved by said Authority on the 2nd day of April, 2025.

Emily Fenet Parker, Secretary