

MINUTES OF THE MEETING OF THE  
SABINE RIVER AUTHORITY  
STATE OF LOUISIANA  
BOARD OF COMMISSIONERS  
CYPRESS BEND RESORT BALLROOM  
2000 CYPRESS BEND PARKWAY  
MANY, LA 71449  
11:00AM THURSDAY DECEMBER 4, 2025

MEMBERS PRESENT: Mr. Ned Goodeaux, Chairman  
Mr. Shane Jeane, Secretary  
Mr. Conrad Cathey  
Mrs. Rhonda Cupit  
Mr. Sam Fulton, Jr  
Mr. Mike McCormic  
Mr. Gary Moore  
Mr. Ricky Moses  
Mr. Michael Norton  
Mr. Matthew Rains  
Mr. Stanley Vidrine

MEMBERS ABSENT: Mr. Jimmy Foret  
Mr. Byron Gibbs

OTHERS PRESENT: Warren Found, Executive Director-SRA, Many, LA  
Kellie Ferguson, Deputy Director SRA, Many, LA  
Becky Anderson, Adm Asst 5-SRA, Many, LA  
Kim Ford, Adm Prog Mgr 3-SRA, Many, LA  
Alan Fulton, Engineer 3-SRA, Many, LA  
Chad Strother, Land Specialist 3-SRA, Many, LA

There were sixteen (16) visitors.

Mr. Goodeaux called the meeting to order. Mr. Moore offered the Prayer and Mr.

Goodeaux led the Pledge. The roll was called and it was noted that Mr. Foret and Mr.

Gibbs were absent; however, a quorum was established.

Mr. Goodeaux asked for a motion to adopt the agenda if there were no additions

or deletions. Mr. Moses moved, seconded by Mrs. Cupit to amend the agenda as

stated. Motion carried unanimously. Mr. Vidrine moved, seconded by Mr. Jeane to

adopt the amended agenda. Motion carried unanimously.

Mr. Goodeaux stated that the minutes of the November 13, 2025 meeting were in

the packet and asked for a motion to approve the minutes of the meeting, if there were no

corrections. Mr. Norton moved, seconded by Mrs. Cupit to approve the circulated

minutes of the Board meeting of November 13, 2025. Motion carried unanimously.

STAFF REPORTS: None.

SPECIAL REPORTS: None.

1           **PUBLIC COMMENTS:** Mr. Steve Hutchinson addressed the Board about “trust  
2 issues” and it was suggested that a citizens’ advisory committee be established. Mr.  
3 Goodeaux expressed there was such a committee at one time, but disbanded for lack of  
4 participation. He thanked him for his concerns and reassured him and anyone else in the  
5 audience who had questions to contact or visit the SRA office which is opened Monday  
6 through Thursday from 6:30am to 5:00pm.

7           **OLD BUSINESS: Item #1-Review final draft of Cypress Bend Golf Resort**

8           **Hotel Lease-Purchase Agreement:** Mr. Founds stated that the Board at the last meeting  
9 had approved to move forward with legal counsel assistance to develop a lease-purchase  
10 agreement with ALH involving the hotel and surrounding properties. He stated that  
11 within the document, it was to state that both parties would get appraisals. He continued  
12 that staff is not requesting the Board to sign an agreement today due to an issue that our  
13 legal counsel felt would not be in our best interest. He stated that once the appraisals  
14 from a national appraisal firm, and ALH will do the same then, the Board is to review  
15 them and continue negotiations until final agreement is reached. He stated that what staff  
16 would like is a motion to hire an appraisal firm in order to be able to move forward in  
17 reaching a purchase price. He stated that hopefully these appraisals can be done before  
18 the next Board meeting. **Mr. Norton moved, seconded by Mr. McCormic to approve**  
19 **moving forward with an appraisal of the ALH properties at Cypress Bend Golf**  
20 **Resort. Motion carried unanimously.**

21           **NEW BUSINESS:** None.

22           **COMMITTEE REPORTS: Cypress Bend Golf Resort- Item #1-Approve**  
23 **minutes of the 11-12-2025 meeting. Mr. McCormic moved, seconded by Mrs. Cupit**  
24 **to approve the minutes of the 11-12-2025 as circulated within the Board meeting**  
25 **packet. Motion carried unanimously.**

26           **LEGAL REPORT:** None.

27           **EXECUTIVE DIRECTOR’S REPORT:** Mr. Founds stated that he had no  
28 report.

29           Mr. Goodeaux stated that the next meeting would be Thursday, January 22nd,  
30 2026, 1:00PM at Cypress Bend Resort Ballroom.

1 With no further business to discuss, Mr. Goodeaux asked for a motion to adjourn.  
2 Mrs. Cupit moved, seconded by Mr. Cathey to adjourn. Motion carried  
3 unanimously. Meeting adjourned at 11:42a.m.

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NED GOODEAUX, CHAIRMAN

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11 ATTEST:



SHANE JEANE, SECRETARY

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