

Central St. Landry Economic Development District

Board Meeting

Meeting Date and Time: April 13, 2023 @ 8:30 am

Meeting Place: 5367 I-49 S. Service Road, Opelousas LA

AGENDA

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ CSLEDD Business Recognition Program – The Pool Shoppe
- ❖ Approval of the March 9, 2023, Board Meeting Minutes
- ❖ Financial Report
- ❖ Committee Reports
 - Marketing and Communications
 - Land Use
 - District Expansion
- ❖ Old Business
 - Retail Strategies
 - Guilbeau-Granger Estate / Equine Sales Update
 - Réserve Naturelle de la Paroisse de Saint Landry
 - Properties Offers Status
 - Direct Solutions – Nick Gautreaux
 - Sewer Project Update
 - Change Order

The following members were present in person: Frank “Buddy” Helton, Senic Batiste, Dr. Derek Metoyer, Rod Sias, Ammy Taylor, Yvonne Normand

The following members were absent: Tina Vidrine

The following non-voting members were present virtually: Janece Riser (SLED)

The following non-voting members were present in person: Bill Rodier (CEO of SLED), Teresa Reaves (SLED), Julius Alsandor (Mayor)

The following non-voting members were absent: Jessie Bellard (Parish President), and Jerry Red Jr. (Parish Council)

The following guests were present in person: Mr. William Jarrell, Mr. Ben Adams, Mr. Jim Adams, Mr. Nick Geautreux

The following guests were present virtually: Lyndsey Bailey of Retail Strategies

It was determined that a quorum was present.

Chairman Helton recognized the guests, thanked everyone for their time, and opened the meeting at 8:35 AM.

CSLEDD Business of the Month – The Pool Shoppe: Chairman Helton introduced Mr. Jim Adams and his son Mr. Ben Adams owners of The Pool Shoppe. Chairman Helton gave a brief background of the Pool Shoppe which has been owned by the Adams family since 2002 purchasing the business from Mr. and Mrs. Gus Dupre, Mr. Jim Adams' In-laws.

Approval of March 9th, 2023, Minutes: Chairman Helton asked if anyone had any changes or corrections to the March minutes. With no changes or additions Mr. Senic Batiste made a motion to accept the minutes as presented. A second was made by Ms. Yvonne Normand. Motion carried.

Financial Report: Chairman Helton gave the financial report. Everything as it relates to the budget is in line. Chairman Helton gave a brief overview of the expenses and income. Year to Date income is up 10.37%.

Committee Reports:

Marketing and Communications: Mrs. Ammy Taylor gave a report on Social Media interactions and informed everyone that things are going well. The post engagements were up, and the content has been well received by the community. Chairman Helton reported that all interactions have been positive to date.

Land use: Mr. Bill Rodier reported that there is nothing new to report on. Mr. Rodier reported that he is going to set up a meeting with the CEO of the Acadiana Planning Commission and discuss what is holding up the progress.

District Expansion: Mrs. Ammy Taylor reported that she and Ms. Tina Vidrine meet with APC here at the SLED building and did a lot of work refining the parcels. They finished that part of the process that day. The next step is for the Acadian Planning Commission to make a report to the board. Discussion ensued. Chairman Helton gave a brief overview of the next steps going forward.

Old Business:

Retail Strategies: Chairman Helton introduced Ms. Lyndsey Bailey with Retail Strategies. Ms. Bailey gave an update on the businesses that they are presenting to and that are showing potential interest towards moving into St. Landry Parish. Conversation ensued.

Sewer Project Update- Change Order: Chairman Helton introduced Mr. William Jarrell to report on the sewer project. Mr. Jarrell reported that the current project, which is for the pump station, forced main lift and gravity lines for the Crowne Parc Development and referenced the change order from last month's meeting for the generator equipment. At the last meeting Mr. Jarrell indicated that the change would be in the \$4000.00 dollar range, but Mr. Jarrell reported that the actual amount is much less at \$1,720.00. He

explained that there have been price increases monthly. The manufacturer has qualified (locked in) the price, and the generator has been ordered. Ms. Ammy Taylor made a motion to approve and pay the Change Order #1 of a \$1720.00 price increase. A second was made by Yvonne Normand. Motion carried. Mr. Jarrell also reported that the work and the facility has already begun.

Guilbeau-Granger Estate / Equine Sales Update: Chairman Helton reported that the money has been paid for the escrow and now the waiting is for the appraisal that should be completed any day. Chairman Helton reported that if the appraisal comes back favorable, the next steps will be the actual survey and title search. We are currently doing the due diligence and moving forward. Chairman Helton gave an overview of the facility in general. Mr. Bill Rodier reported that he and Chairman Helton met with the woman that has been charged with taking over the event planning at the facility. Discussion ensued. Chairman Helton asked if the board members were interested in taking a walk through of the Equine Center. It was unanimous and will be scheduled soon.

Réserve Naturelle de la Paroisse de Saint Landry: Chairman Helton reported that we have a sales agreement and escrow presented to Cypress Lakes with contingencies. Chairman Helton reported that we are still completing due diligence with the church property and an operating plan will be needed to take to the church to begin conversations. Conversation ensued.

Direct Solutions: Chairman Helton introduced Direct Solutions and Mr. Nick Gautreaux. Mr. Gautreaux explained his background and company. Chairman Helton suggested taking Mr. Gautreaux's information packet and reconvene at the next meeting to decide.

Board Member Comments: Mr. Roderick Sias gave an overview of things happening in the St. Landry Parish School system including giving an update on the charter schools that are coming to the parish and their importance. Ms. Yvonne Normand asked about the repair of the Judson Walsh Bridge and Mr. William Jarrell updated the board that the repairs will be happening soon. Ms. Normand also asked about lighting on Judson Walsh. Discussion ensued.

Adjourn: A motion to adjourn was made by Yvonne Normand and Seconded by Senic Batiste. Motion carried. Meeting adjourned at 10:28 AM.


Secretary


Chairman