

Central St. Landry Economic Development District

Board Meeting

Meeting Date and Time: December 14, 2023 @ 8:30 am
Meeting Place: 5367 I-49 S. Service Road, Opelousas LA

AGENDA

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ CSLEDD Business Recognition Program – It’s Fashion
- ❖ Approval of the November 9th, 2023, Board Meeting Minutes
- ❖ Financial Report
 - Accept and Approve of Amended Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2023, and ending December 31, 2023
 - Accept and Approve of Proposed Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2024, and ending December 31, 2024
- ❖ Old Business
 1. Equine Sales Facility
 - Committee Report
 - Approval of Facility Upgrades
 - Approval of Contract Employee
 - Insurance Quote
 - Venue Rates Approval
 - SLED CEO Expenditure Approval Authority
 - Checking Account
 2. Reserve Naturelle de la Paroisse de Saint Landry - Update
 3. Sewer Capital Outlay - Update
 4. Retail Strategies Monthly – Update
- ❖ New Business
 - Vegetation & Litter Abatement
 - Clover Leaf Area Vegetation Management Quote – AOK – Action
 - Herbicide Treatment – Manco - Action
 - 1.

The following members were present in person: Rod Sias, Senic Batiste, Ammy Taylor, Yvonne Normand

The following members were absent: Frank “Buddy” Helton, Dr. Derek Metoyer, Tina Vidrine

The following non-voting members were present virtually: Brittany Cretchain (SLED)

The following non-voting members were present in person: Teresa Reaves (SLED), Bill Rodier (SLED) Janece Riser (SLED)

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

The following guests were present in person: Ms. Dana Quibedeaux (JS Dowling), Cilicia Savoy (St Landry Parish Government), Ms Wendy Fryer, Attorney Bruce Gaudin, Mr. Dale Marks

The following guests were present virtually: Lyndsey Bailly, (Retail Strategies), Adam Shackleford, (Retail Strategies)

It was determined that a quorum was present.

Vice-Chairman Senic Batiste recognized the guests, thanked everyone for their time, and opened the meeting at 8:40 AM. Ms. Yvonne Normand opened with a prayer for Chairman Buddy Helton a, and for ODDD Chairwoman, Lena Charles.

CSLEDD Business of the Month – It’s Fashion: Mrs. Teresa Reaves gave a brief account of the business, and the manager, Ms. Susan Sylvester. She was not present to accept the recognition. “It’s Fashion” has been at its current location for nearly twenty years.

Approval of the November 9th, 2023, Minutes: A motion was made by Ms. Yvonne Normand and seconded by Mr. Rod Sias to accept the November 9th Board Meeting Minutes as submitted. Motion carried without objection.

Financial Report: Accountant Dana Quebedeaux was present to give the financial report. She went over the income and expenditures. Mr. Bill Rodier stated that the Equine Sales purchase closed on Tuesday, December 12th and that check will be reflected in next month’s financials. He said that he anticipates audits happening on the Sales Tax and with all the construction happening in 2024 the board should see consistent increases in tax collections.

Adopt and Approve of Amended Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2023, and ending December 31, 2023: Accountant Dana Quebedeaux was present to go over the amended operating budget and gave a synopsis of the accounts. She stated that there was a 21% increase in revenues and the expenses were much higher because of the purchase of the Harry Guilbeau Property and the Equine Sales Facility expenses were up.

Adopt and Approve of Proposed Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2024, and ending December 31, 2024: Accountant Dana Quebedeaux was available to go over the proposed operating budget for 2024 and the expenses and income. The proposed budget for 2024 could likely increase so the budget can be amended next year. There is an anticipated net profit next year of \$547,296.

A motion was made by Ms. Yvonne Normand and seconded by Ms. Ammy Taylor to accept both the proposed and operating budgets as presented. The Motion carried. Without objection.

Old Business:

Equine Sales Facility: Mr. Bill Rodier stated the Equine Sales Facility committee consisting of Ammy, Senic and Rod, has been meeting regularly. Mr. Rodier stated that there was a proration on the property tax and in case there are questions, he invited Attorney, Bruce Gaudin, to speak about it. Essentially, 95% of the prior property tax year has expired so far, and about 5% left. Mr. Gaudin stated that because the property at the end of the year will be owned by a not taxable entity it was thought that there would be no taxes owed, but it is the opposite and it depends on who owned the property at the beginning of the year rather under a Supreme Court ruling. Mr. Gaudin stated that last year the property taxes were \$9600.00 and this year they are \$8500.00 because the millage went down. Mr. Gaudin stated that \$8000 was collected from the seller, leaving \$500 to be paid by CSLEDD and next year there will not be any taxes. Mr. Gaudin said that the \$8000 was taken out at closing so CSLEDD needs to pay the \$8500.00 for the 2023 property taxes. Mr. Gaudin instructed the board to contact the assessor and find out how much the actual bill is and pay it as soon as possible. Ms Dana Quebedeaux requested copies of the closing documents.

A motion to pay the taxes for the year 2023 in the amount of \$8500 was made by Ms. Yvonne Normand and seconded by Mr. Rod Sias. Motion carried without objection.

Attorney Bruce Gaudin stated that there is a right of way as shown on the map of the property and has been in place for ten years. If it is not used for ten years it can be abandoned. Also, it can be moved by CSLEDD if needed but needs to remain in place. It spans from Harry Guildbeau Road to River Bend track and is currently located near the Jehovah Witness Church on the east side. The board doesn't have any other responsibility to the right of way, other than to provide access to their property.

Ms Ammy Taylor gave a detailed report regarding what the equine committee has been working on. Ms. Taylor is putting together a spread sheet listing all the events that have been at the facility and the income from those events and hopes to have it completed for the next meeting.

Mr. Bill Rodier went over some of the logistics of taking over the facility such as getting all the utilities changed over to the name of CSLEDD: Equine. Mr. Rodier stated that he has a locksmith, Jason Lanclos, going over to re-key the building. Mr. Rodier stated that there is a Sweet Sixteen Birthday Party being held in the building this weekend and we need to get those items taken care of by then.

Ms. Ammy Taylor stated that there are a few modifications that need to be made to the bar area, some painting that needs done, some work that needs done in the kitchen, including a new or repaired stove hood. She also said there is a need for a new "point of sale" to collect money from events, rather than the system that they currently use through Chase Bank which comes with a monthly fee. Mr. Bill Rodier stated that there is a quote from Under Pressure to pressure wash the roofs of all the buildings. They have mold and moss issues. The quote is \$27,125.00. Ms. Ammy Taylor stated that the board should move forward with it because there are several one-time expenditures, and they need to start checking them off the list. A motion was made by Ms. Yvonne Normand and seconded by Ms. Ammy Taylor to move forward with Under Pressures quote to pressure wash all the buildings roofs at the amount of \$27,125.00. Motion carried without objection.

Mr. Bill Rodier stated that we called on Helene Walls, who works with SLED on all HR issues and projects, to put together an employment agreement for Ms. Wendy Fryer. Ms. Fryer is the current event coordinator at the equine sales facility. Ms. Fryer and Mr. Rodier had been communicating and discussing her role and based off the recommendation of the equine committee, a salary was set at \$1700.00 a month for six months to help us get a good start on running the business with an option for a 6-month extension. A motion was made to approve a six-

month contract for Ms. Wendy Fryer to remain in position at the Equine Facility for \$1700.00 per month for six months by Ammy Taylor and seconded by Yvonne Normand. Motion carried without objection.

Mr. Bill Rodier stated that Dupre, Carrier Godchaux Insurance has put out four quotes with four different companies. The initial, but not firm quote was 54,000 for building and 16,000 annually for content. Mr. Rodier noted to the board that we had not received the details associated with this estimate. There was a discussion regarding getting an additional quote through Simoneaux and Wallace and obtaining temporary liability Insurance for a couple of months while they investigate the different quotes. A motion was made by Ms. Yvonne Normand and seconded by Ms Ammy Taylor to authorize the CEO, Bill Rodier, to purchase a temporary policy to cover the event this weekend and for a couple of months while insurance is obtained. Motion carried without objection. Conversation ensued. A motion was made by Yvonne Normand to maintain the rates as they are. Motion carried without objection.

A motion was made by Yvonne Normand to allow the CEO, Bill Rodier, to approve and authorize small expenditures of up to \$2500.00. Motion was seconded by Ms. Ammy Taylor. The motion carried without objection.

* A motion was made by Ms. Ammy Taylor to open a new checking account at St Landry Bank under the name of CSLEDD; Equine Sales and adding signature authority to Frank "Buddy" Helton, Tina Vidrine, and Senic Batiste with an initial deposit of \$100,000. The motion was seconded by Ms. Yvonne Normand. Motion Carried without objection.

Réserve Naturelle de la Paroisse de Saint Landry – Update: Bill Rodier gave an overview of the event on January 8th at 5:30 PM to present the project to a select sector of the public for an input meeting. Land Architecture will be present to make the presentation. Conversation ensued. It was decided that the public should be invited for this first step and then the stakeholders can be weeded out from that. Ms. Janece Riser said that she would call Land Architecture and get them to direct their presentation in that direction.

Sewer Capital Outlay - Update: Bill Rodier gave a brief report letting the board know that everything with the capital outlay and CEA has been signed and is in place and that the engineering agreement has been sent to facility planning and control for approval. Mr. Rodier stated that there will be a further update in January.

Retail Strategies Monthly Update: Ms. Lyndsey Bailey and Mr. Adam Shackelford of Retail Strategies gave an overview of the retail interest in Opelousas and St Landry Parish. They gave an overview of the companies that they have been presenting our community too. They reported that they are using the CSLEDD "wish list" to match our wants with companies that would be a good fit.

New Business:

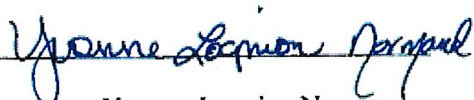
Vegetation & Litter Abatement: Janece Riser gave a report stating that the quote from AOK is to provide the cleanup and fertilizing in the corridor. The quote is \$7500. A motion was made to proceed with AOK's bid of \$7500 by Mr. Rod Sias and seconded by Ms. Ammy Taylor. The motion was carried without objection.

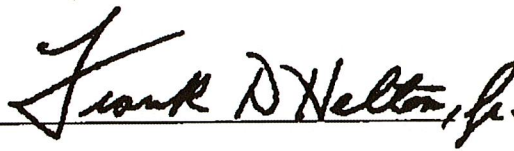
Janece Riser discussed the quote received by Manco to provide for up to 4 corridor treatments for the year 2024. She went over the different pricing for the number of treatments. A motion was made by Ms. Yvonne Lormand

to approve up to 4 treatments at a total of up to \$30,325.00. the motion was seconded by Ms. Ammy Taylor. The motion was carried without objection.

It was discussed amongst the board to have Jerome Ford give a quote for adding the State Championship information onto the Judson Walsh murals.

Adjourn: With no further business to bring before the board, a motion to adjourn was made by Ms. Ammy Taylor and seconded by Ms. Yvonne Normand. The meeting was adjourned at 10:31 am.


Secretary: Yvonne Lognion Normand


Chairman: Frank "Buddy" Helton