

Central St. Landry Economic Development District

Board Meeting

Meeting Date and Time: March 14, 2024 @ 8:30 am
Meeting Place: 5367 I-49 S. Service Road, Opelousas LA

AGENDA

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ Public Comments – Limit of 3 minutes
- ❖ CSLEDD Business Recognition Program – Lily Pad Pediatric Clinic
- ❖ Approval of the February 8, 2024, Board Meeting Minutes
- ❖ February 2024 Financial Report
 - Financial Report
- ❖ Committee Reports
 - Equine Committee Report
- ❖ Old Business
 1. Regional Wastewater Pump Station
 - a.) Engineer’s Report
 - b.) Wastewater Facility Ownership – Update
 2. Equine Sales Facility Insurance
 3. Equine Sales Facility Improvements
 - a.) Storage Container recommendation
 - b.) Building Painting and construction – Domingue Construction
 4. Judson Walsh Mural Addition Proposal – Update
 - a.) Pressure Washing – Under Pressure Quote
 - b.) Landscaping Discussion
 5. Retail Strategies Monthly Update
 6. 2023-24 Capital Outlay Second Amendment to CEA – Update
- ❖ New Business
 - 1.) D & O Policy – Ratification
 - 2.) Board Attorney Employment Contract
- ❖ Board Member Comments

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

The following members were absent: Dr. Derek Metoyer, Tina Vidrine

The following non-voting members were present virtually: None

The following SLED Staff Members were present in person: Bill Rodier, CEO; Janece Riser, Operations Director; Brittany Cretchain, Project Manager; Teresa Reaves, Administrative Specialist

The following non-voting members were absent:

The following guests were present in person: Maddie Miller (Lily Pad Pediatric Clinic), Anthony Daniel (City of Opelousas), Alicia Mire (St. Landry Parish Government, Landon Boudreaux (SLEMCO), Mayor Alsandor (City of Opelousas)

Chairman Helton welcomed the board members, guests and staff and led everyone in the pledge of allegiance and opened the meeting at 8:42 am.

Public Comments: None.

CSLEDD Business of the Month – Lily Pad Pediatric Clinic: Chairman Helton introduce Lily Pad Pediatrics and the representative Ms. Maddie Miller. They have been in business since 2014 and re-located to the new property in 2020. Their move has helped encourage others to locate in the 1-49 Corridor. Lily Pad is proud to be a locally owned and women owned business, owned by three pediatricians. They employ 22 people and they go above and beyond to be helpful.

Approval of February 2024, Minutes: A motion was made by Mr. Senic Batiste to approve the minutes from February 8, 2024, as submitted. A second to the motion was made by Ms. Yvonne Normand. The motion was carried without objection.

Financial Report: Chairman Helton gave the financial report. He went over the expenditures and income and stated that everything is paid and up to date. Audit trails are up 3% over last year same month and up 2.1% year to date.

Committee Reports: Equine Sales Committee Notes – Ms. Ammy Taylor reported that the Mayor of Carencro, Ms. Charlotte Clavier, attended the Equine Committee Meeting and gave some excellent suggestions such as a possible partnership with Evangeline Downs. Chairman Helton stated that he thinks that idea would also benefit the horse sales as well. According to Ms Taylor, Mayor Clavier stated that she will be available to offer suggestions and assistance at any point along the way. Ms. Ammy Taylor stated that providing an arena for other equine events would be beneficial to the plan moving forward. There was a discussion about adding permanent stalls on site, as according to Mayor Clavier, the current stalls are considered temporary, and are moveable stalls.

Ms. Taylor stated that there were two presentations from insurance companies at their committee meeting. The first presenter was Dupre Carrier Godchaux who presented two options. They gave one option of Commercial Property

Replacement of a premium cost of \$50,662 and a second option with lower limits of \$30,281. The second presentation was by Simoneaux and Wallace with a proposed premium of \$28,603.08. Ms. Taylor stated that Mr. Kevin Simoneaux visited local builders and came prepared with figures for actual replacement cost.

A recommendation was made by Ms. Ammy Taylor to move forward with the lower premium of \$28,608 with Simoneaux and Wallace Insurance after comparing the two companies.

Chairman Helton asked if we currently have a General Liability Policy and Ms. Taylor answered that yes, it is with Dupre, Carrier, Godchaux. Chairman Helton asked if it would remain in place until it renews and Mr. Bill Rodier answered that it is currently in effect until December of 2024. Ms. Taylor stated that in that case it should remain in place until that time. Mr. Rodier noted that this policy does have an exclusion for alcohol. Chairman Helton asked if the currently liability premiums are based on estimated income. My Mr. Rodier answered that the Dupre, Carrier, Godchaux policy that is in place uses building size. Chairman Helton stated that if a policy is based on sales, which is neither a good or bad thing, at the end of the year they will do an audit and it could go up but it wouldn't go down. Ms. Janece Riser stated that if it is substantially lower than what the quote was based on it will be reassessed for the next year. Chairman Helton stated that he would like to have get renewed quotes g on the General Liability policy that would renew in December of 2024 e in October of this year.

A motion was made by Ms. Yvonne Normand and seconded by Mr. Rod Sias to move forward with the Simoneaux and Wallace Property Insurance policy with the lower premium of \$28,603.08 per year. The motion was carried without objection.

Ms. Taylor stated that the committee discussed the Ron Rona Marketing plan of last year and the committee will be reaching out to him for an updated estimate because some of the things on his list are no longer relevant such as logo, which is currently being worked on by Denbo Creative. Ms. Taylor stated that Mr. Rodier has agreed to reach out on behalf of the board for an updated presentation. Ms. Taylor stated that there were six or eight different renditions of logos presented at the committee meeting, and the committee sent back several ideas to Chelsea Denbo Creative for redesign and will come back with two or three to choose from by the next committee meeting.

Ms. Taylor gave a brief report of the events being held at the Equine Sales and Event Center coming up. She stated that there are 2 in May so getting interior improvement complete in a timely manner will be important.

Ms. Taylor gave a high-level report on all the work that has been completed, such as the electrical work, and referred the board to read the committee notes in their packet if they haven't already.

Mr. Bill Rodier gave an overview of the process of getting a liquor license and stated that Ms. Wendy Fryer has already put in the application with the ATF for the license. Mr. Rodier stated that the license must be associated to a person's name and that CLED will have the most liability being the owner of the facility but there still must be a person named on the license.

Mr. Rodier gave some examples of how other establishments are handling this situation with third party vendors. Ms. Ammy Taylor asked if there is a list of approved vendors to choose from and if we could get a list by the next committee meeting. Ms. Janece Riser stated that the idea was to go to the approved caterers for the Equine Facility and check with them first. Ms. Ammy Taylor made a recommendation to get a list of the vendors and Ms. Riser stated that Ms. Wendy Fryer will be asked to gather that information. Mr. Senic Batiste made the statement that he feels that the board needs its own attorney that will be present at the meetings and help with these discussions. He stated that at the end of the day we can use Bruce Gaudin. Ms. Janece Riser stated that the topic is on the agenda for which he thanked her.

Ms. Ammy Taylor and Mr. Rod Sias stated that they have chosen the interior paint colors for the equine center. They are neutral shades that will go with every decoration scheme.

Ms. Taylor moved on to the parking lot and stated that we are waiting for one more bid.

Ms. Taylor stated that the next thing needing a vote is regarding the storage unit for which there are quotes in the packet. As a reminder she stated that the storage unit was talked about at the last meeting to have on site to store extra equipment as well as the mats for the horse sales. She stated that for construction to begin everything will need to be moved out of the building. Ms. Taylor stated that Ms. Fryer received quotes available for both renting and for purchasing outright. One quote for purchasing was for an 8 x 20 for \$3580 and the second was for an 8 x 40 for \$5467. The committee decided that the larger container was the best way to go. It was discussed that there would need to be finishing done to the inside with a window A/C unit included to avoid heat and cold causing mold and mildew issues. Ms. Taylor made a recommendation from the committee to purchase the unit outright.

A subsequent board motion was made by Ms. Ammy Taylor to purchase the larger of the containers which would be the 8 x 40 used unit for \$5467.00 from United Rental (after the tax is removed will be \$4950). A second to the motion was made by Mr. Senic Batiste. The motion was carried without objection.

Mr. Buddy Helton asked to go back a moment and asked about the installation of the security gate. Ms. Taylor answered that yes, it's finished. She then went on to state that the facility failed the health inspection and that the findings will be taken care of with the construction. Ms. Taylor stated that there needs to be a new manual switch for the sewer system. She explained that it is currently a mother board situation, it is failing, and needs to be replaced. Chairman Helton asked if it is supposed to kick on when there is a demand and Ms. Taylor stated that yes, that's what the mother board does. Chairman Helton stated that the technology requires electricity to test the system.

Regional Wastewater treatment plant: Chairman Helton introduced Mr. William Jarrell to give the engineers report as it relates to the forced main at Crowne Parc Development. Mr. Jarrell stated that his office sent a letter with some recommendations and a pay request stating that the plant is substantially complete, meaning that things are in operation and functional and have been in operation for several weeks. He stated that the generator has been installed and a punch list was developed with some dress-up work to do where the construction took place and a start up on the generator, which at that time the electrician will be on hand to perform his inspection and list any items that are needed to be performed to fulfill the contractor's responsibility in the contract. Upon completion there will be a certificate that will be filed signed by CSLED, Morgan Goudeau and the contractor and filed in the clerk of courts office.

Mr. Jarrell stated that the original project budget was \$1,178,800.00 and it looks like we are going to be \$125,000 under budget. The original construction project went about \$10-\$11,000 under budget which means a change order will need to be approved as well because we added some items and deleted some items. Mr. Jarrell stated that the items that were added on the change order are for a decrease of \$12, 606. He noted that most of that is administrative changes, and a lot of that cost was due to estimates being off, which changed the fees. Mr. Jarrell stated that there will be a formal inspection of the facility, but everything is working, and homes are already connected to it.

A motion was made to approve change order as submitted by Morgan Goudeau was made by Mr. Senic Batiste and seconded by Ms. Ammy Taylor. The motion was carried without objection.

Mr. Jarrell stated that it has always been the direction to turn the facility over to the City of Opelousas upon completion. Chairman Helton stated that this will be discussed next on the agenda but that this has always been the course of action from CSLED as well and that will be addressed when the time comes to address it. Mr. Jarrell stated that when they have the generator start up next week, he will contact the Public Works Director so that he is there when everything is inspected. Mr. Jarrell stated that the pumps and controls are all working as designed.

A motion was made to authorize Morgan Goudeau to offer CSLED a certificate of completion to be signed by Chairman Buddy Helton by Ms. Yvonne Normand and seconded by Mr. Rod Sias. The motion was carried without objection.

Chairman Helton stated that since the last meeting he has been in contact with Mr. Wolf at the Law firm of Adams and Reese. He stated that Adams and Reese indicated that there were some things to work though including a charge of disconcertion. Chairman Helton stated that once they are back in contact with him, he will report back. Chairman Helton stated that in the interim dialogue has begun with Attorney Bruce Gaudin because he was the lawyer that assembled the CEA that's in question. Mr. Gaudin reached out to the City of Opelousas Attorney Travis Broussard and Attorney Lance Person who is Parish President Bellards attorney. Chairman Helton stated that it is unclear if Mr. Person is the personal attorney for Mr. Bellard or if he is paid by the parish. Ms. Alecia Mire, an employee of St. Landry Parish Government interjected that she believes it is Jesse Bellards personal attorney but is unsure.

Chairman Helton continued that the attorneys' have been in contact through written correspondence. Chairman Helton stated that he expected an answer back as to whether Mr. Bellard will sign the paperwork giving the facility to the City of Opelousas by Wednesday-Friday of next week. He noted that that the uncertainty regarding ownership could potentially put the current capital outlay funds into jeopardy.

Ms. Ammy Taylor stated that the board had requested information (regarding Parish President Jesse Bellard's attorneys' response) in writing.

Mr. Jarrell stated that the only way that the ownership of the facility being in question jeopardizes the project is if it affects the permitting. Chairman Helton stated that the Parish may have to reimburse the city for the cost of operating it thus far if it comes to that. Chairman Helton stated that CSLED put their money into this project based on the agreement as it was stated in the CEA, and everybody was in agreement with that and should the parish decide they are taking it over then then may have to pay the city back for running and maintaining it up until this day.

Mr. Rod Sias stated that he does not understand what law Mr. Bellard is standing on as he can search by google and find multiple scenarios where infrastructure was passed from a parish to a city entity. It's done all the time. Mr. Sias stated that the issue he has with all of this is that the parish doesn't have a history or experience running any water or sewer systems and from an economic standpoint it makes more sense to have it be with the city.

Chairman Helton answered that the board has the same understanding and there was a CEA that was written, a legal document, that followed those same lines, was presented to the parish council and the council authorized President Bellard to enter into that agreement and sign on behalf of the parish back in 2020. Mr. Helton noted that Mr. Ballard has chosen not to, based on his interpretation of the law. Mr. William Jarrell said that Mr. Bellard sent some excerpts from the law stating cases where you can or cannot transfer property. Discussion followed. There was no formal action taken by the board on this item.

Equine Sales Facility Insurance: This item was discussed under Committee Reports.

Equine Sales Facility Improvements: This item was discussed under Committee Reports.

Judson Walsh Interchange Enhancement: Ms. Janece Riser stated that Under Pressure submitted a quote of \$1470.16 for a soft chemical wash of the mural at Judson Walsh. The mowing is throwing up dust and debris

onto the mural and doesn't come off well with the cleaning done by the artist, Jarome Ford. A motion was made by Ms. Ammy Taylor and was seconded by Mr. Senic Batiste to accept the quote from Under Pressure of \$1470.16 to soft chemical wash the mural. The motion was carried without objection.

Regarding possibly landscaping the area under the overpass near the Judson Walsh mural, Ms. Janece Riser stated that she spoke with DOTD, and they said that there needs to be a plan drawn and a permit submitted to them. Ms. Riser stated that there are also options with lighting available and irrigation. Chairman Helton stated that there are low maintenance options that don't require watering and care and the first thing to do is to decide on deliverables. Ms. Ammy Taylor stated that if we are going to do Judson Walsh why wouldn't we also do Harry Guilbeau, and it was agreed that both should be done. Chairman Helton suggested low lying low maintenance plants to prevent erosion and mitigate the lawn mowing issues. There was no action taken by the board on this item.

Senic Batiste asked why we are off our game on the lighting project. Chairman Helton replied that its all part of a state project from I-90 all the way to Harry Guilbeau Road. Mr. Batiste asked where we were in the engineering portion of the project. Mr. Helton said the project got bumped up in the que and it's in the works for this year. He noted that the project will take about three years to complete.

Retail Strategies Monthly Update: Retail Strategies was not available today and a report will be coming soon.

2023-24 Capital Outlay Second Amendment to CEA Update: Mr. Bill Rodier stated that the only update is that this item is on the SLED agenda this month. There was further discussion on creating a resolution template that could be associated with authorization of all CEA's.

A motion was made to engage Attorney Bruce Gaudin to create the resolution template by Ms. Yvonne Normand and seconded by Mr. Senic Batiste. The motion was carried without objection.

New Business

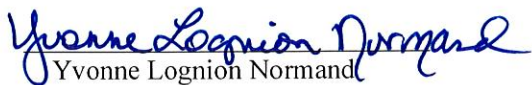
D & O Policy – Ratification: Chairman Helton stated that The Directors and Officers (D & O) insurance policy is a three-year policy, and it is with Dupre, Carrier and Godchaux. He stated that it is a three-year policy. Ms. Janece Riser stated that by paying for the three years in full you save about \$450. The policy renewal is for \$3,945.00. A motion was made by Mr. Senic Batiste to pay the three-year total of \$3945.00 in full and seconded by Ms. Ammy Taylor. The motion was carried without objection.

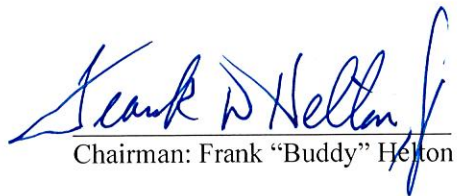
Board Attorney Employment Contract: Chairman Helton stated that there is a proposal from Attorney, Bruce Gaudin, in the packet for \$250 an hour with a limit of \$10,000 per year from July 1, 2024, to June 30, 2025. He will send in invoices and findings by the 10th of each month and if there is no work there is no invoice. Senic Batiste requested the attorney at every monthly meeting. Discussion ensued. Senic Batiste questioned the bid process and asked if we're following the legalities on that. Ms. Janece Riser explained the process and that we follow it completely and the bids are opened when specified and in a public setting.

A motion was made by to authorize Chairman Helton to sign the contract with Attorney Bruce Gaudin at \$250.00 per hour as needed by Ms. Ammy Taylor and seconded by Ms. Yvonne Normand. Motion was carried without objection.

Board Member Comments: no

Adjourn: With no further business to bring before the board, a motion to adjourn was made by Ms. Yvonne Normand and seconded by Ms. Ammy Taylor. The meeting was adjourned at 10:59 am.


Yvonne Lognion Normand


Chairman: Frank "Buddy" Helton