



Board Meeting

Date and Time: January 21, 2021, at 9:00 a.m.

**Meeting Place: 5367 I-49 S. Service Road,
Opelousas, LA 70570**

AGENDA

- ❖ Welcome
- ❖ Pledge and Opening Prayer
- ❖ Roll Call
- ❖ Approval of December 17, 2021, Meeting Minutes
 - ODDD Business Recognition Program
 - The success of Program for 2021 and Propose Improvements for 2022.
 - “Al’s Tire & More.” Ali Jabreen Owner and Manager Louay Salam
 - ODDD Business Improvement Grant, BIG for Year 2022:
- ❖ Monthly Financial Report
 - South Park Redevelopment Financial Commitment
 - South Park Project – Update Status – Discussion with Michael Cullen
- ❖ Executive Director’s Report
 - Monthly status report of activities for and effecting the ODDD.
 - New Life Center RFP Press Release
 - New Businesses Updates
- ❖ **New Business**
 - ODDD Election of Officers:
 - Chairperson – Lena F. Charles
 - Vice Chairperson – Don D’Avy
 - Secretary/Treasurer – Ralph Keith Broussard
 - ODDD Goals and Objectives for Year 2022
 - ODDD Master Plan Implementation Priority Three Year Plan Schedule
- ❖ **Old Business:**
 - ODDD Taxing District, TIF including additional businesses.
 - SLED’s Board response to ODDD request for specific assigned duties
 - The Walking Ladies prepare for Phase II of permanent lighting. (January 2022)
 - City of Opelousas and ODDD Project Updates
 - Main Street/ Historic District Grant.
 - Tap Grant - Landry Street, Status Report
 - Keep Opelousas Clean Initiative with City of Opelousas, Status Report
- ❖ **Board Members Comments**
- ❖ **Adjourn**

Next Meeting Date: Friday, February 25, 2022, at 9:00 a.m. on the campus of SLED.

The Public and any interested parties are welcome to attend. If you require reasonable accommodations, submit your request as far in advance as possible.

The following members were present in person: Chairwoman Lena Charles, Keith Broussard, Pat Fontenot, Don D'Avy, Rob Hilliard, and Ogden Pitre.

The following members were present virtually: None

The following member was absent: Sara Branton

The following SLED members were present: Bill Rodier, Taylor Lormand (virtually), and Janece Riser

Guest present in person were Moe Salam (Al's Tires & More), Herman Fuselier (St. Landry Parish Tourism), Melanie LeBeouf (Opelousas Tourism), Buddy Helton (CSLEDD)

Guest present virtually was Michael Cullen (Land Architecture)

It was determined that a quorum was present and Chairwoman Lena Charles opened the meeting at 9:09 am.

Approval of December 17, 2021 Meeting Minutes: A motion to approve the December 17, 2021 meeting minutes with the corrected meeting date was made by Pat Fontenot and seconded by Ogden Pitre. Motion carried without objection.

ODDD Business of the Month Recognition 2021: On behalf of the board Chairwoman Lena Charles recognized Al's Tire & More that is located at 817 S. Union St. Opelousas, LA who has now been in business for four years. Moe Salam accepted the certificate of appreciation on behalf of Al's Tire & More. In speaking about the Business of the month program, Mrs. Lena stated that beginning this year, ODDD will have signs to place in the business's yards for the entire month of their designated month. She had a mockup of the sign for viewing and noted they will be ready for pickup next week.

The Big Grant: Melanie LeBeouf gave an update on the Big Grant. To date, Vera Nagy is still the only business whose renovations are complete. She stated that Robbie (Name of business? Sebastian Dupree Jewelers? and the Former Jewish Temple have begun their projects, but the projects are not completed. A motion to extend the allowable? start date of the project by an additional month was made by Pat Fontenot and seconded by Ogden Pitre. Motion passed without objection.

Financial Report: Keith Broussard provided an overview of the December 2021 financials. He advised that he will be moving 500,000 from the checking account to the interest-bearing account. A motion to accept the December 2021 financials was made by Pat Fontenot and

seconded by Don D'avy. Motion carried without objection.

South Park Redevelopment Financial Commitment: Michael Cullen with Land Architecture gave a brief update on the project. Chairwoman Charles voiced her concerns of being a major financial contributor and not being included in the decision conversations including the conversation of finding a niche for Opelousas' Park. Her hopes are that the park can be competitive with other parks but be not having to fight for tournaments. Michael Cullen addressed all concerns and suggested to have a meeting early next week to have discussions about the design. Bill Rodier suggested to Michael Cullen that since he is the expert in this space, if the preferences from the community input, mayoral staff or ODDD board are against his better judgement, that he speak up. Michael Cullen stated he feels four smaller baseball fields and one large baseball field would be best for Opelousas. He also stated that he feels an artificial track turf Track or turf field? is not in Opelousas' best interest. Mrs Charles stated that she is putting pressure on the mayor to move forward on this project. Mr. Fontenot stated that he is 300% behind this project. He wants to remind everyone that the travel sport interest is not the only component of this project. There are also the component that Opelousas citizens need this park for community use to improve the quality of life in this area. Keith Broussard asked if there has been a feasibility study on this project, to get the financial projections of this project. Michael Cullen stated that the feasibility study was initially discussed by Bill Rodier through the LEED Center. Bill Rodier stated that the conversation was not put into action because LEED Center would need to know what sports are included in the research. He noted that this study does not include a projection of the cost to run the park. Michael stated his firm does not offer projection costs but did have a budget for operational costs. A point of clarification is ODDD is making a financial commitment in investing in this park, however the city of Opelousas would assume the cost of maintaining the park. It was decided that meeting with Land Architecture, Don D'avy, Lena Charles, Rob Hillard and Bill Rodier will take place next week. A motion to authorize a letter to the mayor to request his presence or a designee to our meetings especially the ones dealing with the South Park Project as well as having a designee from ODDD at all meetings concerning the South Park Project was made by Don D'avy and seconded by Pat Fontenot. Motion carried without objection.

New Business:

- **SLED's Board response to ODDD request – Job description of assigned duties –** Ogden Pitre gave an overview of why ODDD is redoing the CEA using CSLEDD's current CEA as guidance, Ogden submitted a list of ODDD areas of need from SLED to the board of directors. He is requesting the board review the list and provide feedback prior to the next meeting. Once the review process is completed, the CEA will be constructed.

- **ODDD 2022 Election of Officers:** Chairwoman Lena Charles opened the floor for Officer nominations to the Opelousas Downtown Development District. The motions went as follows:
 - Secretary/Treasurer – A motion was made to nominate and appoint Ralph Keith Broussard for the secretary/treasurer position by Ogden Pitre and seconded by Don D’Avy. Hearing no other nominations from the floor, a motion to close the nominations was made by Don D’Avy and seconded by Ogden Pitre. Motion carried without objection.
 - Vice Chairperson - A motion was made to nominate and appoint Don D’Avy for the Vice Chairperson position by Ralph Keith Broussard and seconded by Pat Fontenot. Hearing no other nominations from the floor, a motion to close the nominations was made by Ogden Pitre and seconded by Pat Fontenot. Motion carried without objection.
 - Chairperson - A motion was made to nominate and appoint Lena Charles for the Chairperson position by Pat Fontenot and seconded by Robert Hillard. Hearing no other nominations from the floor, a motion to close the nominations was made by Pat Fontenot and seconded by Ogden Pitre. Motion carried without objection

Executive Director’s Report:

Bill Rodier gave an update on activities for and effecting the ODDD.

- Bill Rodier advised the of the progress of the RFP for the New Life Center. There will be a tour on February 9th and the board is invited to attend.
- Bill is in conversations with the Viviano Family. Although they are not ready for deep conversation, they have selected one person in their family to be the sole contact for their properties. He also talked about the current and future disposition of other buildings downtown.
- The final draft plan for the project next to Lowes has been submitted to DOTD last week. DOTD has not given their final approval. Lowes has not granted the crossover the approval to date.
- The apartment complex project on Laurant Street is being evaluated by the State LHC Board in May.
- Bill Rodier also discussed other upcoming projects along the I-49 corridor.

A motion by Pat Fontenot and seconded by Don D’Avy to accept the CEO’s report. Motion carried without objection.

End of the Year Goals and Objectives: Chairwoman Lena Charles stated that because all of the board’s 2021 goals where not completed, they will be moved to the objectives of 2022 list. Suggestions are currently being accepted and the final list will be voted on during the February meeting. Bill Rodier suggested a breakout session to discuss the goals. Chairwoman Charles agreed that a breakout session would be a good thing and will plan one for early February.

Old Business:

- **ODDD Taxing District, TIF including additional businesses:** Mrs. Charles stated the board is still working on the list and should be complete soon. Bill advised that the board is required to submit a GIS map buildout. Once the list of parcels is complete, Taylor and the Planning Commission can assist with building the parcel map. There was a brief discussion on the process of adding the businesses.
- The Walking Ladies are preparing for Phase II of permanent lighting. (January 2022) – Chairwoman advised that she reached out to Cynthia Lormand in reference to Phase II. Mrs. Lormand is waiting on the contractors therefore she does not have an update..
- **City of Opelousas:**
 - Main Street/Historic District Grant – Melanie LeBoeuf informed the board that there has not been any update on this project.
 - Tap Grant Landry Street – Chairwoman Lena Charles advised that David Jarrell has received the final approval from DOTD and he will try to have the final design completed by the February meeting.
 - Keep Opelousas Clean Initiative – Chairwoman Charles gave an update on her conversations with Mayor Alsandor about other ways to keep the city clean. The Mayor agreed to designate a committee to work on this initiative. Mrs. Charles opened the floor for volunteers for the committee. Herman Fuselier advised this past Tuesday the State of Louisiana kicked off their Love the Boot campaign under Susan Russell. A motion was made to enter the Clean the City committee with the City of Opelousas by Pat Fontenot and seconded by Rob Hilliard. Motion carried without objection.

❖ Board Member Comments

- Rob Hillard stated he would like to reestablish the Zydeco concert series in the town square and also volunteered to be on that committee.

❖ Public Comments:

The next scheduled meeting will be on Friday, February 25, 2022, at 9:00 am at SLED.

There being no further business to come before the board, a motion was made by Pat Fontenot and seconded by Rob Hilliard. Motion carried and meeting was adjourned at 10:56 am.


Secretary


Chairperson