



## Board Meeting

**Date and Time: February 25, 2022, 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 January 21, 2022, Meeting Minutes
  - ODDD Business Recognition Program, in Honor of Black History Month
    - **“Don’s Car Care & Tire Center.”** Donald Dejean, Owner
  - ODDD Business Improvement Grant, BIG for Year 2022
    - Presented by Sarah Branton.
- ❖ Monthly Financial Report
  - South Park Project – Update Status – Discussion – Decisions
  - South Park Redevelopment Financial Commitment
    - Letter of Intent for Phase II, Motion and Signatures required
- ❖ Executive Director’s Report
  - Monthly status report of activities for and effecting the ODDD.
    - New Life Center RFP and Walk Through
    - New Businesses Updates
    - Monthly Newsletter
- ❖ **New Business**
  - ODDD Goals and Objectives for Year 2022
  - ODDD Master Plan Alignment with Goals
  - Implementation Priority Three Year Plan Schedule by Quarters
  - Request for participation in the Opelousas Chamber’s (Small Business Summit).
    - Scheduled April 27, 2022, Opelousas Civic Center, (Booths \$100.00)
    - Proposal to provide Presentation and Branding Materials for Summit’s booth space.
- ❖ **Old Business:**
  - ODDD Taxing District, ODDD/TIF Introduce Resolution to amend the boundaries of ODDD Economic Development District No. I, State of Louisiana and levy and collection of an existing (1 %) Sales and Use Tax to expanded boundaries.
    - Commissioners vote to accept Resolution on February 25, 2022
    - Commissioners vote to schedule Public Hearing on March 25, 2022.
    - Commissioners vote to schedule Adoption of Resolution March 25, 2022
  - ODDD Responses to SLED Board on Assigned Duties, Advisory Committee and CEA.
  - The Walking Ladies Update for Phase II of permanent lighting.
  - City of Opelousas and ODDD Projects Updates
    - New Life Center RFP and Walk Through

- Tap Grant - Landry Street, Status Report
- Keep Opelousas Clean Initiative with City of Opelousas, Status Report

❖ **Board Members Comments**

- Proposal from St. Landry Now, Online News

❖ **Adjourn**

- ❖ Next Meeting Date: Friday, Public Hearing on ODDD/TIF March 25, 2022, at 9:00 a.m. to 9:15a.m. ODDD Regular scheduled meeting on March 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 Sarah Branton.

The following members were present virtually: None

The following member was absent: Ogden Pitre

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

Guest present in person were Herman Fuselier (St. Landry Parish Tourism), Melanie LeBeouf (Opelousas Tourism), Karen Cox (St. Landry Now)

Guest present virtually was Bill Rodier (SLED)

It was determined that a quorum was present and Chairwoman Lean Charles opened the meeting at 9:12 am.

**Approval of January 21, 2022 Meeting Minutes:** A motion to approve the January 21, 2022 meeting minutes with the corrected meeting date was made by Pat Fontenot and seconded by Rob Hillard. Motion carried without objection.

**ODDD Business of the Month Recognition 2022:** On behalf of the board Chairwoman Lena Charles recognized Don's Car Center that is located at 228 S. Bullard St. Opelousas, LA as the February recipient for ODDD's Business of the month program. Mr. Donald Dejean could not be in attendance to accept the certificate of appreciation, so Chairwoman Charles accepted the certificate on his behalf. Mrs. Lena stated that in adherence to previous decisions, Don's Car Care will have signs the ODDD Business of the Month yard sign to display for the entire month of their designated month.

**The Big Grant:** Sarah Branton gave the final report on the 2021 Big Grant where only 3 of the 5

projects have been completed. Of the \$10,000 awarded, there was \$3,925 remaining. Sarah asked that the 3,925 that has not been spent in the 2021 cycle be transferred to the 2022 term. Her additional request is for the award total to be increased from \$10,000 to \$20,000. A question if a motion to extend the allowable start date of the project by an additional month was an option. Sarah Branton said she did not think that was the best option because people would begin to ignore deadlines. She said that's why she asked the board if the \$3,925 unspent from 2021 can be rolled over to 2022. Those individuals that applied, was approved, but did not complete their project are welcome to apply again. A motion by Pat Fontenot and seconded by Don D'Avy to fund the Big Grant in the \$20,000 plus the rollover of \$3,925 for 2022. Motion carried without objection.

**Financial Report:** Keith Broussard provided an overview of the January 2022 financials. A motion to accept the January 2022 financials was made by Don D'Avy and seconded by Rob Hilliard. Motion carried without objection.

Chairwoman Charles directed the board to read and sign the conflict-of-interest statement

**South Park Redevelopment Update:** Chairwoman Charles gave an update on the South Park Redevelopment. The decisions have been made for 5 baseball fields with the 5<sup>th</sup> being able to be converted into tournament size along with the track and field and football field. Mrs. Charles discussed the different phases of the renovation. Financing for Phase I has already been secured; ODDD will assist with the financial commitment in Phase II. Purvis Morrison concurred with Chairwoman Charles' assessment and added that the money from capital outlay, the city and the parish has been received. He feels confident that the contract should be in hand by next week. It is not guaranteed that the football field would be ready for the 2022 football season, but it is not completely off the table. A motion authorizing Mrs. Charles to sign the letter of intent with the mayor of Opelousas was made by Don D'Avy and seconded by Pat Fontenot. A motion carried without objection.

#### **Executive Director's Report:**

- **New Life Center RFP and Walk-Thru:** Bill Rodier gave an update on the New Life Center Q & A session and walk-thru. He stated that there were 6 interested parties that showed up for the walk-thru but does not mean there aren't parties in other areas that is interested. Bill noted the condition of the building is not improving. The roof has a leak, mold in the center rooms of the fourth floor, and the water is leaking clear down to the first floor. When warm weather approaches, that environment will be the perfect environment for mold to go rampant. There is an urgency to continue to push for development of this building before the deterioration gets out of hand. The wide variety of interest in the building varied from medical use to housing to non-profit center. The RFP deadline is March 18<sup>th</sup>. Bill also suggested the list for the review committee needs to be finalized. He and Chairwoman Lena discussed the short list of Milton Batiste (Council) Purvis Morrison, Vera Nagy, Lena Charles, Don D'Avy, and possibly William Jarrell Purvis advised that the mayor has gotten a contractor to repair the roof and that

should be complete next week.

- **New Businesses Updates:** Bill gave an update on the growth in the corridor. The projects are moving along, and he does not foresee anything holding those projects up.
  - DOTD is investigating the challenging traffic issues near Lowes with Chick-fil-a coming to that area. He discussed the old Stage Building. Ollie's is definite but everything else is just talks.
  - Specific to downtown, a Lafayette developer recently approached the owner of the Federal building. Although they are not ready to disclose their names at this time, Bill states that this is a positive experience as this group is very experienced in the renovations of such buildings dealing with the tax credits structure that needs to be in place to make these type renovations profitable for developers.
  - Along the interstate, Harry Guilbeau area all the way to Sunset should be under construction before the end of the year. Pat did not have an update on the Stage complex. It is being divided into three sections but not any other updates. Still under negotiations with Ross. Retail strategies with the CSLED group is moving right along with the Creswell area.
- **Monthly Newsletter:**

There was no update on the newsletter. Taylor stated the newsletter will be sent out next week.

#### **Old Business:**

- **ODDD Goals and Objectives for Year 2022:** Chairwoman Lena Charles stated that because all of the board's 2021 goals were 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.
- **Opelousas Chamber's Small Business Summit:** The Opelousas Chamber of Commerce is having a business summit on April 27, 2022 at the Opelousas Civic Center. Chairwoman Charles asked for consideration in participating. A motion to participate with a \$100 booth was made by Pat Fontenot and seconded by Sarah Branton. Taylor Lormand explained she has not completed the media package, so she is not ready for the board to move on the media section.

#### **End of the Year Goals and Objectives:**

##### **Old Business:**

- **ODDD Taxing District, TIF including additional businesses:** Mrs. Charles gave an update on the district expansion. Don D'Avy noted the Dollar General is not in the correct location on the map. Chairman Charles stated she will research and have it

corrected.

A motion by Pat Fontenot and Seconded by Sarah Branton accept the introduction of the resolution to amend the boundaries of ODDD Economic Development District No. I, State of Louisiana and levy and collection of an existing (1 %) Sales and Use Tax to expanded boundaries with necessary corrections to the map on March 25, 2022.

A motion to accept the public hearing which will be held March 25, 2022, at 8:45 was made by Sarah Branton and seconded by Pat Fontenot. Motion Carried without objection.

Mrs. Charles explained David Wolfe will send a notice to the newspaper two weeks from today, another notice for publication with the newspaper stating the adoption of the Resolution at the March 25<sup>th</sup> Meeting. A motion to approve the schedule the publication of the Don D'avy and seconded by Pat Fontenot. Motion carried without objection.

➤ **SLED's Board response to ODDD request – Job description of assigned duties –**

- Chairwoman Charles gave an overview of Ogden Pitre's changes to the Corporate Advisory Committee and Duties. A motion was made by Pat Fontenot to accept the Cooperative Advisory Committee and seconded by Don D'Avy.
- Bill Rodier pointed out that since Andy Dakin has not responded to the Work Summary it may be premature. A motion to table the Work Summary was made by Don D'Avy and seconded Sarah Branton.

➤ **The Walking Ladies:** Due to increase in prices of materials and labor, Cynthia Lormand has decided to work with another vendor.

➤ **City of Opelousas:**

- Tap Grant Landry Street – Chairwoman Lena Charles advised that David Jarrell is still working on the plans. He stated February is not over yet. Janece Riser plans to follow up with him.
- Keep Opelousas Clean Initiative – Chairwoman Charles stated that they are moving forward with forming the committee. She plans to call Susan Russell. Melanie LeBeouf stated that the State of Louisiana announced there is a Healthy Community grant was sent out by the Lt Governor's Office this week. The letters of intent should be submitted in March. She will forward the information to Chairman Charles and Janece Riser.
- Main Street/Historic District Grant – Melanie LeBoeuf informed the board that the Opelousas Historic District received a request to demo a historic home on Union Street. Chairman woman discussed the need of updated mapping of the Downtown District. Mrs. LeBeouf stated she will
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❖ **Board Member Comments**

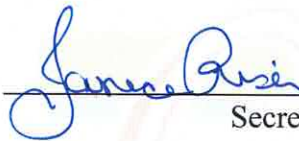
➤ **St. Landry Now, Online News:** She shared that over 17,000 viewers have been

following the site on Facebook and their website. It is a digital only news site. The advertising rates are low and there are no subscription fees. They are getting their revenue by advertisers. They need financial support, and they need readership support as well. The group conversation went to discussing how good the site is. Don said he really likes how current the news is on the site and mentioned how great it looks. Karen said she will be covering ODDD, SLED and all of our business. A motion was made by Don D'avy to approve a purchase advertisement with St. Landry Now up to \$250 and seconded by Sarah Branton. Motion carried without objection.

❖ **Public Comments:**

The next scheduled meeting will be on Friday, March 25, 2022, at 9:00 am at the SLED building with a public hearing at 8:45.

There being no further business to come before the board, a motion was made by Sarah Branton and seconded by Pat Fontenot. Motion carried and meeting was adjourned at 10:34 am.

  
Secretary

  
Chairperson