



### Board Meeting

**Date and Time: May 20, 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 April 22, 2022 Meeting Minutes
- ❖ ODDD Business Recognition Program, Business of the Month Award.
  - **“Junebug Snowball Stand,” Owner Denise and Todd Lalonde**
- ❖ Monthly Financial Report
  - INTRODUCTION OF THE PROPOSED OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023
- ❖ Executive Director’s Report
  - Monthly status report of activities for and effecting the ODDD.
  - Business Expansion Status Report
  - RFP Status
- ❖ **New Business**
  - CPEX Review Proposal of Opelousas City Ordinance
  - New Business, Chick -fil-A Infrastructure: Update
  - New Business, Billy’s Boudin: Update
  - New Project Way Finders Signage for downtown Budget Cost.
- ❖ **Old Business:**
  - Walking Ladies Update for Phase II of Courthouse permanent lighting.
  - ODDD and SLED CEA, Status update report
  - ODDD Projects Update, Tap Grant (scheduled for bid by June 8, 2022).
  - Keep Louisiana Beautiful Grant for Keep Opelousas Clean Project- Update
  - Small Business Summit: Report
- ❖ **Board Members Comments**
- ❖ **Adjourn**

Next Meeting Date: Friday, ODDD Regular scheduled meeting on June 24, 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.

Chairwoman Lena Charles opened the regular board meeting at 9:08 AM.

It was determined that a quorum was present.

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

The following members were present virtually: None

The following members were absent: None

The following SLED members were present: Bill Rodier, Taylor Lormand

Guests present in person were Herman Fuselier (St. Landry Parish Tourism), Melanie Lebouef (Opelousas Tourism), Denise and Todd Lalonde (Junebug’s Snowballs)

Guests present virtually: None

***Approval of April 22, 2022 Meeting Minutes:*** A motion to approve the April 22, 2022 meeting minutes was made by Pat Fontenot and seconded by Robert Hillard. Motion carried without objection.

***ODDD Business of the Month Recognition 2022:*** On behalf of the board, Chairwoman Lena Charles recognized “**Junebug Snowballs**” that is located at, **822 South Main**, Opelousas, LA as the May recipient for ODDD’s Business of the month program. Ms. Denise and Mr. Todd Lalonde, Owners, were present to accept the award.

***Monthly Financial Report:*** Mr. Keith Broussard presented the financial report for April 2022. A motion to accept the financial report was made by Don D’Avy and seconded by Ogden Pitre. Motion carried without objection.

***INTRODUCTION OF THE AMENDED OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JULY 1, 2021 AND ENDING JUNE 30, 2022:*** A motion to remove the introduction of the Amended Operating Budget of Revenues and expenditures for the fiscal year beginning July 1, 2021 and ending June 30, 2022 was made by Sarah Branton and seconded by Ogden Pitre.

***INTRODUCTION OF THE PROPOSED OPERATING BUDGET OF REVENUES AND EXPENDITURES FOR THE FISCAL YEAR BEGINNING JULY 1, 2022 AND ENDING JUNE 30, 2023:*** Mr. Keith Broussard presented the Proposed Operating Budget of Revenues and expenditures for the fiscal year beginning July 1, 2022 and ending June 30, 2023.

***Executive Director’s Report:*** Bill Rodier gave an update on the projects happening in and around the district.

- Chic Fil A is close to closing on the property adjacent to CVS. Mr. Rodier explained that he is maintaining weekly conversations with Chic Fil A engineers to ensure that the engineering solution specifically for water and wastewater gets resolved adequately. The goal is to expand utility capacity into the east side so that the location is prepared for future growth. Mr. Rodier explain that at this time, the DOTD requirements are still being evaluated and we can expect to have a more conclusive update on this topic at next month's meeting
- The Billy's Boudin expansion project has begun, and Mr. Rodier explained that he is working with DOTD in an attempt to ensure that the required traffic impact study encompasses more than Billy's impact alone. Mr. Rodier stated that the volume of development happening now, and that which is anticipated in the near future, will likely require modifications to this area. Because of this, Mr. Rodier stressed the importance of being progressive in the study.

Mr. Rodier further explained that a request was made for the City of Opelousas to include a \$500,000 Capital Outlay request specifically for the intersection of I-49 and Hwy. 190. After conversations with Nick Gautreaux, our Governmental Affairs representative, it appears that we may have a better chance of getting this allocation if we offer to support this request with a commitment for a 50% match.

- Viviano properties: Mr. Rodier explained that a private developer has expressed interest in purchasing all of the Viviano properties on the block across from St. Landry Parish Courthouse. In an effort to prepare for negotiations, a commercial appraisal has been ordered with the results are still pending.
- Federal Building: Mr. Rodier explained that a meeting is scheduled with the owner of this building on May 24<sup>th</sup>. The purpose of this meeting will be to get a better idea of where the owner's motivation is with the building. Mr. Rodier explained that he felt this project will need to be a public private partnership to be successful. He further emphasized that this should turn into a catalyst redevelopment project for downtown.
- ODDD Business Expansion Report: Mr. Rodier presented an update on the ODDD Business Expansion effort. Mr. David Wolfe, who has been the main attorney used in the creation of all of the economic development districts, has announced that he will be retiring. He is currently working with the staff in his office to prepare for this transition.

- In regard to the process of adding the additional taxing parcels within the ODDD boundaries, Mr. Rodier explained that all necessary steps have been completed. Mr. Rodier further explained that the next phase will include the mailing of notices from the tax collection office. These notices will be sent to all all businesses that currently exist in their data base that a new 1 cent sales tax will become effective on July, 1 2002. Mr. Rodier explained that board members should be prepared to answer questions that may come up from businesses receiving this request.

Ms. Sarah Branton asked whether a press release should be drafted to notify the public. Ms. Lena Charles explained that the notifications went out in the paper and no public comments were brought forward.

- New Life Center RFP: Mr. Rodier explained that the selection committee has met twice with one of the meetings including interviews with the developers who submitted proposals. After the scoring was calculated, one of the proposals ranked significantly higher than the other and the committee has expressed interest in a follow up meeting with this developer.

The next steps in the process are still being decided but should include at least one more meeting with the selection committee and the developer whose proposal scored the highest.

## **New Business**

***CPEX Proposal for Review of Opelousas City Ordinances:*** A proposal to conduct an analysis of existing ordinances was submitted by the Center for Planning Excellence (CPEX). Chairperson Lena Charles presented the CPEX proposal explaining that it includes multiple phases with Phase 1 being up for consideration. Phase 1 will take approximately two months with a cost of \$6,150.

Ms. Melanie LeBouef inquired about whether this proposal would eventually include an analysis of the design guidelines for the historical district. Ms. LeBouef explained that these guidelines are essential for many other issues needing to be addressed in the downtown and historic district and usually include guidance on amenities, streetscapes while serving to keep aesthetics consistent. Ms. LeBouef further explained that these guidelines help to keep the district cohesive and to give it an identity. After comments Ms. LeBouef's comments it was decided that Mr. Bill Rodier would follow up with CPEX to discuss whether an expanded scope was possible for future phases.

A motion to accept Phase 1 of the CPEX proposal at a cost of \$6,150 was made by Mr. Don D'Avy and seconded by Mr. Keith Broussard. Motion carried without objection.

**Old Business:**

***The Walking Ladies Permanent Lighting Update:*** Chairwoman Charles reported that due to inflations Cynthia Lormand is still new getting quotes to continue the project.

***ODDD Responses to SLED Board on CEA:*** Chairperson Lena Charles opened the discussion on this item by thanking ODDD board member Ogden Pitre for his work on this initiative. Ms. Charles then presented the final version of the proposed updated CEA between Opelousas Downtown Development District (ODDD) and St. Landry Economic Development (SLED).

Mr. Pitre pointed out in discussion that one of the significant differences between the CEA with CSLEDD and SLED and the CEA being proposed for ODDD and SLED is that the ODDD's CEA includes a term limit of five years. At the end of the initial term, the contract will renew indefinitely but including this provision gives ODDD the opportunity to terminate should there be a material breach. Should ODDD decide to terminate the agreement at the end of its term, ODDD will then be required to give 120-day notice of intent to terminate.

After discussion, a motion to accept the updated CEA between ODDD and SLED was made by Mr. Pat Fontenot and seconded by Don D'Avy.

***TAP Grant Update:*** Chairwoman Charles explained that this project is continuing on schedule. Contractors are invited to submit their project bid by June 8, 2022.

***Keep Opelousas Clean Project:*** Chairwoman Charles informed the board that the grant application has been successfully submitted and announcements are expected by the end of Summer 2022. Ms. Charles thanked Melanie LeBouef and Janece Riser for their collaboration and effort in getting this grant done.

***Small Business Summit:*** Taylor Lormand provided an update on the Business Summit event held on April 27<sup>th</sup>. The event was very successful and exceeded the goal of 140 attendees.

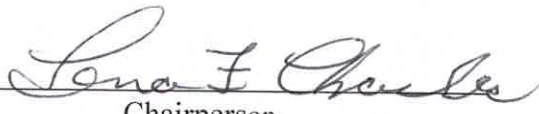
***Board Member Comments:*** No board member comments were presented.

***Public Comments:*** No public comments were presented.

The next scheduled meeting will be on Friday, May 20, 2022, at 9:00 am at the SLED building.

There being no further business to come before the board, a motion was made by Don D'avy and seconded by Rob Hilliard. Motion carried and meeting was adjourned at 10:49 am.

  
Secretary

  
Chairperson