

Board Meeting

Date and Time: September 23, 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 August 19, 2022, Meeting Minutes
- ❖ ODDD Business Recognition Program-2022 The Top Shop, Owner Russell Dupuis
- ❖ **Monthly Financial Report**
 - Monthly Financial Report
- ❖ **Executive Director's Report**
 - Monthly status report of activities for and effecting the ODDD.
- ❖ **New Business**
 - AT&T Project Updates-Levar Greenhouse, Regional Director
 - New Life Center RFP
 - Newsletter, September Issue
 - Bylaws Review
- ❖ **Old Business:**
 - BIG Grant- Update
 - TAP Grant-Update
 - Keep Louisiana Beautiful Grant-Update Riser/Lebouef
 - Courthouse Phase II Lighting-Update
 - CPEX-Update
 - Wallior Area Infrastructure Improvements –
 - A.) Water / Wastewater Additions
 - B.) Additional Turning Lanes
 - CPEX-Update on City of Opelousas Ordinance
 - Adam's & Reese -Update
 - South Park Master Plan- Update
 - Amend Letter of Intent with City of Opelousas-Action
 - CEA With City of Opelousas Architectural Fees-Action
 - Search for Marketing Consultant to oversee South Park Project
 - Courthouse Phase II Lighting – Update
 - Adams and Reese Update

❖ **Board Members Comments**

❖ **Adjourn**

Next Meeting Date: Friday, ODDD Regular scheduled meeting on October 21, 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 9:10 AM.

It was determined that a quorum was present.

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

The following members were present virtually: None

The following members were absent: None

The following SLED members were present: Bill Rodier, Teresa Reaves

Guests present in person were Herman Fuselier (St Landry Tourism), Pervis Morrison (City of Opelousas), Lavar Greenhouse (AT&T), Julius Alsandor (Mayor, City of Opelousas), Melanie Lebouef (Opelousas Tourism)

Guests present virtually: None

ODDD Small Business of the Month Recognition 2022: Mr. Russell Dupuis of Top Shop was present and recognized for Business of the Month for October 2022. The Top Shop has been in business in downtown Opelousas for the past forty-two years.

Approval of August 19, 2022, Meeting Minutes: A motion to approve the August 19, 2022, meeting minutes as received was made by Sarah Branton and seconded by Don D'avy. Motion carried without objection.

Monthly Financial Report: Mr. Keith Broussard gave an overview of the August Financials. Chairwoman Charles mentioned noted the additional revenue that is now being realized from the expansion of taxing parcels. A motion to accept the August financial report as received was made by Mr. Pat Fontenot and seconded by Mr. Don D'avy. Motion carried without objection.

Executive Director's Report: Mr. Bill Rodier reported that he is still working on a project with the Viviano family. Mr. Rodier said he will have more information in the next thirty days. Mr. Rodier reported on multiple new projects that are targeted for the district and the Opelousas area. Mr. Rodier stated that momentum is strong in our area. Active discussion ensued.

New Business

AT&T Projects Update: Mr. Lavar Greenhouse, Regional Director of External Affairs with AT&T was present to report on the status of the AT&T projects downtown. He reported that a new tower will be up and on air on Union Street in the first quarter of 2023 and will provide 5G cell phone coverage. He reported on the availability of fiber to the residential and businesses in Opelousas. Mr. Greenhouse fielded questions from the board.

New Life Center RFP: Ms. Lena Charles reported that the committee recommendations for the RFP will be moved to the November Opelousas City Council Agenda. Ms. Charles noted that Mr. Rodier confirmed with Chad Lacombe at the Acadiana Planning Commission that this delay was acceptable to the RFP process.

Newsletter, September Issue: Chairwoman Lena Charles reported on the new format of the newsletter for September and recognized Teresa Reaves and Janece Riser for its creation.

Bylaws Review: Mr. Don D'Avy made a motion to move the Bylaws review to the end of the agenda and a second was made by Ogden Pitre. The motion was accepted with no objection

Old Business:

BIG Grant: Sarah Branton and Melanie Lebouef reported that all the recipients have submitted their work plans and one recipient has submitted receipts.

TAP Grant: Chairwoman Charles reported that the open bid will begin in October.

Keep Louisiana Beautiful Grant-Update: Melanie Lebouef reported on the partners in the grant. She mentioned that the artists involved are very excited about the project. The next step will be the press release that needs to go out. Chairwoman Charles reported that there is a conference coming up on October 11 and 12 and if it is possible that they would like to have someone attend on behalf of the ODD. Mr. Rodier mentioned that he had not spoken with staff about attending, but that he would. The board agreed that they would be willing to support costs for sending someone to the event.

Courthouse Phase II Lighting: Chairwoman Charles reported that the deposit has been paid to the electrician and the work is pending. Ms. Charles noted that the goal is to still have the project finished for the Christmas Season.

CPEX Update on City of Opelousas Ordinance: Chairwoman Charles reported that she and Mr. Rodier will be meeting with the team from CPEX and Margaret Doucet of the City of Opelousas next week and that there will be more to report after that meeting.

Wallior Area Infrastructure Improvements: Mr. Rodier reported that the water and wastewater improvements for the site have not been bid, but that process should move ahead over the next month. Mr. Rodier also reported to the board that DOTD has received an approval from the existing contractor to include a turn lane on Wallior that the traffic impact study indicated would be necessary. This work would be addendum to their current scope of work in the area. Mr.

Rodier noted the cost of the project would be not to exceed 218k. He stated the project would likely proceed within the next 60 days if the board were to consider covering the cost of the project. Mr. Rodier also noted that Chic Filet Corporate has not approved the final site plan due to some changes in their senior corporate real estate group slowing down the approval process. He noted that the Chic Filet engineering team anticipated that it would be approved without changes. Mr. Rodier went over the ingress and regress to the site and noted that they are anticipating 1000 trips per day to the site. An active discussion ensued. A motion was made by Mr. Don D'Avy to allow for expenditures of up to \$218,000 to DOTD to complete this project, and for Mr. Rodier to engage DOTD and Bruce Gaudin if necessary to make sure the legal documentation is in place. The motion was seconded by Pat Fontenot. Motion passed without objection.

South Park Master Plan: Chairwoman Charles reminded the board that there is a signed letter of intent to start in Phase two for a commitment of up to 1.0 million, but that the letter of intent needs to be amended to reflect the current state of the South Park Project. Mr. Rodier stated that he spoke with Michael Cullen on an estimate of a total 3.5 million by the ODDD to be able to complete phase one of the project. This would also consider the probable costs of renovating Donald Gardner Stadium. He noted that there was a call scheduled with David Wolf this week to speak more about the details of the bond. Ms. Charles also requested the board to authorize a CEA for half of the cost of the architectural fees of \$95,000 needed to develop the design plans for the community center in the park. Mr. Pat Fontenot made a well-received statement reminding the board why we started the South Park Project in the first place.

A motion was made to rewrite the Letter of Intent to say we will participate in Phase I “up to” 3.5 million by Rob Hilliard and seconded by Pat Fontenot. The motion passed with no objections.

A motion was made to move ahead with the CEA with the City of Opelousas for half of the architectural fees (\$47,500) for the Recreation Center design by Don Davy and a second by Sarah Branton. Motion passed with no objections.

A motion was made by Sarah Branton and seconded by Rob Hilliard for ODD with the support of SLED to assist the City with looking for the right person to oversee the South Park. Motion carried with no objections.

Active Discussion ensued.

Adam's & Reese Update: Chairwoman Charles remind the board that she and Mr. Rodier would be speaking with David Wolfe next week and there will be more information available at the next meeting.

Bylaws discussion: Chairwoman Charles reported that in the bylaws it says that the officers, being herself, the Vice President and the Treasurer were to serve a 4 yr. Term and that the board has technically been out of compliance since January of 2022. Ms. Charles reported that after discussion with Mr. Pitre that the board will need to ratify every action that has been done since

January of 2022. Ms. Charles then discussed potential alternatives to address this scenario. Active discussion ensued to discover the best way to move forward. Chairwoman Charles polled the board to hear their specific opinions.

A motion was made to ratify all actions made by the officers of the ODDD board since January 1, 2022, and up until today, September 23, 2022, by Sarah Branton and seconded by Ogden Pitre. Motion carried without objection.

A motion was made by Sarah Branton, to remove the restrictions of term limits on the officers as well as the board members tenure limits Section 2D Initial Terms and Section 3B Subsequent Terms and to go through the legal process of getting that done. Motion was seconded by Pat Fontenot. Motion carried without objection.

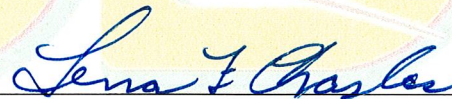
Board Member Comments: Mr. Don D’avy requested adding the businesses on Creswell Drive to the ODD District. Mr. Rodier noted that this would require amending the boundaries of the district, which may require legislative action. He informed the board that he would clarify an answer with legal on this question. Active discussion ensued regarding the boundaries.

Public Comments: There were no public comments.

The next scheduled meeting will be on Friday, October 21, 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 11:50 am.


Secretary


Chairperson