

Board Meeting

Date and Time: August 25, 2023, at 9:00 a.m.

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

AGENDA

- ❖ Welcome
- ❖ Pledge and Opening Prayer
- ❖ Roll Call
- ❖ ODDD Business Recognition Program – LondonEE & Co. (Opelousas)
Owner Charisse Hayes
1310 S. Union Street
Opelousas, La. 70570

- ❖ Approval of July 21, 2023, Meeting Minutes
- ❖ Approval of August 17, 2023, Special Meeting Minutes
- ❖ Monthly Financial Report
- ❖ Executive Director's Report
 - Monthly status report of activities for and effecting the ODDD.

- ❖ **Old Business:**
- ❖ South Park Project (Update)
 - CEA (Action)
 - ODDD Diversity Program (Update)
 - Opelousas Historic District National Registry (Update)
 - ODDD Big Grant (Update)
 - TAP Grant - Landry Street (Update)

- ❖ **Board Members Comments**

- ❖ **Adjourn**

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

The following members were absent:

The following SLED members were present: Bill Rodier (CEO of SLED) Teresa Reaves (SLED), Brittany Cretchain (SLED), Janece Riser (SLED)

Guests present in person: Herman Fuselier (St Landry Tourism), Melanie LeBouef (City of Opelousas Main Street) David Jarrell (Morgan Goudeau & Associates), Jonathan Sebastien

(Opelousas Historic District), Gretchen Erlingson (Opelousas Main Street), John Guilbeaux, Allen Guillory, Brennan Breaux (SLEMCO), Mr. Bobby Ardoin (St Landry Now)

Chairwoman Charles welcomed the board and opened the meeting at 9:05 AM.

It was determined that a quorum was present.

Chairwoman welcomed new staff member Brittany Cretchain to the staff.

ODDD Business Recognition Program: Chairwoman Charles announced the Business of the Month as LondonEE and Company at 1310 Union Street. This hidden gem is owned by Charisse Hayes and was not able to be present, but Ms. Charles and the staff will meet her later in her shop to present the award.

Approval of July 21, 2023, Meeting Minutes: A motion was made to accept the July 21, 2023, minutes as submitted by Mr. Don Davy and seconded by Mr. Ogden Pitre. Motion carried without objection.

Approval of August 17, 2023, Special Meeting Minutes: A motion was made by Sarah Branton to accept the minutes as submitted with the correction of the last name of Jesse Bellard and the correction of AD to Anthony Daniel. The second to the motion was made by Rob Hillard. Motion carried without objection.

Monthly Financial Report: The financials were presented by Mr. Keith Broussard. He went over the balances, income, and expenditures. Questions and discussion ensued. A motion was made to accept the financials as submitted by Pat Fontenot and seconded by Don Davy. Motion carried without objection.

Executive Director's Report: Mr. Bill Rodier gave a report regarding what is happening downtown stating we are at a plateau in movement downtown. He reported that he is going to start a conversation with the area realtors to put together a one-page document to include optimistic information that can be given to prospects. He is looking to get on the agenda of these groups to present to their boards. Mr. Rodier gave a brief report on some retail interest in the area and he gave an update as to where Chick fil-A and Whataburger are in their construction phases. Discussion ensued.

Old Business:

South Park Project Update: Chairwoman Charles gave a report to bring everyone up to date on the South Park project. She also asked for permission to sign the CEA between the ODDD, The City of Opelousas and St Landry Parish Government. Mr. Don Davy said that on page 5 of the CEA it should say Transportation and Development and Mr. Ogden Pitre said that change can be made without changing the entire document. Ms Sarah Branton commented that she feels that the document may be putting the cart before the horse. Chairwoman Charles answered that she agrees, but that the CEA must be in place in order to move forward. Ogden Pitre agreed with Ms Sarah Branton and he had some issues with the language in the CEA. He stated that he would like to hear from NCL regarding the structure of the lease and financing. He feels this CEA

contains some confusing language regarding management, construction, and maintenance. He did say again that the document can be amended later. Mr. Pat Fontenot said that he feels that the board needs to agree on which path to take going forward before any decision regarding a bond or a lease is taken. Discussion ensued.

Chairwoman Charles gave a brief overview of what was discussed in the August 17, 2023 Special Board meeting with Synergy Sports Global. Sarah Branton said she would like to see more about the financial aspects of what is being done in Phase 1, and what is paid for the construction fee and what is the management fee breakdown. Chairwoman Charles said that we know the numbers with the Bond, but not with the possible lease. Mr. Pat Fontenot stated that he felt the board should do the bond financing and then use SSG as management. Discussion ensued.

The board agreed that they need a breakdown of the numbers, as well as the marketing, maintenance, and management contract from Synergy Sports Global. Ogden Pitre agreed with Mr. Pat Fontenot that the funding should go through the bond, and the management with SSG. Mr. Pat Fontenot suggested moving forward with the Bond for phase one and considering using the lease company for the project phases but after phase one. More discussion ensued.

Mr. Don D'avy reported that he called some references and received good feedback on GEOSurfaces. Chairwoman Charles reminded the board that the SSG/GeoSurfaces group does these projects all the time. There were questions and concerns regarding the CEA itself brought up by Mr. Ogden Pitre. A motion was made by Mrs. Sarah Branton to table the CEA and the Synergy Global conversation until a special meeting can be held on the subject. A second to the motion was made by Mr. Don D'avy. Motion passed without objection.

ODDD Diversity Program Update: Mr. Keith Broussard said he didn't have a report at this time but that his committee will develop a Diversity Policy that will then lead to a Diversity Program. Mr. Broussard explained that the City of Opelousas does not have a Diversity Policy in place at all, and he and his committee will make a recommendation to the board on a diversity policy/program later. Chairwoman Charles reminded Mr. Broussard that the committee was appointed to create a policy. Mr. Broussard stated they will develop a policy that will lead to a program. Mr. Pat Fontenot asked if City of Opelousas has a policy. Mr. Broussard said they do not have a program and that ODDD needs to help them create one just as they did with the ordinance. Chairwoman Charles reminded Mr. Broussard the committee was charged with creating a policy. . Mr. Ogden explained that the board needs to invite in an attorney that knows about policy vs program and the legalities of a policy. Mr. Fontenot stated that ODDD is stepping into a different arena and any request for the City of Opelousas should come from the City Council. Mr. Broussard and Mr. Pitre will move forward with research and report back to the board with recommendations.

Opelousas Historic District National Registry Update: Chairwoman Charles reported that the Historic District held a meeting on August 3rd that she and Ms. Kelly Calhoun attended. Ms. Calhoun was able to introduce herself to the Historic District. Chairwoman Charles reported that things are moving forward. Mr. Pat Fontenot said that from his prospective there was confusion, and that it would have been proper for ODDD to have included the Historic District in advance

of moving forward with this project. He would like to see more collaboration between the Historic District and the ODDD. Chairwoman Charles gave historical background of the project and felt that with Melanie Lebouef at the table, that the Historical District was included. She apologized if anyone felt slighted. Mr. Jonny Sebastian commented that the Historical Committee does not feel slighted and is thankful for the additional help. Discussion ensued. Chairwoman Charles explained that the ODDD did not intend to take on the Master Plan alone. ODDD was only a catalyst and thanked the Historic District for taking it on. Mr. Bill Rodier asked for an update on the New Life Center. Chairwoman Charles answered that the mayor is in the process of appointing a board to oversee the project. The project can't move forward until the board is in place.

BIG Grant Update: Ms. Sarah Branton reported that the press release has gone out. The Gateway Bar project is now completed, and reimbursement has been sent out. The bar is now called Cayenne's and is not yet open for business.

TAP Grant Update: Mr. David Jarrell was present to give a report on the TAP Grant. There were some issues discovered as the project began. It was discovered that there was an issue with the catch basin and drains. Mr. Jarrell reminded that per the DOTD contract the DOTD is not responsible for any change-orders, and he further reported that it was discovered that the concrete was over 10 inches deep and that that changed the entire scope of the work. Mr. Jarrell explained the options and expected change-orders going forward. There was also a need for a certified traffic signal electrician, and he reiterated that that would require another change order. Discussion ensued. The board opted for Option 1.

Board Member Comments: Sarah Branton reported that she is really excited about a new downtown initiative and introduced Ms. Gretchain Erlingson of Opelousas Mainstreet to explain it. Ms. Erlingson explained that the initiative is to gather citizens of the community that are passionate about certain projects and would volunteer to track results. She feels that getting the entire community involved in the City of Opelousas Master Plan will be valuable and invited the board to be involved in the task force to implement the initiative. She foresees having the task force in place by the end of October and starting by the end of the year.

Mr. Rob Hillard reported that the gross sales of real estate were 36 million in 2018, which increased to 40 million in 2021 and looking forward, Opelousas is expecting 75 million in residential real estate sales in two years (2025).

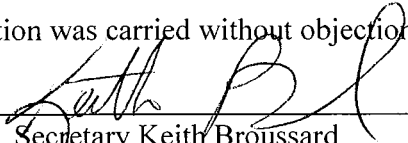
Mr. Keith Broussard said that with the Diversity Program/ Policy coming he wanted to report that we are using a minority contractor on the TAP Grant and would like to see a photo opportunity happen with that contractor.

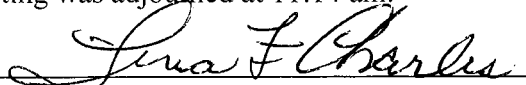
Chairwoman Lena Charles advised that the 41st Annual Southwest Louisiana Zydeco Festival is Labor Day weekend and invited everyone to attend.

Public Comments: None

Adjourn: A motion was made to adjourn by Rob Hillard and seconded by Sarah Branton

The motion was carried without objection and the meeting was adjourned at 11:14 am.


Secretary Keith Broussard


Chairperson Lena Charles