

Board Meeting

Date and Time: December 15, 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 – Chik fil A
Camille Cook, Owner
1119 E Landry Street
Opelousas, La. 70570

- ❖ Approval of November 17, 2023, 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)
 - Feasibility Study (Update)
 - Bonding Commission (Update)
 - Opelousas Historic District National Registry (Update)
 - ODDD Big Grant (Update)
 - TAP Grant – Landry Street (Update)
 - Capital Outlay FY2024-2025
 - M&M Associates

 - The Walking Ladies – Nativity Scene

- ❖ **Board Member Comments**

- ❖ **Public Comments** – Limit to 3 Minutes
- ❖ **Adjourn**

The following members were present in person: Don D'Avy, Pat Fontenot, Keith Broussard, Sarah Branton, Ogden Pitre

The following members were absent: Lena Charles, Rob Hillard

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

Riser (SLED)

Guests present in person: Melanie Lebouef (City of Opelousas Main Street), Herman Fuselier (St Landry Tourism), Reggie Dupre (Opelousas Main Street), Mr. Bobby Ardoin (St Landry Now), Cicilia Savoy (St. Landry Parish Government)

Guests present virtually: Jason Boudrie (Synergy Sports Global)

Vice-Chairman Don D’Avy welcomed the board and guests and opened the meeting at 9:10 AM.

It was determined that a quorum was present.

ODDD Business Recognition Program: Mr. Don D’Avy announced the business of the month as Chik fil A and explained that Ms. Camille Cook was not able to attend the meeting this morning. He stated that the board will make the presentation later.

Approval of November 17, 2023, Meeting Minutes: A motion was made to approve the minutes as submitted by Mr. Pat Fontenot. A second to the motion was made by Mr. Keith Broussard. Motion carried without objection.

Monthly Financial Report: Mr. Keith Broussard gave the financial report and advised the board on the income and expenditures. A motion was made to accept the financials as submitted by Mr. Ogden Pitre and seconded by Ms. Sarah Branton. Motion carried without objection.

Executive Director’s Report: Mr. Bill Rodier stated that he has heard some unsubstantiated information regarding buildings downtown scheduled for demolition. Mr. Rodier stated that moving into 2024, he will have further and accurate information as he is trying to schedule a meeting with the key people involved. Mr. Ogden Pitre asked where the building in question is located, and Mr. Rodier answered that it is directly across the street from the courthouse between Rexall Drug and Drug Corp. Ms. Sarah Branton stated that the Main Street board has entered into discussions with Mr. Hayes Hersch regarding his donating that building to the city. Mr. Rodier replied that he is happy to hear that.

Mr. Rodier stated that there is national interest in the area next to the new Chik fil A. Mr. Rodier stated that he is hoping to have a solid discussion to put together a Master Plan on that property with the Boagni family rather than trying to piece things together. Mr. Keith Broussard added his agreement and stated that he feels that the ODDD should take the lead in those discussions. Ms. Sarah Branton asked if there were any other updates. Mr. Rodier stated that Hobby Lobby is still on track and will probably open in the first quarter of 2024. He also reported that there is interest in the old Browns Furniture building and that he expects to see something happen with it in 2024 as well. He stated that there is another fast-food establishment coming to Creswell to open in 2024. Discussion ensued. Mr. Rodier also gave an overview of what is happening with SLED and CSLEDD.

Old Business:

South Park Project Update: Vice-Chairman Don D’Avy introduced Mr. Jason Boudrie from Synergy Sports Global to go over the feasibility Study. Mr. Boudrie stated that he would walk the board through the feasibility study. Mr. Boudrie stated that the first thing they as a company looked at was demographics. They looked at 450,000 people within 60 minutes of travel and that number meets and exceeds the standard of 400,000 people within an hour’s drive. The median income is lower here, but he stated that it is expanding. Mr. Boudrie stated that this information is important when pricing events because there isn’t as much discretionary income for extras. Mr. Boudrie also stated that the most important piece looking at this project is the Field Requirements and he said it is designed to perform well in that space. Mr. Boudrie went over each category in the feasibility study briefly. Mr. Keith Broussard stated that he doesn’t feel that the debt service should be a part of the feasibility study and if it’s sustainable it should stand on its own.

Vice-Chairman Don D’Avy gave a brief update on the bonds. He stated that Ms. Janece Riser reported that Lafleur & Laborde reportedly have sent the local bank packets out to First Horizon Bank, Evangeline Bank, Catalyst Bank and St Landry Bank and Trust. Mr. D’Avy stated that to give the best presentation possible we must give the banks time to consider and respond, and Attorney Lafleur has asked for the proposals back by January 10, 2024. At that time the ODDD Board will have the opportunity to review the proposals and approve the sale of the bonds at the January meeting which will still put us on track to close in February.

Mr. Bobby Ardoin stated that he has contacted the CEO of SLED, and some of the board members, regarding the new track at Westminster Christian Academy. He stated that M & M Associates have been contracted to research grants for area high schools to have their own tracks. He said he is worried that the WCA track is in direct competition for the South Park events. Mr. Ardoin stated his concern that this information wasn’t included in the feasibility study. Conversation ensued. Vice-Chairman D’Avy stated that we will get information regarding that for the next board meeting.

Opelousas Historic District National Registry Update: Due to unforeseen events, Ms Kelly Calhoun was not available to give her report but has indicated that she will have a report next month.

BIG Grant: Ms. Sarah Branton gave an updated report regarding the BIG. Ms. Branton stated that the deadline is December 31st. She stated that there were some changes to the work on Java Square and they won’t be utilizing the entire \$10,000. Ms. Branton Stated that Gateway completed their job and has turned in their receipts and they have already been funded. She stated that Hope for Opelousas has recently turned in their receipts for completed work and will be funded shortly and Holy Ghost has notified the committee that they are working on their project and should be completed soon. She informed the board that Toby’s Downtown has asked for an extension, and she believes that will be granted but the committee hasn’t had a chance to meet yet. She stated that Toby’s is doing an exterior paint job and had issues with the painter not being able to paint because of the very hot summer which backed up his paint jobs substantially. Ms. Branton reported that The Tap House has not responded in any way or turned in any receipts so will probably not make the deadline. Mr. Bill Rodier asked if the money not spent will be

rolled over to next year, and Ms. Branton said yes, that is what happened last year, and she is hoping the board will allow it again for 2024.

TAP Grant Update: Vice-Chairman D’Avy gave a brief update. On November the 17th there was a walk through with Lena Charles, Janece Riser, DOTD and the City of Opelousas Public Works Director. Vice-Chair D’Avy stated that there were some issues found and there is a new punch list of items that need to be completed including some ADA Compliant items. Mr. D’Avy stated that the CEA Amendment to increase the amount to \$150,000 from Bruce Gaudin’s Office has been prepared and ready for Chairwoman Charles to sign. Mr. Bill Rodier stated that there is still money available in the TAP Grant Program, but they are very cumbersome and although it’s still a viable program he suggested the board be mindful that they are lengthy programs, and the end may not justify the means.

Capital Outlay FY2024-2025: Vice-Chair D’Avy stated that the Capital Outlay application has been prepared and submitted by M & M Associates. Mr. Bill Rodier stated that he expects to see some changes in the capital outlay program this year.


The Walking Ladies Nativity Scene: Vice-Chair Don D’Avy reported that the Walking Ladies informed Chairwoman Charles that have handed the Nativity Scene project over to the Opelousas Main Street Committee.

Board Compliance: Vice-Chair D’Avy gave a report that there is only one person who has not turned in their Board Compliance Certificates. Mr. Rodier stated that they used to be on an honor system but now they do an audit to make sure commissioners have completed the requirements.

Board Member Comments: Mr. Keith Broussard and Mr. Ogden Pitre also asked everyone to support The Opelousas High School Football Tigers for their amazing Conference title win.

Public Comments: Mr. Reggie Dupre asked the board if the board looks at the master plan and reviews the goals for the year and the board answered yes, and it is done at the first meeting in January.

Adjourn: With no further business to bring before the board, a motion was made to adjourn by Mr. Ogden Pitre and seconded by Mr. Sarah Branton. The motion was carried without objection and the meeting was adjourned at 10:30 am.


Secretary Keith Broussard


Chairperson Lena Charles