

**Board Meeting  
March 21, 2023**

**St. Landry Parish Economic and Industrial Development District  
Business Resource Center  
5367 I-49 S. Service Road  
Opelousas, LA 70570**

Agenda

- I. WELCOME..... Chairman, Donald Dejean
- II. PLEDGE
- III. ROLL CALL
- IV. ADOPTION OF THE JANUARY 2023 REGULAR BOARD MEETING MINUTES
- V. FINANCIALS, February 2023..... Treasurer, Seth Robin
- VI. COMMITTEE REPORTS
  - a. March Executive Committee – Draft Notes
- VII. OLD BUSINESS
  - a. I-49 Midway Corridor - Update
  - b. Board Member Bios – Reminder
- VIII. NEW BUSINESS
  - a. NextEra PILOT Legal Agreement
  - b. SLED Employee Handbook – Action
  - c. Wall Consulting Engagement– Action
  - d. Highway 744 DC Access Road Lighting Agreement – Action
  - e. SLED Real Estate Committee Appointment– Action
- IX. ADJOURN

Upcoming Events:

- The ODDD Board Meeting will be on Friday, March 24, 2023, 9:00 am at the SLED building.
- The CSLEDD Board Meeting will be Thursday April 14, 2023, 8:30 am at the SLED Building
- The St Landry Business Summit will be April 21, 2023, 8:00 am at LSUE in Eunice

**Voting Members Present:** Donald Dejean, Andy Dakin, Seth Robin, Roma Stewart, Lena Charles, Ken Simeral, Juan Joseph, Valli Soileau, Candace Papillion, Dr. John Hamlin, Kevin Fuselier, Erika Milton, Toni Effinger (Virtual)

**Voting Members Absent:** Kevin Doucet, Don Reber, Sharon Ortego, Daniel Lyons

**Non-Voting Members Present in Person:** Bill Rodier, Janece Riser

**Guests:** Jessie Bellard (St. Landry Parish), Kiara Ramey (St. Landry Parish), Allison Andrews (Parish PIO), Zach Hager with (CLECO), Mr. Kade Jones (Acadiana Planning Commission), Troy Villa (Attorney, Virtual), Angela Adolf (Attorney, Virtual), Shelly Fontenot (St. Landry Bank), Mr. Godbless Gbenedichie (NextEra)

**Adoption of the February Meeting Minutes:** A motion was made to accept the February 2023 minutes as submitted by Andy Dakin and seconded by Juan Joseph. Motion carried without objection.

**Financial Report:** Mr. Seth Robin provided an overview of the February 2023 financials. Mr. Robin noted missing revenue and a couple of expenditures. Bill Rodier expounded on the financials reminding the commissioners of the process of setting and adjusting a budget. A motion to accept the financials as submitted was made by Lena Charles and seconded by Candace Papillion. Motion carried with no objections.

**Committee Reports:**

*March Executive Committee:* Mr. Bill Rodier gave an overview of the executive committee meeting minutes. He explained how to review the executive committee notes prior to the full board meeting to ensure members are coming into the meeting with all the information available.

**Old Business:**

*I-49 Midway Corridor:* Bill Rodier gave an introduction on the Midway Corridor project and introduced Mr. Kade Jones to give the formal update. Mr. Jones reported on the land use project and explained what stage it is in. Mr. Jones reported that the Acadiana Planning Commission and St. Landry Parish/Jessie Bellard are in the process of setting up the St. Landry Parish Planning Commission. Once the commission is established, each community will have public hearings and then adopt the ordinance. Questions and discussion ensued.

*Board Member Bios:* Mrs. Janece Riser reminded the board members to turn in their bios. She instructed members if they have questions regarding whether they have turned in their bios to get with her after the meeting.

*NextEra – Update:* Mr. Bill Rodier began the discussion with the fact that everyone in the room had been notified of the updates with NextEra in small group meetings during the week. For the sake of those that were not in the Executive Committee meetings we have Attorney Troy Villa, and Angela Adolf on Zoom. There have been many conversations on an updated Cooperative Endeavor Agreement (CEA) between the SLED Industrial Board and St. Landry Parish Government. Our goal is to do this correctly and we want to move this forward as quickly as we can with full transparency. We are looking at putting this on a special meeting agenda by itself. We will set a special meeting date as soon as possible with this item as the only agenda item. Mr. Godbless Gbenedichie of NextEra was present to respond to any questions. Troy Villa was available to give an overview of the updated documents for the PILOT program (Payment In Lieu Of Tax) since the small group discussions took place. Mr. Villa went over the CEA documents carefully. A question came up asking what the property would generate now, and Mr. Villa didn't have that answer now, but the thought may be around \$15,000 to \$20,000 a year as farmland. Parish President Jesse Bellard then said, "The same piece of property that is being taxed now is roughly around \$30,000 a year. He added that it is 1/10<sup>th</sup> the value of the farm land, and now is being converted into commercial at \$5500 an acre, so that is why the numbers are coming out the way they are. He added that a 65/35 split still comes out better and all the taxing agencies come out better that it does the way it sits." Mr. Rodier added that there was a question from Mr. Ken Simeral about auditing and sales tax and the administrative fees starting in the first 18 months when the work will be happening. Mr. Villa responded that from the standpoint of the PILOT and the tax collections, the administrative fee will start in April of 2025. He further added that since the project will be purchasing equipment prior to that, they will send a statement quarterly of each year prior that shows the amount of what was spent and the taxes would have been for the parish and the state and the calculations and they will provide at request any documentation of the spending. Jesse Bellard then said that he thought April 1<sup>st</sup> is the goal is the goal as far as everything being put in place. Godbless responded that it could be a couple more months. Jesse then asked if it was a few more months then wouldn't there be a PILOT payment due? Godbless than said that he is working that out with the Assessor. Troy Villa said that by December 1 of this year (2023) and every calendar year thereafter, will be a \$20,000 payment made for Administrative fees. Troy Villa answered that is correct. Andy Dakin asked, "Is there anything in here

that provides for an audit at any point that what was said, and what got paid is exactly like we were told and what is on the actual site.” “Can we hire an auditor to make sure that we are not liable for anything that wasn’t what was told to us?”. Discussion was back and forth about this topic, and Mr. Dakin added that it could be added into the CEA. Mr. Villa explained that the responsibility of SLED is ONLY to pass on the funds that come in to whom they go to. Jesse Bellard added that the districts getting funds now will get more going forward with it as a PILOT. Andy Dakin added that The CEA is not finalized yet and he further said that the 17 member board should be able to sit together as a whole board and express their concerns and vote on this topic, and it should not be kicked back to the Executive Board. We will schedule a date the first week of April to look over the final documents and go forward from there.

**New Business:**

SLED Employee Handbook: Mr. Bill Rodier acknowledged and thanked the people that assisted in creating the new Employee Handbook. Mrs. Janece Riser explained the process of the employee handbook stating the presented handbook is the updated one that was initially submitted to the board. The handbook was sent to the attorney for review. He had a few suggestions and the changes have been made according to his suggestions. A motion to accept the handbook was made by Mr. Juan Joseph and seconded by Mrs. Valli Soileau. Motion carried without objection.

Wall Consulting Engagement: Mr. Bill Rodier explained that creating the Employee Handbook was step one of the HR assessments; the next step is the need to adjust and or implement standardize processes and procedures for handling the policies set in the manual. He explained that we have received a quote from Wall Consulting to assist in constructing viable Processes and Procedures. Andy Dakin, a member of the HR committee, discussed the need for the agreement and the process of getting to this agreement. A motion was made to enter into the professional services contract with Walls HR to establish standardized processes and procedures was made by Mrs. Erika Milton and seconded by Mrs. Roma Stewart. Motion carried without objection.

Highway 744 DC Access Road Lighting Agreement: Mr. Bill Rodier gave the background on the project and why this is now on SLED’s lap. He also reported that Bruce Gaudin reviewed the documents and advised that SLED is responsible for the maintenance on the lights. SLED has received an estimate of \$14,750.00 from Thibodeaux’s Electric. Walmart has agreed to a one-time reimbursement of the cost of repairing the lights with the following stipulations: SLED pays Thibodeaux’s Electric and then invoices the City of Opelousas. The City of Opelousas will in turn invoice Walmart and then Walmart will pay the City of Opelousas. The City of Opelousas will in turn reimburse SLED. Questions and comments ensued. A motion was made by Andy Dakin to approve fixing the lights and seconded by Seth Robin. Motion carried without objection.

Real Estate Committee: Don Dejean announced that anyone interested in being on the Real Estate Committee should contact Roma Stewart or Janece Riser. He also requested that an email to this effect be sent out to all board members.

Adjourn: A motion to adjourn was made by Seth Robin and seconded by Candace Papillion. Motion carried without objection. Meeting adjourned at 12:02 am.

SECRETARY:

  
Erika Milton

CHAIRMAN:

  
Don Dejean