

Central St. Landry Economic Development District

Board Meeting

Meeting Date and Time: January 11, 2024 @ 8:30 am
Meeting Place: 5367 I-49 S. Service Road, Opelousas LA

AGENDA

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ Public Comments – Limit of 3 minutes
- ❖ CSLEDD Business Recognition Program – Sonya’s Donuts & Deli
- ❖ Approval of the December 14th, 2023, Board Meeting Minutes
- ❖ Financial Report
 - Consideration of Independent Auditors (Action)
 - Audit Engagement Letter
 - AUP Engagement Letter
- ❖ Old Business
 1. Equine Sales Facility
 - Committee Report
 - Facility Name
 - Tree Trimming – AOK (Action)
 - Flag Poles – (Action)
 - Live Oaks Transplant – Neil Padgett (Action)
 - Facility Entrance Gate
 - Existing Bus Stop
 2. Reserve Naturelle de la Paroisse de Saint Landry - Update
 3. Sewer Capital Outlay - Update
 4. Retail Strategies Monthly – Update

The following members were present in person: Frank “Buddy” Helton, Rod Sias, Senic Batiste, Ammy Taylor, Yvonne Normand

The following members were absent: Tina Vidrine, Dr. Derek Metoyer

The following non-voting members were present virtually:

The following non-voting members were present in person: Teresa Reaves (SLED), Bill Rodier (SLED) Janece Riser (SLED), Brittany Cretchain

The following non-voting members were absent: Jessie Bellard (Parish President), and Jerry Red Jr. (Parish Council Chairman)

The following guests were present in person: Mr. Bobby Ardoin (St. Landry Now Newspaper), Daniel Lyons (St Landry Parish Government), Cilicia Savoy (St Landry Parish Government),

The following guests were present virtually: Lyndsey Bailey (Retail Strategies)

It was determined that a quorum was present.

Chairman Helton recognized the guests and thanked everyone for their time and opened the meeting at 8:50 AM.

Public Comments: None.

CSLEDD Business of the Month – Sonya’s Donuts: Chairman Helton introduced the business of the month as Sonya’s Donuts. Chairman Helton stated that Sonya’s has been in business in the location on the Frontage Road for about twelve years, and let the board know that morning is her busiest time so Sonya is unable to be present to accept the award, but the award will be presented to her at her shop later. Chairman Helton stated that he is thankful for the small businesses that choose to do business and succeed in St. Landry Parish.

Approval of the December 14, 2023, Minutes: A motion was made to approve the minutes from December 14, 2023, as submitted, by Ms. Ammy Taylor and seconded by Ms. Yvonne Normand. Motion carried without objection.

Financial Report: Chairman Helton gave the financial statement and reported that all the transactions seem to be in order. The audit trail was not received yet at the time of this meeting. Chairman Helton said that collections were up for the month of December 7% over the same time last year and 8.5% over for the year to year.

Consideration of Independent Auditors (Action): Chairman Helton reported that after shopping auditing firms for the independent audit and doing due diligence, Vige, Tujague and Noel, a firm from Eunice, submitted a quote of \$9000.00. The firm of Darnell Sikes & Frederick, from Eunice, submitted a quote for \$12,500.00. A motion was made to go with Vige, Tujague, and Noel as well as authorizing Chairman Buddy Helton to sign the audit engagement letter on behalf of the board by Ms. Ammy Taylor and seconded by Mr. Senic Batiste. The motion was carried without objection.

Old Business:

Equine Sales Facility: Ms. Ammy Taylor stated that the Equine Facility Committee met on Wednesday afternoon and went through all the proposals for the needed work to be done at the Equine facility, and they are as follows:

Electrical: A quote of \$14,850.00 was received from BLC & Associates, LLC. They listed a specific scope of work which includes lighting to be changed to LED, Wall sconces with dimmer switches, retrofit recess lighting to LED in the bar area, Kitchen lighting to LED, replace all outside wall light bulbs with LED 5000K, check the entire building and repair all receptacles, safety and security lighting on timers. Chairman Helton reminded the

board that during the inspection there was a thermal imaging test done and they found a breaker that was slightly hot. That needs to be addressed by the electrician. A motion was made to accept the electrical quote from BLC & Associates for \$14,850.00 by Ms Ammy Taylor and seconded by Mr. Senic Batiste. Motion carried without objection.

Point of Sale: Ms. Ammy Taylor stated that previously the equine facility had a point of sale through Chase Bank, but it was expensive. She stated that purchasing the Square POS System through Best Buy would be less expensive. The terminal for the Bar area is a one-time fee of \$296.99. She stated that Square Readers for phones are \$39.99 for the 2nd generation contactless and chip device. The fee is 3% of the sales transaction and there is no subscription fee involved. There is no fee if it's not used. A motion was made to go with the Best Buy Terminal at \$296.99, and the \$58.99 Chip and Contactless reader, and the two-year Protection Plan for \$39.99 with a total of up to \$450.00 by Yvonne Normand and Seconded by Mr. Rod Sias. Motion carried without objection.

Gulf Coast Services: Ms. Ammy Taylor explained that the ice machine currently in the facility has had to be repaired multiple times. She presented two quotes; the lesser quote was from Gulf Coast Service and Refrigeration for a new Ice Machine for \$5505.15 (minus tax of \$457.02). There might be the possibility of trading in the current ice machine as well which is not reflected in this figure.. A motion was made by Mr. Senic Batiste to move forward with the quote from Gulf Coast for \$5048.13 and seconded by Ms. Yvonne Normand. Motion Carried without objection.

AOK for trimming of trees: Ms. Ammy Taylor presented the quote from AOK Tree Services at \$400.00 to trim all five of the live oak trees on the property and haul off the debris. The quote includes the trimming of the two live oak trees that need to be moved. A motion was made by Ms. Yvonne Normand to move forward with the quote from AOK and seconded by Mr. Senic Batiste. The motion was carried without objection.

Live Oak Transplant: There was a quote from Neil Padgett to move two live oak trees for \$1250.00. There was a discussion regarding the placement of the trees to be moved to make sure the area isn't going to cause the same problem with the shallow root system. Mr. Bill Rodier stated that the google earth map shows an area that is suspicious for something underground such as a drain line or a pipe line. It was decided to table this for now and have that check out.

Flag Poles: AOK Tree Services provided a Quote of \$4700.00 which includes installation of the flag poles, the flags, foundation, labor, and equipment. A motion was made by Ms. Yvonne Normand and seconded by Ms. Ammy Taylor to go with the quote from AOK. Motion carried without objection.

Ms. Ammy Taylor mentioned some other quotes that are being worked up for the construction on the kitchen and bar area and the parking lot, as well as some draining issues near Barn D. She informed the board that the committee would like to put these on hold for now while other quotes are obtained.

Facility Entrance Gate: Chairman Buddy Helton stated that there have been problems with 18 Wheelers using the parking lot to turn around. There is also a bus that stops and uses the parking lot each school day as well. It was discussed to consider gate to block off one of the entrances of the parking lot A quote has been obtained for \$3,339.00. There was discussion about getting a second quote before moving forward with the gate purchase and installation,

A motion was made by Ms. Ammy Taylor to find out if the school bus from Westminster is using the parking lot and asking them to move their bus stop. The motion was seconded by Ms. Yvonne Normand. Motion Carried without objection.

Re-Naming: Mr. Bill Rodier stated that it is important to stay consistent with the statewide capital designation as the Equine Capital of Louisiana. He shared a possible name of “The Equine Sales and Event Center of Louisiana”. Another possible name was shared by Ms. Yvonne Norman who suggested “Louisiana Equine Sales and Event Center”. The board did not take action on this item but decided to consider these names for a final decision that their next meeting.

Mr. Senic Batiste asked the question of how much money needed to be moved to the Equine Facility Account because so much work is being done and he was worried about the balance if things move fast. A motion was made by Ms. Yvonne Normand to move \$200,000 into the Equine Sales Account for capital expenditures. The motion was Seconded by Ms. Ammy Taylor. Motion carried without objection.

Réserve Naturelle de la Paroisse de Saint Landry – Update: Bill Rodier reported that he has been in conversation with Land Architecture and that there may be issues with the amount of usable acreage in the prospective park. This needs to be verified before moving forward. Mr Rodier also informed the board that the owner of the lake’s property has been approached by another property owner who can obtain access to the property and who has an interest in purchasing the property. He discussed with the board that if this sale takes place, along with the concerns with the wetlands in the woods, this would make the project unviable for a park development. He noted that he would keep the board updated on the progress of the sale of the lake property.

Sewer Capital Outlay - Update: Chairman Helton turned the floor over to Janece. Janece Riser reported that the design phase of the project has been approved. Chairman Helton reported that we are just building the sewer and it will be turned over to the city. A motion was made to allow Buddy Helton to sign the agreement by Senic and seconded by Ammy Taylor. Motion carried.

Retail Strategies Monthly Update: Lyndsey Bailey gave an update on Base Camp 4. She stated that it is up and running. She mentioned that the ICSC Show is coming up soon and that it’s a very exciting conference with a lot of builders and companies that they will be presenting our area to. Mr. Bill Rodier asked Ms. Bailey to inform the board how Chik fil A operations are structured. Ms. Bailey stated that the Caffey Family owns the popular chicken chain. Their operation prides itself on training the operators over a course of two years. The second way to be a franchisee is to be a friend of the Caffey Family. Only 10% of Chik fil A’s are operated by people that didn’t work for them. Ms. Bailey stated that the Opelousas Chick fil A is a corporate owned store and is operated by a young lady that started with the company in 2013 and worked her way up to being an operator.

Board Member Comments: Mr. Senic Batiste asked for some performance statements from Retail Strategies. Chairman Helton stated that they are responsible for bringing McCallister’s, Ollies, and Hobby Lobby. Mr. Bill Rodier stated that it’s part of their contract to supply that for us and he will check on it. Ms. Janece Riser stated that it’s possible that they have been uploading their reports into the Base Camp Data Base and she will also check and report back.

Adjourn: With no further business to bring before the board, a motion to adjourn was made by Ms. Yvonne Norman and seconded by Mr. Senic Batiste. The meeting was adjourned at 10:37 am.

Catherine Yvonne Lognion Normand *Frank P Helton, Jr*

Secretary: Yvonne Lognion Normand

Chairman: Frank "Buddy" Helton