

Central St. Landry Economic Development District

Board Meeting

Meeting Date and Time: February 8, 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 January 11, 2024, Board Meeting Minutes
- ❖ January 2024 Financial Report
 - Financial Report
- ❖ Committee Reports
 - Equine Committee Report
- ❖ Old Business
 1. Sewer Capital Outlay
 - a.) Parish President Input
 2. Equine Sales Facility Improvements
 - a.) Facility Name Recommendation
 - b.) Live Oaks Transplant Recommendation – Neil Padgett
 - c.) Lawn Service Recommendation – Magnolia Lawn
 - d.) Building Painting and construction Recommendation – Domingue Construction
 - e.) Property Insurance – Update
 - f.) Facility Entrance Gate – Update
 3. Judson Walsh Mural Addition Proposal – 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: Dr. Derek Metoyer

The following non-voting members were present virtually:

The following SLED Staff Members were present in person: Bill Rodier, CEO; Janece Riser, Operations Director; Brittany Cretchain, Project Manager; Teresa Reaves, Administrative Specialist

The following non-voting members were absent: Mr. Wayne Ardoin, (St Landry Parish Council Chairman)

The following guests were present in person: Mr. Jesse Bellard (St Landry Parish President), Mr. Ken Marks, (St Landry Parish Council) Mr. Daniel Lyons (SLED Board Member), Mr. William Jarrell, (Morgan Goudeau & Associates), Mr. Kade Jones (Acadiana Planning Commission), Ms. Felicia Morine (St Landry Parish Government), Ms. L. Shannon Milburn (St Landry Parish Government) Ms. Jennie Ledoux (St Landry Parish Government), Ms. Celina Jordan (St Landry Parish Government)

The following guests were present virtually: Lyndsey Bailey (Retail Strategies), Adam Shackleford (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.

A motion was made to amend the agenda to add the Second Amendment to the CEA as the last item on the agenda by Ms. Yvonne Normand and seconded by Mr. Senic Batiste.

Public Comments: None.

CSLEDD Business of the Month – The Hampton Inn: Chairman Helton introduced the business of the month as the Hampton Inn. Chairman Helton asked Ms. Brittany Cretchain to introduce the recipient, Hotel Manager, Ms. Felicia Morine, and gave a brief background of the hotel. Chairman Helton thanked the hotel manager for their support of the local economy and community.

Approval of the January 11, 2024, Minutes: A motion was made by Ms Yvonne Normand to approve the minutes from January 11, 2024, as submitted with one correction, on page 3, under the entrance gate discussion the statement was made by Chairman Buddy Helton and not Ms. Ammy Taylor. A second to the motion was made by Ms. Ammy Taylor. The motion was carried without objection.

Financial Report: Chairman Helton gave an overview of the tax collections. Ms. Tina Vidrine went over the balances, income, and expenditures.

Committee Reports: Equine Sales Committee Notes – Mrs. Ammy Taylor stated that the notes were in the packet. Mrs. Taylor noted that there have since been quotes received for pest control but that they are waiting for a couple more. She reported that that flagpole has been ordered per last month’s recommendation. Mr. Senic Batiste asked to share some information that he has put together as a snapshot of the expenditure of the facility and reported on the amount that has already been spent. As part of this presentation, Mr. Batiste asked if the board thinks it is time to have an attorney on retainer. Ms. Ammy Taylor stated that Attorney Bruce Gaudin is always available when

asked. Parish President Bellard stated that he feels that a contract with an attorney should be on record.

Old Business:

Sewer Capital Outlay – Update: Chairman Helton introduced the Parish President Jesse Bellard. Mr. Bellard stated that at a council meeting in 2020 a motion was made that the wastewater treatment facility constructed to the west of Clos du Bois was to be handed over to the City of Opelousas. Mr. Bellard stated that nothing was ever done about the paperwork and no CEAs were ever signed by the City of Opelousas or St Landry Parish Government. He stated that he contacted his attorney and was told that St Landry Parish Government cannot do a pass off like that. He reported that the attorney stated that you cannot legally pass a utility to the City of Opelousas with no consideration of value in return. Mr. Bellard stated that he was told that such a pass off must be presented to the people of the parish to decide if there was not sufficient consideration of value.. Ms. Ammy Taylor asked, “Since this board (CSLED) spent a large amount of money on the wastewater treatment facility and support infrastructure, could we request the documentation of the attorneys involved in that conversation with you”, T President Bellard stated that it is a matter of public record and can be obtained through that process. Mr. Bellard stated that he felt that the facility should and would stay in the hands of the parish government. Mr. Rod Sias stated that we need to get all the appropriate people in the same room to discuss this situation. Ms. Tina Vidrine stated that the firm that Attorney David Wolf was with should be involved on behalf of CSLEDD because they have been involved with CSLED from its beginning. Conversation ensued. A motion was made by Ms. Tina Vidrine to engage the office of David Wolf in this situation. A second was made by Mr. Senic Batiste. The motion was carried without objection.

Equine Sales Facility Improvements: Chairman Helton turned the meeting over to Ms. Ammy Taylor who stated that the name that the Equine Sales Facility Committee is sending forward for consideration is Louisiana Equine Sales and Event Center. A motion was made to accept the new name by Ms. Yvonne Normand and seconded by Ms. Tina Vidrine. The motion was carried without objection.

Live Oaks Transplant: Ms. Ammy Taylor informed the board that the Equine Sales facility committee recommends Mr. Neil Padgett to move forward with moving and trimming the four live oak trees. A motion was made by Ms. Tina Vidrine to accept the quote by Mr. Neil Padgett to move and trim the trees for \$1350. Second my Yvonne Normand. Motion carried without objection.

Lawn Service Recommendation: Ms. Ammy Taylor informed the board that the Equine Sales Facility Committee recommends Magnolia Lawn Care to care for the lawn and grounds at the facility and barns and as needed to bush hog the area to the east of Barn D for an additional cost. A motion was made by Ms. Tina Vidrine to go with Magnolia Lawn Care at \$850 per month on a weekly / month-to-month basis and the other specifics included in the written proposal. A second to the motion came from Mr. Senic Batiste. The motion was carried without objection.

Building Painting and Construction Recommendation: Ms. Ammy Taylor referred the board members to the quote in the packet. She indicated that there were three different quotes and Domingue was the lowest one. It had been discussed that less could be done to save some money but ultimately it was decided to do the complete list while he is there and stated that most of the expenses are in the kitchen and the bar area, the floor in the kitchen specifically due to chipping paint to pass the inspection. Chairman Helton asked if these items would satisfy the health department and Ms. Taylor answered that according to Ms. Wendy Fryer, it will. Chairman Helton suggested getting the health inspector out to the facility prior to the work to make sure everything is done to their

compliance regulations. Discussion ensued. Mr. Senic Batiste stated that he feels that it should be on hold until the insurance on the building is in place. This item was tabled until the next meeting to obtain insurance first. No action was taken on this item. Ms. Tina Vidrine asked if the stalls will be insured as well and Chairman Helton answered that the barns will be insured but not the equipment inside because they are moveable stalls.

Facility Entrance Gate: Mr. Buddy Helton stated that he received three different quotes for the facility entrance gate and the first one was still significantly lower. A motion was made by Ms. Ammy Taylor to accept the quote by Ray Thomas Welding for \$3,369.00. A Second to the motion was made by Ms. Yvonne Normand. The motion was carried without objection.


Judson Walsh Mural Addition Proposal: Chairman Helton stated that after last meetings discussion regarding adding the Championship Win by the Opelousas High School Football team to the Judson Walsh Mural, a quote was received from Mr. Jerome Ford of \$2500.00. A motion was made by Ms. Yvonne Normand to accept the quote from Mr. Jerome Ford to paint the addition to the mural at the amount of \$2500.00 with an addition of the State LHSAA Class they competed in. A second to the motion was made by Tina Vidrine. The motion was carried without objection.


Retail Strategies Monthly Update: Ms. Lyndsey Bailey stated that the reports have been sent to the board members. Ms. Bailey gave an up-to-date report of their interactions with prospective businesses that they are trying to recruit to our parish. Mr. Bill Rodier stated that he is engaging with a law firm called Butler Snow to put together incentives to attract new business and that they were looking at the potential to include a program that used sales tax revenue as a basis for incentive consideration.

Second Amendment to the CEA: Mr. William Jarell gave an update and explained what is included in the second amendment to the CEA. A motion was made by Tina Vidrine to allow Chairman Helton to sign the additional CEA. A second by Ammy Taylor. Motion carried without objection.

Mr. Kade Jones made a short update on behalf of the APC for their work on the I-49 Midway Corridor Project. Mr. Rodier noted that the members of the St Landry Parish commission have been appointed, but that he did not know if there was an initial meeting set for this group yet. Mr. Jones informed the board that once this planning commission was convened the APC would be reaching out to local municipal governments to consider adoption of the performance land use associated with the project. Chairman Helton stated that he was happy to hear that they project was moving forward.

Adjourn: With no further business to bring before the board, a motion to adjourn was made by Ms. Yvonne Normand and seconded by Ms. Ammy Taylor. The meeting was adjourned at 10:35 am.


Secretary: Yvonne Lognion Normand


Chairman: Frank "Buddy" Helton