

Central St. Landry Economic Development District

**Board Meeting**

**Meeting Date and Time: May 9, 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 – Love’s Travel Stop
- ❖ Approval of the April 11, 2024, Board Meeting Minutes
- ❖ April 2024 Financial Report
  - Financial Report
- ❖ Old Business
  1. Judson Walsh Interchange Enhancement (2024 Championship)
  2. Vegetation and Litter Abatement
    - a. Maintenance Agreement with State of Louisiana
    - b. Contract Renewal – Burns Maintenance
  3. Retail Strategies Monthly
  4. Equine Sales Facility
    - a. Patio Cleaning – Action
    - b. Herbicide Treatment – Action
    - c. Front Sign – Action
    - d. Hood Fire Suppression System – Action
    - e. Building Camera System – Action
    - f. 22 Acre Bushhog – Action
    - g. Alcohol Vendors – Update
    - h. Building Construction - Update
    - i. Upcoming Events - Update
- ❖ New Business
  1. Board Member Resignation – Dr. Metoyer
- ❖ Board Member Comments

The following members were present in person: Frank Helton, Senic Batiste, Yvonne Normand, Ammy Taylor, Tina Vidrine

The following members were absent: Rod Sias,

The following non-voting members were present virtually: Lyndsey Bailey and Adam Shackleford with Retail Strategies.

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

The following non-voting members were absent:

The following guests were present in person: Cintra George; Whitt Whittington, Love's Travel Stop; Coby Tabor, Magnolia Lawn Management

Chairman Helton welcomed the board members, guests and staff and led everyone in the pledge of allegiance and opened the meeting at 8:40 am.

Public Comments: None.

CSLEDD Business of the Month – Love's Travel Stop: Chairman Helton introduced Love's Travel Stop and their representative Whit Whittington. Chairman Helton expressed gratitude to Love's and provided an overview of the company's decision to establish its Opelousas Location in August 2023. Mr. Whittenton extended his appreciation to the board for the recognition and highlighted that out of more than 600 stores, the Opelousas location ranked first in gas sales for the quarter. The establishment boasts a workforce of 55 employees across its restaurants and convenience store, and approximately 85 employees including the tire shop and service center. .

Approval of April 11, 2024, Minutes: Senic Batiste motioned to approve the minutes from April 11, 2024, as presented, which was seconded by Yvonne Normand. The motion passed without objection.

Financial Report: In Treasurer Tina Vidrine's absence, Chairman Helton presented the financial report, affirming that all financial aspects were in proper order. He highlighted a notable increase in tax collection, indicating a 6.5% rise compared to April of the previous year and a 4% increase year-to-date, signaling consistent progress. Mr. Rodier informed the board that overall parish collections last month reached an all-time high.

Judson Walsh Interchange Enhancement: Buddy Helton extended congratulations to the OHS Tigers for reclaiming the title of 2023 Louisiana State Football Champions. He brought to the board's attention the prior motion to include "2023 LHSAA State Football Champions" on the aprons at Judson Walsh, which had been temporarily halted pending a decision challenge. A motion was proposed to recommence the project with Colors of Culture, LLC, at a cost of \$2,500.00, initiated by Yvonne Normand and seconded by Senic Batiste. The motion carried without any objections.

Vegetation and Litter Abatement: Chairman Helton reiterated to the board that the State Contract for Vegetation and Litter Abatement operates on the state fiscal year schedule, running from July 1 to June 30. He informed them

that the renewal contract is now available. Senic Batiste proposed a motion to re-enter into the contract with the State of Louisiana and authorize Chairman Buddy Helton to sign on behalf of the board, which was seconded by Ammy Taylor. The motion carried without any objections.

Chairman Helton reminded the board that the initial contract with Burns Maintenance Group was for six months, in order to align it with the State contract timeline. The renewal of Burns Maintenance Group's contract, now approaching, is for a one-year term. Senic Batiste proposed a motion to accept the contract renewal with Burns Maintenance Group at the same rate, which was seconded by Yvonne Normand. The motion carried without any objections.

Chairman Helton informed the board that Manco Vegetation Management Inc. has commenced the first round of herbicide treatments, as previously approved by the board.

Yvonne Normand noted that the area surrounding the strip mall adjacent to Walmart has shown improvement, though she feels that the grassy area in front of Walmart still requires attention. Janece Riser mentioned that Lance Ned, the new Director of Code Enforcement for the City of Opelousas, is aware of the issue and plans to address it. Brittany Cretchain added that she has communicated with both Walmart management and Mr. Ned regarding their respective areas and plans. Following further discussion, Chairman Helton stated that the board will continue to monitor the situation and may consider intervening later with herbicide treatments.

Retail Strategies Monthly Update: Lyndsey Bailey and Adam Shackleford provided updates on local developments. Lyndsey mentioned that Golden Chick has finalized a contract to establish a presence on Cresswell, and they are actively pursuing additional opportunities. Bill Rodier proposed a meeting with Lyndsey to discuss potential buildout plans for Greenfield sites, including the Casino area. Chairman Buddy Helton reminded the board that the contract with Retail Strategies is set to expire in July and sought their input regarding a possible renewal clause.

Equine Sales Facility Improvements:

- a. Patio Cleaning – Ammy Taylor informed the board that due to time constraints related to upcoming events at the Equine Center, the patio area has already been pressure washed. This update was provided for informational purposes. The task was completed by Under Pressure, the same contractor responsible for previous pressure washing at the facility, at a cost of \$1,875. Janece Riser mentioned that quotes were requested, resulting in two submissions, with Under Pressure offering the lowest bid. Bill Rodier clarified that this action does not constitute a formal ratification, as both he and Chairman Buddy Helton have approval authority limits of \$2,500 and \$5,000, respectively.
- b. Herbicide Treatment – Chairman Helton addressed the issue of overgrown vegetation in limestone areas at the Equine Center and reported that quotes were sought from two companies. However, only one quote was received, from Manco, amounting to \$2,250. The committee recommended to move forward with accepting the proposal from Manco Vegetation Management, Inc. A motion was proposed by Yvonne Normand to approve up to three treatments per year, which was seconded by Tina Vidrine. The motion carried without any objections.
- c. Front Sign – Ammy Taylor informed the group that the committee received two quotes for a 4x8 static sign. The committee selected the lowest proposal from Pat Miller in the amount of \$2,430. Bill Rodier



mentioned that upgraded lights are already installed for the sign. Subsequent discussion arose regarding the possibility of an electric sign for the Equine Sales. Tina Vidrine mentioned getting information from a sign company out of Baton Rouge. A motion was initiated by Tina Vidrine to accept the quote from Pat Miller and proceed with gathering information on an electric sign for the future, which was seconded by Tina Vidrine. The motion carried without any objections.

- d. Hood Fire Suppression System: Ammy Taylor updated the board on the procurement of 2 quotes for the required Hood Fire Suppression System for kitchen approval. The committee proposes selecting S&S Fire and Safety for the system, with a quote of \$1,990. Yvonne Normand motioned to accept the committee's recommendation to engage S&S Fire and Safety at the quoted price, which was seconded by Senic Batiste. The motion carried without any objections.
- e. Building Camera System: Ammy Taylor informed the board that Wendy Fryer had obtained quotes from two companies for the installation of security cameras at the Equine Center. The quotes varied based on the number of cameras and the duration for which the data would be available. After settling on a configuration of 16 cameras with a 30-day data retention period, it was determined that Lanclos TV was the committee's recommendation, with a proposal of \$12,621. Yvonne Normand motioned to approve the proposal from Lanclos TV Service for the specified amount, which was seconded by Tina Vidrine. The motion carried without any objections.
- f. 22 Acre Bushhog – Ammy Taylor advised that 2 quotes were received for preparing the area for a possible event. Discussion ensued. Coby Tabor with Magnolia Lawn who was on hand and explained the process he would use to get the area lawn ready. Buddy Helton advised that the board is not looking to for the area to be lawn ready but instead requested a quote from Magnolia for cut, rake and bale and a separate price to bushhog it monthly. Coby Tabor explained that he had given two quotes, the one at \$750.00 per cut was for weekly cuts to get it lawn ready and the other was \$800.00 for bushhogging but not sure about the rake and bail. He informed the board that he will provide an updated a firm price later today. Ammy Taylor made a motion to allow Buddy Helton or Bill Rodier to approve up to 5 cuts for the season if the price is near \$800.00. Seconded by Yvonne Normand. Motion carried without objection.
- g. Alcohol Vendors – Ammy Taylor introduced the revised list of preferred vendors, noting its flexibility for updates with new vendor applications. Bill Rodier informed the board of his conversation with Bruce Gaudin, who recommended obtaining Alcohol Liability Insurance. Ammy Taylor inquired about Directors and Officers (D&O) Insurance with SLED. Bill clarified that while the CSLEDD board has its own D&O insurance, alcohol liability insurance is still advisable. This sparked discussion, during which Tina Vidrine suggested including details about minimum insurance coverage in contracts, a suggestion with which the board concurred.
- h. Building Construction – Ammy Taylor updated the board on the building construction stating that it's coming along nicely. Discussion ensued. She invited the board to stop by in the evenings as Wendy Fryer is there most evenings. She also proposed the board have a grand opening once completed after the updates are completed. Bill Rodier requested the open house after the SLED administration position is filled.
- i. Upcoming Events:

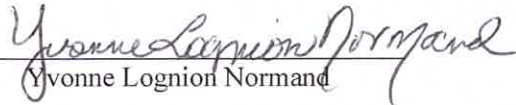
- a. Buddy Helton briefed the board on the meeting with Lyle Guillory, who serves on the Louisiana Equine Promotion board. Mr. Guillory expressed his desire to revive a sale formerly known as the Mix Sale, aiming to transform it into a family-oriented event. He proposed November 29th as the preferred date for the event, as it coincides with a major race at Evangeline Downs.
- b. Bill Rodier reminded the board to consider the condition of the rubber mats that were removed from the patio area and their intended purpose. Both he and Mr. Helton discussed various options, although neither were aware of any associated costs. No immediate action was taken, but the board agreed to gather more information for future consideration.

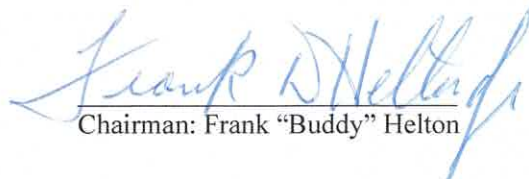
New Business:

Board Member Resignation: Buddy Helton informed the board that Dr. Derek Metoyer has resigned from the board, effective April 24, 2024, and read his resignation letter. Additionally, he mentioned that the advertising process for filling the vacant seat has commenced. Yvonne Normand mentioned that Mrs. George, who attended the meeting as a visitor, has expressed interest in the position. It was suggested that she contact SLED staff to submit her application.

Board Member Comments: no

**Adjourn:** With no further business to bring before the board, a motion to adjourn was made by Ammy Taylor and seconded by Yvonne Normand. The motion was carried without any opposition. The meeting was adjourned at 10:22 am.

  
Yvonne Lognon Normand

  
Chairman: Frank "Buddy" Helton