



NOTICE OF PUBLIC MEETING

Meeting Date and Time: Thursday, December 12, 2024, at 8:30 am

Meeting Place: 5367 I-49 S. Service Road, Opelousas, LA

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Central St. Landry Economic Development District will meet in open and public session on Thursday, December 12, 2024, at eight thirty (8:30) a.m. This session will be located at the St. Landry Parish Economic and Industrial Development District office 5367 I-49 S. Service Rd., Opelousas, Louisiana, that such time the Board of Commissioners will hold a regular monthly meeting for the following purposes:

AGENDA

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ Public Comments – Limit of 3 minutes
- ❖ CSLEDD Business Recognition Program – Quest Pediatric Dentistry and Orthodontics
- ❖ Approval of the November 14, 2024, Board Meeting Minutes
- ❖ November 2024, Financial Report
 - Accept and Approve of Amended Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2024, and ending December 31, 2024
 - Accept and Approve of Proposed Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2025, and ending December 31, 2025
 - Engagement Letter Annual Compilation
 - Louisiana Audit Compliance Questionnaire
- ❖ Old Business
 1. Wastewater Treatment Projects Updates
 2. Equine Sales Facility Committee Update
 3. Retail Strategies

❖ New Business

❖ Board Member Comments

1. Vegetation Management – Manco (Action)

The public and any interested parties are invited to attend. In accordance with the Americans with Disabilities Act, if you need special assistance, please contact Victoria Mott at 337-948-1391 describing the assistance that is necessary.

Upcoming Board Meetings:

- Tuesday, December 17, 2024, SLED Board Meeting, 10:00 AM
- Friday, December 20, 2024, ODDD Board Meeting, 9:00 AM
- Thursday, January 9, 2025, CSLEDD Board Meeting, 8:30 AM

The following members were present in person: Frank Helton, Yvonne Normand, Roderick Sias, Senic Batiste

The following members were absent: Tina Vidrine, Ammy Taylor

The following Staff Members were present: Janece Riser, Operations Director; Brittany Cretchain, Economic Development Specialist

The following guests were present in person: Dana Quebedeaux (John S. Dowling), Mayor Julius Alsandor (City of Opelousas),

Chairman Helton welcomed the board members, guests, and staff and led everyone in the Pledge of Allegiance and opened the meeting at 8:35 AM.

Public Comments: None.

CSLEDD Business of the Month: Chairman Buddy Helton recognized the Business of the Godfather's Pizza Located at 4158 I-49 Frontage Rd in the Love's Travel Plaza.

Approval of November 14th, 2024 Minutes: Senic Batiste made a motion to approve the minutes from November 14th, 2024, as presented seconded by Tina Vidrine. The motion carried without objection.

November 2024, Financial Report: Treasurer Tina Vidrine reviewed the financials as of November 30, 2024. Total assets amounted to \$1,441,652, with the CSLED account holding \$1,587,396 and the Equine account holding \$54,256. Year-to-date revenue totaled \$1,725,540. CSLEDD operating expenses were \$1,720,247, with operating income at \$653,293. Total Equine income was \$34,167, while expenses totaled \$382,567. The combined total income for the year stood at \$304,893. Chairman Buddy Helton highlighted that collections for the month reached \$164,184, reflecting a 16% increase from November 2023. Year-to-date collections were at \$1.58 million last year, compared to \$1.669 million this year, representing a 5% increase.

Accept and Approve of Amended Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2024, and ending December 31, 2024: Dana Quebedeaux of John S. Dowling presented the Amended Operating Budget of Revenues and Expenditures for the Fiscal Year 2024, which runs from January 1 to December 31. She began by highlighting that the amended sales tax revenue is projected to be \$1,781,500. In addition, the budget includes equine rental income of \$33,240, miscellaneous income of \$927, and wastewater treatment plant collections totaling \$38,730. The budget also accounts for a state reimbursement of \$37,806 for mowing expenses.

Dana Quebedeaux shared that the total amended budget for the Fiscal Year 2024 is \$1,892,203, reflecting a 6% increase. She clarified that she did not account for the November increase in her estimates, but it was included in the budget with December's revenues, totaling \$293,000 for the combined two months. Mrs. Quebedeaux then reviewed the details of the expenditures, noting that General and Administrative expenses amounted to \$1,127,481, Wastewater Treatment Plant expenses totaled \$240,325, Lighting expenses reached \$411,037, and Equine expenses were \$432,023. She emphasized that many of the equine expenses were nonrecurring and related to repairs. After accounting for all revenues and expenditures, the budget leads to a net profit of \$332,699.

A motion to accept the amended 2024 budget as presented by Dana Quebedeaux was made by Yvonne Normand. The motion was seconded by Senic Batiste, and it carried without objection.

Accept and Approve of Proposed Operating Budget of Revenues and Expenditures for the Fiscal Year Beginning January 1, 2025, and ending December 31, 2025: Dana Quebedeaux reviewed the Proposed Operating Budget of Revenues and Expenditures for the Fiscal Year 2025, which runs from January 1 to December 31. She noted that the revenue figures for Sales Tax, Equine, Miscellaneous Income, and Mowing Reimbursement will remain the same as they were in the 2024 budget. The only change in the budget is the State Capital Outlay, which is estimated to be \$1,450,270. Mrs. Quebedeaux also went over the proposed expenditures, highlighting that General and Administrative expenses are projected to be \$3,363,352. Equine expenses are estimated at \$159,227, with the majority of the budget allocated to lighting expenses at \$400,000, and wastewater treatment expenses, which are expected to total \$2.69 million.

A motion to accept the proposed budget for 2025 as presented by Dana Quebedeaux was made by Ammy Taylor. The motion was seconded by Yvonne Normand, and it carried without objection.

Engagement Letter Annual Compilation: Dana Quebedeaux explained the change in the statewide agreed-upon procedures, outlining how these procedures have been updated or modified for the upcoming fiscal year. A motion to accept the letter of engagement for the annual compilation was made by Yvonne Normand. The motion was seconded by Tina Vidrine, and it carried without objection.

Louisiana Audit Compliance Questionnaire: Dana Quebedeaux explained that the Louisiana Audit Compliance Questionnaire is designed to ensure that the board is adhering to all applicable rules and regulations. A motion to adopt the Louisiana Audit Compliance Questionnaire and authorize Buddy Helton to sign on behalf of the board was made by Senic Batiste. The motion was seconded by Ammy Taylor, and it carried without objection.

OLD BUSINESS

Wastewater Treatment Project Updates: Chairman Buddy Helton informed the board that the Attorney General's opinion on transferring the Wastewater Treatment Plant property has not yet been received, though it is expected by the end of 2024 or early 2025. He also provided an update on the ongoing expansion project of the treatment plant on the east side of the interstate, which is currently in the design phase. Additionally, Helton updated the board on the request for a 6" waterline extension off Harry Guilbeau. Returning board member, Dirk Boudreaux, was briefed on the issue of property ownership, and a discussion followed.

Equine Sales Facility Committee Update: Chairman Buddy Helton handed the floor over to Ammy Taylor and Senic Batiste. Mrs. Taylor began the discussion regarding a concern raised by Wendy Fryer and Janece Riser about insufficient lighting in the LESEC parking lot. It was recommended that they explore the cost of using two of CSLEDD's poles to install two new lights through Entergy. Additionally, it was noted that Wendy Fryer would contact Entergy to have the current lights assessed. Discussion ensued.

Ammy Taylor then moved on to discuss the marketing quotes, noting that they are waiting for more information from Chelsea Denbo Creative before making a decision.

Wendy Fryer is scheduled to meet with two wedding coordinators and has three events planned to be hosted at the Louisiana Equine Sales and Event Center: a birthday party, a wedding, and a banquet.

To cover the operational costs of the facility, at least 3 to 4 events must be held each month, if there is only one horse sale per year. However, there are potential sales that could be hosted at

the LESEC, some of which would require additional amenities due to their scale. For example, the Quarter Horse Association would need double the number of stalls and visitor capacity. Additionally, the proximity of the Copper Crowne Training Facilities, which include a track and extra stalls, offers added value to the LESEC. Following discussions about increasing rental fees for horse sales, it was recommended to raise the cost from \$25,000 to \$30,000. A motion to increase the rental cost of the Equine Sales and Event Center, for use of a horse sale, from \$25,000 to \$30,000 was made by Ammy Taylor, and seconded by Tina Vidrine. The motion carried without objection.

The need for termite repair and treatment has been identified, but bids are required before any further action can be taken. Additionally, the repairs to the barn stalls can be handled by Francis Comeaux.

Dr. Reagan Martinez from the Louisiana Equine Council, in collaboration with the LSU Agriculture Department and the Department of Forestry, would like to use the Louisiana Equine Sales and Event Center to host a Horse and Saddle Chipping program. Sponsors, including local feed stores, would be sought to cover the costs of this event. The event is set to be held on January 31st, 2025. A motion to approve and move forward with the event with a budget of \$1,500, with pending sponsorship to offset costs was made by Tina Vidrine. The motion was seconded by Yvonne Normand and it carried without objection.

Retail Strategies: Lindsey Bailey provided updates regarding potential businesses in the Opelousas area. She discussed various opportunities for business development, highlighting key prospects that could contribute to the local economy. These updates included potential new ventures or expansions, as well as efforts to attract businesses that align with the community's goals and needs. Bailey's insights aimed to inform the group about the current business climate and outline steps to encourage growth and investment in the Opelousas region.

NEW BUSINESS

Vegetation Management – Manco (Action): The new estimates for Manco's vegetation management for the year 2025 are as follows: \$1,200 per application for the roadway and sewer treatment facility, \$4,800 per application for the right-of-ways, \$1,100 per application under the overpasses, and \$5,225 for the overpasses and apron areas. These updated costs reflect the projected expenses for vegetation management across these various locations throughout the year.

Typically, the board would authorize a specific number of applications for vegetation management. However, Dirk Boudreaux suggested a different approach: authorizing a set dollar

amount instead of a fixed number of applications. This would allow treatments to be scheduled as needed throughout the year, providing flexibility in managing vegetation while ensuring that the budget is not exceeded by going over the predetermined number of applications.

A motion to approve up to \$30,000 on herbicide treatments for the discussed areas in 2025 was made by Dirk Boudreaux. The motion was seconded by Senic Batiste, and the motion was carried without objection.

Board Member Comments: Dirk Boudreaux expanded on Yvonne Normand's statements from previous meetings regarding the recognition of other state championship-winning schools. Mr. Boudreaux proposed the idea of creating a display titled "City of Champions," featuring the logo of each winning school along with the year and the sport in which they won. He suggested that this recognition be done in the same style as the Opelousas High School memorial, allowing for consistency and honoring all the schools' achievements in a unified manner.

With no further matters to be brought before the board, a motion to adjourn the meeting was made by Yvonne Normand. The motion was seconded by Tina Vidrine and carried without objection. The meeting adjourned at 10:20 AM.


Yvonne Lognion Normand


Chairman: Frank "Buddy" Helton