

Opelousas Downtown Development District
5367 I-49 S. Service Rd.
Opelousas, Louisiana 70570
Phone: (337) 948-1391
www.opportunitystlandry.com

NOTICE OF PUBLIC MEETING

Opelousas Downtown Development District

Meeting Date and Time: Friday, November 21, 2025, at 9:00 am

Meeting Place: 5367 I 49 S. Service Road, Opelousas, LA 70570

NOTICE IS HEREBY GIVEN that the Board of Commissioners of the Downtown Development Authority, will meet in open and public session on Friday, November 21, 2025, at nine o'clock (9:00) a.m., at SLED, 5367 I 49 S. Service Road, Opelousas, LA 70570 and that at such time and place the Board of Commissioners will hold a regular monthly meeting for the following purposes:

AGENDA

1. Welcome
2. Pledge and Opening Prayer
3. Roll Call
4. ODDD Business Recognition Program: Chicken King
219 E. Prudomme Street, Opelousas, LA 70570
5. Public Comments – Limit to 3 minutes
6. Approval of October 24, 2025, Meeting Minutes
7. Monthly Financial Report
8. Executive Report
9. **Old Business:**
 - a) Vacant Structures Ordinance Update – Lance Ned
 - b) M&M Associates – Purvis Morrison, ConnectLA/South Park Community Center Update
 - c) Catalyst Committee Update
 - d) South Park Project
 - o Donald Gardner Stadium Renovation Update – Chris Rideau, EB Brooks
10. **New Business:**
 - a) APC's Brownfield Coalition Grant
 - b) City of Opelousas OPD Presentation
 - c) Steven Ortego Presentation
11. Board Member Comments
12. Adjourn

Next Meeting Date: Friday, December 19, 2025, at 9:00 a.m. on the campus of SLED. The public is welcome 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.

❖ Important Meeting Dates to Remember:

- CSLED Board Meeting, Thursday, December 11, 2025, at 8:30 AM
- SLED Board Meeting, Tuesday, December 16, 2025, at 10:00 AM

Minutes of October 24th, 2025

ODDD Board Meeting



Board Meeting

Date and Time: October 24, 2025, at 9:00 a.m.

Meeting Place: 5367 I-49 S. Service Road
Opelousas, LA 70570

AGENDA

1. Welcome
2. Pledge and Opening Prayer
3. Roll Call
4. ODDD Business Recognition Program: Gabriel Lewis Photography
318 N. Union Street, Opelousas LA
5. Public Comments – Limit to 3 Minutes
6. Approval of September 1, 2025, Meeting Minutes
7. Monthly Financial Report
 - a) CD Renewal – St Landry Bank
8. Executive Report
9. **Old Business:**
 - a) Vacant Structures Ordinance Update- Lance Ned
 - b) M&M Associates – Purvis Morrison
 - o Capital Outlay Update
 - o Connect LA /South Park Community Center Update
 - o Vine Street Project Update
 - c) South Park Project
 - o Donald Gardner Stadium Renovation Update
 - Capital Outlay/Vine Street Project Update
 - ConnectLA/South Park Community Center Update
 - d) South Park Project
 - o CEA Notice of Cancellation
 - o Address Mayor Alsandor's Funding Request
 - o Donald Gardner Stadium Renovation Update
 - Stadium Press Box Signage Standards Proposal – EB Brooks
 - Development of Individual School Sponsorship Package Templates Proposal
 - Naming Rights
10. **New Business**

Minutes of October 24th, 2025

ODDD Board Meeting

- a) Catalyst Committee – Action
- b) South Park Sponsorships Funding Account
- c) SLED/ODDD Staffing

11. Board Member Comments

12. Adjourn

The following members were present in person: Lena Charles, Keith Broussard, Don D’Avy, Pat Fontenot, Rob Hillard, Sarah Branton

The following members were absent: Ogden Pitre

The following SLED members were present: Bill Rodier, Brittany Cretchain, Victoria Mott

The following guests were present: Bobby Ardion (St. Landry Now), John Guilbeau (City of Opelousas Alderman), Chris Rideau

The following guests were present virtually: Janece Riser (SLED), Purvis Morris, EB Brooks

Chairwoman Lena Charles welcomed the board and guests, opened the meeting with the Pledge of Allegiance, and prayer at 9:08 AM.

It was determined that a quorum was present.

Don D’Avy made a motion to amend the agenda to add two items under old business.

- Audit Report presented by John S Dowling

Keither Broussard seconded the motion, and it carried without objection.

ODDD Business Recognition Program: Chairwoman Lena recognized Gabriel Lewis Photography as the ODDD Business of the Month for October 2025. Located at 318 N. Union South Main Street in Opelousas, LA, was honored for its impact within the district.

Public Comments:

- Bobby Ardoin inquired regarding Item 9.C, titled “Mayor Alsandor’s Funding Request.
- Steve Picou shared his concerns regarding the board’s Public Comment process and expressed his objection to the continuation of the South Park project.
- Grasshopper Mendoza expressed her desire for the ODDD to hire an Executive Director. She also addressed the importance of ensuring meeting agendas are easily accessible online.

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Approval of September 19, 2025, Meeting Minutes: Don D'Avy made a clarification regarding the motion made for the CD renewal approval. Keith Broussard clarified that the CD Rob Hillard made a motion to accept the September 19th, 2025, meeting minutes with the necessary corrections. Pat Fontenot seconded the motion, and it carried without objection.

Monthly Financial Report: Treasurer, Keith Broussard went over the monthly financials highlighting the assets, liabilities, revenues, and losses, including a notable loss attributed mainly to construction expenses. Subsequent questions clarified audit collections and adjustments from the previous meeting. Pat Fontenot made a motion to accept the financial report as presented. Rob Hillard seconded the motion, and it carried without objection.

Don D'Avy made a motion to accept the financial report as presented. Pat Fontenot seconded the motion, and it carried without objection.

Audit Report: Lisa Manuel of John S Dowling offered the audit presentation, reporting an unmodified opinion affirming the accuracy of the district's financial statements. She discussed differences between government-wide and fund financial statements and summarized findings, including one write-up regarding an unapproved budget amendment where expenditures exceeded estimates. The board asked several questions about budget amendment procedures and compliance requirements. The audit did not reveal significant deficiencies or issues. Pat Fontenot made a motion to accept the Audit Report. Don D'Avy seconded the motion, and it carried without objection.

Executive Director Report: Mr. Bill Rodier shared updates on the New Life Center after regarding its condition, emphasizing the need for environmental studies and warning of high potential demolition costs. He noted the building's structural soundness but stressed that unresolved hazards could lead to future demolition if action is not taken. Mr. Rodier also updated the board on the federal Opportunity Zone program, reporting that local projects have not yet benefited due to program delays. He encouraged the board to prioritize catalyst projects and remain engaged with Maison de Chambers for possible redevelopment.

OLD BUSINESS

Vacant Structure Ordinance Update: Lance Ned informed the board that The city is actively enforcing the vacant structures ordinance by issuing fines, placing liens on tax bills, and sending repeated registration notices to property owners. Officials believe property owners will take the ordinance more seriously once they see substantial fines included on their tax bills.

M&M Associates:

Capital Outlay Update- Marcus Bruno, representing M&M Associates, reported that work is progressing on the Vine Street capital outlay project, with environmental, traffic, and road

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ODDD Board Meeting

profile studies underway and expected to conclude by the end of 2026. He is collaborating closely with surveyors to ensure funding is sufficient for the next project phases, including geographic surveys and utility location assessments. Regarding the community center, Bruno shared that after several rounds of communication to ensure federal and state procurement compliance, the Request for Proposals (RFP) was successfully issued on October 3, 2025. A pre-construction meeting has already taken place, and bids are due to be opened by the end of October. M&M Associates has been fielding high levels of contractor interest and is responsible for submitting frequent quality and financial reports to the U.S. Treasury. Additionally, the team is revising city policies and procedures to align with federal grant requirements, ensuring the project remains on track for compliance and funding retention.

South Park Project:

Chris Rideau reported that contractors are preparing the home side bleachers and the parking lot at South Park is now complete and operational. He also noted strong community enthusiasm and positive feedback from recent games and events held at the upgraded facilities.

CEA Notice of Cancellation: The board discussed cancelling the Cooperative Endeavor Agreement (CEA) that had designated \$1.5 million for the community center project because alternative funding sources had since been secured. The Chair explained that, with the new funds in place, it was appropriate to notify legal counsel and the city council to formally release and reallocate the previously held funds, ensuring they were no longer designated for the cancelled project. Pat Fontenot made a motion to proceed with the cancellation of the CEA. Rob Hillard seconded the motion, and it carried without objection.

Address Mayor Alsandor's Funding Request: The board discussed a letter from the mayor that requested the board continue maintaining the CEA and included a \$147,000 request for architectural fees. Because the mayor was not present to explain his position, members debated whether to proceed with the request or defer action until he could attend and clarify the need. Some members questioned the appropriateness of supplying these funds, considering both existing funding sources and the board's legal authority, while others drew on past examples of city support for local projects. After reviewing the chair's updates on available funds and process, members agreed they could move forward if the legal criteria were met and if it was verified that the requested funds could not come from other grants. Pat Fontenot made a motion to approve the funding request with the stipulations discussed. Rob Hillar seconded the motion. Keith Broussard voted against the approval, however the motion passed by majority.

Rob Hillard expressed that he believes that Mayor Alsandor should be attending ODDD meetings.

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Donald Garnder Stadium Renovation Update: During the Stadium renovation update, EB Brooks reported on efforts to enhance fundraising and donor engagement for the South Park stadium project. She described work in progress to establish standards for press box signage and develop sponsorship packages that would allow local schools and businesses to participate in fundraising. EB emphasized the importance of managing donations through a new nonprofit organization to ensure transparency, inspire donor confidence, and keep funds dedicated specifically to stadium improvements and related projects. She explained how the Community Foundation would serve as the financial custodian, with the nonprofit board overseeing disbursements and ensuring legal compliance. The board discussed logistics around school signage fees and agreed with EB's recommendation to formalize the nonprofit structure. As a result, they decided to move forward with drafting bylaws, forming the nonprofit board, and setting up processes to properly receive and manage future donations for the stadium and park. Pat Fonetnot made a motion to proceed with this process. Rob Hillard seconded the motion, and it passed without objection.

NEW BUSINESS

Catalyst Committee: The board discussed developing and finalizing criteria for selecting a community "catalyst project" for 2025, with goals such as job creation, enhancing commerce, and generating tax revenue. While the New Life Center was initially considered, board members acknowledged the importance of being open to other pressing community needs and projects. Committee members received a letter from legal counsel outlining necessary legal considerations for participating in projects initiated by private entities. The catalyst committee was confirmed to be an ad hoc group rather than a permanent part of the bylaws, operating at the chair's discretion to address emerging priorities. The committee plans to finalize its criteria and bring forward project recommendations to the full board in the near future.

SLED/ODDD Staffing: The board discussed establishing a new staff position, tentatively titled Project Specialist or Project Manager, to advance ODDD's priorities. Bill Rodier explained that SLED agreed to provide the benefits package—including health insurance and retirement—if ODDD covers the salary, and that the new staff member's primary responsibility would be to the ODDD board and chair, with only occasional SLED tasks. A draft job description with a proposed salary range was reviewed, and available office space for the position was confirmed. Board members supported the idea, viewing it as a more practical solution than hiring a full executive director. They agreed to finalize the job description after one more review and to proceed with hiring once approved. This arrangement aims to improve ODDD's project execution and community programming capacity. Rob Hillard made a motion to proceed with creating the staff position. Pat Fontenot seconded the motion, and it carried without objection.

Board Member Comments:

- Rob Hillard extended his well-wishes to Chris Rideau as he leads the OHS Tiger

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football team to the district title game.

- Bill Rodier informed the board that the SLED Holiday Function is scheduled for December 2 at LESEC and will be a free event this year.

Adjournment: With no further business to bring before the board, a motion to adjourn was made by Pat Fontenot and seconded by Rob Hillard. The motion carried without objection and the meeting adjourned at 11:02 AM.

Secretary Keith Broussard

Chairperson Lena Charles

Opelousas Downtown Development District
Financial Statements
October 31, 2025

GOING

CPAs & WEALTH ADVISORS

Charles A. Going, CPA*
M. Scott Sebastien, CPA*
Donald E. Fisher, CPA*
Craig C. LeBouef, CPA, MBA/PFS, CFP®*
Darren J. Cart, CPA/PFS*
C. Matthew Ledoux, CPA/PFS*
Robert A. Roy, Jr., CPA/PFS*
Scott D. Hayes, CPA/PFS, MBA*
Amy B. Spellman, CPA/PFS*
Seth E. Dabney, CPA/PFS
Kaleb B. Andrepont, CPA/PFS

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Opelousas, LA 70570
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* Limited Liability Company

Opelousas Downtown Development District
Opelousas, LA 70570

Management is responsible for the accompanying financial statements of the governmental activities of Opelousas Downtown Development District, as of the one and four months ended October 31, 2025, which collectively comprise the Opelousas Downtown Development District's basic financial statements in accordance with accounting principles generally accepted in the United States of America as follows: Balance Sheet-Modified Accrual Basis of the Opelousas Downtown Development District as of October 31, 2025, the related Statements of Revenues and Expenditures-Modified Accrual Basis for the one and four months ended October 31, 2025. We have performed a compilation engagement in accordance with Statements on Standards for Accounting and Review Services promulgated by the Accounting and Review Services Committee of the AICPA. We did not audit or review the financial statements nor were we required to perform any procedures to verify the accuracy or completeness of the information provided by management. Accordingly, we do not express an opinion, a conclusion, nor provide any form of assurance on these financial statements.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusions about the Opelousas Downtown Development District's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

Required Supplementary Information

Accounting principles generally accepted in the United States of American require that the Statements of Revenues and Expenditures – Budget to Actual – Modified Accrual Basis, for the four months ended October 31, 2025 be presented to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. This information is the representation of management. This information was subject to our compilation engagement; however, we have not audited or reviewed the required supplementary information and, accordingly, do not express an opinion, nor provide any form of assurance on the information.

Going CPAs & Wealth Advisors

Going CPAs & Wealth Advisors
Opelousas, LA

November 13, 2025

Opelousas Downtown Development District
Balance Sheet - Modified Accrual Basis

As of October 31, 2025

	<u>October 31, 2025</u>
ASSETS	
Current Assets	
American Bank #5052	\$ 392,531
American Bank #7589	\$ 315,576
Catalyst #8976	\$ 360,475
Washington State Bank	\$ 1,427,680
Total Checking/Savings	<u>2,496,262</u>
Total Current Assets	<u>2,496,262</u>
Other Assets	
American Bank - CD	535,269
American Bank - CD	765,807
Catalyst - CD	1,000,000
St. Landry Bank - CD	1,382,105
St. Landry Bank - CD	250,000
Total Other Assets	<u>3,933,181</u>
TOTAL ASSETS	<u><u>6,429,443</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	\$ 29,551
Total Accounts Payable	<u>29,551</u>
Total Current Liabilities	<u>29,551</u>
Total Liabilities	<u>29,551</u>
Equity	
Fund Balance	\$ 9,067,327
Net Income	<u>(2,667,435)</u>
Total Equity	<u>6,399,892</u>
TOTAL LIABILITIES & EQUITY	<u><u>6,429,443</u></u>

Opelousas Downtown Development District
Statement of Revenues & Expenditures-Modified Accrual Basis
For The One and Four Months Ended October 31, 2025

	Oct 25	Jul 25 - Oct 25
Income		
Sales Tax Collection Income		
Collections	\$ 127,292	\$ 513,630
Interest	34,172	\$ 58,921
Audit Collections	-	\$ 1,086
Total Sales Tax Collection Income	<u>161,464</u>	<u>573,637</u>
Total Income	<u>161,464</u>	<u>573,637</u>
Expense		
Accounting & Auditing Fees	270	4,490
Administrative Fees	10,082	40,739
Bank Charges	-	20
Collection Fees	1,269	5,477
Communications/Marketing	121	121
Consulting	-	19,500
Grant - Business	-	24,521
Legal Expense	50	138
Meals	-	201
Office Expense & Supplies	-	40
Project - South Park (Phase I)		
Construction Costs	-	2,905,366
Design Fee	-	120,539
Sneak Peek	1,170	1,170
Total Project - South Park (Phase I)	<u>1,170</u>	<u>3,027,075</u>
Total Expense	<u>12,962</u>	<u>3,122,322</u>
Other Financing Uses		
Interest	-	118,750
Total Other Financing Uses	<u>-</u>	<u>118,750</u>
Net Income	<u><u>148,502</u></u>	<u><u>(2,667,435)</u></u>

Opelousas Downtown Development District
Statement of Revenues & Expenditures - Budget to Actual - Modified Accrual Basis
For The Four Months Ended October 31, 2025

	<u>Y-T-D Budget</u>	<u>Y-T-D Actual</u>	<u>\$ Variance</u>	<u>% Variance</u>
Income				
Sales Tax Collection Income				
Collections	\$ 500,000	\$ 513,630	\$ 13,630	3%
Interest	39,333	58,921	19,588	50%
Audit Collections	-	1,086	1,086	100%
Total Sales Tax Collection Income	<u>539,333</u>	<u>573,637</u>	<u>34,304</u>	<u>6%</u>
Total Income	<u>539,333</u>	<u>573,637</u>	<u>34,304</u>	<u>6%</u>
Expense				
Accounting & Auditing Fees	6,667	4,490	2,177	33%
Administrative Fees	40,000	40,739	(739)	-2%
Bank Charges	-	20	(20)	-100%
Collection Fees	5,000	5,477	(477)	-10%
Communications/Marketing	3,333	121	3,212	96%
Consulting Fees	33,333	19,500	13,833	42%
Grant - Business	66,667	24,521	42,146	63%
Insurance	833	-	833	100%
Legal Fees	5,000	138	4,862	97%
Meals	-	201	(201)	-100%
Art Expo	2,500	-	2,500	100%
Project - South Park Stadium	2,000,000	3,027,075	(1,027,075)	-51%
Project - Community Center	500,000	-	500,000	100%
Leadership Exchange	1,667	-	1,667	100%
Office Expense & Supplies	333	40	293	88%
Total Expense	<u>2,665,333</u>	<u>3,122,322</u>	<u>(456,989)</u>	<u>-17%</u>
Other Financing Uses				
Interest	79,167	118,750	(39,583)	-50%
Principal	131,667	-	131,667	100%
Total Other Financing Uses	<u>210,834</u>	<u>118,750</u>	<u>92,084</u>	<u>44%</u>
Net Income	<u>(2,336,834)</u>	<u>(2,667,435)</u>	<u>(330,601)</u>	



St. Landry Parish School Board

Sales Tax Division
1013 East Creswell Lane
P. O. Box 1210
Opelousas, LA 70571
Phone: 337-942-0238
Fax: 337-942-0212

November 4, 2025

ATTN: Bill Rodier
Opelousas DDD Economic Development District No. 1
5367 I-49 S Service Rd.
Opelousas, LA 70570

Dear Mr. Rodier:

Enclosed is the re-cap of sales/use tax collected by the St. Landry Parish School Board – Sales Tax Division for the month of September 2025. St. Landry Parish School Board – Sales Tax Division has collected and transferred these funds into your account during the month of October 2025.

The total revenue collected for your entity for the month of October was \$127,292.27. The School Board has retained a 1% collection fee in the amount of \$1,269.37. The total net transfer amount in the month of October was \$126,022.90.

As per contract executed with the tax commission on August 28, 2019, the School Board has also transferred \$3.15, which represents your pro rata share of the now interest earned.

Should you have questions or need additional information concerning this, you can contact our office at (337) 942-0238.

Sincerely,

Tara D. Fontenot

St. Landry Parish School Board
Sales/Use Tax Accounting Clerk

encl

MONTHLY AUDIT TRAIL FOR TRANSFERS (NEW CONTRACT EFFECTIVE 8/28/19)

**Batches 13743, 13742, & 13795 have no collection fee withheld*

JULIUS ALSANDOR
MAYOR



105 NORTH MAIN ST.
P.O. BOX 1879
OPELOUSAS, LA 70571-1879
(337) 948-2520
FAX (337) 948-2593

September 18, 2025

Mrs. Lena Charles
Chairwoman, Opelousas Downtown Development District
5367 I-49 S. Service Rd.
Opelousas, LA 70570

Subject: Support for Opelousas Police Department Funding Request

Dear Mrs. Charles,

I am writing to express my strong support for the Opelousas Police Department's request for funding from the Downtown Development District. The department is seeking to purchase additional surveillance and license plate recognition (LPR) cameras to expand the city's existing crime camera network.

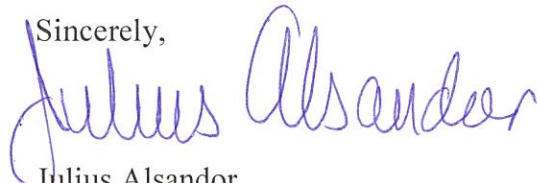
The current crime camera network has already proven to be a valuable asset in our efforts to ensure public safety and deter criminal activity. The installation of these new cameras will significantly enhance our capabilities by providing broader coverage and incorporating advanced LPR technology. This will not only aid in the immediate response to incidents but also provide critical information for investigative purposes, leading to a more secure downtown area for residents, businesses, and visitors.

A safe and secure downtown is essential for economic growth and community vitality. This investment in modern technology directly supports our shared goals of revitalizing the downtown area and fostering a prosperous environment.

I urge you and the members of the Downtown Development District to give this request your full and favorable consideration. The continued collaboration between the City of Opelousas and the Downtown Development District is crucial for our community's success.

Thank you for your dedication to our city.

Sincerely,



Julius Alsandor
Mayor

BOARD OF ALDERMEN

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