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
      - Capital Outlay Update
      - Connect LA /South Park Community Center Update
      - Vine Street Project Update
   c) South Park Project
      - Donald Gardner Stadium Renovation Update
        - Capital Outlay/Vine Street Project Update
        - ConnectLA/South Park Community Center Update
   d) South Park Project
      - CEA Notice of Cancellation
      - Address Mayor Alsandor's Funding Request
      - 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**

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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,

The following members were absent: Ogden Pitre, Sarah Branton

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 one item 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 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

Lena F. Charles

Chairperson Lena Charles