

Minutes of Mach 21st, 2025

ODDD Board Meeting



Board Meeting

Date and Time: March 21, 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: Rainbow of Blessings Academy and Daycare
120 E. Jefferson Street, Opelousas LA
5. Public Comments – Limit to 3 Minutes
6. Approval of February 21, 2024, Meeting Minutes
7. Monthly Financial Report
8. **Old Business:**
 - a) South Park Project
 - o Phase I & Phase II (Update)
 - o Rights for Sponsorship – Elizabeth Brooks Amendment
 - b) ODDD Big Grant (Update)
 - o Update on 2024
 - o New 2025
 - c) Calhoun Preservation
 - d) Vacant Structures Ordinance Update- Lance Ned
 - e) Procurement Diversity Program
 - f) DBE Seminar (Update) – April 10, 2025, at 5:30 PM
 - g) Art Expo (Update) – March 29, 2025, 10:00 AM – 3:00 PM
 - h) Love Fest (Update) – Saturday, April 12, 2025, 9:00 AM – 4:00 PM
 - i) Love the Boot – April 5, 2025 – April 13, 2025
9. Board Members' Comments
10. Adjourn

The following members were present in person: Lena Charles, Don D'Avy, Keith Broussard, Ogden Pitre, Pat Fontenot, Rob Hillard

The following members were absent: Sarah Branton

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The following were present virtually:

The following SLED members were present: Janece Riser, Brittany Cretchain, Victoria Mott

The following guests were present: Grasshopper Mendoza, Chris Rideau (City of Opelousas), Bobby Ardion, Lance Ned, Sade' Joubert (Rainbow of Blessings), Dora Dominich (Rainbow of Blessings), Lori Ford (1 Infinity Homecare), Masey Joubert (1 Infinity Homecare), Reggie Dupre, Landon Boudreaux, Phillip Mason, Herman Fuselier (SLP Tourism)

Chairwoman Lena Charles welcomed the board and guests, opened the meeting with the Pledge of Allegiance, and prayer at 9:09 AM.

It was determined that a quorum was present.

ODDD Business Recognition Program: Chairwoman Lena recognized the business of the month, Rainbow of Blessings Academy & Daycare, as the ODDD Business of the Month for March 2025. Rainbow of Blessings Academy & Daycare is located at 120 East Jefferson Street, Opelousas, LA 70570.

Public Comments:

- Ms. Grasshopper Mendoza inquired about the absence of board meeting agendas on the organization's website. She was assured that the agendas had, in fact, been posted online. Ms. Mendoza also questioned why the Opelousas Downtown Development District (ODDD) Board meetings were not being held within the downtown district. In response, Chairwoman Lena Charles explained that the ODDD is headquartered in the SLED Building, which serves as the designated location for board meetings.

Approval of February 21st, 2025, Meeting Minutes: Lena Charles presented the minutes from the February 21st, 2025, meeting. Don D'Avy noted that what is mentioned as the "Housing Authority" needs to be changed to "The Louisiana Housing Corporation". Pat Fontenot made a motion to accept the minutes with the mentioned corrections. Don D'Avy seconded the motion, and it carried without objection.

Financial Report: Treasurer Keith Brossard went over the monthly financials highlighting the revenues and expenditures. Don D'Avy made a motion to accept the financial report as

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presented. Sarah Branton seconded the motion, and it carried without objection. Mr. Don D'Avy inquired about the status of the current certificate of deposit (CD) held at American Bank. Don D'Avy made a motion to authorize Keith Broussard to shop CD rates and make a decision, and execute. Pat Fontenot seconded the motion, and it carried without objection.

Old Business:

South Park Project: Chairwoman Lena Charles expressed her gratitude to all who attended the South Park Groundbreaking Ceremony held on February 26. Following her remarks, Mr. Chris Rideaux provided a project update, noting that progress is currently ahead of schedule, with Phase One now anticipated to be completed by early August. He also mentioned that a lime treatment will be applied to the soil and slip-resistant surfacing will be implemented in the near future.

Mr. Chris Rideaux also reported that the bid documents for Phase Two had been approved by the state. Additionally, demolition bid packets had been distributed, though only a few responses had been received thus far.

Rights for Sponsorship: Lena Charles reviewed the contract with Elizabeth Brooks, and a discussion was held regarding her pricing and services. The wording concerning EB Brooks' rate for additional meetings was subsequently clarified. Don D'Avy made a motion to approve the amendment to EB Brooks contract under Exhibit C. Pat Fontenot seconded the motion, and it carried without objection.

BIG Grant Update: Ms. Sarah Branton informed the Board that the deadline for 2024 Round 2 applications is March 31, 2025, and that 2025 applications are now open with a submission deadline of April 11, 2025. She further clarified the matching grant criteria, explaining that in order to qualify for up to a \$10,000 reimbursement grant, a business must invest a minimum of \$20,000 in repairs.

Calhoun Preservation: Chairwoman Lena Charles provided a brief update on the Historic District expansion, noting that Ms. Kelly Calhoun reported everything is progressing according to plan.

Vacant Structure Ordinance Update: Mr. Lance Ned, representing the City of Opelousas Code Enforcement, provided a report on the Vacant Structure Ordinance. He informed the board that 14 buildings have been registered under the ordinance, with two others having violations in the Abdalla Mall area. Mr. Ned noted that many buildings in the downtown area are currently being listed for sale, and while limited action can be taken in such cases, efforts are focused on ensuring that each property is properly registered every six months

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and that appropriate fines are administered for any delinquencies.

Procurement Diversity Program: Keith Broussard entered discussion regarding his attempts at contacting the City of Opelousas regarding their DBE requirements for the South Park Project. Discussion ensued.

DBE Seminar: Ms. Lena Charles provided a brief update on the DBE (Disadvantaged Business Enterprise) seminar program, noting that the first class is scheduled for April 10th, 2025. Ms. Lena Charles encouraged all businesses to attend.

2025 Arts Expo: Brittany Cretchain gave a brief update regarding the Student Arts Expo that will be held on March 29th, 2025, from 10AM to 3PM. All were encouraged to attend.

Love Fest: Lena Charles provided an update on the date for Love Fest, scheduled for April 12th, 2025, from 9 AM to 4 PM. Rob Hillard will be cooking jambalaya.

Love the Boot: Lena Charles informed the Board of the dates for Love the Boot Week, scheduled for April 5-13. Victoria Mott informed the board that she has spoken with Lastrape's Garden Center and they have agreed to donate soil and plants to beautify the flower beds in front of the Opelousas City Hall. Victoria Mott also noted that she reached out to Lowe's, and they are waiting on a formal letter of request.

Board Member Comments:

- Sarah Branton noted that the next board meeting date is set for April 25, 2025, and was incorrectly shown on the agenda.
- Pat Fontenot inquired about the New Life center; There was no formal update.

Adjournment: With no further business to bring before the board, a motion to adjourn was made by Pat Fontenot and seconded Rob Hillard. The motion carried without objection and the meeting adjourned at 10:47 AM.


Secretary Keith Broussard


Chairperson Lena Charles