

Board Meeting

May 20, 2025

St. Landry Parish Economic and Industrial Development District

Business Resource Center

5367 I-49 S. Service Road

Opelousas, LA 70570

Agenda

- I. WELCOMEChairman, Seth Robin
- II. PLEDGE
- III. ROLL CALL
- IV. PUBLIC COMMENTS, VIA COMMENT CARDS- Limit of 3 Minutes
- V. ADOPTION OF APRIL 2025 REGULAR BOARD MEETING MINUTES
- VI. FINANCIALS, APRIL 2025.....Treasurer – John Hamlin
 - a. Introduction of Amended 2024-2025 Operating Budget
 - b. Introduction of Proposed 2025-2026 Operating Budget
- VII. BOARD AND COMMITTEE NOTES
 - a. SLED Executive Committee Meeting Notes
 - b. CSLED Meeting Notes
 - c. ODD Meeting Notes
- VIII. OLD BUSINESS
 - a. Walmart Project Update
 - b. Walmart Property Conveyance
 - c. I-49 Midway Corridor Update
 - d. Bylaw Amendment (Expenditure Authority) Approval
 - e. Bylaw Amendment (PILOT Process) Discussion
 - f. Washington Lighting
- IX. NEW BUSINESS
 - a. SLED Website Redesign
- X. BOARD COMMENTS

XI. ADJOURN

Voting Members Present: Seth Robin, Candace Papillion, Andy Dakin, Devin McKnight, Lena Charles, Perry Fontenot III, Chelsey Sharplin, Erika Milton, John Hamlin, Thurman Johnson, Daniel Lyons

Juan Joseph and Toni Effingger were marked present at 10:11 AM.

Voting Members Absent: Kevin Fuselier, Kevin Doucet, Susan Vigee, Donald Dejean

SLED Staff Members Present: Bill Rodier, Janece Riser, Brittany Cretchain, Victoria Mott

Guests: Zach Hager (Entergy), Bruce Gaudin, Dana Quebedeaux (JS Dowling), Herman Fuselier (SLP Tourism), Amy Thibodeaux (CLECO), Kade Jones (APC), Sara Fawcett-Gary (APC)

It was determined a quorum was present.

Chairman Seth Robin opened the meeting with the Pledge of Allegiance and welcomed the board at 10:06 AM.

Public Comments: Guests introduced themselves and who they work for.

Adoption of April 15, 2025, Regular Board Meeting Minutes: A motion was made to accept the April 15, 2025, board meeting minutes as submitted by Andy Dakin and seconded by Perry Fontenot. The motion was carried without objection.

April 2025 Financial Report: John Hamlin reviewed the financial report, highlighting the expenditures and revenues of March 2025. Erika Milton made a motion to accept the financial report for April 2025, seconded by Candace Papillion. The motion carried without objection.

COMMITTEE NOTES:

SLED Executive Committee: Bill Rodier reminded the board that all matters discussed by the full board are in most cases initially reviewed and filtered through the Executive Committee.

CSLEDD: Bill Rodier provided an update to the board on the Wastewater Treatment Plant project that CSLEDD has been working on. He elaborated further, explaining that CSLEDD had submitted a request for an attorney general's opinion regarding the ownership and transfer of ownership, and while they are still awaiting a response, they expect to receive it soon.

ODDD: Lena Charles gave a brief update on the South Park Project, highlighting that it is advancing rapidly and surpassing initial expectations.

OLD BUSINESS

Walmart Project Update: Eric LeFleur informed the Board that Walmart will be assuming ownership of the property, as provided for under the terms of the original PILOT agreement. He noted that this transition will result in all taxing authorities receiving sales tax revenue from Walmart—revenue that has not been collected for over 20 years.

LeFleur also outlined the terms of the newly proposed PILOT agreement, which includes updated payment provisions from Walmart. As part of this proposal, SLED would receive a 4% administrative fee related to the "Project Rosie" component of the agreement, which involves a 60/40 tax abatement structure.

Andy Dakin inquired whether the anticipated \$200,000 lease payment—typically made by Walmart in August—would still be received, given that Walmart is set to take immediate ownership of the property. Discussion ensued.

Walmart Property Conveyance: Eric LeFleur informed the Board that the resolution presented would authorize Bill Rodier to execute the previously discussed property conveyance. Chairman Seth Robin noted that the resolution had been received only an hour before the meeting and would require review by legal counsel, Bruce Gaudin.

Andy Dakin made a motion for the Board of Commissioners to hereby approve entering into the Act of Conveyance, Agreement to Terminate Leases, and Settlement Statement, subject to the review and approval of the Board's attorney Bruce Gaudin. Lena Charles seconded the motion, and it carried without objection.

I-49 Midway Corridor Update: Kade Jones, representing the Acadiana Planning Commission, presented the Close-Out Report on the I-49 Midway Corridor project. This initiative, which commenced in 2019, aimed to establish best practices for development along the I-49 corridor. The project received contributions from both the USDA and CSLEDD (Central St. Landry Economic Development) to compile an inventory of existing assets, including utilities, codes, enforcement measures, regulations, and land parcels. This effort constituted Phase 1 of the project. Additionally, the Acadiana Planning Commission developed a comprehensive GIS map, integrating various factors, and conducted numerous community engagement meetings throughout the process.

In Phase 2 of the project, two groups were formed: a working group and a technical/policy group, consisting of elected officials who played a key role in determining what would or would not be included in the ordinance. Carencro's land use ordinance was used as a model due to its proven success. The groups deliberated on what types of development should be excluded along the I-49 corridor, such as mobile homes and storage units; Structures that occupy land without contributing significantly to the tax base. However, due to legal constraints that prevent specific prohibitions in a land use ordinance, a supplementary ordinance was created. This additional ordinance established an overlay district, allowing for the imposition of these limitations in designated areas.

Discussion ensued.

Bylaw Amendment (Expenditure Authority) Approval: Andy Dakin made a motion to approve the resolution to amend the bylaws, increasing the CEO's expenditure approval limit to \$5,000 and the Executive Committee's approval limit to \$20,000. Thurman Johnson seconded the motion, and it carried without objection.

Bylaw Amendment (PILOT Process) Discussion: Seth Robin submitted the proposed wording for the Bylaw Amendment related to the PILOT process to the Parish President for their accepted opinion. He noted that the responsibility for finalizing the language currently rests with the Parish, and no update has been received to date. As a result, he is awaiting further direction before presenting any formal proposals to the SLED Board.

Washington Lighting: Bill Rodier informed the board that the Washington Town Council has voted to adopt a resolution based on the approved Cooperative Endeavor Agreement (CEA) for the Washington I-49 Lighting project.

NEW BUSINESS

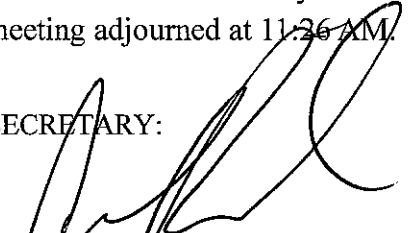
SLED Website Redesign: Bill Rodier informed the Board about the website redesign and the reconstruction of the photo archives, as previously discussed in the Executive Committee. He noted that Page 50, a local company contracted for the project, is willing to reschedule in the event of unfavorable weather conditions. While no specific number of final images can be guaranteed, the expectation is that hundreds of photos will be captured. Photography will commence upon Board approval, and the quoted cost includes editing services. Devin McKnight made a motion to allow the SLED staff to work with Page 50 at a cost of \$3,750 on the SLED website redesign. Perry Fonetnot seconded the motion, and it carried without objection.

Board Comments:

- Herman Fuselier informed the Board that the *60 Minutes* season finale highlights the Eunice culture and encouraged everyone to watch the segment.

With no further matters to be brought before the board, a motion to adjourn was made by Andy Dakin and seconded by Candace Papillion. The motion passed without objection, and the meeting adjourned at 11:26 AM.

SECRETARY:


Candace Papillion

CHAIRMAN:


Seth Robin