



NOTICE OF PUBLIC MEETING

Meeting Date and Time: Thursday, June 12, 2025, 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, June 12, 2025, 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 – Futures Unlimited Preschool & Daycare
4758 N. I-49 Service Road, Opelousas, LA 70570
- ❖ Approval of May 8, 2025, Board Meeting Minutes
- ❖ May 2025, Financial Report
- ❖ Old Business
 1. Mural Update – Jerome Ford
 2. Wastewater Treatment Projects Updates
 3. Equine Sales Facility Committee Update
 - a) Transfer of Funds - Approval
 - b) Adjacent Acreage Vegetation Management Quotes
 - Adjacent Acreage Cutting
 - Fence Line
 4. Retail Strategies
 - a) Update
 - b) Contract Renewal

5. Infrastructure Projects
 - a) Engineer's Updates
 - b) Capital Outlay Update
6. District Expansion

- ❖ New Business
 - a) Board Member Appointments (Update)
- ❖ Board Member Comments

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, June 17, 2025, SLED Board Meeting, 10:00 AM
- Friday, June 20, 2025, ODDD Board Meeting, 9:00 AM
- Thursday, July 10, 2025, CSLEDD Board Meeting, 8:30 AM

The following members were present in person: Frank Helton, Yvonne Normand, Senic Batiste, Ammy Taylor, Tina Vidrine, Dirk Boudreaux

The following members were absent: Rod Sias

The following Staff Members were present: Janece Riser; Victoria Mott, Brittany Cretchain, Bill Rodier

The following guests were present in person: William Jarrel (Morgan Godeau & Associates), Rene Ford (Futures Unlimited), Jerome Ford

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 Month, Futures Unlimited Preschool & Daycare, located at 4758 North I-49 Service Road, Opelousas, LA.

Approval of May 8th, 2025, Minutes: Senic Batiste made a motion to approve the minutes from May 8th, 2025. The motion was seconded by Yvonne Normand. The motion carried without objection.

May 2025, Financial Report: Treasurer, Tina Vidrine, reviewed the financials as of May 31, 2025. Mrs. Vidrine noted that total assets equaled \$2,140,648, which was up from the previous month's total of \$1,570,491. Year to date, CSLEDD has received \$770,017, with \$139,592 in expenses, bringing the net income to \$630,425. Equine Sales & Event Center had a year to date income of \$30,267 with \$90,535 in expenses. Buddy Helton then informed the board that the audit trails were received too late to be included in the packet but went over the numbers, noting \$160,261 in collections, which is a 15% increase from 2024. Mr. Helton noted that there were modest increases which were expected.

OLD BUSINESS

Mural Update: Jerome Ford presented the board with an updated concept for the mural. Board members provided feedback, suggesting that the lettering be made more uniform and easier to read. Mr. Ford agreed to revise the design accordingly and stated he would email a new sketch with any necessary adjustments prior to the July meeting. Additionally, the board requested a new cost estimate, as Mr. Ford will need to include the cost of stencils required for the project.

Wastewater Treatment Project Updates: William Jarrell reported that the plans have been completed and submitted to LDH for permitting and approval. LDH responded with a few minor comments, which are currently being addressed. Once resolved, the plans will be forwarded to Facility Planning and Control for the next stage of review.

Mr. Jarrell also noted that there are some outstanding questions regarding who will be responsible for signing the DOTD permits, due to the technical ownership of the Wastewater Treatment Facility. Following discussion, it was agreed that the current Cooperative Endeavor Agreement (CEA) between SLEDD and CSLEDD will be amended to include a transfer of property in order to clarify ownership and streamline the permitting process.

Ammy Taylor made a motion to authorize Buddy Helton to sign the DOTD permit, contingent upon the execution of the amended Cooperative Endeavor Agreement (CEA), and to further authorize Buddy Helton to sign the CEA on behalf of the organization. Tina Vidrine seconded the motion, and it carried without objection.

William Jarrell inquired about the status of the ownership determination for the Wastewater Treatment Facility. Buddy Helton responded that they are still awaiting a response from the

Attorney General's office. Mr. Jarrell also provided a brief update on the project timeline, noting that bidding advertisements could begin as early as September and no later than November.

Equine Sales Facility Committee Update: Wendy Fryer informed the board that she contacted four companies to request quotes for bushhogging services. All declined to submit bids for cutting and baling, citing that the field does not contain actual hay. However, Magnolia Lawn Management provided the lowest quote for maintaining the field, at a rate of \$925 per cut.

Ammy Taylor made a motion to accept Magnolia Lawn to cut and maintain the field at once a month for 5 months with a rate of \$925 per cut. Senic Batiste seconded the motion, and it carried without objection.

Wendy Fryer informed the board that the black mats have been cut, and it was recommended that they not be moved into storage, as doing so would be unnecessary. The mats are already weatherproof and will be used for the upcoming pig sale in August.

Wendy Fryer provided the board with an overview of the need for an on-site washer and dryer to handle facility linens. She noted that the current laundry service costs approximately \$100 per use and has a turnaround time of 4–5 days. Wendy reported that she has already spoken with electricians and plumbers about installation requirements and presented the board with an example of a washer and dryer pair available at Lowe's. It was suggested that exploring commercial-grade options may be more beneficial for long-term use. Ammy Taylor made a motion to set a budget of \$6,000.00 for the infrastructure and equipment for the washer and dryer contingent upon Wendy getting approval of the equipment by the Committee. Senic Batiste seconded the motion, and it carried without objection.

The Perna Group will be providing a bid for the installation of chicken wire to address a pigeon nesting issue under the patio roof, where the birds have begun causing damage.

Wendy Fryer has been collaborating with Chelsea Denbo on strategies to revamp and expand the Equine Vendor List. One of the current ideas under consideration is sending out a promotional postcard to attract new vendors.

The idea of hosting a Christmas Market on December 14th has gained traction. The concept includes vendor booths, food trucks, and a bar. Thanks to the covered patio, the event could proceed rain or shine, with vendors having the option to set up either indoors or outdoors. The goal is to attract between 50 to 75 vendors to the event.

Bill Rodier informed the board of ongoing discussions regarding a potential catalyst equine project centered around the Copper Crowne Training Center and the surrounding properties. He noted that the project is receiving strong support from the Governor. While no concrete details

are available at this time, movement on the project is anticipated, and updates will be provided as they become available.

Transfer of Funds: Ammy Taylor made a motion to approve \$40,000 transfer of funds into the Equine Account. Yvonne Normand seconded the motion, and it carried without objection.

Retail Strategies: Jonathan Ross and Adam Shackleford, representatives from Retail Strategies—a firm employed by CSLEDD to engage with industry retailers, provided brief updates on the data regarding businesses they have helped bring into the area, as well as current efforts to attract additional retailers after the Vegas conference they attended. Discussion amongst board members ensued.

Yvonne Normand made a motion to renew the Retail Strategies contract at a price-locked cost of \$40,000 per year for 3 years with a yearly renewal. Ammy Taylor seconded the motion, and it carried without objection.

Infrastructure Projects:

William Jarrell informed the board that the waterline extension design has been completed and that they are currently awaiting permitting and approvals from the pipeline company. He noted that bidding for the project is anticipated to take place by September at the latest.

Bill Rodier asked whether the next phase of the waterline extension project would include areas north and south of Harry Guilbeau. Buddy Helton confirmed that a Capital Outlay request for that portion of the project had been submitted and that a decision on the request was expected by the end of the day.

District Expansion: Bill Rodier is working to re-engage with APC to continue discussions on the potential expansion of the CSLEDD district. Buddy Helton expressed support for forming an expansion committee, suggesting the inclusion of Ammy Taylor and Dirk Boudreaux. The next steps include defining the proposed spending district, identifying specific parcels for taxation, and conducting meetings with small groups of the Parish Council to present the plan and gather feedback. Following those meetings, the plan will also be presented to the City of Opelousas Council.

NEW BUSINESS:


Board Member Appointments (Update): Bill Rodier informed the board that the Vision St. Landry meeting is scheduled for the following week, during which the recommendations for the reappointments of Dirk Boudreaux and Rod Sias will be presented.

Board Member Comments:

- Buddy Helton informed the board that initial discussions have begun with Boyd Gaming/Evangeline Downs regarding the silos. The current plan is to move forward with cleanup efforts and ensure the structural integrity of the silos, pending the outcome of those discussions.

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 Ammy Taylor and carried without objection. The meeting adjourned at 10:41 AM.


Yvonne Lognion Normand


Chairman: Frank "Buddy" Helton