

Minutes of June 20th, 2025

ODDD Board Meeting



Board Meeting

Date and Time: June 20, 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: Dollar Tree 10217
2221 S. Union Street, Opelousas LA
5. Public Comments – Limit to 3 Minutes
6. Approval of May 23, 2025, Meeting Minutes
7. Monthly Financial Report
8. Amend 2024-2025 Operating Budget
9. Adopt Proposed 2025-2026 Operating Budget
10. Executive Report
- 11. Old Business:**
 - a) Vacant Structures Ordinance Update- Lance Ned
 - b) South Park Project
 - o Phase I & Phase II (Update)
 - c) ODDD Big Grant (Update)
 - o New 2025 Grant Session
 - d) ODDD Historic District (Update) – Calhoun Preservation
 - e) Maison De Chambre – (Update)
 - f) Brownfields Coalition Application – (Update)
- 12. New Business**
 - a) State of Louisiana TAP Grant
 - b) Webinar – Small Budget Big Impact
13. Board Member Comments
14. Adjourn

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

The following members were absent: Keith Broussard

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The following were present virtually: Kelly Calhoun (Calhoun Preservation), Lauren Vagts (Calhoun Preservation), Brittany Cretchain (SLED)

The following SLED members were present: Janece Riser, Victoria Mott, Bill Rodier

The following guests were present: Bobby Ardion (St Landry Now), Reggie Dupre (Citizen), Chris Rideau (City of Opelousas), Craig Lebouef (Going CPAs & Wealth Advisors), Kaye Lawson (Dollar Tree), Matanda Hayes (Dollar Tree)

Chairwoman Lena Charles welcomed the board and guests, opened the meeting with the Pledge of Allegiance, and prayer at 9:05 AM.

It was determined that a quorum was present.

ODDD Business Recognition Program: Chairwoman Lena recognized the business of the month, Dollar Tree Store 10217, as the ODDD Business of the Month for June 2025. Dollar Tree Store 10217 is located at 2221 S. Union Street, Opelousas, LA 70570.

Public Comments:

- Lena Charles gave a quick ‘Thank you’ to Mr. Chris Rideau for regularly attending ODDD meetings and the work he does for the South Park Project.
- Reggie Dupre, a citizen of Opelousas, thanked the ODDD board for what they are doing for the community.

Approval of May 23, 2025, Meeting Minutes: Sarah Branton noted that the May 23rd, 2025, ODDD Minutes state that there was not a quorum and that this was in fact not the case. Don D’Avy noted that he previously spoke with Victoria Mott regarding Purvis Morrison’s name be corrected from “Purvis Morris” to “Purvis Morrison”. Pat Fontenot made a motion to accept the May 23rd, 2025, Meeting minutes with the discussed corrections. Sarah Branton seconded the motion, and it carried without objection.

Monthly Financial Report: ODDD Board Accountant, Craig Lebouef, went over the monthly financials highlighting the revenues and expenditures. Ogden Pitre made a motion to accept the financial report as presented. Sarah Branton seconded the motion, and it carried without objection.

Introduction of Amended 2024-2025 Operating Budget: ODDD Board Accountant, Craig

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Lebouef provided a brief overview of the amended 2024–2025 operating budget, outlining the key changes from the original version. No action was required on this item.

Introduction of Proposed 2025-2026 Operating Budget: ODDD Board Accountant, Craig Lebouef provided a brief overview of the proposed 2025–2026 operating budget, outlining the key expected revenues and expenditures.

Executive Report: Bill Rodier updated the Board on several ongoing projects within Opelousas, including developments involving the Abdalla properties and various buildings being addressed through the Brownfields Grant program.

OLD BUSINESS

Vacant Structure Ordinance Update: Lance Ned, with the City of Opelousas Code Enforcement, was not present to provide an update at the meeting. However, Lena Charles noted that Mr. Ned recently hired a new assistant, which has contributed to improved efficiency within the office. There is no official update regarding vacant buildings currently.

South Park Project

Phase I & II: Chris Rideau provided the board with an update on the construction progress, noting that weather conditions have caused delays in the development of the field and stadium. However, he reported that the concession stands continue to move forward at a steady pace despite the setbacks.

ODDD Big Grant: Sarah Branton informed the board that the scoring for the 2025 BIG Grant round has been completed. A total of 11 businesses submitted applications, with 7 receiving funding. All applicants have already been notified of their award or denial. The awarded businesses are now required to sign an acceptance letter before beginning their approved projects.

ODDD Historic District Update: Lauren Vagts, a new member of Calhoun Preservation, introduced herself to the board. She shared that they have been in contact with the director of the SHPO (State Historic Preservation Office) and are working to expand the period of significance through 1975. Additionally, the team is in the process of collecting documentation for the Louisiana Historic Inventory Records (LHIR) for each building. Once all materials are submitted on July 18th, it typically takes about a month to receive comments from SHPO. After reviewing and addressing the feedback, a revised submission will be made approximately a month later. The final documents are expected to be submitted to the review committee in December.

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Maison De Chambre Update: Stephen Daste was not present at the meeting; however, Lena Charles noted that there has been little progress on the project at this time.

Brownfields Coalition Update: Lena Charles informed the Board that the Brownfields Grant Coalition—comprised of the Opelousas Downtown Development District (ODDD), Ville Platte, Eunice, and Abbeville—has been awarded \$1.2 million in grant funding for environmental assessment and study efforts and everything has been proceeding as normal.

NEW BUSINESS


State of Louisiana TAP Grant: Melanie LeBoeuf was not present at the meeting; however, Sarah Branton noted that a recent walkthrough was conducted to assess the accessibility of the walkways within the Main Street district.

Webinar- Small Budget big Impact: Lena Charles shared that she recently attended a webinar titled "Small Budget, Big Impact." She explained that the webinar focused on the challenges many small, rural towns and cities face in revitalizing their downtown districts. Charles provided a brief overview of key takeaways from the session, including a list of areas that need to be addressed and recommended steps to move forward with successful revitalization efforts.

Board Member Comments:

- Janece Riser reminded the board of the importance of directing questions to the appropriate individuals and emphasized that communication matters, noting that how and what is said to others can have an impact.

Adjournment: With no further business to bring before the board, a motion to adjourn was made by Don D'Avy and seconded Pat Fontenot. The motion carried without objection and the meeting adjourned at 10:58 AM.


Secretary Keith Broussard


Chairperson Lena Charles