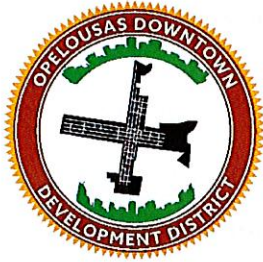


Minutes of July 25th, 2025

ODDD Board Meeting



Board Meeting

Date and Time: July 25, 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: 1 Infinity Homecare
823 N. Union Street, Opelousas LA
5. Public Comments – Limit to 3 Minutes
6. Approval of June 20, 2025, Meeting Minutes
7. Monthly Financial Report
8. Executive Report
9. **Old Business:**
 - a) Vacant Structures Ordinance Update- Lance Ned
 - b) M&M Associates – Purvis Morrison
 - o Capital Outlay Update
 - o Contract Adjustment
 - c) South Park Project
 - o Phase I & Phase II - Chris Rideau
 - o Sponsorships & Naming Rights – EB Brooks
 - d) ODDD Big Grant (Update)
 - o 2025 Grant Session
 - e) ODDD Historic District (Update) – Calhoun Preservation
 - f) Maison De Chambre – (Update)
 - g) Brownfields Coalition – (Update)
 - h) State of Louisiana TAP Grant
10. **New Business**
 - a) Cultural Presentation – Patrick Cravins, Zydeco Unplugged
 - b) Potential Catalyst Projects in the Downtown District – Stephen Ortego
11. Board Member Comments
12. Adjourn

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The following members were present in person: Lena Charles, Keith Broussard, Sarah Branton, Don D’Avy, Pat Fontenot

The following members were absent: Ogden Pitre, Rob Hillard

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, Brittany Cretchain

The following guests were present: Bobby Ardion (St Landry Now), Chris Rideau (City of Opelousas), Stephen Daste (Edward- Jones), Herman Fuselier (SLP Tourism), Patrick Cravins (Zydeco Unplugged), Grasshopper Mendoza , Stephen Picou, Jolee Woods (Anchored Scholars), Lori Ford (1 Infinity Homecare), Masey Joubert (1 Infinity Homecare), Lance Ned (Opelousas City Code Enforcement), Deandrea Lyons (Opelousas City Code Enforcement), Stephen Ortego, Gretchen E.

Chairwoman Lena Charles welcomed the board and guests, opened the meeting with the Pledge of Allegiance, and prayer at 9:03 AM.

It was determined that a quorum was present.

Don D’Avy made a motion to amend the agenda to include Audit Engagement Letter signature authorization, Agreed Upon Procedures signature authorization, and Louisiana Compliance Questionnaire signature authorization, under the Monthly Financial Reports. Pat Fontenot seconded the motion, and it carried without objection.

ODDD Business Recognition Program: Chairwoman Lena recognized the business of the month, 1 Infinity Homecare, as the ODDD Business of the Month for July 2025. 1 Infinity Homecare is located at 823 N. Union Street, Opelousas, LA 70570.

Public Comments: None

Approval of June 20, 2025, Meeting Minutes: Sarah Branton made a motion to accept the June 20th, 2025, meeting minutes. Don D’Avy seconded the motion, and it carried without objection.

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Monthly Financial Report: Treasurer, Keith Broussard, went over the monthly financials highlighting the revenues and expenditures. Pat Fontenot made a motion to accept the financial report as presented. Don D’Avy seconded the motion, and it carried without objection.

Pat Fontenot made a motion to authorize Keith Broussard to sign the Audit Engagement Letter, Agreed Upon Procedures, and Louisiana Compliance Questionnaire from John S. Dowling. Sarah Branton seconded the motion, and it carried without objection.

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, representing the City of Opelousas Code Enforcement Department, introduced his new assistant, Deandrea Lyons, and shared that operations have been running much more efficiently since she joined the team. Mr. Ned also provided a brief update on several properties currently in violation, noting that lines will be placed on those not brought into compliance. Mr. Ned emphasized that enforcement efforts will be more stringent moving forward.

Lena Charles expressed her appreciation to Lance Ned for his continued efforts, particularly in the face of an ongoing pushback. Pat Cravins inquired about the timeline for enforcement actions on the vacant drugstore located across from the Courthouse. Mr. Ned responded that full enforcement measures are currently in place for that property.

M&M Associates: Purvis Morrison, with M&M Associates, was unable to attend the meeting. Lena Charles introduced a potential contract with Mr. Morrison, explaining that he is proposing a nine-month engagement—from August 1, 2025, to April 30, 2026—to assist in securing additional funding for the South Park Project on behalf of the Opelousas Downtown Development District (ODDD). The proposed agreement would include up to 40 hours of work during the contract period, billed at a rate of \$300 per hour. Don D’Avy made a motion to table the discussion until a formal proposal is received by the board. Sarah Branton seconded the motion, and it carried without objection.

South Park Project

Phase I & II: Chris Rideau, with the City of Opelousas Parks and Recreation Department, informed the board that the track surface was laid ahead of schedule—one week prior to the

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originally estimated start date for that portion of the project. He noted that the track now requires a minimum 30-day curing period, during which it must remain untouched and undisturbed. Mr. Rideau also reported that the concession stands have been fully bricked in, and, given the current momentum, the projected completion date is October 3, 2025, with October 10, 2025, as the latest anticipated deadline.

ODDD Big Grant: Sarah Branton informed the board that seven businesses met all qualifications and were awarded funding. Six businesses have signed and returned their acceptance letters, and the team is currently awaiting the final response from the seventh recipient. Mrs. Branton also noted that she will be preparing a presentation for the next meeting to formally request the reallocation of unused or set-aside funds.

ODDD Historic District Update: Lena Charles informed the board that Kelly Calhoun confirmed via email that the deadline was successfully met for the submission of all required documents to SHPO (State Historic Preservation Office).

Maison De Chambre Update: Stephen Daste informed the board that the organization's nonprofit status is currently pending. Once confirmed, both DEQ (Department of Environmental Quality) and EPA (Environmental Protection Agency) will be able to conduct their environmental assessments, after which they will provide estimates for the required cleanup. Initial cleanup costs are anticipated to fall between \$200,000 and \$250,000, and there are a few potential funding sources being explored. Mr. Daste added that while incremental progress is being made, the organization currently lacks a steady stream of income.

Bill Rodier inquired about the integrity of the roof and whether there was any ongoing water damage. Stephen Daste responded that there is no current water damage related to the roof; however, all building entrances had to be secured after a burglary incident, during which an individual had sought shelter inside the facility. Mr. Daste noted that the only water damage observed was the result of air conditioning leakage.

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.

State of Louisiana TAP Grant: Melanie LeBoeuf was not present at the meeting; however,

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Gretchen E. gave a brief explanation of the Thriving Communities Grant that has been applied for.

NEW BUSINESS

Cultural Presentation – Zydeco Unplugged: Patrick Cravins gave a brief presentation on Zydeco Unplugged; a program aimed at educating the community about the rich history and culture of St. Landry Parish. Mr. Cravins also shared that he will be hosting a booth at the upcoming Zydeco Festival to further promote the initiative and engage with attendees.

Potential Catalyst Projects in the Downtown District: Stephen Ortego introduced himself and shared his experience working on historic district revitalization projects, including his work with the Klaus Hotel in Washington, which helped catalyze broader community investment. Mr. Ortego informed the board that he has purchased the Old Federal Building in the Opelousas Downtown District and plans to renovate it into a boutique hotel, featuring a speakeasy and additional accommodations. He expressed his belief that this project has the potential to stimulate renewed investment and momentum in the revitalization of downtown Opelousas.

Mr. Ortego noted that the project has encountered some environmental challenges, though the building has been stabilized. Ortego is currently pursuing additional funding opportunities to move the project forward. Ortego acknowledged that this will be a complex and demanding undertaking and emphasized the need for broad community and stakeholder support. While there is no definitive timeline at this stage, securing the necessary funding is a critical prerequisite before any major progress can be made.

Bobby Ardoin inquired about the square footage of the building. Mr. Ortego responded that the structure is currently 16,000 square feet, but upon completion, it is expected to total approximately 19,000 square feet.

Stephen Ortego also noted that he is currently seeking Tax Credit investors to support the redevelopment of the Old Federal Building project.

Don D’Avy extended an invitation to Mr. Stephen Ortego to come back and present his progress to the ODDD Board.

Board Member Comments:


- Lena Charles introduced Jolee Woods, who shared that she is the founder of Anchored Scholars.

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- Keith Broussard expressed interest in expanding the capacity of the ODDD Board by hiring an Executive Director dedicated exclusively to managing and advancing the board's projects. Sarah Branton added that a Project Manager position had previously been discussed and approved

Adjournment: With no further business to bring before the board, a motion to adjourn was made by Sarah Branton and seconded by Keith Broussard. The motion carried without objection and the meeting adjourned at 10:35 AM.


Secretary Keith Broussard


Chairperson Lena Charles