CENTRAL ST. LANDRY
ECONOMIC DEVELOPMENT DISTRICT

NOTICE OF PUBLIC MEETING

Meeting Date and Time: Thursday, April 9, 2026, 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, April 9, 2026, 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 – Sally Beauty
- Approval of March 12, 2026, Board Meeting Minutes
- March 2026, Financial Report
- Vige, Tujague & Noel Audit Engagement Letter Signature Authorization
- Vige, Tujague & Noel Agreed Upon Procedures Letter Signature Authorization
- Old Business
  1. Champions Mural Update
  2. Equine Sales Facility Committee Update
  3. Infrastructure Projects
  4. Retail Strategies Update
- New Business

1. Equine Sales Property Insurance Renewal

❖ 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, April 21, 2026, SLED Board Meeting, 10:00 AM
- Friday, April 24, 2026, ODDD Board Meeting, 9:00 AM
- Thursday, May 14, 2026, CSLEDD Board Meeting, 8:30 AM

The following members were present in person: Frank Helton, Yvonne Normand, Rod Sias, Dirk Boudreaux

The following members were absent: Ammy Taylor, Tina Vidrine

Senic Batiste was marked present at 8:43AM

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

The following Staff Members were present virtually: Bill Rodier

The following guests were present in person: Keith Normand, Julius Alsandor

Chairman Helton welcomed the board members, guests, and staff and led everyone in the Pledge of Allegiance and opened the meeting at 8:34 AM.

Public Comments: N/A

CSLEDD Business of the Month: Chairman Buddy Helton recognized Sally Beauty, located at 1723 Creswell Lane Opelousas, LA, as the April 2026 CSLED Business of the Month.

Approval of March 12th, 2026, Minutes: Yvonne Normand made a motion to approve the minutes from March 12th, 2026. The motion was seconded by Dirk Boudreaux. The motion carried without objection.

Dirk Boudreaux made a motion to amend the agenda to present the Equine Sales Update immediately following the Retail Strategies update. Rod Sias seconded the motion, and it carried without objection.

March 2026 Financial Report: Chairman, Buddy Helton reported on the financials as of March 31, 2026, highlighting the revenues and expenditures. Mr. Helton noted that there were an average of 20% increase in collections year to date.

Vige, Tujague & Noel Audit Engagement Letter Signature Authorization: Yvonne Normand made a motion to authorize Buddy Helton to sign the Engagement Letter. Senic Batiste seconded the motion, and it carried without objection.

Vige, Tujague & Noel Agreed Upon Procedures Letter Signature Authorization: Yvonne Normand made a motion to authorize Buddy Helton to sign the Agreed Upon Procedure. Rod Sias seconded the motion, and it carried without objection.

OLD BUSINESS

Equine Sales Facility Committee Update: Upon recommendation from the Equine Sales Facility Committee, Dirk Boudreaux made a motion to accept the repair bid from Cares Metal for soffit and metal additions for pigeon control at a cost of $51,540. Yvonne Normand seconded the motion, and it carried without objection.

Upon approval from the Equine Sales Facility Committee, Wendy Fryer will be repainting the stage at a cost of $50 for materials.

Easter Market Update: it was reported that the event did not perform as strongly as the Christmas Market; however, it still generated approximately $900 in net profit and provided valuable exposure for the building.

A primary issue identified was vendor participation, as 35 vendors registered but only 16 ultimately attended. In response, the committee discussed implementing a requirement that vendors submit either a deposit or the full $75 vendor fee at the time of online registration, payable by credit card or mailed check, in order to secure commitments and reduce vendor no-shows at future events.

Equine Insurance Renewal: Dirk Boudreaux made a motion to approval the renewal of the property insurance at the Equine Sales and Event Center at a cost of $30,221.24. Senic Batiste seconded the motion, and it carried without objection.

Bush Hogging Update: It was reported that Kobe completed the first bush-hogging cycle of the year over the previous two days. The remaining bush-hogging cycles will be scheduled periodically throughout the remainder of the year.

Equine Initiative Coordinator Consideration: The Board discussed formalizing a coordinator position that Wendy has effectively been fulfilling, noting that she has been working approximately 170–198 hours and that her effective compensation has been less than $10 per hour, which members agreed was not commensurate with the scope of her responsibilities.

The Board reviewed a proposed salary range of $50,000–$60,000 annually. It was noted that benefits, including SEP IRA contributions, health, dental, vision, vacation, and applicable payroll withholdings, would add approximately 32–33% to the total compensation package, resulting in an estimated annual cost of $75,000–$80,000. Funding for the position would be provided through a cooperative endeavor agreement with SLED, which would assume responsibility for the associated fringe benefit costs.

Yvonne Normand made a motion to move forward with the process. Rod Sias seconded the motion, and it carried without objection.

Champions Mural Update: Janece Riser reported that the Champions mural is nearing completion and is "looking very good," with artists applying final touches and anticipating completion later that week, weather permitting. Board members noted the strong community interest generated by the "Something's Coming" teaser campaign and discussed coordinating a photo opportunity in front of the mural once completed, potentially involving coaches, principals, and students. SLED administrative staff will coordinate the event logistics.

Retail Strategies: No representatives from Retail Strategies were present at the meeting, as they were traveling to attend an in-person meeting later that day.

Infrastructure Projects: The Board received several commercial development updates regarding ongoing and prospective projects throughout the area. Efforts continue to connect the owner of the Furniture Box property with potential buyers and tenants, with it being noted that the owner has become more realistic regarding pricing. However, the transaction remains complicated due to issues involving loading dock access and a permanent firewall that limits the ability to subdivide the building. The Board also discussed the Golden Chick outparcel on Creswell Lane, where the original franchisee was unable to secure financing. As a result, the site is expected to be sold to a new development group, creating an opportunity to attract one or more new restaurant or retail concepts to the property, with discussions already underway with brokers and prospective users. An update was also provided on the proposed CC's Coffee site near Raising Cane's, where dirt work has begun. CC's remains interested in the location, and two qualified franchisees are currently competing for the territory pending a final decision from corporate leadership. Lastly, discussion focused on future commercial growth near the Harry Guilbeau interchange, which members identified as a promising future development corridor. The Board discussed initially targeting quick-service restaurants and coffee concepts, with the potential for larger sit-down dining establishments as residential growth and traffic volumes continue to increase, and agreed to continue outreach efforts with prospective operators and franchise groups.

The Board also reviewed a recent Attorney General opinion concerning the wastewater treatment plant. The opinion confirmed that the City and Parish must enter into a Cooperative Endeavor Agreement (CEA) if the Parish owns the facility while the City operates it, noting that the current arrangement is not in compliance without such an agreement. The opinion further confirmed that the Parish may legally transfer ownership of the facility to the City of Opelousas and that voter approval is not required because the transaction constitutes a transfer rather than a sale or lease.

City representatives advised that, based on the Attorney General opinion and prior approvals already in place, they anticipate completing the transfer in the near term. Once the wastewater treatment plant and related assets are officially transferred into the City's name, CSLED plans to transfer additional Phase II assets, including the Crown Park lift station and future sewer extensions, to the City so that the entire system will operate under unified City ownership and management.

Additional discussion addressed strategies for avoiding similar issues in future infrastructure expansions, the relationship between annexation and infrastructure development, and the impact of political transitions and changing leadership on long-term project planning and implementation.

Board Member Comments:

With no further matters to be brought before the board, a motion to adjourn the meeting was made by Yvonne Normand and seconded by Dirk Boudreaux. The motion carried without objection. The meeting adjourned at 9:51 AM.

Yvonne Lognion Normand

Yvonne Lognion Normand

Frank W Helton, Jr

Chairman: Frank "Buddy" Helton