Minutes of May 22nd, 2026
ODDD Board Meeting

Board Meeting
Date and Time: May 22, 2026, 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: Splash Creative Products
5. Public Comments – Limit to 3 Minutes
6. Approval of April 24, 2026, Meeting Minutes
7. Monthly Financial Report
   a) St Landry Bank CD Renewal
   b) Introduction of Amended 2025-2026 Operating Budget
   c) Introduction of Proposed 2026-2027 Operating Budget
   d) Provide Public Hearing Date – Proposed June 26, 2026, 9:00 AM
8. Executive Report
9. **Old Business:**
   a) Vacant Structures Ordinance Update- Lance Ned
   b) M&M Associates –ConnectLA/South Park Community Center Update
   c) South Park Project Update- Chris Rideau and Mayor Julius Alsandor
   d) 2026 BIG Grant Program Update

10. Board Member Comments
11. Adjourn

The following members were present in person: Lena Charles, Don D'Avy, Rob Hillard, Ogden Pitre

The following members were absent: Sarah Branton, Stephen Daste

Pat Fontenot was marked present at 9:12 AM.

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

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The following guests were present: Marcus Bruno, Herman Fuselier, Madelyn Rosette, Teresa Reaves, Orlando Jack, Julius Alsandor

Chairwoman Lena Charles welcomed the board and guests, opened the meeting with the Pledge of Allegiance, and prayer at 9:06 AM.

It was determined that a quorum was present.

ODDD Business Recognition Program: Chairwoman Lena recognized CASA of St. Landry and Evangelin, Inc as the ODDD Business of the Month for April 2026.

Public Comments: None.

Approval of April 24, 2026, Meeting Minutes: Don D'Avy noted that there were previously discussed corrections. Don D'Avy made a motion to accept the April 22nd, 2026, meeting minutes with the necessary corrections. Ogden Pitre seconded the motion, and it carried without objection.

Monthly Financial Report: Craig Lebouef presented the financial update, including a review of the balance sheet and revenues and expenditures through April. Pat Fontenot made a motion to approve the financial report as presented. Rob Hillard seconded the motion, and it carried without objection.

St. Landry Bank CD Renewal: Ogden Pite made a motion to authorize Stephen Daste to shop CD rates and renew both CDs at the best rate and term. Don D'Avy seconded the motion and it carried without objection.

Introduction of Amended 2025-2026 Operating Budget: Craig Lebouef provided a brief overview of the amended 2025–2026 operating budget, outlining the key changes from the original version. No action was required on this item.

Introduction of Proposed 2026-2027 Operating Budget: Craig Lebouef provided a brief overview of the proposed 2026–2027 operating budget, outlining the key expected revenues and expenditures. No action was required on this item.

Executive Director Report: Bill Rodier was not in attendance to give a report.

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OLD BUSINESS

Vacant Structure Ordinance Update: Lance Ned, Code Enforcement Officer, reported that 37 notices covering 57 properties had been issued. As a result, 11 properties have been registered to date, and approximately $48,109.50 in fines will be assessed on upcoming property tax bills. He noted that many property owners have responded by placing properties on the market without establishing realistic asking prices or presenting concrete redevelopment plans. Additional notices are scheduled to be distributed in July.

Board members discussed the effectiveness of available enforcement mechanisms, including fines, tax liens, and the potential increase of penalty amounts, as tools to encourage compliance and redevelopment. Concerns were expressed regarding properties remaining in a blighted condition for extended periods. The Board encouraged continued and proactive enforcement efforts and emphasized the importance of maintaining pressure on both property owners and local officials to ensure that problem properties remain a priority and do not fall off the radar.

Community Center Update- M&M Associates: Mr. Marcus Bruno reported that construction of the community center remains on schedule for completion by the end of the year. Subsurface work, including electrical and plumbing rough-ins, has been completed, and the former pool area has been filled and prepared for construction. The slab pour, originally scheduled for late May, was delayed until early June due to inclement weather. The prefabricated building is expected to arrive in early June, with metal panels scheduled for delivery during the first week of July for installation following completion of the framing.

Mr. Marcus also confirmed that all required documentation and reporting for Connect Louisiana are current and that the project remains in good standing with the program. The Board expressed satisfaction with the project's progress and ongoing oversight.

South Park Project Update: During the South Park projects update, Mayor Alsandor also informed the Board that the recently reactivated Parks and Recreation Commission will hold monthly meetings at the South Park Teen Center. The Commission will serve in an advisory capacity to the superintendent and assist in guiding current and future park programming and facility use.

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During the financial report, the Board reviewed the ongoing debt service obligations associated with the South Stadium/South Park project, with approximately $633,738 projected for the upcoming fiscal year. No changes to the current financing strategy were proposed or discussed.

2026 BIG Grant Program Update: Lena Charles reported that the deadline for the 2026 Building Improvement Grant (BIG) Program was extended to May 31, resulting in the submission of 11 applications. She noted that applicants may request up to $10,000 in funding and that $100,000 has been budgeted for the program in both 2026 and 2027.

Ms. Charles also highlighted the success of the 2025 BIG Grant cycle, noting that ODDD's investment of approximately $64,000 leveraged nearly $152,000 in total improvements reinvested into local businesses. Board members viewed the program as a strong return on investment that benefits both participating businesses and the downtown district.

She further advised that the BIG Grant Committee is scheduled to meet at the end of the month to review the applications and select this year's recipients. The committee will focus on supporting established small businesses within the district that are actively operating and contributing to the local economy.

Board Member Comments:

Adjournment: With no further business to bring before the board, a motion to adjourn was made by Ogden Pitre and seconded by Rob Hillard. The motion carried without objection and the meeting adjourned at 10:03 AM.

Secretary Stephen Daste	Chairperson Lena Charles