

Central St. Landry Economic Development District
Board Meeting
Meeting Date and Time: September 9, 2021 @ 8:30 am
Meeting Place: 5367 I-49 S. Service Road, Opelousas LA

AGENDA

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ Approval of the August 12, 2021, Board Meeting Minutes
- ❖ Financial Report – Tina Vidrine
- ❖ Committee Reports
 - Land Use
 - Communications
- ❖ Old Business
 - Industrial Board Operational Support Agreement
 - Review and approve Operational Support CEA/Support Summary
 - Boyd Gaming Purchase Agreement offer update
 - Sewer Project Update
 - Lighting Projects Update
 - Vegetation Maintenance/Litter Abatement Update
 - Retail Strategies Update

The following members were present in person: Chairman Buddy Helton, Tina Vidrine, Ammy Taylor, , and Dr. Derick Metoyer

The following members were absent: Senic Batiste, Yvonne Normand, Pride Doran

The following non-voting members were present in person: Bill Rodier (CEO of SLED) virtually, Janece Riser (SLED), Taylor Lormand (SLED)

The following non-voting members were absent: Julius Alsandor (Mayor), Jessie Bellard (Parish President), and Dexter Brown (Parish Council Chairman)

The following guests were present in person: William Jarrell

It was determined that a quorum was present.

Chairman Buddy Helton opened the meeting at 8:44 am.

Approval of August 8, 2021, Regular Meeting Minutes: Following a review of August 12, 2021, regular board meeting minutes, a motion was made by Ammy Taylor and seconded by Dr. Metoyer to accept minutes as submitted. Motion carried without objection.

Financial Report: Treasurer Tina Vidrine presented the August 12, 2021 Financial Report. Mrs. Vidrine reported CSLEDD is operating within the budget. Bill suggested that the board may want think about putting some funds into a CD instead of just sitting. After a brief discussion it was decided that because of upcoming projects, the board should look at possible expenditures before deciding on placing any funds in any sort of Money Market account.

Committee Reports:

Land Use Report: Bill Rodier gave an update on the corridor performance land use topic. During the last meeting with Carencro, Bill learned that Carencro has chosen to add a restrictive overlay in addition to the performance land use. With this new knowledge Bill noted that this may be the route CSLEDD may want to take. Mr. Rodier also advised there has not yet been an update from the planning commission.

Communications Report: Bill Rodier informed the board that Passe Patout will be running a story on CSLEDD at 6am on September 16th on KLFY.

Old Business:

Industrial Board Support Agreement Update: Chairman Helton gave an overview of the Industrial Board CEA and support agreement. The CEA has received final approval from David Wolfe. Chairman Helton addressed a question that was posed to him outside of the meeting about the exit clause. He indicated the clause is standard wording with all CEAs and is used to protect everyone involved and keeps everyone on the up and up. A motion was made by Dr. Metoyer to accept the CEA as submitted effective October 1st and seconded by Ammy Taylor. Motion carried without objection. An additional motion was made by Ammy Taylor to submit payment to SLED for the 3% and the 7% of the audit trail monthly and seconded by Dr. Metoyer. Motion carried without objection.

Boyd Gaming Purchase Agreement Offer Update: Dwayne Hargroder submitted the purchase offer to their lead council in Las Vegas. The Boyd Gaming executives have formally responded that they are not interested in selling that site at this time. Mr. Hargroder is working on a strategy on what are the next steps for this process.

Sewer Project Update: William Jarrell reported components for sewer plant are set to be delivered and installed mid-October. The project is still on schedule for end of the year completion. If the project does extend into the 1st quarter of next year, it would not be a burden because there aren't any upcoming residential developments waiting for the project completion.

I-49 Lighting Project Update:

- Highway 190 and Creswell I-49 Interchanges: At this intersection the 3rd light has one light out and the 5th light is out. The underpass light is intermittent. These items are currently being addressed.
- Harry Guilbeau Lighting: We are currently unable to get a commitment about the delivery of the materials. The availability is low but will be installed as soon as it is received. These are being addressed.

Vegetation Maintenance/Litter Abatement Update: Chairman Helton reported that Burns vegetation and litter abatement cycles are on task with 2 per month. The parish has received the second half reimbursement from DDT in the amount of \$15,122.50 which will be forwarded to CSLED .

Ammy Taylor has left two messages for Kelly from AOK requesting a quote for a maintenance agreement at the interchange for mulching and fertilizing every year and trimming trees every two years. Although he has been extremely busy, she is hopeful that he will have a quote soon.

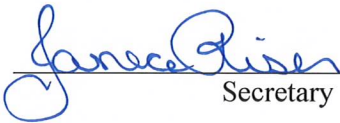
Manco vegetation will possibly have one more weed abatement vegetation treatment this year. Chairman Helton reported that he is in talks of poisoning the overgrown vegetation eye sore area at the Judson Walsh exit.

Chairman Helton noted the improved look of the frontage road barrier in front of the SLED building on the service road that has been cleaned by Under Pressure.

Retail Strategy Update: William Turnley gave updates on things that are happening but advised that he will not be using actual company names while they are in negotiations. There is a corporation that has been in talks with the family property in the area and CVS about access points. The talks are a private developer is going to build and sell to the interested party. Turnley advised there are a couple of other parties interested in building in that area. The great news is that Ollie's is currently in round 2 of negotiations for an Opelousas location. McAllister's should be open in the second quarter of 2022. After a brief discussion, it was decided that clothing retailers are needed in the Opelousas area.

Announcements: Taylor Lormand notified and invited the board to SLED's special on September 14th at 2pm. The topic of the meeting is the SLED Organizational Plan.

There being no further business, a motion was made by Dr. Derek Metoyer and seconded by Ammy Taylor to adjourn at 10:14 am. Motion carried without objection.


Secretary


Chairman