

Central St. Landry Economic Development District

**Board Meeting**

**Meeting Date and Time: July 13, 2023 @ 8:30 am**

**Meeting Place: 5367 I-49 S. Service Road, Opelousas LA**

**AGENDA**

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ CSLEDD Business Recognition Program – Mama’s Fried Chicken
- ❖ Approval of the June 8, 2023, Board Meeting Minutes
- ❖ Financial Report
- ❖ Election of Officers (Continued)
- ❖ Old Business
  - Guilbeau-Granger Estate Property Update
  - Equine Sales Facility Consideration Update
  - Reserve Naturelle de la Paroisse de Saint Landry Update
  - Sewer Project Update
  - Direct Solutions
  - Retail Strategies Monthly Update
- ❖ New Business
  - OPD Presentation

The following members were present in person: Chairman Buddy Helton, Ammy Taylor, Senic Batiste, Yvonne Normand, Rod Sias, Dr. Derek Metoyer

The following members were absent: Tina Vidrine

The following non-voting members were present virtually:

The following non-voting members were present in person: Bill Rodier (SLED) Teresa Reaves (SLED), Janece Riser (SLED), Brittany Cretchain (SLED),

The following non-voting members were absent: Jessie Bellard (Parish President), and Jerry Red Jr. (Parish Council)

The following guests were present in person: Mr. Bobby Ardoin (St Landry Now ), Mr. Seth Robin (SLED Board), Mr. Don Reber (SLED Board), Mr. Ken Simeral (SLED Board), Mr. Dale Marks, Ms. Sarah Forman, Mr. Ron Rona, Ms. Monica Deculus, Police Chief Greig Leblanc (City of Opelousas), Assistant Chief of Police Scott

Aymond (City of Opelousas), Major Mark Guidry (City of Opelousas), Lieutenant Frank Boudreaux (City of Opelousas), Mr. Todd Mouton (American Integration Contractors, LLC) Mr. Nick Gautreaux (Direct Solutions), Mayor Julius Alsandor (City of Opelousas), Connie Bellard Stelly , Esther Guidry

The following guests were present virtually: Ms. Lyndsey Bailey (Retail Strategies), Ms Haley Dempsey (Retail Strategies)

It was determined that a quorum was present.

Chairman Helton recognized the guests, thanked everyone for their time, and opened the meeting at 8:35 AM.

CSLEDD Business of the Month – Mama’s Fried Chicken: Chairman Helton introduced Ms. Esther Guidry (Manager of Mama’s Fried Chicken) and Ms. Connie Bellard-Stelly, (Owner of Mama’s Fried Chicken). Chairman Helton gave a nice overview of the establishment which has been at the Jake Dr location since 1983.

Approval of the June 8, 2023, Minutes: Chairman Helton asked if anyone had any changes or corrections to the June minutes. A motion was made by Senic Batiste to accept the June 8<sup>th</sup> Meeting Minutes as submitted. The motion was seconded by Derek Metoyer. Motion carried without objection.

Financial Report: Chairman Helton gave the financial report and went over the income and expenditures and stated that nothing was out of the ordinary. Audit trails for the month were down 1% from last June, however year to date is up 7% over last year.

Election of Officers Continued: Chairman Buddy Helton opened the nominations for Vice Chairman. A motion to nominate Mr. Senic Batiste was made by Ms. Yvonne Normand and seconded by Mrs. Ammy Taylor. With no further nominations, Chairman Helton closed the nominations. Mr. Batiste accepted the nomination. A motion to accept the nomination of Senic Batiste and have Mr. Batiste serve as Vice Chair for a year was made by Yvonne Normand and seconded by Ammy Taylor. Motion carried without objection.

#### **Old Business:**

Guildbeau-Granger Estate Property Update: Chairman Helton reported that the purchase of the Granger Estate property on Harry Guilbeau Rd closed escrow and is signed and recorded. Questions and discussion ensued. No action was taken by the board.

Equine Sales Facility Consideration Update: Chairman Helton explained the counteroffer by the Chairman of the Equine Sales Board, Lee Lange. active discussion ensued. A motion was made by Ammy Taylor and seconded by Yvonne Normand to send out the CSLEDD Board’s final counteroffer to purchase the Equine Sales Center at 1.5 million dollars with the contingency that the Equine Sales Board has ten days from the time the offer is sent to accept and sign. It was also requested that an inventory of removable items within Equine Sales taken by the SLED staff be included as an addendum to the contract Motion carried without exception. Mr. Ron Rona and Ms. Sarah Forman gave a short presentation regarding their marketing services and their ability to assist with putting together a pro-forma as part of the due diligence should the contract be accepted by the Equine Sales Board..

Reserve Naturelle de la Paroisse de Saint Landry Update: Mr. Bill Rodier gave an update from a meeting he attended with the Our Saviors Leadership team. Their main wish is that the area remains clean and safe as it is directly in the backyard of their Harry Guilbeau location. Discussion ensued. Seth Robin (visitor) asked if any of the area is protected wetlands. Chairman Helton replied there is some, but not sure about anything designated as

such. He noted that this would be addressed during the due diligence. It was decided that Land Architecture should be invited to next month's board meeting to get their initial view on what the area can be used for and there could be potential for the property to produce revenue. Board member Yvonne Norman noted that even if the property does not produce direct revenue that it could, if done correctly, produce indirect revenue and be a valuable tool in attracting and retaining younger professional talent that looks for outdoor quality of life amenities such as a park like this could provide.

Murals Update: Chairman Helton reported that the mural at Judson Walsh is complete and the current mural at I-49 and Hwy 190 is currently underway and should be completed soon. He noted that there would be some enhancements to the Equine Capital lettering to make it more distinct. Mrs. Janece Riser reported that Mr. Jerome Ford has notified SLED staff that the extra hot weather was slowing things down. He is nearing the end of the project utilizing the students and will be wrapping up the last detailed painting soon. There was no action taken by the board.

Sewer Project Update: Chairman Helton reported that the sewer project is moving along. He added that according to Mr. William Jarrell, they are close to being ready to work on the actual Force Main portion of the project. There was no action taken by the board.

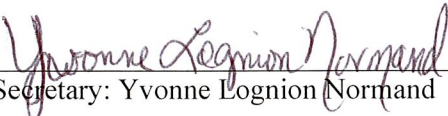
Chairman Helton asked for a motion to change the order of the agenda and move the Opelousas Police Department presentation ahead of Direct Solutions. A motion was made by Yvonne Normand and seconded by Ms Ammy Taylor to move the OPD presentation up in the agenda. Motion carried without objection.

OPD Presentation: Major Mark Guidry gave an overview and extensive presentation assisted by Police Chief Greig Leblanc of the camera project that they are requesting help with along three interchanges on I-49. Also available for questions was a representative from American Integration Contractor's. After discussion on placement of the cameras it was noted that the presentation did not take into account the I-49 and Highway 190 Interchange. There was also discussion about annual recurring costs for each camera. The board asked Chief Leblanc and Major Guidry to amend their proposal to the board to include some more details and be prepared to come back with a revised proposal at the August board meeting.

Direct Solutions: Mr. Nick Gautreaux of Direct Solutions was present and gave an end of the 2023 session update. There was no action taken by the board.

Retail Strategies: Lyndsey Bailey gave an in-depth report on retail updates and introduced a new member of her team, Haley Dempsey. They reported that there have been some interested prospects moving into Opelousas and they are seeing some forward movement on interest in general. There was no action taken by the board.

**Adjourn:** A motion to adjourn was made by Senic Batiste and seconded by Yvonne Normand. Meeting adjourned at 11:13 AM.

  
Secretary: Yvonne Lognion Normand

  
Chairman: Frank "Buddy" Helton