

Central St. Landry Economic Development District

Special Board Meeting
Meeting Date and Time: Monday, March 25, 2024 @ 2:00 pm
Meeting Place: 5367 I-49 S. Service Road, Opelousas LA

AGENDA

- ❖ Welcome
- ❖ Pledge
- ❖ Roll Call
- ❖ Old Business
 - 1. Equine Sales Facility Improvements
 - a.) Building Painting and construction Contractor
 - b.) Storage container Consideration
 - 2.) Amendment to CEA for Improvements to I-49 Lighting
- ❖ Board Member Comments

The following members were present in person: Frank “Buddy” Helton, Senic Batiste, Yvonne Normand, Ammy Taylor, Tina Vidrine

The following members were absent: Dr. Derek Metoyer, Rod Sias

The following non-voting members were present virtually: None.

The following SLED Staff Members were present in person: Janece Riser, Operations Director; Brittany Cretchain, Project Manager; Teresa Reaves, Administrative Specialist

The following non-voting members were absent:

The following guests were present in person: Mr. Bobby Ardoin (St. Landry Now)

Chairman Helton welcomed the board members, and staff and led everyone in the pledge of allegiance and opened the meeting at 2:05 pm.

Public Comments: None.

Equine Sales Facility Improvements: Chairman Buddy Helton reminded the board that the recommendation for the Contractor for the renovations of the Louisiana Equine Sales and Event Center came before the board at the regular March CSLED meeting on March 14th, 2024. At that meeting the motion to accept the recommendation of

the board was accidentally overlooked. Equine facility committee member Ammy Taylor read the three bids out loud, which were Domingue Construction, Inc. at \$79,855.00, Quality Painting Contractors, Inc. at \$84,618.00 and Tilden A. Bonin Contractor Inc. at \$93,640.00. The committee had made the recommendation to move forward with the low bidder, Domingue Construction at \$79,855.00. A motion was made by Ms. Ammy Taylor and seconded by Mr. Senic Batiste to accept the low bid of \$79,855.00 under the stipulation that they cannot start construction until the building insurance is in place. The motion was passed without objection. Ms. Tina Vidrine asked if there was a deadline for the bid, and that answer was no.

Chairman Helton made an announcement that the insurance company, Simoneaux and Wallace that was chosen at the regular March Board meeting on March 14th informed him that the broker for the insurance policy is no longer going to carry the kind of policy they were asking for. Chairman Helton stated that some of the other brokers they use can carry the policy for the main building but none of them will cover the open barns. Ms. Tina Vidrine asked what coverage this quote was for, and Chairman Helton answered that it is for Property and Casualty and stated that there is already a liability policy in place. It was discussed to revisit Dupre, Carrier, Godchaux to see if they will honor their quotes. Mr. Batiste asked if they must start the entire process over again and Chairman Helton answered that it was a good time to bring Dupre, Carrier, Godchaux back to the table to reevaluate the amount they were putting on the barns to see if they can bring those coverages back in line and still provide the coverage. Chairman Helton stated that this item will be addressed on the agenda of the next regular board meeting.

Chairman Helton revisited the selection of the storage container unit which had been chosen as the unit from United Rentals for purchase at the size of 8' x 40' for \$5467 which is \$4950 after the tax is removed. This selection was made from multiple container options and quotes obtained by Ms. Wendy Fryer. Ms. Ammy Taylor stated that the prices were more than doubled for a finished unit and that we could put a window unit A/C or a dehumidifier in the unit for now. Chairman Helton stated his agreement on that and stated that it can be finished later if they decide to do that. Ms. Jance Riser stated that there will also need to be railroad ties or pilons put underneath the unit at the approximate cost of \$250.00. The board gave their ok to spend the additional amount of approximately \$250 in additional materials for railroad ties and the board stands on their original choice of the purchase of the used unit at \$5467 which is \$4950 after tax is removed.

Amendment to CEA for Improvements to I-49 Lighting: Chairman Helton reminder the board of the CEA between CSLED and the City of Opelousas when they originally took over the initiative to put the lights back into operation, they signed the CEA saying they would pay for all the upgrades and repairs and that CEA ends in July of 2024. Chairman Helton stated that the new project is with the state of Louisiana with the 10% match on the 8-million-dollar project that will light the entire corridor and re-do everything from Hwy. 190 through Harry Guilbeau Road. Chairman Helton stated that everything will be connected and will light up Judson Walsh and the dead areas in between. Chairman Helton stated that for the CSLED investment of \$800,000 they will get 8 million dollars in lighting along the corridor over the next two to three years starting with phase 1 in June or July of this year. Chairman Helton stated that the State of Louisiana wants someone to sign a letter of guarantee for the matching funds. Chairman Helton stated that we need to extend the CEA so it will cover this upgrade also. A motion was made by Ms. Ammy Taylor to approve the CEA to extend the time to July 2029, to be responsible for the 10% match required and allow Chairman Helton to sign it on behalf of CSLED. The motion was seconded by Mr. Senic Batiste. The motion was carried without objection.

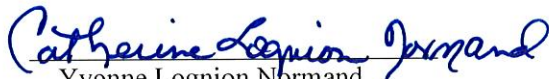
Board Member Comments: Ms. Ammy Taylor stated that Mr. Bill Rodier had asked about the used poles from the lighting project and asked if we can re-use them for the Washington Lighting Project and Chairman Helton said that he has already received permission to repurpose them.


Senic Batiste stated that he would like to see a monthly report on the Equine Sales expenses. Ms. Ammy Taylor stated that she has been reporting the expenses monthly. Ammy Taylor stated that the kitchen and bar area must be brought up to code before it can be marketed for future events. Senic Batiste stated that the board doesn't have a handle on when the money stops going out and wants the board to investigate this further.

Senic Batiste asked for an explanation of what is going on with the liquor license and Chairman Helton reminded him that the board decided to go with the direction of having third party vendors overseeing that when there is an event.

Bobby Ardoin of St Landry Now asked what construction is going to be taking place and Chairman Helton answered that the updating to the food and beverage areas is the main concern.

Adjourn: With no further business to bring before the board, a motion to adjourn was made by Yvonne Norman and seconded by Ammy Taylor. The meeting was adjourned at 2:32 pm.


Yvonne Lognion Normand


Chairman: Frank "Buddy" Helton