



## Board Meeting

**Date and Time: December 17, 2021, at 9:00 a.m.**

**Meeting Place: 5367 I-49 S. Service Road,  
Opelousas, LA 70570**

### **AGENDA**

- ❖ Welcome
- ❖ Pledge and Opening Prayer
- ❖ Roll Call
- ❖ Approval of November 17, 2021, Meeting Minutes
  - ODDD Business Recognition Program
    - **“Arpeggios Lounge & Event Center.”** Thurman & Carman Johnson, Owner
  - Recognition of ODDD Board APA Award resented on October 29, 2021. (Group Photo)
  - ODDD Business Improvement Grant, BIG Status Report:
- ❖ Monthly Financial Report
  - South Park Redevelopment Financial Commitment
- ❖ Executive Director’s Report
  - Monthly status report of activities for and effecting the ODDD.
- ❖ **New Business**
  - ODDD reappointments to the Board, Pat Fontenot (Vision), Lena Charles (SLED)
  - The Walking Ladies prepare for Phase II of permanent lighting. (January 2022)
- ❖ **Old Business:**
  - End of the Year Goals and Objectives
  - ODDD Taxing District, TIF including additional businesses.
  - SLED’s Board response to ODDD request – Job description of assigned duties
  - **City of Opelousas and ODDD Project Updates**
    - South City Park Master Plan Update
    - Asphalt Art Initiative Grant. (Bellevue Street)
    - Pedi Bike Trail Grant Completion.
    - Tap Grant - Landry Street, DOTD Approved additional funding
    - Keep Opelousas Clean Initiative
- ❖ **Board Members Comments**
- ❖ **Adjourn**

**Next Meeting Date: Friday, January 21, 2022, at 9:00 a.m. on the campus of SLED.**

**The Public and any interested parties are welcome to attend. If you require reasonable accommodations, submit your request as far in advance as possible.**

The following members were present in person: Chairwoman Lena Charles, Pat Fontenot, Don D’Avy, Rob Hilliard, and Ogden Pitre.

The following members were present virtually:

The following member was absent: Sara Branton, Keith Broussard

The following SLED members were present in person: Bill Rodier and Janece Riser

Guest present in person were Herman Fuselier (St. Landry Parish Tourism), Melanie LeBeouf

It was determined that a quorum was present and Chairwoman Lena Charles opened the meeting at 9:17 am.

***Approval of November 17, 2021 Meeting Minutes:*** Chairperson Lena Charles shared that the minutes were inadvertently sent out with the incorrect meeting date but it has since been changed. A motion to approve the November 17, 2021 meeting minutes with the corrected meeting date was made by Pat Fontenot and seconded by Ogden Pitre. Motion carried without objection.

***ODDD Business of the Month Recognition 2021:*** On behalf of the board Chairwoman Lena Charles recognized Arpeggios Lounge & Event Center is located at 204 N. Main St. Opelousas, LA. Thurman Johnson was present today to accept a certificate of appreciation.

***The Big Grant:*** Chairwoman Charles gave an update on the Big Grant. To date, Vera Nagy is the only business whose renovations are complete. She has turned in her invoices. The information has been submitted to Craig LeBeouf for payment.

***Financial Report:*** Bill Rodier provided an overview of the November 2021 financials. Chairwoman Charles notated that there were funds budgeted for matching funds. Those funds are still in the budget but have not gotten the opportunity to use them. A motion to accept the November 2021 financials was made by Don D’avy and seconded by Ogden Pitre. Motion carried without objection.

***South Park Redevelopment Financial Commitment:*** As a follow-up on a conversation from the November meeting, Chairwoman Charles stated she wanted to clarify the commitment on the South Park Redevelopment project. There was a verbal commitment for a million dollars towards the finances for the South Park Redevelopment. It was noted that the board’s commitment was contingent upon action from the School Board. Since those plans have changed, ODDD’s commitment has been taken off the table. Chairwoman Charles speculates that a formal request

for funding from the City of Opelousas will come after the master plan design has been completed along with the associated financial development plan.

***Executive Director's Report:***

Bill Rodier gave an update on activities for and effecting the ODDD.

- Bill Rodier advised of his contact with building owners around the downtown area.
- The variance has been approved on Vincent and Laurant for the project next to Lowes.
- The future traffic changes and needs with the new businesses and residential developments coming to the area. He discussed a few businesses that are slated to begin construction over the next few months.
- The possibilities with the New Life Center. He suggested that ODDD would assemble a review committee for received proposals. A brief discussion followed. Don D'Avy and Lena Charles agreed to serve on this committee.
- Bill also discussed the advantages of having CSLEDD and ODDD's boundaries touch.
- Bill Rodier also advised although this is in the ODDD footprint, but he wanted the board to know that 32,000 sq ft portion of the Stage Building is currently under contract. A few clothing retailers are being courted for that area.
- He also discussed Clos de Bois, Love's, Multi-use Equine arena/RV facility, an upcoming project at the Washington Exit, and a load of other projects. Although most of the projects are not in the Opelousas Downtown Development District, these are projects that will affect all of the Parish. Bill is encouraging the use of performance land considerations.
- Melanie LeBeouf and Herman Fuselier were asked to give input on the design of the new Love's location making the development in tune with an Acadian culture theme.

**New Business:**

- ODDD reappointments to the Board, Pat Fontenot (Vision), Lena Charles (SLED) – Pat Fontenot will be considered for reappointment in January by the Visions Board at their meeting on January 10th for another three-year term. Lena Charles's seat will be addressed at the upcoming SLED board meeting on December 21<sup>st</sup>.
- The Walking Ladies are preparing for Phase II of permanent lighting. (January 2022) – Phase II will probably begin in January. The financial commitment for Phase I was picked up by St. Landry Parish so the money committed by the ODDD has been moved over to Phase II.

**Old Business:**

- **End of the Year Goals and Objectives** – Chairwoman Lena Charles gave a brief overview of the board's 2021 goals and objectives. Although all were not completed there has been some movement in the right direction. Mrs. Charles stated that the board will begin looking at the 2022 Goals and Objectives at the January Meeting.

- **ODDD Taxing District, TIF including additional businesses** – Mrs. Charles stated she was not able to go to the courthouse to get the information on the parcels, but the information was given to her by Ogden Pitre right before the meeting. Bill Rodier gave an update on the process from his conversations with David Wolfe. Bill also gave an update on the New Life Center Building. RFP process should begin shortly after the new year.
- **SLED’s Board response to ODDD request – Job description of assigned duties** – Ogden Pitre gave an update on the meeting between Lena Charles, Andy Dakin, Bill Rodier and himself. Mr. Pitre stated that he feels the operational summary should be listed in a broad sense instead of so detailed as requested. He feels it should be such as Administrative Assistance, Marketing and Communications, etc. He is going through the existing CEA and redrafting some areas. Bill Rodier made some points of clarification regarding his position as CEO. He then gave updates on the upcoming SLED addition to staff. He stated that the person responsible for CSLEDD will not be responsible for ODDD. Chairwoman Charles stated she also feels a broad description is best because she does not want to be boxed in with a narrow scope of work.
- **City of Opelousas:**
  - South City Park Master Plan Update – Chairperson Lena Charles along with Don D’avy, Rob Hilliard, Sarah Branton, Bill Rodier and Mayor Alsandor attended a zoom meeting with Land Architecture. Don D’avy stated the focus was on the ballpark area (from Market Street to Union Street) There was talks on 4 baseball fields, football, track, and soccer. DOTD gave their input on access. Lena stated placement has not been decided but is sure it will be revealed at the next meeting. Chairman Charles stated at the next meeting there should be a list of what will be included in the East and the West so that when asked about progress the board members can be knowledgeable. Rob Hillard gave a brief synopsis of his questions and comments. There was a brief discussion in reference to ODDD’s role in the park upgrade and about quality-of-life vs an economic driver as a return on investment.
  - Asphalt Art Initiative Grant, (Fall) – Chairperson Charles informed there has not been any update on this project.
  - Pedi Bike Trail Grant – Chairwoman Charles congratulated Melanie LeBoeuf on the great job she did overseeing the bike trail. She stated she passed at night and the trail is really noticeable from the highway. Mrs. Charles also asked Melanie LeBeouf to check if ODDD is eligible for a match grant for this project.
  - Tap Grant Landry Street – Chairwoman Charles gave an update on the Tap Grant project. She explained David Jarrell previously stated that to be ADA compliant, DOTD requested ODDD add the additional corners on Market and Court and that a letter was being sent out. The letter has been signed by Mayor Alsandor and DOTD and additional funding has been approved. The project approval to move forward is aligned to be completed within the 1<sup>st</sup> quarter of 2022.

- Keep Opelousas Clean Initiative – Chairwoman Charles gave an update on her conversations with, Richard LeBeouf, Director of St Landry Solid Waste. Solid waste is requesting that the City of Opelousas enforce violations. Mr. LeBeouf’s noted that he provided the city a proposal that includes picking up garbage. Chairwoman Charles is still meeting with Mayor Alsandor about other ways to keep the city clean. A brief conversation about littering and how to report littering.

❖ **Board Member Comments**

- Rob Hillard wished the board a Merry Christmas and a Happy New Year.

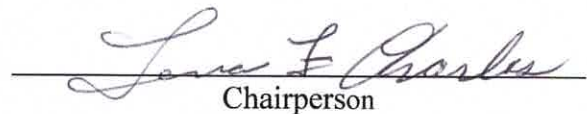
❖ **Public Comments:**

- Chairperson Charles recognized Melanie LeBoeuf who gave a quick update on the AT&T Historic Property Assessment Survey. She stated she requested that AT&T give an updated list of commercial historic properties. The accessor’s office does not have the GIS for buildings that are 45 years old or older so the fieldwork would have to be done. She received a request from AT&T regarding the Historical Directory requesting to cap their survey at 200 buildings. The board replied that they are grateful for whatever number of buildings AT&T would like to do at no charge.
- For the benefit of the parish, Herman Fuselier advised that Mark Savoie, the accordion builder in Eunice, is featured on Craft in American on PBS. Also, Pit Master filmed a boucherie at the Cravins’ place in Mallet. It is to be aired in early 2022.
- Mrs. Lena Charles congratulated Melanie LeBeouf on the success of the beautiful Christmas Parade.
- Melanie LeBeouf announced the Main Street Revitalization Grant’s recipient was Arpeggio’s.

The next scheduled meeting will be on Friday, January 21, 2022, at 9:00 am at SLED.

There being no further business to come before the board, a motion was made by Don D’avy and seconded by Ogden Pitre. Motion carried and meeting was adjourned at 11:14 am.

  
Secretary

  
Chairperson