

Board Meeting

Date and Time: June 23, 2023, at 9:00 a.m.

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

AGENDA

- ❖ Welcome
- ❖ Pledge and Opening Prayer
- ❖ Roll Call
- ❖ ODDD Business Recognition Program – Anytyme Furnishings
Marty Hargroder, Owner

- ❖ Approval of May 19, 2023, Meeting Minutes
- ❖ Monthly Financial Report
 - Amend Operating Budget of Revenues and Expenditures for the Fiscal Year beginning July 1, 2022, and Ending June 30, 2023
 - Adoption of the Proposed Operating Budget of Revenues and Expenditures for the Fiscal Year beginning July 1, 2023, and Ending June 30, 2024
 - Discuss Current Financial Banking Rates and competitive Opportunities.
- ❖ Executive Director's Report
 - Monthly status report of activities for and effecting the ODDD
 - New Businesses Updates
- ❖ **New Business**
 - Maison de Chambers (New Life Center)
 - Opelousas Historic District National Registry Considerations
- ❖ **Old Business:**
 - USDA / Banks Informational Meeting for Businesses June 28, 2023
 - Approve Proposal from Maven Consulting
 - ODDD BIG Grant (Update)
 - South Park Master Plan (Update)
 - South Park CEA Between ODDD and City of Opelousas
 - Land Architecture South Park Phase 1-Total Cost
 - Resolutions of committed funds from City of Opelousas and St Landry Parish
 - TAP Grant - Landry Street (Update)
 - Keep Opelousas Beautiful Grant (Final Report)
 - Courthouse Phase II Lighting (Update)
 - Wallior Area Infrastructure Improvements

- Additional Turning Lane (Update)
- Water & Sewer Improvements (Update)
- ODDD District Expansion

❖ **Board Members Comments**

❖ **Adjourn**

The following members were present in person: Chairwoman Lena Charles, Sarah Branton, Pat Fontenot, Keith Broussard, Rob Hillard

The following members were absent: Don D’avy, Ogden Pitre

The following SLED members were present: Bill Rodier (CEO of SLED) Teresa Reaves (SLED), Janece Riser (SLED)

Guests present in person: Herman Fuselier (St Landry Tourism), Anthony Gradney (OGHS), Patrick Guillory, Tracey Antee, Anthony “AD” Daniel, Chantel Hall (AnyTyme Home Furnishings)

Guests present virtually: Ms. EB Brooks, Ms. Kelly Calhoun

Chairwoman Charles welcomed the board and opened the meeting at 9:11 AM.

It was determined that a quorum was present.

Chairwoman Lena Charles asked for an amendment to the agenda to add the Audit compliance questionnaire as an agenda item with an action. Ms. Sarah Branton made a motion to add the Audit Compliance Questionnaire to the agenda. A second to the motion was made by Mr. Pat Fontenot. Motion carried.

ODDD Business Recognition Program: Chairwoman Lena Charles introduced the Business of the Month of June 2023 as AnyTyme Home Furnishings. Mrs. Chantel Hall was present to accept the recognition. Mrs. Hall aid that they have been in business for over 20 years.

Approval of May 19, 2023, Meeting Minutes: A motion was made to accept the May 19, 2023, minutes as submitted by Rob Hillard and seconded by Sarah Branton. Motion carried without objection.

Audit Compliance Questionnaire: Mr. Keith Broussard explained the audit compliance questionnaire to the ODDD board stating it is a straightforward form that we do every year. It is needed for JS Dowling to perform the audit services for the 2022-2023 fiscal year. Sarah Branton made a motion to allow Ms. Lena Charles to complete and sign the Audit Compliance Questionnaire for the ODDD Board. Seconded by Mr. Pat Fontenot. Motion Carried.

Monthly Financial Report: Mr. Keith Broussard gave a report on the financials and gave a brief overview of the expenses and income. Mr. Pat Fontenot made a motion to approve the financial report. Mr. Rob Hillard seconded the motion. Motion carried.

Amend Operating Budget of Revenues and Expenditures for the Fiscal Year beginning July 1, 2022 and Ending June 30, 2023: Mr. Keith Broussard explained the amended and proposed budgeting process. The proposed amended budget needs to be within 5% of the actual budget so that needs to be adjusted to remain in compliance. Discussion ensued. A motion was made by Mr. Rob Hillard to accept the amended budget. Ms. Sarah Branton seconded. Motion carried.

Adoption of the Proposed Operating Budget of Revenues and Expenditures for the Fiscal year beginning July 1, 2023 and ending June 30, 2024: Mr. Keith Broussard gave an overview of the proposed budget. It was reported by Chairwoman Lena Charles that the legal ad explaining the proposed budget to the public ran in the Daily World Newspaper on June 12th, 2023. Questions and discussion ensued. A motion was made by Sarah Branton and seconded by Pat Fontenot to accept the proposed budget. Motion Carried.

Discuss Current Financial Banking Rates and Competitive Opportunities: Treasurer Keith Broussard asked Janece Riser to give an update. Janece Riser explained the bank needed a copy of the signed minutes from the May meeting. Those meetings were approved in today's meeting so it will be sent to the approved banks. Keith Broussard went over the options that had been previously discussed regarding and the board discussed the options and rates.

Executive Director's Report: CEO Bill Rodier reported that there is a state rehabilitation tax credit available of up to 35% for rural communities and he explained that this is significant for developers and the redevelopment of the downtown area concerning the old vacant buildings. Mr. Rodier reported that the Viviano Family is getting close to completing the appraisals on their buildings, and that there is still no movement on the Federal Building due to title issues in the ownership structure. Mr. Rodier reported that he was just at a Retail Strategies meeting in Birmingham and met with their downtown and development group as well as some different individuals that possibly have an interest in the downtown area and rehabilitating historic buildings. Mr. Rodier reported that Love's still plans to open in late July, or early August. He also said that Chik Fil A has a hard deadline to be open in November. Mr. Rodier went over some things in the works for some of the other retail businesses with both commitments and interest in coming to Opelousas. There was active discussion and questions. Ms. Sarah Branton requested that the city reach out to building owners for them to not change the integrity of any building without prior approval of the city including notice of existing fines.

New Business:

Maison de Chambers (New Life Center): Chairwoman Charles gave an update on the Maison de Chambers Project. She explained that the board's responsibility with the project was satisfied once the RFP was awarded to this development group. Mrs. Charles explained that the mayor requested a board be put in place to oversee the project since the city still maintains ownership of the property. Ms Charles reported that ODDD was asked to be the "Sponsor" of the project. Chairwoman Charles said that the Maison de Chambers has also made an informal for \$25,000 from the ODDD as seed capital to get the project underway. There was an active discussion. A

motion was made by Mr. Pat Fontenot to confirm that the ODDD has fulfilled their obligation with the project and that ODDD would not be the sponsor for the project, nor would they be willing to entertain the information request for \$25,000 as seed capital for this project. A second was made by Sarah Branton. Motion Carried.

Opelousas Historic District National Registry Considerations: Chairwoman Lena Charles introduced Ms. Kelly Calhoun, a Historic Preservation Consultant. Ms. Calhoun introduced herself, gave her educational and work background and further explained the federal tax credits on historical buildings as part of her presentation regarding her proposal to consult with the ODDD. She explained that Bill Rodier had asked her to explain the process of expanding the Opelousas Historic district boundaries. She went on to say that there is a potential of adding 300 additional historical structures in the Opelousas downtown area. Mr. Pat Fontenot asked if the additional structures include residential structures and Ms. Calhoun's response was that all structures within 600 feet of the ODDD boundary will be included. Questions and discussion ensued. A motion was made by Ms. Sarah Branton to proceed with the full proposal offered by Ms. Calhoun for the Historical National Registry Expansion phase one and phase two, up to \$20,000 (Monthly invoicing on work that has been completed.) with the collaboration (no opposition) with input from the Opelousas Historical Society. Seconded by Mr. Pat Fontenot. Motion Carried.

Old Business:

USDA / Banks Informational Meeting for Businesses June 28, 2023: Ms Tracey Antee was available to talk about the event. She reported that Catalyst and Washington State Bank, LSU Small Business Center, some financial representatives, and other entities will be at the event. She reported on all the different ways that she and her staff have been promoting the event. A motion was made to approve the amount of \$2,500 for the contract with Maven Consulting Services in putting on this event by Mr. Pat Fontenot and seconded by Mr. Rob Hillard. Motion carried.

City of Opelousas Ordinance (Update): Chairwoman Charles updated the board that everything is moving along on as planned on the follow up necessary to enforce the recently passed vacant building ordinance. Mr. Anthony Daniel (AD), from the City of Opelousas, was present to take any questions from the board. He thanked the board for their collaboration with the ODDD. Mr. Daniel reported that Ms. Margaret Doucet, Code Enforcement, is retiring and that a new person is being hired as her replacement. The replacement has not been announced yet. Ms. Doucet will be staying on through the training of the new person.

BIG Grant Update: Ms. Sarah Branton gave her report on the current BIG program. The following businesses were awarded funding for 2023:

Toby's Downtown; \$10,000
Holy Ghost Catholic Church: \$10,000.00
The Townhouse Hotel; \$10,000
Java Square; \$10,000.00
Hope for Opelousas; \$10,000.00
The Gateway Bar & Grill; \$6,089.06

The following businesses were not funded in this round:

The Hot Spot
Doran and Hawthorne
Vanessa Harris

South Park Master Plan: Chairwoman Lena Charles reported that EB Brooks, the consultant hired by the ODDD, provided some changes that needed to be made to the CEA and that it had been forwarded to the City Attorney. Mrs. Charles indicated that July 11th is the cutoff date. In the meantime, Mrs. Charles informed the board that there is work to be done to get the Letters of Commitment of \$500,000 from St. Landry Parish and The City of Opelousas. Attorney Bruce Gaudin indicated it must be in a resolution form. Mr. Keith Broussard reported that he would like to see a plan of action from the City of Opelousas as to how the project is going to be managed. Discussion and questions ensued.

TAP Grant: Major Construction is happening on Landry Street. The work is projected to be completed within 90 days.

Keep Opelousas Beautiful Grant: Janece Riser reported that there is another aspect to the Keep Opelousas Beautiful program that includes businesses keeping their direct area clean. Ms. Riser reported that The St. Landry Chamber is taking that on, and we will share the posts on our social media.

Courthouse Phase II Lighting - Final Report: All lighting is completed around the courthouse and has been tested and inspected and is ready to go for the Holiday Season.

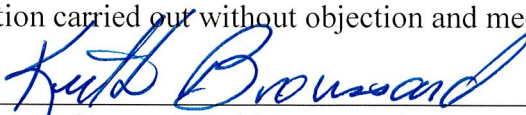
Wallior Area Infrastructure Improvements: The Turning Lane has been completed and they are now getting ready to move the tap for the water and sewage and that is still within the budget.


ODDD District Expansion - Update: Chairwoman Charles reported that next week she plans to go sit with Assessor's Office to get the parcels assigned and the businesses and cross checking and that it would be the process that was used in the previous expansion.

Board Member Comments: None

Public Comments: None

Adjourn: A motion was made to adjourn by Sarah Branton and seconded by Rob Hillard Motion carried out without objection and meeting was adjourned at 11:31 am.


Secretary Keith Broussard


Chairperson Lena Charles