

SLED EXECUTIVE COMMITTEE MEETING

March 13, 2023
SLED Business Center
5367 I-49 S. Service Road
Opelousas, La 70570

- I. PLEDGE
- II. ROLL CALL
- III. ADOPTION OF THE MARCH 2023 EXECUTIVE COMMITTEE MEETING MINUTES
- IV. MARCH 2023 FINANCIAL REPORT
- V. EMPLOYEE HANDBOOK
- VI. WALL CONSULTING CONTRACT
- VII. BUSINESS TENANT CONSIDERATION
- VIII. REAL ESTATE COMMITTEE APPOINTMENT
- IX. NEXTRA PROJECT
- X. ADJOURN

Chairman Don DeJean welcomed the board members and opened the meeting at 2:02 PM.

Members present in person: Seth Robin, Roma Stewart, Erika Milton, Don Dejean, Toni Effinger, Don Reber, and Lena Charles

Non-Voting Members Present: Bill Rodier, Teresa Reaves, Andy Dakin, Immediate Past Chair

Members absent: None.

Guests Present: Attorney Troy Villa, Virtually

It was determined a quorum was present.

Adoption of the February 2023 Executive Committee Meeting Minutes: Mr. Donald Reber made a motion to accept the February 2023 minutes as submitted. Ms. Erika Milton seconded the motion. Motion carried with no objections.

February 2023 Financial Report: Treasurer Seth Robin reported on the finances for the month of February. After addressing various questions from committee members, Mr. Rodier commented that tax collections were their highest in February and he anticipates that the projected annual incomes will surpass predicted numbers. Mr. Rodier also reported that our building tenants should be at capacity soon. A motion was made by Roma Stewart to approve the February financials. A second to the motion was made by Ms. Erika Milton. Motion carried without objection.

Employee Handbook: Mr. Bill Rodier acknowledged the people that were part of creating the new Employee Handbook. Ms. Janece Riser reported that the employee handbook was sent to the attorney to be looked over and then brought back to the board. A motion was made by Seth Robin to take the new Employee Handbook to the full board. A second was made by Ms. Toni Effinger. Motion carried with no objections.

Walls Consulting Contract: Ms. Janece Riser reported that with the creation of the Employee Handbook, it came up that we will need further HR help with implementing processes and procedures in handling the policies set in the manual. Conversation ensued. A motion was made to bring the Walls HR contract to the full board was made by Ms. Roma Stewart and seconded by Mr. Don Reber. Motion carried without objection.

Business Tenant consideration: Mr. Bill Rodier gave a report naming the two businesses that have currently turned in applications to rent space in our SLED building, Drivers Choice Transportation, to occupy office space #5, for \$450.00 per month, and Legacy EMS Inc., to occupy office spaces 2, 28, 29 and 30 at a total month cost of \$2,065. Mr. Rodier thought that it would be useful to ask for professional references to be included in the tenant consideration process and that this would be added to the applications of tenants in the future. A motion was made by Ms. Lena Charles, to accept the application for Drivers Choice Transportation and Legacy EMS Inc. at the monthly lease rates provided, with the clarification with both parties that buses, and large medical vehicles cannot be parked on the premises. There was a second by Don Reber. Motion carried without objection.

Real Estate Committee Appointment: Mr. Bill Rodier discussed the Real Estate Committee and mentioned that there are new members on the board that may want a chance to be on a committee. Ms. Roma Stewart, as the Vice-Chair of the Real Estate Committee, will be looking for five people to make up the committee for this year. It was decided that this be brought up at the full board meeting and that a reminder be sent out with the agenda.

St. Landry Parish Business Summit: Mr. Bill Rodier Gave a brief overview of the St Landry Business Summit that is being put on this year at LSUE. Mr. Rodier spoke about the renewed collaboration efforts between SLED and the St Landry Chamber to create value added partnerships. He relayed that this is a great opportunity to showcase this collaboration and that the Vision St. Landry Board has already agreed to pay half of the \$5000.00 Signature Event Sponsorship. He noted that this would essentially make economic development a co-partner in presenting the event. Mr. Rodier requested that committee approve an additional \$2,500 to fulfill this commitment. A motion was made by Don Reber to support this request with a second by Ms. Lena Charles seconded the motion. Motion carried with no objections.

Walmart Distribution Center Lighting: Mr. Rodier gave an overview on the background of the Walmart Distribution Center Lighting on the Highway 744 Access Road leading the Walmart Distribution Center. The original agreement on this project was consummated in 1999 and included a DOTD permit, CLECO as the utility provider, the City of Opelousas, and SLED. Mr. Rodier noted Bruce Gaudin was provided a copy of the agreement and that his opinion is that SLED has an obligation per the agreement to maintain the lights. Mr. Rodier further

discussed a meeting with the City of Opelousas, Walmart, CLECO and SLED in which Walmart has agreed to reimburse the cost of this repair for this one time, provided the invoice for this repair is provided to them by the City of Opelousas. This agreement would require SLED to pay the contractor, Thibodeaux Electric, the \$12,500 cost to make the repair and bill the City of Opelousas for the repair. The City will then bill Walmart and upon payment by Walmart will reimburse SLED the remittance for this invoice once received. A motion was made by Ms. Lena Charles to enter into a drafted three-party agreement for this arrangement that was provided to the committee in the packet. A second was made by Seth Robin. Motion carried with no objections.

NextEra Project: Mr. Bill Rodier reported that there are a lot of moving pieces going on currently with the project and introduced Attorney Troy Villa, representing SLED on this Nextera Project, appearing virtually. Mr. Villa shared his documentation on the PILOT agreement and walked through the document virtually with the committee page by page, as well as the PILOT figures associated with this agreement that have been principally negotiated with Nextera by St. Landry Parish Government. Upon conclusion, Mr. Villa gave the committee an overview of where things stand currently with the agreement with all the parties involved, as well as a summary of the CEA between SLED and St Landry Parish Government that is associated with this agreement. After addressing various questions by the committee Mr. Villa was thanked for his time by Chairman Dejean. Due to information still needing to be finalized in this process Mr. Rodier suggested that the committee not make any recommendations on this project to the full board. Mr. Rodier further explained that he and Mr. Villa would be scheduling small group education sessions on this project with the board members over the next several days.

Adjourn: With no further business, a motion was made to adjourn by Mr. Don Reber and Seconded by Ms. Roma Stewart. Meeting was closed at 4:38 PM.

SECRETARY:


ERIKA MILTON

CHAIRMAN:


DON DEJEAN