

**Board Meeting
October 17, 2023**

**St. Landry Parish Economic and Industrial Development District
Business Resource Center
5367 I-49 S. Service Road
Opelousas, LA 70570**

Agenda

- I. WELCOME..... Chairman, Donald Dejean
- II. PLEDGE
- III. ROLL CALL
- IV. PUBLIC COMMENTS
- V. ADOPTION OF THE SEPTEMBER 2023 REGULAR BOARD MEETING MINUTES -
Action
- VI. FINANCIALS, SEPTEMBER 2023.....Treasurer Seth Robin -
Action
- VII. COMMITTEE REPORTS
 - a. Opelousas Downtown Development Board September Mtg (Notes)
 - b. Central St Landry Economic Development Board October (Notes)
- VIII. OLD BUSINESS
 - a. I-49 Midway Corridor/Parish Planning Commission - Update
- IX. NEW BUSINESS
 - a. Capital Outlay
 - i. State CEA – Action
 - ii. Permission Letter - Action
 - b. Commercial Building Insurance Renewal – Action
 - c. Project Neptune PILOT Agreement
 - d. ITEP/PILOT Agreement
 - e. Business Center Tenant
 - f. Board Vacancy
 - g. 2023 Holiday Gathering
- X. TRUE SOUTH ECONOMIC DEVELOPMENT TRAINING COURSE OVERVIEW

XI. BOARD MEMBER COMMENTS

XII. ADJOURN

Voting Members Present: Don Dejean, Andy Dakin, Seth Robin, Erika Milton, Roma Stewart, Kevin Fusilier, Sharon Ortego, Don Reber, Kevin Doucet, Lena Charles, Candace Pappilion, Juan Joseph

Voting Members Absent: Ken Simeral, Valli Soileau, Daniel Lyons, Toni Effingger, John Hamlin, PHD

Voting Members Present Virtually: None

Non-Voting Members Present in Person: Bill Rodier, Janece Riser, Teresa Reaves, Brittany Cretchain

Guests: Herman Fuselier (St Landry Parish Tourism), Shelley Fontenot (St Landry Bank)

Adoption of the September 2023 Board Meeting Minutes: A motion was made to accept the September 2023 minutes as submitted by Andy Dakin and seconded by Don Reber. Motion carried without objection.

September 2023 Financial Report: Mr. Seth Robin provided an overview of the September 2023 financials. Mr. Robin discussed the income and expenses. He commented that it was a good month getting our revenue in in a timely manner. He mentioned some expenditures that were a little high and explained that they were because of billings that came in from the last fiscal year. A motion was made by Mr. Don Reber. A second to the motion was from Ms. Erika Milton. Motion carried without objection.

Committee Reports:

Opelousas Downtown Development: Mr. Bill Rodier reported that we are now including the notes from each of the other board minutes to keep everyone updated. Chairwoman Lena Charles gave a brief report and mentioned that the sidewalks on Landry Street are almost completed.

Central St Landry Economic Development: Mr. Bill Rodier gave a brief report about the projects going on with CSLED. The notes from the previous board meeting were included in the packet for information to update the board on their projects as well.

Old Business:

I-49 Midway Corridor: Mr. Bill Rodier gave a report regarding the Parish Planning Commission portion of the project. The advertisement is out but there hasn't been much interest. Mr. Rodier suggested that this SLED board could provide more than one person. Mr. Andy Dakin mentioned that at the last meeting there was a mention that the bylaws would be sent to the SLED board members. He asked again that those be received so that we could make some informed decisions. Mr. Rodier answered that our staff would work on getting that information sent to the board members as soon as possible. Ms. Lena Charles asked what the description of the board position was and Mr. Bill Rodier said that our staff would get that out to the board as well. Ms. Janece Riser made a comment that the request must be published a certain legal way, but she recommended that it be shared on social media and local online newspapers as well, to reach more people.

New Business:

Capital Outlay: Mr. Bill Rodier introduced Mr. William Jarrell who will oversee the Capital Outlay request. Mr. Rodier reminded the board about the mistake that was made in the original application paperwork, where SLED was accidentally listed rather than CSLED. Mr. Jarrell stated that he knows that there was a resolution passed at the City of Opelousas to accept the Sewer and Wastewater facility from St Landry Parish ownership to the City of Opelousas. It is technically still owned by the parish and the improvements that are being constructed will be SLED's property to be transferred to the City of Opelousas, or whoever is going to retain ownership. This kind of situation can get convoluted if it's not done correctly. He said that in the Capital Outlay process, we need to submit the same capital outlay amount of 1.7 million again for CSLED. Mr. Jarrell explained that Nick Gautreaux is trying to get the project transferred to CSLED since that is the way it should have been done in the first place. Mr. Andy Dakin asked if that issue would get worked out before the funds are distributed and Mr. Jarrell said no, he doesn't think so. The new Capital Outlay application that would go to CSLED won't be approved until August of next year. Mr. Jarrell said he has never seen a capital outlay request be approved prior to August/September which would be next year in 2024. He said he feels that it is important to move forward with SLED receiving the funds and handing them over to CSLED in the meantime. Mr. Andy Dakin asked if it is going to be a problem if SLED doesn't own the property and Mr. Jarrell said no, the CEA covers ownership and the agreement for who pays what. Conversation and questions ensued. Mr. Rodier asked if we need any additional documentation because we do not own it and Mr. Jarrell answered that he can't speak about the legal portion of it but that the CEA's between the different entities are done all the time. Mr. Dakin stated that it needs to be clear who owns what and who is doing what and paying for what. Mr. Dakin also stated that we must have something clear about that. Mr. Bill Rodier asked if we could have another thirty days before signing the CEA to get some questions answered and Mr. Jarrell answered that Nick Gautreaux has said that they must have a signed CEA, or the money can be pulled back. Mr. Dakin stated that the CEA could be amended later. Mr. Jarrell reported that we need to get something signed to make sure that doesn't happen. Mr. Dakin stated that the CEA needs to be cleared up to include a hold harmless clause.

A motion was made by Mr. Andy Dakin to authorize Mr. Bill Rodier to sign the CEA between SLED and the State of Louisiana. A second to the motion came from Mr. Seth Robin. Motion carried without objection.

A motion was made by Mr. Andy Dakin to have the CEA between SLED and CSLEDD amended with a hold-harmless clause to mimic the language in article nine in the CEA between SLED and the State of Louisiana. The second to the motion came from Ms. Roma Stewart. Motion Carried without objection.

A motion was made to allow Mr. Bill Rodier permission to sign on behalf of the SLED Board from Mr. Juan Joseph and was seconded by Mr. Kevin Doucet. Motion carried without objection.

Commercial Building Insurance Renewal: Mr. Bill Rodier stated that our commercial building insurance has come up for renewal and our agent did shop it around with some additional companies, but it will still be less with the current carrier. The other three quotes were in the amounts of \$30,570.00, \$21,274.00, and \$15,082.00. A motion was made to go forward with the

quote received from the current carrier of \$9,578.05, by Ms. Candace Pappillion and seconded by Mr. Andy Dakin. The motion carried without objection.

Project Neptune PILOT Agreement: Mr. Bill Rodier stated that he wanted to inform the board of this possible project that could be the largest investment in the entire region. Mr. Rodier wanted to get it put on the boards radar. He explained that the potential company is considering this area in their top two or three prospective sites. He can't disclose the amount of the project yet or what it is, but it could tentatively be under construction next fall. Mr. Rodier is under a non-disclosure agreement and can't give more information yet. Conversation ensued.

ITEP / PILOT Policy Creation Agreement: Mr. Bill Rodier reported that with the number of larger projects coming forward and the possibility of more PILOT project considerations, he wanted the board to consider putting together policies and procedures for handling them that will make it easier and less time consuming when they come up. Positive conversation ensued.

Business Center Tenant: Mr. Bill Rodier reported that Sign Gypsy is being sold and they will be moving out of the building at the end of October.

Board Vacancies: Mr. Bill Rodier reported that Mr. Don Reber and Ms Valli Soileau have reported their resignations based on moving out of the parish. We have asked both for recommendations for a replacement. Ms. Soileau submitted one person and Mr. Reber submitted two possibilities. Mr. Bill Rodier reminded the board members that they also have the right to nominate someone they feel is a good fit for the board. Mr. Don Reber gave a nice goodbye speech. We will miss both valued board members and we thank them for their service. Ms. Roma Stewart asked who and when are the next board members up for reappointment and Mr. Rodier answered that our staff will be working on that and get the information out to the individuals.

2023 Holiday Gathering: Mr. Bill Rodier stated that the plan is to have Vision St Landry pay for the cost of the board member and the board member will cover the cost of their spouse or significant other. The date is tentatively set for December 4th at the Steamboat Warehouse. There was a brief discussion.

True South Economic Development Training Course Overview: Mr. Bill Rodier reported that Janece Riser and Teresa Reaves attended the True South Economic Development Course and asked them to give a report on the experience. Ms. Teresa Reaves stated that the course was intense, but great. She stated that they had a project to complete in a team atmosphere and that they learned a lot about Economic Development in every aspect of the process. Ms. Janece Riser Reported that she learned how unique our situation is among Economic Development offices and she felt like our boards are doing amazing things. She also reported that she felt we the lack workforce development piece and gave some examples of how we can bridge that gap.

Board Member Comments:

Adjourn: A motion to adjourn was made by Mr. Seth Robin and seconded by Mr. Kevin Doucet. Motion carried without objection. Meeting adjourned at 11:35 am.

SECRETARY:

CHAIRMAN:

Erika Milton
Erika Milton

Don Dejean
Don Dejean