City of Pineville, Louisiana
Regular Meeting
Pineville DDD
December 9, 2024
MINUTES

The Board of Directors of the Pineville Downtown Development District met on Monday, December 9, 2024 at Noon in the City Council Chamber at Pineville City Hall, 910 Main Street, Pineville, Louisiana

1. Chairman Mike Tudor called the meeting to order

2. Commissioner Frank Jackson gave the invocation

3. Chairman Mike Tudor led the Pledge of Allegiance

4. Roll Call

Present: Chairman Mike Tudor
Commissioner Kristetta Miller
Commissioner Frank Jackson
Commissioner Bradley Perkins
Commissioner David Cohran

Absent: Commissioner Denise Jeansonne
Commissioner Ryan Franklin

Also present: Mayor Joe Bishop, Darrell Basco, Rebekah Stellwagon, Steven McKay, Chris Workman, Jarius Harper, and Christina Turrubiartes

5. A motion to accept October minutes was made by Commissioner Perkins and seconded by Commissioner Jackson and upon unanimous vote it was approved.

6. A motion was made by Commissioner Jackson and seconded by Commissioner Miller to accept the Financial Report of the December 9, 2024 meeting. Upon unanimous vote it was approved.

7. Chairman Tudor gives everyone a minute to review the notes from the November 25th developers meeting. Chairman Tudor comments that the meeting went extremely well and noted the developer that had the most interest was MGM development group. Next steps for an RFP would be to get a survey for the property that MGM is interested in.

8. Chairman Tudor commented that he went with Mayor Bishop, Darrell Basco, and Tom David to Baton Rouge to meet with Rep. Mike Johnson and later was able to meet with some of the other state delegation. They were able to give a presentation to the delegation on some of their plans for Central and some of the money that would be needed to continue pushing Central forward. There are infrastructure issues inside Central that bring challenges that the Pineville Downtown Development District does not have the money to do. Then they met with the Governor and gave the same presentation and he seemed to be on board to help the Pineville Downtown Development District out. Chairman Tudor said he felt very optimistic leaving Baton Rouge after meeting with the delegation.

9. Chairman Tudor opens the floor for any questions or comments before item 9 is voted on. Greg Jones introduces himself to the board. He says he would be happy to represent the Pineville Downtown Development District if we agree to appoint him. Chairman Tudor asks Mr. Jones how we would work his payment. Mr. Jones said he does not charge for telephone calls or short emails. He charges $150 an hour and stated he's available for $300 an hour based on the Attorney General's scale, but he recognizes that certain agencies can't afford that. Commissioner Perkins asks if he does real estate closings. Mr. Jones responds no, but he uses Brian Thompson who has a private firm. Mr. Jones also comments that you want someone who has title insurance. Commissioner Perkins has what Mr. Jones foresees we will need legal advice on? Mr. Jones states it is important to have an attorney present at a public meeting to ensure you follow open

meeting law. When you start doing bid proposals you would need legal advice then. Chairman Tudor also states that when an item needs to be added to the agenda and it can bring legal questions. Mayor Bishop states he represents the Police Jury and he has been a great attorney for them. He states that having an attorney gives you peace of mind that things are done correctly. Chairman calls for a motion to accept Greg Jones as the attorney for Pineville Downtown Development District. Commissioner Perkins made a motion and Commissioner Cohran seconded it. Upon unanimous vote it was approved.

10. Chairman Tudor asks Darrell Basco to explain the Draft Master Plan for Central. Darrell states he was on a call last week with LDEQ about a Brownfield grant which is doing environmental studies to determine what is in the ground and above the ground at Central. During that conversation it was discovered that LDEQ had paid for a Master Plan about 3 or 4 years ago. Van Meter Williams Pollack is the company that did the master plan and they are out of San Fransico. LDEQ brought them in to look at Central. It has a nice mix of commercial and residential options. Mr. Basco stated that the MGM development could fit into this Master Plan if that is what the board decided they wanted. MGM would rehab the inside of several of the buildings in the middle of Central which are historical buildings and can't be demolished. Their development would be affordable senior living. The whole facility would be gated and fenced. Mr. Basco is still confident that gating the MGM property should not be an issue for other developments and right of ways. Mrs. Stellwagon comments that MGM sent over some projects that their contractor had done and a copy is in their packets.

11. Chairman Tudor comments there is a lot across the street from Sacred Heart that has a burned down house. Chairman Tudor has heard that Sacred Heart has wanted to move to the suburb. He would like to see the house torn down to possibly increase the footprint for Sacred Heart. Mayor Bishop states he would like to clean up that street and create a boulevard. Commissioner Cohran states he was on the board at Sacred Heart and states that he knows that parking has always been a problem for Sacred Heart. Commissioner Miller asked if there was any indication on if they would stay if we went forward. Commissioner Cohran said this should seal the deal for them to stay, and that parking is a big deal. Mr. Jones states the Mayor may want to start a condemnation hearing for the property. Chairman Tudor states all this is hypothetical and just for discussion purposes.

12. Chairman Tudor asks Darrell Basco to explain the need for the CEA. Mr. Basco states due to the new legislation the meetings will now need to be televised. Mr. Basco spoke to Mr. Vilar about what was the best way to have the city to assist the Pineville Downtown Development District with the minutes and agendas. His recommendation was to do a CEA. Chairman Tudor asks Mr. Basco to read the CEA. Chairman Tudor calls for a motion to accept the CEA. Commissioner Cohran makes the motion and Commissioner Perkins seconded it. Upon unanimous vote it was approved.

Chairman Tudor asks for a vote to add an item to the agenda to adopt an Operating Budget of Revenues and Expenditures for the fiscal year beginning October 1, 2024 and ending September 30, 2025. Commissioner Perkins made a motion to add the item to the agenda. Commissioner Cohran seconded it.

Roll Call	Commissioner Tudor	Yes
	Commissioner Cohran	Yes
	Commissioner Perkins	Yes
	Commissioner Miller	Yes

13. Steven McKay presented the proposed budget. Mr. McKay stated that any amendments can be made at any time, but the only thing that would cause an amendment would be if there is an item that would be higher than 5% of your budget. Chairman called for a motion to accept the budget. Commissioner Cohran made the motion and Commissioner Miller seconded it. Upon unanimous vote it was approved.

Chairman Tudor asks for a vote to add an item to the agenda to discuss an idea for Mardi Gras Parade. Commissioner Perkins made a motion to add the item to the agenda. Commissioner Miller seconded it.

Roll Call	Commissioner Tudor	Yes
	Commissioner Cohran	Yes

Commissioner Perkins Yes
Commissioner Miller Yes

14. Chairman Tudor explains that he would like to utilize the old town hall during the Mardi Gras Parade for a costumed lady on the balcony with a dj to create a focal point in the middle of the parade.

Chairman Tudor asks Mrs. Stellwagon to leave the room. Chairman Tudor asks for a vote to add an item to the agenda to discuss naming an executive director. Commissioner Cohran made a motion to add the item to the agenda. Commissioner Perkins seconded it.

Roll Call	Commissioner Tudor	Yes
	Commissioner Cohran	Yes
	Commissioner Perkins	Yes
	Commissioner Miller	Yes

15. Chairman Tudor states the Pineville Downtown Development District needs an executive director, and wonders if we could do another CEA with the City to name Mrs. Stellwagon. Mr. Jones states that would be possible. Mr. Basco states that any work that would be done for Pineville Downtown Development District would have to be done outside of working hours where it does not interfere with regular city work. Mr McKay asked how an executive director would get paid. Chairman Tudor questions a flat fee from the Pineville Downtown Development District. The board decided to allow the Chairman to enter into discussions with Mrs. Stellwagon to discuss a flat fee rate.

The floor was opened for public comment. There was none.

There being no further business to come before the Board, a motion to adjourn was made. On vote, the motion carried.

*/s/ Rebekah Stellwagon*______
Rebekah Stellwagon

CERTIFICATE

I, Rebekah Stellwagon, do hereby certify that the above and foregoing constitutes a true and correct record of the official action taken at a regular meeting of the Pineville Downtown Development District, in legal session convened, on the 9th__ Day of December, 2024.

*/s/ Rebekah Stellwagon*______
Rebekah Stellwagon