

**St. Tammany Parish Development District
Board of Commissioners ZOOM Conference Meeting
OFFICIAL Minutes January 20, 2022**

President Mayer called the meeting to order at 3:01 pm. Roll was taken, and quorum was established. Guests introduced themselves to the group.

Present on the Zoom Conference: Joan Coffman, Scott Day (3:12pm), Mimi G. Dossett, Mike Gambrell, Al Hamauei, Bruce Javery, Marty Mayer, Bill Newton, Eric Schouest, Mike Tillman, Dr. William Wainwright (*in at 3:06; out at 3:45*)

Absent: None

Staff: Chris Masingill, Jolie Bernard, Sharon DeLong, Keith Espadron, Elizabeth Lee, Ashley Llewellyn, Kate Moore, Todd Whalley, Fellow Catherine Walker

Counsel: David Wolf, Adams & Reese, Mark Balkin, Hardy Carey Chautin & Balkin

Guests: Kathleen Wilkin, Small Business Advocate; Mary Bellisario

President Mayer requested the Mele PILOT update be moved to the top of the agenda under New Business. Bill Newton, seconded by Mimi G. Dossett, motioned to approve. All were in favor. Motion passed.

PUBLIC COMMENT PERIOD

There was no public comment on any agenda item.

CONSENT AGENDA

With no items removed for discussion, Bruce Javery, seconded by Bill Newton, moved to approve the consent agenda items, which consisted of Dec 16 Board of Commissioner meeting minutes, Dec Financial Statements – all accounts, 2022 District Board Roster, Inventory Surplus List, AWG Payroll Certification and Employee Count Report, Florida Marine Transporters Employee Count Certification Report, and the Rooms To Go Employee Count Certification Report. All were in favor. Motion passed.

NEW BUSINESS

Mele Printing Micro PILOT Update

David Wolf detailed an update to Mele’s Micro PILOT stating, due to its collateral value, the loan lenders would not allow equipment to be transferred to the District. Mele’s Micro PILOT will only include a reduction in taxes on land and building only; there will be no reduction on taxes on equipment. Savings will be the same as adopted in the preliminary resolution in Sept 2021. Wolf requested approval on this minor modification to the project. Al Hamauei, seconded by Mike Gambrell, motioned to approve the Mele Printing Micro PILOT modification. All were in favor. Motion passed.

Service Recognition Resolutions – Oscar Hernandez & Scott Biggers

Mayer recognized former Commissioners Oscar Hernandez and Scott Biggers, for their dedicated service to the organization and Board of Commissioners. A resolution of appreciation has been prepared and will be presented to Hernandez and Biggers. Mike Gambrell, seconded by Bill Newton motioned to approve the resolutions of recognition. There was unanimous consent. Motion passed.

Oath of Office – Mark Balkin -Mimi Dossett, Eric Schouest

Mayer stated Mike Gambrell, Al Hamauei, and Mike Tillman were renewing for another 3-year term, and Mimi Goodyear Dossett and Eric Schouest have been onboarded as new Commissioners. Mark Balkin delivered the Oath of Office to the new Commissioners. Signed certificates will be mailed to the Secretary of State’s office.

2022 Ethics Requirements

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DeLong stated the 2022 ethics requirements had been emailed to board and staff. Deadline is March 31.

Finance Committee Members Named

President Mayer reaffirmed current members of the Finance Committee, who are Mike Gambrell, Treasurer; Al Hamauei, and Mike Tillman. Eric Schouest volunteered to fill the committee seat vacated by Oscar Hernandez, which was also affirmed by President Mayer.

THRIVE 2023 Update

Llewellyn updated Commissioners on details of THRIVE2023 implementation, which included where we have been and where we are going regarding Organizational Effectiveness, Business Development, Cross-Cutting Strategies, and Marketing/Communications. She also reported on key focus areas in 2022 for each of those components.

OLD BUSINESS NONE

EXECUTIVE UPDATE

General Update

Staff Evaluations and Operational Planning for 2022

Masingill reported on internal work in progress related to staff goal setting, which will further engage and empower staff in their respective positions. We maintain a hybrid approach with some staff working remotely while others report to the office each day.

GNO, Inc. Northshore Legislative Roundtable

With the focus on upcoming policy issues in 2022, Masingill reported STC co-hosted a business roundtable with our partners from GNO, Inc., Tangipahoa Economic Development, and Washington Economic Development Foundation at Ampirical in Covington. This was an opportunity for the Northshore legislative delegation and business leaders from the Northshore to discuss policy issues related to economic development and the value of state incentive programs.

Economic Development Update

Newmark Visit Update

Masingill noted our relationship with CLECO strengthens our direct engagement with site selectors, specifically highlighting a recent St. Tammany site visit with the Newmark site selection team. Schouest stated CLECO engaged Newmark on an assessment of 23 parishes in CLECO's domain and reported on some preliminary findings. Schouest will share report details with Chris and the team in upcoming months.

RFP Activity

Masingill noted the receipt of 4 significant RFPs that reinforce the increased level of activity in the project pipeline.

P2E Closeout

Masingill stated we are working on a timeframe to close out the Camellia Bay project. He is working with Mayor Cromer on three prospective projects for the property.

Wadsworth Property & I-12 Logistics Corridor Vision

Masingill stated we are moving forward to create a designated corridor for transportation and distribution and are working with a prospect on the Wadsworth property to anchor this strategic initiative.

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Proposed Zoning Moratorium & Economic Development Response

Masingill reported on an announcement by Parish administration that proposed a 6-month moratorium on rezoning residential properties, except for single-family dwellings on one acre of land. From an economic development perspective, this poses a major workforce and affordable housing issue. Statistics indicate existing housing inventory is already low, and home values in St. Tammany have increased more than 10% over the last year. The moratorium will adversely affect the construction industry, which is one of the largest industry sectors in the parish.

Masingill stated we are working with groups including the Northshore Business Council's Infrastructure Committee, the Chamber's Public Policy Committee, and the Northshore Homebuilders Association to respond to this issue. The Homebuilders Association hosted President Cooper for a Q & A session, and STC staff was able to attend. Elizabeth Lee is working with the Homebuilders Association to draft a whitepaper/memo outlining potential impacts of this moratorium. We expect this issue to be placed on the Parish Council agenda in March and voted on in April.

ANNOUNCEMENTS

The GNO, Inc. Annual Luncheon has been postponed from February 8 to March 17. STC's table of 10 is full.

The next Meeting is 3:00 pm, Thursday, February 17, 2022.

With no further business, the meeting adjourned at 4:29 p.m. on a motion by Al Hamauej, seconded by Bruce Javery. All were in favor. Motion passed.

Minutes reviewed and submitted by the STC Staff.