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 *(entered 3:20pm)*, Mimi G. Dossett, Mike Gambrell, Al Hamauei, Marty Mayer *(exited 4:12pm),* Bill Newton, Eric Schouest, Mike Tillman, Dr. William Wainwright *(entered 3:45pm)*

**Absent:** Bruce Javery

**Staff**: Chris Masingill, Jolie Bernard, Sharon DeLong, Keith Espadron, Elizabeth Lee, Ashley Llewellyn, Kate Moore, Jake Nickens, Ronda Sides, Fellow Catherine Walker

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

**Guests**: Kathleen Wilkin, Small Business Advocate

**PUBLIC COMMENT PERIOD**

No public comment on any agenda item.

**CONSENT AGENDA**

With no items removed for discussion, Mike Gambrell, seconded by Joan Coffman, moved to approve the consent agenda items, which consisted of January 20 Board of Commissioner minutes, January financial statements, Diversified Foods & Seasonings Employee Count Certification, and the 2021 Louisiana Government Compliance Questionnaire, used for auditing purposes. All were in favor. Motion passed.

**NEW BUSINESS**

**Ampirical Annual Lessee Reporting**

Jake Nickens detailed the first compliance reporting from Ampirical Solutions, which was more extensive reporting than the Payroll Certification and Employee Count Certification required in older PILOT programs. In the review, Nickens noted the Clawback amount of $613 had been received and redistributed by our office to the St. Tammany Parish Sheriff’s Ex-Officio Tax Collection Department. He also confirmed the annual invoice for fire protection had been received by Ampirical and is in the process of being paid. Al Hamauei, seconded by Mike Gambrell, motioned to approve the Ampirical annual lessee reporting. All were in favor. Motion passed.

**InveST St. Tammany Website Preview**

Masingill stated the purpose of this website is to prioritize the relevant economic development related data, economic insights, strategic programming, and competitive advantages of St. Tammany that are of most interest to external stakeholders, specifically site selectors. This site is in its initial stage of development, and Jolie Bernard presented an overview of the new forward-facing digital marketing tool that anchors the STC brand and fielded questions from Commissioners.

**OLD BUSINESS**

**2022 Ethics Requirements**

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

**EXECUTIVE UPDATE**

**Organizational Update**

Masingill extended gratitude and appreciation to the team’s longest serving member, Ronda Sides, for her 14 years of service to this economic development organization. He wished Ronda a wonderful retirement and much deserved relaxation. Masingill read the resolution of recognition and appreciation for the official record. President and Secretary/Treasurer will sign the resolution which will be presented to Ronda. (Resolution attached).

Masingill noted Governor Edwards has extended the emergency COVID-19 order that allows public meetings to take place virtually. This extension expires on March 16, the day before the March Board meeting, so any updates will be communicated to meeting attendees.

**General Update**

With no questions or follow-up on the February activity report, Masingill noted his recent travel to the IEDC Leadership Summit in California, where topics of discussion included the labor market, workforce development, using technology and research for data-driven economic development work.

Sharon will email Board meeting calendar invites at the beginning of each quarter for BOC meetings that fall in that quarter. This applies to both monthly board meetings and committee meetings.

Masingill reminded Commissioners the GNO, Inc. rescheduled its annual luncheon to March 17 at the Hyatt Regency New Orleans. There are still two seats available to Commissioners who have not already reserved seats at the event. To date, Commissioners Newton, Day, Dossett, and Wainwright are joining the STC table. Contact Sharon if interested in joining the STC table at the event.

**Economic Development Update**

Wadsworth Property & I-12 Logistics Corridor Vision

Masingill stated the design and conceptual planning on the Wadsworth property and the vision for the I-12 logistics and advanced manufacturing corridor vision is moving forward as we continue to work with CSRS and Wadsworth owner on the property to anchor this strategic initiative.

ITEP Monitoring & Compliance Work

Masingill informed the group that as a result of the executive order, changes to the ITEP program new compliance measures have been implemented for post 2018 projects. The release of the new compliance measures were delayed and not communicated to businesses or EDOs until the end of 2021 when many companies adversely affected by Covid were found to be out of compliance. STC was able to coordinate with the state office and assist our local projects with their required reporting. Masingill commended Jake Nickens on his extensive efforts with one company, in which firsthand detail and follow-up resulted in savings of $30,000 which can be reinvested back into the company.

***NOTE: Because two of the open projects involved sites managed by Stirling Properties, President Mayer recused himself from any current or future discussion and abstained from any current or future vote on Project Briefcase. Mayer exited the meeting at 4:12pm. Vice President Mike Tillman facilitated the meeting from this point.***

Update on Project Food

Masingill revealed that St. Tammany Parish is being considered for a major business attraction project by an internationally recognized manufacturer. The company creates globally recognized products and is considered one of the most sustainable companies in the world, holding a Zero Waste Certification, meaning that 95% of the company’s waste is diverted from landfills. Project specifics are still confidential; however, a minimum of $100 million capex and creation of 60 new, full-time jobs can be expected. Masingill asked the Board to approve a provisional, conditional PILOT benefit of 80% for a 10-year term to allow St. Tammany to compete with neighboring parishes who are able to utilize the ITEP program locally. Given the investment size of the project, number of jobs created, and above average wages, Masingill stated that a cost-benefit analysis is currently being commissioned and will help determine final terms. Board President Marty Mayer recused himself from discussion as two potential sites being considered are managed by Stirling Properties. Masingill requested approval of this preliminary offering. Mike Gambrell, seconded by Bill Newton, motioned to approve a provisional, conceptual PILOT offering of 80% for ten years. All were in favor. Motion passed.

New Directions 2040 Public Review

Masingill stated a draft version of ND2040 is now public, and feedback on the draft plan is open through February 28. STC’s perspective on the current draft is that there are very few areas for advanced manufacturing and logistics, which leaves little room for commercial or industrial development. Kate Moore reviewed the three levels of strategic growth possibilities laid out in the plan and invited Commissioners to review the draft and email comments to Chris for representation of collective voices. Masingill fielded Commissioner questions and a healthy discussion ensued regarding the state of economic development opportunities in the parish.

Thrive 2023

President Mayer requested assistance from Commissioners to help Chris with business connections, contacts, as well as meeting facilitation and attendance regarding fundraising for THRIVE 2023. He asked that each Commissioner email two or three names/contact information to Chris, [cmasingill@sttammanycorp.org](mailto:cmasingill@sttammanycorp.org).

**Added to Agenda – Discussion on Project Briefcase**

This item was added to the agenda on a motion by Al Hamauei, seconded by Mike Gambrell. All were in favor. Motion passed.

Project Briefcase

Masingill noted two sites in St. Tammany Parish were being considered for the commercial office project: one on the East side of the Parish and another on the West. For both sites to be competitive, developers asked that a Benefit Cost Analysis be performed prior to the site selection. Jake Nickens detailed the numbers of seven hundred direct jobs, $52 million in payroll, with an average salary of $75,000; of these jobs, 598 are projected for parish residents; with a projected 292 induced/indirect jobs. The report showed an impact of the project over 10 years at just over $86 million, and a benefit-cost ratio of 5.12 to 1, which translates to $5.12 in revenue for every dollar of government cost. Selection is expected on or before March 15, 2022.

**ANNOUNCEMENTS**

GNO, Inc. Annual Luncheon | Thursday, March 17, 11 a.m. – 1 p.m. Two seats available; contact Sharon if interested.

NTCC Chancellor’s Sunrise Breakfast | Thursday, April 14, 7:30 – 10 a.m.; Contact Sharon to reserve your seat.

The next meeting is Thursday, March 17, 2022, at 3 p.m.

With no further business, the meeting adjourned at 4:40 p.m. on a motion by Mimi G. Dossett, seconded by Scott day. All were in favor. Motion passed.

Minutes reviewed and submitted by the STC Staff.