

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | December 15, 2022**

Present: Mimi G. Dossett, Mike Gambrell, Al Hamauei, Marty Mayer, Bill Newton, Eric Schouest, Dr. William Wainwright

Absent: Joan Coffman, Scott Day, Bruce Javery, Mike Tillman

Staff: Chris Masingill, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Elizabeth Lee, Kate Moore, Todd Whalley

Counsel: Mark Balkin, Hardy Carey Chautin & Balkin; Phil Sherman, Adams & Reese;

Guests: Kathleen Wilkin; Jake Nickens, Sumit Credits; Kyle Buckley

President Mayer called the meeting to order at 3:01 p.m. Quorum was established by Commissioners present.

PUBLIC COMMENT PERIOD

No public comment on any agenda item.

CONSENT AGENDA

With no corrections, the Consent Agenda, which consisted of the September 18 and October 20 Board of Commissioner minutes; October 19, November 10, and December 6 Finance Committee minutes; and the Year-to-Date financial statements, *Al Hamauei seconded by Dr. Will Wainwright, moved to approve the consent agenda. All were in favor. Motion passed.*

NEW BUSINESS

THRIVE & StartUp Northshore New Credit Cards

DeLong stated the need to add two new credit cards for THRIVE and StartUp Northshore which eases business transactions for each entity. All credit card charges will be paid with private funds for each entity, respectively, and all standard operating procedures for preapproval apply.

Mike Gambrell, seconded by Al Hamauei, motioned to approve the addition of both credit cards. A roll call vote was taken. All present voted yes. Absent Commissioners were recorded as such.

Project Mack

Mayer recused himself from the discussion and vote on Project Mack and asked Treasurer Mike Gambrell to moderate the Project Mack discussion. Gambrell reminded the group the confidential project is to be referred to as Project Mack. Phil Sherman stated officials of Project Mack are reviewing legal documents and closing on the property is imminent. This project resolution is for up to \$37 million taxable bonds, and 5.46 percent of property tax on building and land only; no equipment is included. The project creates 75 FTEs and 75 PTEs resulting in \$4.4 million in payroll. As with any STC PILOT agreement, clawbacks are in place if job creation milestones are not met. Masingill reminded Commissioners of the 15-month journey it took for this project to come to fruition. Jake Nickens provided an opportunity to review the impact reports regarding retail operations.

Will Wainwright, seconded by Bill Newton voted to approve the final resolution. A roll call vote was taken. All Commissioners present voted to approve the resolution. Mayer recused from the vote. Motion passed. Absent Commissioners were recorded as such.

Budgets

Masingill stated the 2022 Amended Budget and the 2023 Proposed budgets for the District and THRIVE were previously reviewed by the Finance Committee, which resulted in the committee's recommendation for approval. Masingill detailed the revisions in the 2022 Amended Budget.

Mimi Dossett, seconded by Mike Gambrell, motioned to approve the 2022 Amended Budget as presented. All were in favor. Motion passed.

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Masingill reviewed the 2023 Proposed Budget for the District, noting the executive summary, in which the remaining \$582,900 from State Act Funding was used in the budget. Masingill reviewed details of the budget. *Mike Gambrell, seconded by Mimi Dossett, motioned to approve the 2023 Proposed Budget for the District as presented. All were in favor. Motion passed.*

Masingill reviewed the THRIVE 2023 budget which focuses on organizational development and implementing strategic initiative programs. *Mike Gambrell, seconded by Dr. Will Wainwright, motioned to approve the 2023 Proposed Budget for THRIVE 2023 as presented. All were in favor. Motion passed.*

**Administrative
Oaths of Office**

Counsel, Mark Balkin executed the Oaths of Office for Commissioners renewing for an additional term. Marty Mayer, Eric Schouest, and Dr. Will Wainwright were sworn in for a three-year term, January 1, 2023 through December 31, 2025. Three copies of each Oath were signed and notarized for filing with the parish and the state.

Election of 2023 Officers

Masingill commended President Marty Mayer for his leadership and entrepreneurial spirit, offering his utmost respect for Mayer's counsel and vision in the economic development industry. Mayer reviewed his tenure in economic development in St. Tammany Parish and stated it was an honor to serve in this capacity.

Masingill stated the following Commissioners volunteered to serve as 2023 Officers:
President – Dr. Will Wainwright; Vice President, Mike Gambrell; Secretary/Treasurer, Scott Day
Mimi Dossett, seconded by Bill Newton, motioned to accept those volunteering to serve as officers in 2023, and approve their election. All were in favor. Motion passed.

2023 Meeting Dates

Masingill stated the proposed times for the monthly Commissioners meeting will be the third Thursday of each month, noting a change in the timeframe to 10 a.m. – 12 p.m..
Al Hamauej, seconded by Mike Gambrell, motioned to approve the meeting dates. All were in favor. Motion passed.

OLD BUSINESS - None

EXECUTIVE UPDATE

Masingill thanked the board and new leadership for its commitment to economic development in St. Tammany. Nickens introduced Kyle Buckley, a student in the Master of Science in Economic Development program at The University of Southern Mississippi.

Wadsworth Property & I-12

Masingill stated STC continues to provide project management and coordination during the site development process. The economic development staff has been meeting with the developer monthly to make progress on the conceptual master plan, with the primary focus being the infrastructure development plan. The site certification process, through LED's site readiness program, has been applied for and will be moving forward with an expanded footprint. Staff continue to coordinate meetings with water companies to investigate potential investment in the expansion of the site's infrastructure. We received a site analysis report from the St. Tammany Parish Department of Utilities outlining the current infrastructure and upgrades needed to

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facilitate future growth at the site and has met with parish administration to discuss next steps and potential funding streams. Schouest stated that the Newmark Vice Chairman will review the project and give feedback during a site visit to St. Tammany on December 18-19, 2022.

Masingill stated that, in order to leverage shared regional assets, he and Kate Moore facilitated the launch of an official Regional Logistics Alliance between Tangipahoa, Washington, St. Tammany and the Port of New Orleans. The Alliance is important for regional coordination and collaboration in the industry sector of logistics and transportation.

Masingill noted Whalley attended the International Work Boat show to harness opportunities of maritime companies looking to expand.

Masingill stated the THRIVE2023 Strategic Plan is in its final phase. With a 2023 timeline, the Impact Report is due out in the 1st quarter of 2023.

Masingill stated we are the only EDO in Louisiana that has instituted a formalized entrepreneurial program. Vincenzo Caronna updated the group on events and activities of StartUp Northshore, which included the recent launch of the Leaders Circle which was attended by regional leaders in the entrepreneurial ecosystem. Caronna recapped the inaugural IDEAinstitute Northshore program which included sixteen founders and fourteen companies having the opportunity to meet with industry leaders one-on-one in approximately thirty meetings.

Masingill informed the group of the St. Tammany Parish Department of Utilities proposed capacity fee reservation rate increases, which include water capacity reservation fee increase from \$2.35 per gallon to \$6.50 per gallon; and a sewer capacity reservation fee increasing from \$4.70 per gallon to \$12.50 per gallon, which results in a \$4,780 increase per lot in a residential subdivision, or \$478,000 for a 100-lot subdivision. This represents a 270% increase from the current rates. Masingill asked to facilitate meetings to negotiate a long-term resolution to this issue.

Masingill mentioned that the Chamber, in collaboration with the Northshore Business Council, plans to reboot the Northshore Legislative Alliance. This is in the early stages of framework building.

Organizational and Administrative Update

Sale of Condo Units 7 & 8

Masingill stated the sale of the building should be complete by the end of the year.

EXECUTIVE SESSION The Executive Session was deferred until the January 19 meeting to formally approve CEO performance metrics.

ANNOUNCEMENTS

The GNO, Inc. Annual luncheon is January 13th. Commissioners wishing to join the STC tables are to contact Sharon, sdelong@sttammanycorp.org.

Bill Newton reported on the sparse appetite in Louisiana for property insurance carriers.

ADJOURN

Eric Schouest, seconded by Mimi Dossett, motioned to adjourn the meeting at 4:47 pm. All were in favor. Motion passed.

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Minutes reviewed and submitted by the STC Staff.