**Present:** Joan Coffman, Scott Day, Mimi G. Dossett, Mike Gambrell, Albert M. Hamauei, Bruce Javery, Eric Schouest, Mike Tillman, Dr. William Wainwright

**Absent:** Ross Lagarde, Bill Newton

**Staff**: Chris Masingill, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Elizabeth Lee, Ashley Llewellyn, Kate Moore, DaSean Spencer

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

**Guests**: Kathleen Wilkin, Jake Nickens | SumIt Credits; Mallory Mele | Project Mifflin; John Loftus | Project Gold Vein; Jeff Schoen; Tom Huval | Ampirical Solutions/MDA Holdings, LLC; State Senator, Sharon Hewitt; State Representative, Mary DuBuisson

President Wainwright called the meeting to order at 3:00 p.m. Commissioners present established quorum.

**PUBLIC COMMENT PERIOD**

No public comment on any agenda item.

**CONSENT AGENDA**

With no other modifications, the Consent Agenda, which consisted of the YTD Financial Statements; June BOC meeting minutes; Updates to Agreements for Professional Services, LED/EDA grant program was approved. *Joan Coffman, seconded by Mike Gambrell, motioned to approve the consent agenda. All were in favor. Motion passed.*

**NEW BUSINESS**

**RESOLUTIONS OF APPRECIATION | Representative Mary DuBuisson & Senator Sharon Hewitt**

President Wainwright and Masingill thanked Representative DuBuisson for her leadership on the House Appropriations committee, which was critical to the HB 1 exemption and reinforcing the need for the timeline extension for state appropriated funds to be used for quality economic development services to the St. Tammany community. Masingill read the full resolution into the record, which is to be included in the minutes of this meeting DuBuisson thanked the Board for its appreciation and noted her continued support of service to economic development.

President Wainwright and Masingill thanked Senator Hewitt, who championed the timeline extension for state appropriated funds to be used, which is essential in sustaining the operations of our organization and our ability to deliver high quality economic development services to the St. Tammany community. Masingill read the full resolution into the record, which is to be included in the minutes of this meeting. Hewitt expressed her gratitude for the recognition and stated the importance of well-organized economic development organizations, touting the District as one of the best examples of an active, engaged EDO.

**RESOLUTION | PROJECT MIFFLIN**

Masingill noted one of the most significant, unique, and competitive tools we possess for business attraction and retention are the Micro PILOT and PILOT programs. Jake Nickens stated there were no changes in the program since the preliminary approval Project Mifflin was finalized two months ago. With a $17.7 Capex, a 70,000 square foot expansion; eight new jobs, ninety-one retained jobs, $5.5 Million annual payroll, and a 4.7% cost benefit ratio, the principals of the PILOT request a 65% abatement for a ten-year term. The principal for the project spoke about the effectiveness of the Micro PILOT program and thanked Commissioners for supporting local business growth. *Albert Hamauei, seconded by Mimi Dossett, motioned to approve the final stages of the project. A roll call vote was taken. All Commissioners present voted in favor of the approval. Motion passed.*

**RESOLUTION | PROJECT GOLD VEIN – PRELIMINARY APPROVAL**

Masingill reminded Commissioners that while the project name was titled in the impact report distributed in the board packet, they were to use the project name in the context of the meeting. Jake Nickens stated the Project At A Glance page of the impact study noted a $12.745 Million Capex with fifty-five new direct jobs and twenty indirect jobs with a combined payroll of $2.184 Million in annual payroll. The ten-year revenue impacts show the 65% abatement will net $2.952 Million in sales and property taxes from the project. The benefit-cost ration is $2.23, which is well above the accepted level of program guidelines. The principal for the project spoke about the positive effects of this project on the local community. *Mike Gambrell, seconded by Mimi Dossett, motioned to extend preliminary approval for the project to move forward. A roll call vote was taken. All Commissioners present voted in favor of the approval. Motion passed.*

**OLD BUSINESS –** *Mike Gambrell, seconded by Scott Day, motioned to defer Old Business until the August meeting. All were in favor. Motion passed unanimously.*

**EXECUTIVE SESSION**

*On a motion by Mike Gambrell, seconded by Bruce Javery, Commissioners entered into Executive Session at 4:36 pm.*

*On a motion by Mike Tillman, seconded by Eric Schouest, Commissioners exited the Executive Session at 5:03 pm. No action was taken.*

*On a motion by Scott Day, seconded by Mike Gambrell, Commissioners approved the annual performance benchmarks and compensation package for CEO Chris Masingill, as well as a 5% salary increase effective July 1, 2023. All were in favor. Motion passed.*

**EXECUTIVE UPDATE**

**Administrative & Operational**

Work with Chris Abadie on the office relocation is still progressing. He and Masingill are working on a strategy for the new office space with an anticipated fall timeline.

The Impact Report full-color publication was distributed to Commissioners. The report shows the district’s efforts resulted in over $173 million in investment and 895 new and retained jobs in the local economy from July 2020 through the end of 2022.

Ted Abernathy of Economic Leadership will be in the office next week to assist in the establishment of key performance indicators for the organization. Commissioners are invited to participate in this process.

**Strategic Initiatives**

IEDC has teamed up with multiple organizations, including the Economic Development Administration (EDA),in a partnership program called the Economic Recovery Corps. The District applied to be a host organization and has made the short list to move to the next round of evaluation with an interview in August.

We are finalizing our application to IEDC to become an Accredited Economic Development Organization. Masingill expressed his confidence in successfully obtaining certification.

(Mimi Dossett exited the meeting at 5:03pm)

**Economic Development**

Significant progress has been made on closing a major anchor for Gulf South Commerce Park. Additionally, negotiations are nearing completion for a spec building at the site.

With the $7 Million approved by Parish Council last month, Mark Balkin is working on a utility development contract.

The Louisiana Public Facilities Authority (LPFA) has been positioned to have public financing for infrastructure up to $4 Million, or up to $10 Million in bonds for infrastructure projects. Masingill will present a term sheet at a future meeting.

(Mike Tillman exited the meeting at 5:21pm)

We have engaged with Development Counsellors International (DCI) for a business attraction and marketing plan, another major milestone for GSCP.

**ANNOUNCEMENTS**

The SSG conference is in New Orleans this year, and we are again partnering with Cleco.

The Free Trade Zone designation is now under review and evaluation.

(Dr. Wainwright exited the meeting at 5:36 pm)

Ashley Llewellyn’s title has been elevated to Senior Director

**ADJOURN**

*The meeting adjourned at 5:33 pm. on a motion by Joan Coffman, seconded by Eric Schouest. All were in favor. Motion passed.*

Minutes reviewed and submitted by the STC Staff.