

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | September 21, 2023**

Present: Scott Day, Mimi G. Dossett, Mike Gambrell, Albert M. Hamauei, Ross Lagarde, Bill Newton, Mike Tillman, Dr. William Wainwright

Absent: Joan Coffman, Bruce Javery, Eric Schouest

Staff: Chris Masingill, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Ashley Llewellyn

Counsel: Mark Balkin | Hardy Carey Chautin & Balkin

Guests: Kathleen Wilkins | Small Business Advocate; Jake Nickens | SumIt Credits; Jason Lake | Project Link

President Wainwright called the meeting to order at 3:03 p.m. Commissioners present established quorum.

PUBLIC COMMENT PERIOD

No public comment on any agenda item.

CONSENT AGENDA

Masingill fielded questions regarding the August profit/loss statement. With no modifications, the Consent Agenda, which consisted of the August BOC meeting minutes and YTD financial statements, was approved. *Albert Hamauei, seconded by Bill Newton, motioned to approve the consent agenda as presented. All were in favor. Motion passed.*

SPECIAL PRESENTATION

Dr. Jim Carlson, Northshore Technical Community College

Dr. Carlson stated the latest statistics indicate that NTCC currently has the largest enrollment in its history, surpassing Fall 2022 enrollment with a 14% increase, which includes the largest dual enrollment of any community college in the state. He announced that NTCC was the recipient of a \$1.49 million grant from the Department of Labor/Delta Regional Authority, in which St. Tammany Corporation and GNO, Inc. were partners. One of three grants awarded in Louisiana, NTCC's grant is to establish new programs in advanced manufacturing, supply chain and logistics, and industrial safety.

NEW BUSINESS - NONE

OLD BUSINESS - PROJECT LINK UPDATE

Masingill stated the global advanced manufacturing company is close to making a decision on the site location of the \$121 million project. He noted STC was successful in problem-solving issues, and the company has requested an additional five-percent abatement. Staff are now working with LED to tap into financial resources for construction of the water tower. Jake Nickens stated the additional five-percent abatement brings the benefit-to-cost ratio from 1.38 to 1.22 for the ten-year term of the PILOT. He also noted fifteen-year projections indicate the cost-to-benefit ratio will increase to 1.77. Nickens fielded questions from Commissioners. Masingill noted with the approval of the preliminary resolution in August, which included authorization to increase the abatement by five percent, the update did not require a vote of the Commissioners.

EXECUTIVE UPDATE

Administrative & Operational

Masingill noted Todd Whalley and Timothy Billiot were representing STC at the Chamber Business Expo.

With no questions on the activity report, Masingill reported being elected to serve another term on the IEDC Board of Directors. Also attending the annual conference were Vincenzo Caronna, Elizabeth Lee, Todd

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Whalley, and former IEDC Equity Fellow, DaSean Spencer. Spencer, who extended his appreciation for the opportunity afforded by STC and IEDC for the Equity Fellowship, successfully presented his experience to an audience of fifteen hundred conference attendees.

Other conference hot topics include ecosystem building, sustainability, site preparation, reuse of sites, workforce, and workforce housing. Masingill wrapped up by announcing STC was the recipient of two Silver awards in IEDC's Excellence in Economic Development Awards Program presented at the conference: Northshore Healthscape for Innovation Programs & Initiatives and Workforce Roundtable for Partners with Educational Institutions.

Economic Development

Gulf South Commerce Park - Masingill stated that due to impacting issues, the spec building project is on hold. He also noted communication with John Crosby resulted in great interest in the site by a national speculative construction firm.

(Mimi Dossett exited the meeting at 4:30 pm.)

Logistics Development Forum - Keith Espadron presented the group with key takeaways from subject matter experts that touched every major industry sector of business intelligence. Specifically, St. Tammany Parish sites need more investment in utility infrastructure to attract major clean energy businesses. Also attending the conference were Kate Moore and Jake Nickens.

StartUp Northshore - Celebrating its first anniversary, Vincenzo Caronna walked the group through the past twelve months of activities and the impact report. Caronna stated the first-ever startup pitch competition will take place at the Columbia Theatre of the Performing Arts in downtown Hammond on November 3, 2023, which celebrates the success of Northshore founders who compete for \$50,000 in prize money and resources to launch their business.

EXECUTIVE SESSION- CONTRACTURAL BENCHMARKS

On a motion by Mike Gambrell, seconded by Scott Day, Commissioners entered into Executive Session at 4:57 pm. On a motion by Mike Tillman, seconded by Ross Lagarde, Commissioners exited the Executive Session at 5:21 pm. No action was taken in the session.

On a motion by Mike Tillman, seconded by Ross Lagarde, Commissioners approved the contractual benchmarks as verbally amended and authorized CEO to initiate the process of exploring and establishing potential independent nonprofit organizational structures for the purposes of facilitating strategic contractual, project, and management services. All were in favor. Motion passed.

ANNOUNCEMENTS

The next meeting will be 3 pm – 5 pm, Thursday, October 19, 2023, in the Conference Room at Northshore Technical Community College.

ADJOURN

The meeting adjourned at 5:30 pm. on a motion by Scott Day, seconded by Ross Lagarde. All were in favor. Motion passed.

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Minutes reviewed and submitted by the STC Staff.