

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | November 16, 2023**

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

Absent: Bruce Javery

Staff: Chris Masingill, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Ashley Llewellyn, Timothy Billiot, Todd Whalley, Kate Moore, Elizabeth Lee

Counsel: Mark Balkin | Hardy Carey Chautin & Balkin

Guests: John Ripple | Agile Cold Storage; Amy Gerber | Cushman & Wakefield; Jake Nickens | SumIt Credits; David Wolf, Adams and Reese; | Philip Sherman, Adams and Reese

Nominees for 2024 New Commissioners: Elder Brown, III of Bush, Paul Myers, IV of Mandeville, and Louis Ochoa of Slidell

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 modifications, the Consent Agenda, which consisted of the September BOC meeting minutes, October Finance Committee minutes, YTD financial statements and the Louisiana Compliance Questionnaire, was approved. *Mike Gambrell, seconded by Albert. Hamauei, motioned to approve the consent agenda as presented. All were in favor. Motion passed.*

SPECIAL PRESENTATION

John Ripple, Agile Cold Storage

Kyle Buckley introduced John Ripple, Senior Vice President of Automation at Agile Cold Storage. Ripple presented the board with data on the project consisting of plans to construct a 150,000 square foot cold storage facility in Pearl River, LA that will employ 110-127 FTEs. Ripple detailed the specifics of the project and fielded questions from Commissioners.

NEW BUSINESS

Resolution-Preliminary Approval of Project Frozen Tiger

Buckley continued the discussion of the project and reviewed the supporting documentation for the project which revealed:

- \$46.4 million Capex for the 150,000 square foot facility
- 127 new direct jobs with \$8.3 million in payroll
- Average wage \$64,354
- 92 indirect jobs with \$3.9 million in payroll
- 10-year revenue impact of \$15.3 million
- 60% abatement incentive; 40% PILOT
- Benefit-Cost Ratio of 2.94
- Formal support from the St. Tammany Fire Protection District No. 1

Buckley stated that representatives from the project expressed interest in a front-loaded schedule for the PILOT incentive, which gives the company a higher abatement up front and reduces to lower percentages each year.

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While the amount of the abatement remains the same, this allows for the company to adequately budget for future taxes in the initial stages of operation. Buckley and Jake Nickens fielded questions from Commissioners. *Albert Hamauei, seconded by Mimi Dossett, motioned to approve the preliminary resolution for the project. A roll call vote was taken. All Commissioners present voted in favor of the approval. Motion passed.*

Nominating Committee Recommendations

Masingill introduced the three new nominees which include Elder Brown, III of Bush; Paul Myers of Mandeville; and Louis Ochoa of Slidell. These nominees, along with Joan Coffman, who expressed interest in serving a second term, were recommended by the Nominating Committee for approval by the board. *Eric Schouest, seconded by Ross Lagarde, motioned to approve the four nominees. All were in favor. Motion passed.*

The slate of nominees will be presented to the Parish Council on December 7 for final approval. New Commissioner training will be held in December.

OLD BUSINESS - None

EXECUTIVE UPDATE

Administrative & Operational - With no questions on the activity report, Masingill reported the Workforce & Talent Forum, led by Ashley Llewellyn, was held that morning at the NTCC Campus and was a great success with over 50 workforce, education, and business leaders from across southeast Louisiana in attendance. This forum was presented by the Northshore Regional Resiliency Collaborative (NRRC), a collaboration supported by grant funding from the U.S. Economic Development Administration in partnership with our economic development colleagues in the five-parish Northshore region (Livingston, St. Helena, Tangipahoa, St. Tammany, and Washington Parishes) in addition to Northshore Technical Community College. The NRRC was established to provide technical assistance programming, facilitate business continuity workshops, implement a Northshore regional workforce development and talent retention strategy, and create business retention and formation opportunities. Wainwright commented on the importance of this representation and participation of entities across the five-parish Northshore region.

The state legislative auditor and 2022-June 2023 audits have been completed and will be reported at the December 14 meeting. STC recently conducted a third-party information technology (IT) audit which resulted in several recommendations that will be addressed by our current IT company.

With Chris Abadie guiding us through the process, work continues to find an alternate location for our operations.

As we track the hotel/motel tax collections from St. Tammany Parish a five-year upward trend has emerged. Working with the Tourist Commission, a BA-7 letter has been delivered to state officials with anticipation of increasing the annual appropriation to \$2.4 million.

Masingill will travel to Baton Rouge on Friday, November 17, to address this issue, as well as speak to legislators on behalf of POOLCORP regarding a tax equalization program renewal.

Strategic Initiatives - The International Economic Development Council, the U.S. Economic Development Administration, and six other nationwide development organizations have partnered to introduce the Economic

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Recover Corps, a program similar to AmeriCorps that will match approximately 65 trained Fellows with economic development host organizations throughout the nation. Serving two-and-a-half year terms, Fellows will collaborate with their host organizations to develop and implement economic development plans and projects in the host communities. STC applied to be one of the first host organizations in the pilot program, with Llewellyn serving as the staff lead. Our project has made it to the final project selection round of 100, from approximately 600 nationwide applications. Virtual interviews were held with three candidates, and hosts will be notified if they have been matched with a Fellow by mid-December.

(President Wainwright exited the meeting at 4:03 pm., handing the gavel to Vice President Gambrell.)

AEDO Update - St. Tammany Corporation has successfully completed the written application portion of the Accredited Economic Development Organization (AEDO) process through the International Economic Development Council. We will be hosting two IEDC AEDO committee representatives in St. Tammany December 5-7 for the site visit portion of the application process. Llewellyn stated that Board members may be asked to participate in an engagement session with the team while they are in town.

StartUp Northshore - Masingill congratulated Vincenzo Caronna and the team/staff on a highly successful NSpire Startup Slam Pitch Competition that was held at the Columbia Theatre in Hammond November 3rd. Caronna reported that of the 23 initial applicants, 12 entrepreneurs made the cut to the semi-final round, of which 4 candidates were selected as finalists to give a 10-minute pitch to a panel of 6 judges and a theatre audience. The winner selected by judges was KINKZ, a natural hair care line based in Slidell, Louisiana. The winner will receive a \$25,000 grant award and \$35,000 in in-kind resources and mentoring and general business consulting services.

STC has submitted an EDA grant application to fund the STartUp Northshore initiative for a three-year period.

Masingill congratulated Caronna for being selected as one of the Northshore's 40 Under 40.

Economic Development

Logistics Alliance - The final review for St. Tammany Parish's addition into the Port of New Orleans Foreign Trade Zone is in process and results will be revealed in the first quarter of 2024.

Project Pipeline - BEC Beverage is nearing its operational launch in East St. Tammany, and the business is already experiencing signs of growth and scaling.

Gulf South Commerce Park - Excavating permits for the new water tower are in process. New drone footage has been produced and uploaded to the GSCP website. Site work on a pad-ready parcel is complete and site marketing collateral will be modified to reflect the updated information. With two other prospective projects in the works for the site, Masingill noted that, unfortunately, Project Link has been shelved due to circumstances dealing with one of the company's clients. Since the project will not move forward, the Board's previous preliminary approval for the project is null and void.

ANNOUNCEMENTS

- The Board of Commissioner Meeting Dates Calendar for 2024 was distributed for review. Meeting dates will be approved at the December meeting.

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- The next meeting will be 3 pm – 5 pm, Thursday, December 14, 2023, in the STC Board Room.
- A Holiday Celebration will be held for Commissioners, staff, legal advisors, and spouses following the meeting.

ADJOURN

*The meeting adjourned at 4:47 pm. on a motion by Scott Day, seconded by Ross Lagarde. All were in favor.
Motion passed.*

Minutes reviewed and submitted by the STC Staff.