

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | December 14, 2023**

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

Absent: Bill Newton, Eric Schouest

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; David Wolf & Phil Sherman | Adams & Reese

Guests: Commissioner Candidates Elder Brown, III; Paul Myers, IV; Louis Ochoa

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

With no modifications, the Consent Agenda, which consisted of the November BOC meeting minutes, November Nominating Committee minutes, YTD financial statements, was approved. *Mike Gambrell, seconded by Mike Tillman, motioned to approve the consent agenda as presented. All were in favor. Motion passed.*

NEW BUSINESS

Resolution – Approve amendments to terms of 2011 GOZone Bonds for Associated Wholesale Grocers (AWG); and authorize officers to sign Fifth Supplemental Indenture and Replacement Bond

David Wolf detailed the terms of the \$75 million bond issue in which AWG renegotiated its credit agreement with Wells Fargo. As a result, the fifth amendment to the bond issue was presented to Commissioners for approval in the form of a resolution. *Albert Hamauei, seconded by Joan Coffman motioned to approve the resolution. A roll call vote was taken. All Commissioners present voted in favor of the resolution. Motion passed.*

Resolution – Final approval for Project Frozen Tiger

Masingill stated that, with additional technical components and added costs recently uncovered, the final approval with adjusted project scope will be deferred to the January 11, 2024, meeting of the Board of Commissioners.

2023 Audit Report - Rob Furman, Griffin & Furman

Rob Furman of Griffin & Furman, LLC detailed the eighteen-month report which passed with a clean opinion. Furman also detailed one minor finding out of 220 tests on the Louisiana Legislative Audit.

Resolutions of Appreciation

Masingill read resolutions of appreciation for Mike Tillman and Scott Day into the record and presented each with a commemorative glass token of recognition for their leadership and dedication to the District since 2018. Commissioner Newton will be presented with his resolution and token of leadership at a later date. Mimi Dossett, seconded by Joan Coffman, motioned to approve the resolutions. All were in favor. Motion passed.

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Election of Officers

Masingill presented 2024 nominees for Officers as: President: Dr. William Wainwright; Vice President: Joan Coffman; and Secretary/Treasurer: Mike Gambrell. Albert M. Hamauei, seconded by Ross Lagarde, motioned to approve Officers as presented. All were in favor. Motion passed.

Approval of 2024 Meeting Dates

Dr. Wainwright stated that, to maintain consistency, except where noted, the Board of Commissioners meetings will be held the third Thursday of each month at 3:00 p.m. Mike Gambrell, seconded by Mimi Dossett, motioned to approve the meeting dates. All were in favor. Motion passed.

Oaths of Office for New Commissioners

Masingill noted that new Commissioners were approved at the December 7 Parish Council meeting. Mark Balkin installed new Commissioners by notarizing a signed Oath of Office document for Elder Brown, III, Paul Myers, IV, and Louis Ochoa, as well as renewing Commissioner, Joan Coffman.

OLD BUSINESS – None

EXECUTIVE UPDATE

Economic Development Update

Gulf South Commerce Park – Masingill reported on progress at the Commerce Park is ongoing with development agreements in process and LACRED funding from GNO, Inc. in place. He introduced Project Seven Sisters, a \$84 million capex project with a 280,000 square foot building with room for expansion is interested on 25 acres at the site. The project will produce 75 new jobs.

Business Attraction – With the Gulf South Commerce Park as the anchor, the team has begun developing elements of a strategic marketing plan for this and six other sites of interest.

Strategic Initiatives

AEDO Update – Masingill reported on the site visit by officials of the International Economic Development Council, the entity whose accreditation program has been earned by 76 other economic development organizations across the nation. Once approved, STC's accreditation will become the sixth in Louisiana.

Economic Recovery Corps – Ashley Llewellyn gave an update on the program, noting our selection as host of an IEDC Fellow.

THRIVE 2023 Update – Masingill stated that the strategic plan is in a period of transition, and the team is working internally on a three-year addendum to strengthen core areas that have been implemented in the areas of organizational development, business development, cross-cutting strategies, and communication & public education. Llewellyn detailed the next steps as we move into the next iteration of THRIVE with a plan to conclude THRIVE 2023, complete a comprehensive evaluation of the implementation efforts, and develop a scope of work for the next three-year economic development strategic plan.

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Administrative & Operations

Office Relocation – Masingill noted that with Chris Abadie guiding us through the process, a meeting has been set to view a potential location. He also noted that the budget will need to be amended to include the likely increase in rent in the next facility.

Governmental Partners Update

Policy Briefing with New Council Members is to be held January 4, 2024, in collaboration with Northshore Home Builders Association, Northshore Business Council, and the St. Tammany Chamber of Commerce.

Parish President, Mike Cooper will be sworn into his second term of office on January 8, 2024, and STC is sponsoring the reception at the Justice Center.

Contracts on the State CEA issue are being finalized prior to the legislative session. Senator Hewitt has also presented the BA-7 for an early disbursement of funds left over from the 2022 hotel/motel tax collections. Further, there has been no disagreement with legislative staff to raise the St. Tammany Fund appropriation from \$1.86 million to 2.5 million annually.

ANNOUNCEMENTS

The next meeting will be 3 pm – 5 pm, Thursday, January 11, 2024, in the STC Board Room.

A Holiday Celebration will be held for all in attendance after the meeting adjourned.

ADJOURN

The meeting adjourned at 4:50 pm. on a motion by Mike Gambrell, seconded by Mimi Dossett. All were in favor. Motion passed.

Minutes reviewed and submitted by the STC Staff.