

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | February 15, 2024**

Present: Elder Brown, III, Joan Coffman, Mimi G. Dossett, Mike Gambrell, Albert M. Hamauei, Bruce Javery, Louis Ochoa, Paul Myers, IV, Dr. William Wainwright

Absent: Ross Lagarde, Eric Schouest

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

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

Guests: Lindsay Bailey, Adam Shackelford | Retail Strategies; Randy Burdick, Dave Hunt, Paul Richard | Project Floyd

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 January BOC meeting minutes, January Finance Committee meeting minutes, YTD financial statements, and FMT & RTG payroll certifications, was approved. *Mike Gambrell, seconded by Joan Coffman motioned to approve the consent agenda as presented. All were in favor. Motion passed.*

SPECIAL PRESENTATION

Lindsay Bailey and Adam Shackelford of Retail Strategies, a national firm used by governments and EDOs for strategic retail recruitment, presented how the firm works with data to find and fill gaps in the local retail market to keep tax dollars in the area. The firm is currently working with the City of Slidell for the highest and best use of the vacant Northshore Mall and development of other areas of interest such as Old Towne Slidell.

KPI Presentation with Ted Abernathy of Economic Leadership was postponed and will be presented at an alternate date.

NEW BUSINESS

Resolution: General Authority Documents

Phil Sherman detailed the resolution giving authority for basic administrative processes to improve procedural efficiency in the Payment-in-Lieu-of-Taxes (PILOT) program through specific authorizations regarding program administrative changes, legal counsel engagement, and the use of electronic signatures. *Albert Hamauei seconded by Mike Gambrell, motioned to approve the resolution. A roll call vote was taken. All Commissioners present voted in favor of the resolution. Motion passed.*

Resolution: Preliminary Approval for Project Floyd

Masingill introduced Randy Burdick and Dave Hunt of Project Floyd, who voiced their excitement about the project locating in St. Tammany Parish. Kyle Buckley detailed the terms of the PILOT, noting the following project specifications:

- \$11 Million Capex for the acquisition of an existing facility in Slidell
- Retention of 11-16 jobs from the previous company expected
- Creates 56 total new, full-time jobs with an average wage of \$130,000
- \$7.4 Million in annual payroll expected
- Letter from Fire District #1 in support of the project has been received

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Board of Commissioners Meeting
Minutes | February 15, 2024**

- Third party economic impact analysis stated a benefit-to cost ratio of 6.84 to 1

Masingill noted that Secretary Bourgeois was instrumental in project discussions and acknowledged LED's partnership in this recruitment effort. Keith Espadron will continue to be project lead and will continue to work with DOTD and the City of Slidell for additional infrastructure needs. *Mike Gambrell, seconded by Mimi Dossett, motioned to approve the resolution. A roll call vote was taken. All Commissioners present voted in favor of the resolution. Motion passed.*

OLD BUSINESS – None

(Note: Dr. Wainwright passed the gavel to Vice President, Joan Coffman, to preside over the remaining portion of the meeting.)

EXECUTIVE UPDATE

General Update

Masingill welcomed Louis Ochoa and Paul Myers, IV as new members of the Finance Committee.

Economic Development Update

Gulf South Commerce Park – Masingill thanked Keith Espadron for the forward progress on the GSCP agreements. Project Seven Sisters was introduced as the newest potential project to locate on the site.

Strategic Initiatives

THRIVE 2023 Update & Closeout Plan– Masingill stated February 29, 2024 is the official close out date of THRIVE2023 and shared that we are now in the process of benchmarking the accomplishments of the plan. Leadership is engaging with Economic Leadership and Vision First Advisors to explore a program of work for the second iteration of the strategic plan, which will launch within six months.

Northshore Healthscape Update – Masingill noted his participation in a community health innovation summit in Grapevine, Texas on February 9, 2024. He also announced two new Fellows with Gabbi Brown and Ben Seiden will begin February 16, 2024, whose focus will be on Northshore Healthscape and strategic initiatives.

Economic Recovery Corps (ERC) Fellowship St. Tammany Corporation will serve as a host for a fellow in the inaugural cohort of the Economic Recovery Corps (ERC) program. ERC Fellow, Deeneaus Polk, will begin on April 1, 2024 will focus on capacity building through suburban-rural regional coordination on the northshore, providing specific community economic development support to Washington and St. Helena parishes. Ashley Llewellyn detailed the aspects of the program.

Governmental Partners Update

Parish Council Economic Development Committee –Parish Council Chair Laughlin has created a committee for economic development, and Councilwoman Kathy Seiden will chair the committee. STC will provide staff support for the committee.

Legislative Process – with the BA-7 in process, we anticipate a special disbursement of hotel/motel taxes from FY 22/23 from the State within the next six weeks. Masingill also indicated he would be meeting with Donna O'Daniels of the Tourist Commission to discuss legislation in collaboration pertaining to the local hotel/motel sales tax.

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | February 15, 2024**

STartUP Northshore

NOEW in your Neighborhood – Masingill announced the 2nd annual Northshore event will be held at Frequencies at the Malt Room in Old Mandeville on Monday, March 11 at 4:30 pm. A press release will be published Friday, February 16, 2024 noting the only NOEW event on the Northshore.

Administrative & Operations

Office Relocation – Masingill conveyed an update regarding the identification and review of possible new office locations and indicated his initial discussions for the development of a draft letter of intent, lease terms, potential building modifications, and estimated location costs. The preliminary information will be packaged for the forthcoming Finance Committee review and discussion.

stated a draft letter of intent and lease terms are being negotiated to include building modification and relocation costs.

ANNOUNCEMENTS

Reminder: Annual Ethics Requirements are due March 31, 2024

- New link for LA Prevention of Sexual Harassment training
<https://nola.gov/sexual-harassment-training/employee/>

Next Meeting: 3pm-5pm, Thursday, March 21, 2024
21489 Koop Drive, Mandeville LA

ADJOURN

The meeting adjourned at 5:10 pm. on a motion by Michael Gambrell, seconded by Bruce Javery. All were in favor. Motion passed.

Minutes reviewed and submitted by the STC Staff.