

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

**Present:** Joan Coffman, Mimi G. Dossett, Albert M. Hamauei, Bruce Javery, Ross Lagarde, Paul Myers IV, Eric Schouest, Dr. William Wainwright

**Absent:** Elder Brown III, Mike Gambrell, Louis Ochoa

**Staff:** Chris Masingill, Timothy Billiot, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Ashley Llewellyn, Kate Moore, Todd Whalley, Gabbi Brown, Ben Seiden-Grad Fellow

**Counsel:** Mark Balkin | Hardy Carey Chautin & Balkin; David Wolf | Adams & Reese

**Guests:** Tim Burns | Florida Marine Transporters; Julie Curtain & Nick Reshan of Development Counsellors International, LLC

President Wainwright called the meeting to order at 3:04 p.m. Commissioners present established quorum. Wainwright noted the Florida Marine Transporter Amendment will be moved to the first item of New Business, prior to the DCI presentation.

**PUBLIC COMMENT PERIOD**

No public comment on any agenda item.

**CONSENT AGENDA**

With no modifications, the Consent Agenda, which consisted of the July BOC Meeting Minutes, July Finance Committee Meeting Minutes, and YTD Financial Statements-all accounts, was approved. *Albert Hamauei, seconded by Mimi Dossett, motioned to approve the consent agenda as presented. All were in favor. Motion passed.*

**NEW BUSINESS**

**Approval of Florida Marine Transporters Amendment**

Tim Burns, legal counsel for FMT, stated their lenders had a late start to the process of refinancing the vessels that were previously approved by the Board of Commissioners. As such, Burns requested a 30-day extension on the amendment. David Wolf outlined details of the agreement. *Ross Lagarde, seconded by Paul Myers, motioned to extend the forbearance date to the next Board of Commissioners meeting scheduled for September 19, 2024. Eric Schouest abstained from the vote. All other Commissioners were in favor of the extension. Motion carried.*

**PRESENTATION** - Development Counsellors International (DCI)

Julie Curtain and Nick Reshan of DCI led the group through the historical context of DCI's previous work in the region and reported on the successes realized during this visit. Curtain noted the strategic timing of this proposal in alignment with the Vision First Advisors work on the strategic plan, which will launch at the same time. Curtain fielded questions from Commissioners.

**NEW BUSINESS**

**Business Attraction & Marketing Proposal**

Masingill thanked Commissioners for their continued support of STC's strategic initiatives and elaborated on the three components of the proposal: strategy, brand refresh, and consulting to assist with the implementation of the plan. The Business Attraction and Marketing campaign is being developed for a three-year initiative with the first phase being the plan development, marketing content creation, and first quarter of 2025 launch. The proposal cost is being supported through current budget parameters for FY24 and FY25 with additional assistance from GNO, Inc., LED, and the economic development funds at the Northshore Community Foundation. As such, Masingill requested authorization to utilize up to \$100K from the STPDD LAMP account.

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*Joan Coffman, seconded by Ross Lagard, motioned to approve the use of up to \$100,000 in funds from the STPDD LAMP account for this initiative and to accept the business attraction and marketing proposal presented by DCI. All were in favor. Motion passed.*

**OLD BUSINESS – None**

**EXECUTIVE UPDATE**

With no questions on the activity report, Masingill provided a relocation progress report which included a pictorial presentation of the construction phase of the project. He noted the online auction for the furniture assets that will not be moving into the new facility launched earlier that morning and will close August 25, 2024. Bidding instructions were printed in the meeting agenda announcements for anyone interested in bidding on the one-lot of office furnishings.

**Strategic Initiatives**

As part of our Northshore Regional Resiliency Collaborative EDA grant, St. Tammany Corporation is hosting an ACT Work Ready Communities Bootcamp at Northshore Technical Community College August 28-29. The goal of this initiative is to bring together various local and regional stakeholders to engage directly with industry to create a work ready ecosystem by engaging the current, transitioning, and emerging workforce locally.

**Governmental Partners Update**

Masingill noted the Charter Review Committee is to be introduced at the September Council meeting. The committee consists of five community members and each council member can nominate someone from their district.

The Economic Development Working Group, led by Councilwoman Kathy Seiden, will host its first meeting Wednesday, August 28, 2024. The main item on its agenda is the discussion regarding a parish-wide housing assessment.

**Economic Development Update**

Masingill noted the ongoing effort for the redevelopment of Northshore Square Mall. He also reminded the group of Costco's grand opening slated for August 28<sup>th</sup>.

Masingill also provided an update on the continued efforts at Gulf South Commerce Park, highlighting the water tower construction, additional infrastructure improvements, and completion of Parish CEAs.

**LED Update**

Masingill shared that St. Tammany Corporation is working directly with the new LED leadership team, providing insights from the local economic development perspective. He will be addressing the group at an upcoming training session.

The next Board of Commerce and Industry meeting discussing ITEP will be held in September.

**EXECUTIVE SESSION**

**Executive Session**

*On a motion by Ross Lagarde, seconded by Paul Myers, Commissioners entered into Executive Session at 4:47 pm.  
On a motion by Ross Lagarde, seconded by Joan Coffman, Commissioners exited the Executive Session at 5:01 pm.*

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**Post Executive Session Action:**

*On a motion by Paul Myers, seconded by Mimi Dossett, Commissioners approved the CEO Performance Package criteria with a six-month benchmark review in January 2025. All were in favor. Motion passed.*

**ADJOURN**

*The meeting adjourned at 5:07 pm on a motion by Ross Lagarde seconded by Bruce Javery. All were in favor. Motion passed.*

Minutes reviewed and submitted by the STC Staff.