

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | September 19, 2024**

Present: Mimi G. Dossett, Mike Gambrell, Albert M. Hamauei, Bruce Javery, Ross Lagarde, Paul Myers IV, Louis Ochoa, Dr. William Wainwright

Absent: Elder Brown III, Joan Coffman, Eric Schouest

Staff: Chris Masingill, Timothy Billiot, Gabbi Brown, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Ashley Llewellyn, Kate Moore, Ben Seiden - Graduate Fellow, D Polk, ERC Fellow

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

Guests: Tim Burns | Florida Marine Transporters; Kathleen Wilkins, small business advocate

President Wainwright called the meeting to order at 3:02 p.m. Commissioners present established quorum. Wainwright noted the Florida Marine Transporter Amendment will be moved to the first item of New Business.

PUBLIC COMMENT PERIOD

No public comment on any agenda item.

CONSENT AGENDA

With no modifications, the Consent Agenda, which consisted of the August BOC Meeting Minutes, YTD Financial Statements-all accounts, and the Neon Cloud Business Attraction & Marketing Video, was approved. *Ross Lagarde, seconded by Louis Ochoa, 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 one of the lenders needed additional time for the process of refinancing the vessels that were previously approved by the Board of Commissioners. As such, Burns requested a 30-day extension to the amendment. Kyle Buckley outlined details of the previous extension. *Albert Hamauei, seconded by Mimi Dossett, motioned to extend the forbearance date to the next Board of Commissioners meeting scheduled for October 17, 2024. All were in favor of the extension. Motion carried.*

Discussion and Approval of Nonprofit Organization to Receive Donated Furnishings

Sharon DeLong stated the District had performed the necessary due diligence process in offering the surplus furnishings for auction on lamats.net/surplus and GovDeals.com for a period of 25 days. This online digital auction process merited one final low bid, which was, by process of the adopted resolution in July 2024, rejected. Since due diligence had been met, the Board as a matter of preference decided to donate the surplus property to a nonprofit organization. Albert Hamauei stated the Council on Aging-St. Tammany (COAST) was interested in receiving the furnishings. Hamauei, a COAST board member, gave a brief history and account of COAST's endeavors to provide St. Tammany Parish seniors with services designed to maintain and enhance their quality of life, wellbeing, independence, and involvement in the community. DeLong stated that no other nonprofit organization expressed interest in the surplus property. *Paul Myers, seconded by Bruce Javery, motioned to approve the transfer of the surplus furnishings to the Council on Aging-St. Tammany. Albert Hamauei abstained from the vote. All other Commissioners were in favor of the transfer of surplus property to COAST. Motion passed.*

OLD BUSINESS – Dr. Wainwright noted this is the last official business meeting in this office location, which has been a mainstay for economic development for many years. He suggested honoring all past Board members, Executives, and staff members with a celebration once we move into new location.

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EXECUTIVE UPDATE

IEDC Annual Conference

With no feedback on the substantive activity report, Masingill celebrated two awards received at the recent International Economic Development Council Annual Conference; a gold award for NSpire Startup Slam Pitch Competition – Special Event; and a bronze award for Economic Development Organization of the Year. He noted his session moderation of *New Models of Collaboration Emerging to Support Entrepreneurship*. Also attending the conference was Keith Espadron, Kyle Buckley, and Ashley Llewellyn, who participated as a panelist in *Women in Economic Development: Everyday Superheroes* session. Llewellyn, Espadron, and Buckley shared their individual experience of the conference, which included marketing, talent and workforce strategies, and addressing housing needs. D Polk, our Economic Development Recovery Corps Fellow, also attended the conference.

Office Relocation

Masingill stated September 30 is the last day in our current facility. Electrical and AV contractor work was delayed due to Hurricane Francine and these projects have resumed. The anticipated move-in date to the new location is mid-October. The team will work remotely for a few weeks with no major disruptions to operations.

Strategic Initiatives

Masingill announced the inaugural St. Tammany Sector Symposium: *Healthcare Innovation and Economic Impact*, will be held on Friday, November 15, 2024, at Tchefuncta Country Club. Individual tickets, full tables, and sponsorship opportunities are available. Proceeds from this event will benefit the St. Tammany Economic Prosperity Fund at the Northshore Community Foundation.

The economic development strategic plan and the business attraction and marketing plans are progressing well, both being developed on parallel tracks and the consulting firms are communicating to ensure alignment of the plans. The Vision First Advisors team will be onsite September 26-27 at Northshore Technical Community College for engagement sessions with business leaders and community stakeholders, elected officials, and a public town hall.

He also indicated officials from Development Counsellors International (DCI) will conduct a workshop at the October board meeting.

Economic Development Update

Massingill reported that CEAs with the Parish were executed providing for critical drainage projects to move forward at Gulf South Commerce Park. The water tower is currently under construction, which will also serve as a visible icon for the Park. These two milestones, coupled with the development-ready pads at the site, demonstrate the positive momentum for this private public partnership.

Governmental Partners Update

Parish

Masingill stated that STC team members were active at the Parish Emergency Operations Center for Hurricane Francine. STC serves as the business liaison for disaster preparedness and recovery efforts.

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Masingill commended Councilwoman Seiden on her work with the Parish Economic Development Working Group. Seiden has been a champion for the parish-wide housing assessment. The Working Group will meet quarterly moving forward.

LED Update

Secretary Bourgois appointed Masingill to serve as an advisor to the Louisiana Economic Development Partnership (LEDP) Board. Masingill will represent economic development organizations and practitioners. The first LEDP meeting is slated for Tuesday, September 24, 2024.

ITEP

Masingill stated the new procedures are still being refined by the Board of Commerce and Industry. Buckley noted the last round of feedback was received in August and that the process for final adoption is ongoing.

ADJOURN

The meeting adjourned at 5:07 pm on a motion by Paul Myers and seconded by Bruce Javery. All were in favor. Motion passed.

Minutes reviewed and submitted by the STC Staff.