

**St. Tammany Parish Development District  
Board of Commissioners Meeting  
Minutes | July 17, 2025**

**Present:** Chair Joan Coffman, Vice Chair Mimi Dossett, Secretary/Treasurer Paul Myers, Elder Brown III, Eric Schouest, Eric Singletary

**Absent:** Sandy Badinger, Ross Lagarde, Louis Ochoa, Dr. William Wainwright, Sean Burkes

**Counsel:** Mark Balkin | Hardy Carey Chautin & Balkin

**Guests:** Rob Coats, III, the Banyan Foundation, Inc., a private non-profit | Project Bruno

**Staff:** Chris Masingill, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Ashley Llewellyn, Intern Abby Hunt; Dee Polk, ERC Fellow

President Coffman called the meeting to order at 3:11 p.m. Quorum was met with Commissioners present.

**PUBLIC COMMENT PERIOD** – No public comment on any agenda item.

**CONSENT AGENDA**

With no revisions to the Consent Agenda, which consisted of the June BOC Meeting Minutes, YTD Financial Statements - all accounts, and two professional services contracts by Economic Leadership, was *approved on a motion by Mimi Dossett, seconded by Elder Brown. All were in favor. Motion carried.*

**OLD BUSINESS** – None

**PRESENTATION** – In the essence of time, Masingill proposed moving the presentation about STartUP Northshore to the August meeting.

**NEW BUSINESS**

**Resolution: Preliminary Approval-Project Bruno**

Masingill gave a brief review of Project Bruno, noting this project was presented to St. Tammany EDC by St. Tammany Parish Government. Masingill introduced Rob Coats, who led Commissioners through a presentation of the company and their Covington project, and made a formal request for participation in the PILOT program.

The project is a mixed-income multifamily apartment complex delivering eighty residential units in St. Tammany Parish. With an estimated total capital investment of \$31 million, the development will provide high-quality housing options and address the critical workforce housing need in the community while supporting jobs during construction.

The development includes a storm drainage system, a critical public infrastructure improvement, with its cost to be reimbursed through the PILOT:

Storm Drainage System – \$375,883

1. Pond sized to reduce 100-year storm runoff by 59% (vs. required 25%)
2. Captures offsite water from adjacent property.
3. Fixes flooding on Hotel Street by routing flow through a new subsurface system sized for both onsite and offsite flows.

St. Tammany EDC commissioned a preliminary, third-party economic impact study for the project. The study found that the new investment for Project Bruno is estimated to yield a Benefit-Cost Ratio (BCR) of 2.89 to 1.

**St. Tammany Parish Development District  
Board of Commissioners Meeting  
Minutes | July 17, 2025**

Coats fielded questions about the project from Commissioners and then exited the meeting so Commissioners could further discuss the project. To support the construction of public-serving infrastructure and ensure the project's feasibility, the developer requests PILOT program participation under the terms of a 50% PILOT (50% abatement) for up to 10 years or until total savings reach \$375,883, whichever comes first. After a lengthy discussion, Masingill reminded Commissioners today's resolution was only for preliminary approval.

*Paul Myers, seconded by Eric Singletary, motioned to approve the resolution for preliminary approval of Project Bruno. A roll call vote was taken. All Commissioners present voted to approve the resolution. Commissioners who were absent were noted.*

**EXECUTIVE UPDATE**

With no questions regarding the July activity report, Masingill reviewed the timeline for the HubSpot Migration of the website and noted a savings of \$79,000 in maintenance and content costs from previous years.

He also complimented Deeneaus Polk, the ERC Fellow, for providing continued economic development capacity support in Washinton and St. Helena parishes.

**Gulf South Commerce Park**

Masingill acknowledged Keith Espadron's technical expertise and contributions regarding the Gulf South Commerce Park site. He stated that the team is close to securing two highly impactful projects. Masingill noted that both the client and site selectors from a recent visit to the property were impressed by the elevated level of attention to detail and preparation demonstrated during the tour. Espadron added that the site was identified as one of the top contenders in the client's decision-making process, with final decisions expected within the next 90 days.

Masingill thanked the Commissioners for their assistance in sharing the housing study survey, informed the group that the consultants will be back in mid-August for a second round of stakeholder engagement sessions, with the first draft anticipated by the end of October.

**Executive Session – Personnel Matters**

The group entered the Executive Session at 5:07 p.m. on a *motion by Eric Schouest seconded by Paul Myers*. Ashley Llewellyn took a roll call vote. Executive session concluded at 5:47 p.m.

*Executive session consisted only of discussion related to the CEO executive search process. No action was taken.*

**ADJOURN** – With no further business, *Eric Singletary seconded by Mimi Dossett motioned to adjourn. All were in favor. Motion carried.* The meeting ended at 5:48 p.m.

Minutes reviewed and submitted by the STEDC Staff.