

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

Present: President Wainwright, Elder Brown III, Joan Coffman, Mike Gambrell, Albert M. Hamauei (entered the meeting at 4:05 pm), Bruce Javery, Paul Myers IV, Ross Lagarde, Louis Ochoa, Eric Schouest

Absent: Mimi G. Dossett

Staff: Chris Masingill, Timothy Billiot, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Keith Espadron, Levi Holder, Ashley Llewellyn, Kate Moore,

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

Guests: Tim Burns, Florida Marine Transporters | Reuben Rangel, Advantous Consultants for Diversified Foods & Seasonings | Sandy Badinger | Sean Burkes| Eric Singletary

President Wainwright called the meeting to order at 3:02 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 Finance Committee Meeting Minutes, and YTD Financial Statements, was approved. *Joan Coffman, seconded by Paul Myers, motioned to approve the consent agenda as presented. All were in favor. Motion passed.*

To accommodate our guests, Masingill requested the New Business resolution for consideration for Florida Marine Transporters to add new vessels to its PILOT program to be moved to the top of the agenda, *which was approved on a motion by Mike Gambrell, seconded by Louis Ochoa. All were in favor. Motion passed.*

Resolution: Consideration for Florida Marine Transporters (FMT) to Add New Vessels to 2024 PILOT Program

Masingill introduced David Wolf who detailed the closing of FMT vessels for 2024. FMT completed the refinancing of 131 vessels on the bareboat charter amendment, approved in August 2024. With a total of 171 vessels in the PILOT Program, FMT requested adding two additional recently purchased used tank barge vessels to the program, for a total of 173 vessels in the program at the closing of 2024. Tim Burns, counsel for FMT, spoke on behalf of the company's request, noting its appreciation to the District for previous ad hoc modifications to the program prior to the year-end closing. Burns and Wolf fielded questions from Commissioners. After a lengthy discussion, *the resolution was approved on a motion by Mike Gambrell, seconded by Bruce Javery. A roll call vote was taken. Elder Brown and Eric Schouest abstained from the vote; Mimi Dossett and Albert Hamauei were absent; all other Commissioners present were in favor. Motion passed.*

PRESENTATIONS

Masingill recognized six individuals for their dedication and service to the organization:

- Stephanie Berault, State Representative, District 76, was recognized for her extraordinary service as a champion of economic development during the 2024 regular legislative session.
- Ben Seiden was recognized for his service as a Graduate Fellow February through September 2024.
- Gabbi Brown was recognized for her service during her time as a Fellow and staff member in 2024. Masingill also extended gratitude to three Commissioners who have served since 2018 and have

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been instrumental in the success of St. Tammany Corporation, and whose terms expire December 31, 2024:

- Mike Gambrell who also served as Vice President and Treasurer during his tenure.
- Bruce Javery
- Albert M. Hamauei

Masingill presented each Commissioner with a framed Resolution of Appreciation, thanking each for their service, support, and dedication to economic development in St. Tammany.

President Wainwright announced the passing of Brenda Bertus, former Executive Director of the District and recognized her service and numerous contributions to economic development in St. Tammany Parish. Ashley Llewellyn expounded on her life of service, impact in the community, and leadership in economic development.

OLD BUSINESS

Resolution: Final Approval – Project Tiana

Masingill gave a brief history of the existing St. Tammany business, and Kyle Buckley reviewed the PILOT Term Sheet as well as the Project at a Glance from the local impact study.

Project Tiana is a legacy specialty foods manufacturer in St. Tammany Parish with an exclusive supply contract with a multinational restaurant chain. In 2019, the company began a significant expansion project, investing approximately \$13 million in new production equipment. State incentives supporting the company's investments have since expired.

Board Actions for Consideration: Considering the economic impact analysis results, the importance of supporting a legacy business in St. Tammany Parish, and the retention of 105 full-time jobs, staff presented a request for consideration of final approval on the lease terms for Project Tiana. Based on thorough internal review and professional analysis, it was recommended for favorable consideration of this request. *Mike Gambrell, seconded by Elder Brown, motioned to recommend final approval of the project. A roll call vote was taken. Louis Ochoa abstained from the vote. Mimi Dossett and Albert Hamauei were absent. All other Commissioners present were in favor. Motion passed.*

Approval of DCI Business Attraction and Marketing Plan and Q1 2025 Contract

Masingill detailed the three-month initial implementation work plan, noting features of both internal and external marketing, seven collateral pieces, a micro-site for the Super Bowl, and consultation on the website. He requested a budget amendment of \$20,000 for FY 24/25 to include costs of collateral pieces and micro-site consultation. Ross Lagarde, seconded by Eric Schouest, motioned to approve the additional \$20,000 to the FY 24/25 budget to build out these components of the full contract. All were in favor. Motion passed.

NEW BUSINESS

Election of Officers for 2025

Masingill presented the following Commissioners for offices in calendar 2025 and thank them for their willingness to serve and their kind commitment of time, energy, and dedication to these offices for January 1, 2025 through December 31, 2025:

- President – Joan Coffman
- Vice President – Mary (Mimi) Goodyear Dossett
- Secretary/Treasurer – Paul Myers, IV

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

Albert Hamauei, seconded by Mike Gambrell, motioned to approve this slate of officers for 2025. All were in favor. Motion passed.

2025 Meeting Dates

A listing of the 2025 meeting dates for the Board of Commissioners meeting was presented to all members. *Paul Myers, seconded by Eric Schouest, motioned to approve the meeting dates as presented. All were in favor. Motion passed.*

EXECUTIVE UPDATE

New Commissioners

Masingill introduced the incoming Commissioners, Sandy Badinger of Slidell Memorial Hospital (Slidell); Sean Burkes of J.V. Burkes & Associates (Slidell); and nominee Eric Singletary of ATMOS Energy (Mandeville). These nominees will receive final approval at the January 9 Parish Council meeting. New Commissioners will receive the Oath of Office at the January 2025 meeting.

Economic Development Video

Masingill presented the new St. Tammany economic development video to all Commissioners. This business attraction video will be used as a focal point of the organization's business attraction and marketing activities for its new micro-site.

New Entrepreneurial Fellow

Masingill introduced Levi Holder, the first Entrepreneurial Fellow. Holder is an entrepreneur who comes to us with an extensive background in research and business analysis.

Annual Industry Sector Symposium

Masingill thanked all who sponsored the St. Tammany Sector Symposium, held on November 15, 2024, at Tchefuncta Country Club. The proceeds from the sold-out inaugural event benefited the St. Tammany Economic Prosperity Fund at the Northshore Community Foundation. Friday, November 14 has been identified as a tentative date for the 2025 Symposium and will focus on another key industry sector in St. Tammany Parish.

Masingill reported members of the local St. Tammany delegation asked STC to help provide coordination for the Louisiana Speaker of the House, Phillip R. DeVillier, to engage in an informational and familiarization tour of St. Tammany Parish January 6-9 focusing on capital outlay projects within the parish. There will be a community stakeholder event during the tour.

Masingill noted the LED Partnership met and is moving quickly in its strategic plan, which is to be completed by February 2025.

Vincenzo Caronna updated the group on the 2025 NSpire Startup Slam on Friday, January 10, 2025.

ADJOURN

The meeting adjourned at 5:06 p.m. 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.