

St. Tammany Parish Development District
Board of Commissioners Meeting
OFFICIAL MINUTES
September 19, 2019

President Bill Davis called the meeting to order at 3:34 pm. Quorum and roll call were established by members present.

Present: Bill Davis, Rhonda Bagby, Scott Day, Mike Gambrell, Al Hamauei, Oscar Hernandez, Bill Newton, Dr. William Wainwright

Absent: Bruce Javery, Marty Mayer, and Mike Tillman

Staff: Chris Masingill, Sharon DeLong, Elizabeth Lee, Ashley Llewellyn, Kate Moore, Ronda Sides, Todd Whalley, Jake Nickens

Legal Counsel: Mark Balkin, Hardy, Carey, Chautin, & Balkin

Bond Counsel: David Wolf, Adams & Reese, LLP

Guests: Kathleen Wilkin, Small Business Advocate

Public Comment Period -NONE

Consent Agenda

With no items being removed for further discussion, Mike Gambrell seconded by William Wainwright, moved to approve the consent agenda items, which consisted of August 15 Board of Commissioner Meeting Minutes, August 15 Finance Committee Meeting Minutes, September 10 Special Called Commissioner Meeting Minutes, August Balance Sheet & Profit/Loss Statements-STPDD & THRIVE 2023 and the Resolution to Correctly Amend the 2019 Budget. All were in favor. Motion passed.

New Business

Project Chicago PILOT Resolution Draft (*Attachment A*)

Chris Masingill stated progress had been made on the project, and a community meeting in Parish Council Chambers is slated for Sept 26. David Wolf stated he had spoken with Project Chicago officials to walk them through the process. While no immediate obligations were needed, the draft resolution engages staff and legal counsel to set the beginning terms of the PILOT agreement. A question arose regarding Article 4, Section C of the resolution regarding the fee structure. Wolf explained the standardized resolution allowed bond counsel the ability to bill developers for time invested in projects that may not be approved for a number of years. Al Hamauei, seconded by Mike Gambrell, motioned to approve the resolution, giving authorization to staff and bond counsel to move forward in the development of the PILOT terms with Project Chicago. A roll call vote was taken. All members present were in favor. Motion passed.

AWG Lease Amendment (*Attachment B*)

Finance Committee Chairman, Mike Gambrell stated that due to some concern regarding specifically stating the taxing body recipients of the PILOT funding in the amendment, the Finance Committee did not make a recommendation to approve it. David Wolf stated it is helpful to document specifics for historical purposes and further stated this PILOT program is the only one where the program funding is distributed by the District, rather than the Sheriff's Department, so it is good idea to be specific. Mike Gambrell, seconded by Oscar Hernandez, motioned to approve the AWG lease amendment as written. All were in favor. Motion passed.

Executive Update Chris Masingill, CEO

Along with the previously emailed update, Masingill highlighted these additions:

1. Kate Moore and Todd Whalley are working to formalize the BR & E business engagement program;

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2. Ashley Llewellyn is working with Vision First Advisors to build out the lead attraction ad campaign
3. Jolie Bernard is working on the website, which is close its launch date
4. The team is working on five active projects and several expansion projects throughout the parish.
5. While a soft launch on fundraising has begun, he and Llewellyn are currently working on a program for additional private funding sources.

Special Presentation

EDRED Site Certification *(Attachment C)*

Stating St. Tammany Parish has the highest number of certified sites in the entire state, Jake Nickens used a PowerPoint to acquaint the board of the Economic Development Readiness Site Certification (EDRED) and how STPDD is changing the model of the business and technical services aspect of economic development. Nickens emphasized:

1. the evolving process of site selection
2. shovel ready sites – the minimum standard of competitiveness
3. LED certified sites program, both business and industrial sites can take 9 months to one year to complete
4. Map of the current nine certified sites in St. Tammany Parish

Mega Sites Presentation *(Attachment D)*

Daniel Michel of LED shared that the state of Louisiana currently has five mega sites and, with a PowerPoint presentation, showed the economic impacts of an automobile manufacturing facility in Mississippi. Michel stated St. Tammany Parish is well positioned for a LED certified mega site with the Bilten Park area.

(Note: Rhonda Bagby left the meeting at 4:48 pm)

Executive Session

On a motion by Mike Gambrell, seconded by William Wainwright, the board moved into an Executive Session to discuss personnel matters. All were in favor. Motion passed. The Commissioners entered into Executive Session at 4:50 pm.

The Executive Session was ended at 5:20 pm. William Wainwright, seconded by Mike Gambrell motioned to adopt the CEO Performance Compensation Criteria for 2019-2020. *(Attachment E)* All were in favor. Motion passed.

Announcements:

Next Meeting is 3:30 pm, Thursday, October 17

Commissioners may find a copy of 2019 remaining meeting dates in the front flap of their books.

With no further business, the meeting adjourned at 5:27 pm.

Minutes respectfully submitted by Sharon DeLong, Manager of Administration