St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | August 21, 2025

Present: Chair Joan Coffman, Vice Chair Mimi Dossett, Secretary/Treasurer Paul Myers, Sandy Badinger, Elder Brown III, Sean Burkes, Ross Lagarde, Eric Schouest, Dr. William Wainwright
Absent: Louis Ochoa, Eric Singletary
Staff: Chris Masingill, Kyle Buckley, Vincenzo Caronna, Sharon DeLong, Kristin Durand, Keith Espadron, Ashley Llewellyn, Dee Polk, ERC Fellow
Counsel: Mark Balkin | Hardy Carey Chautin & Balkin Phil Sherman | Adams & Reese
Guests: Bailey Coats, Melissa Coats |The Banyan Foundation, Inc.; Brian Laborde, Robbye Rapp | Laborde Products; Russell Richardson | Incoming President & CEO, St. Tammany EDC

Chair Coffman called the meeting to order at 3:07 p.m. with congratulatory remarks regarding the Open House and Farewell Reception for Chris Masingill. It was well attended, which was a sign of his leadership and influence in St. Tammany Parish. 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 July BOC Meeting Minutes, August Special Called BOC Minutes, August Finance Committee Minutes, YTD Financial Statements, and the Louisiana Compliance Questionnaire, was *approved on a motion by William Wainwright, seconded by Elder Brown. All were in favor. Motion carried.*

OLD BUSINESS – None

NEW BUSINESS
Resolution: Final Approval-Project Plainview
Kyle Buckley presented the group with the economic impacts of Project Plainview, an engine wholesale and servicing company considering expansion at their local facility to increase their production capacity. The project's capital expenditure is estimated at $8.75 million for a new 25,000-square-foot facility along with machinery and equipment. The company plans to create at least ten new jobs. These positions will have an average wage of $60,000, resulting in a total annual payroll of $600,000.

The company would create significant economic impact in St. Tammany Parish by expanding their current footprint and employing a highly skilled workforce. To secure the new investment, support the existing operations, and create ten new full-time jobs for the parish, the company has requested consideration for a 42% Payment-in-Lieu-of-Taxes (PILOT) (58% abatement) for a 10-year term. The benefit-cost ratio for this project is 1.91.

Ross Lagarde seconded by Mimi Dossett, motioned to approve the resolution for final approval of Project Bruno. A roll call vote was taken. All Commissioners present voted to approve the resolution. Commissioners who were absent were noted.

Resolution: Final Approval-Project Bruno
Buckley led the committee through a robust discussion, specifically addressing questions from the July 17 Board of Commissioners meeting. Project Bruno is a mixed-income multifamily apartment complex with eighty residential units in St. Tammany Parish. With an estimated capital investment of $31 million, the development will provide high-quality housing options for both workforce and mixed income households,

addressing a critical need in the community while supporting jobs during construction and ongoing operations.

The proposed development will deliver meaningful economic benefits by enhancing the parish's housing stock and constructing public-serving infrastructure that supports the broader community. To help offset the cost of the storm drainage system infrastructure and ensure the project's feasibility, St. Tammany Economic Development Corporation is considering a 50% Payment-in-Lieu-of-Taxes

After a brief discussion on housing needs in St. Tammany Parish, Buckley covered how the project would serve to cover infrastructure costs for a drainage project on the property. The PILOT is for a ten-year period, or until a total savings reach of $376,000, whichever comes first, commencing in 2028. The project has a benefit-cost ratio of 3.89.

Eric Schouest, seconded by William Wainwright, motioned to approve the resolution for final approval of Project Bruno. A roll call vote was taken. A majority of Commissioners present voted to approve the resolution; Sean Burkes abstained from the vote. Commissioners who were absent were noted.

LETTER OF ENGAGEMENT – GRIFFIN & FURMAN
Treasurer Paul Myers reminded the Commissioners that STPDD had performed its due diligence by inviting all St. Tammany Parish CPA firms approved by the Louisiana Legislative Auditor to participate in a Request for Proposal. With two firms submitting proposals, in May 2025, Griffin & Furman was the awarded contractor to perform the FY 24/25 independent audit and the Louisiana Legislative audit.

Sean Burkes, seconded by Paul Myers, motioned to accept the letter of engagement. All were in favor. Motion carried.

RESOLUTIONS TO APPROVE BANKING SIGNATORIES AND MASTER CARD USE AUTHORIZATION
Chair Coffman shared these housekeeping resolutions that add Russell Richardson to the bank signatory cards, as well as authorized his use of two Master Card accounts.
Elder Brown, seconded by Mimi Dossett, motioned to approve the resolutions of approval. A roll call vote was taken. All Commissioners present voted to approve the resolutions. Commissioners who were absent were noted.

PRESENTATION – STartUP Northshore
Vincenzo Caronna, Entrepreneur in Residence and Executive Director of STartUP Northshore provided a robust presentation of the impacts and outcomes of the three-year pilot program to catalyze entrepreneurship and innovation across St. Tammany, Tangipahoa, and Washington parishes. Moving forward, entrepreneurship will remain central to the organization's overall economic development approach of fostering business formation, retention, expansion, and attraction.

Chair Coffman commended Caronna's passion and focus and recognized the team for their efforts in the strategic implementation of this three-parish regional initiative.

Masingill requested confirmation from the board to continue the STartUP Northshore program and formalize the incorporation of these efforts into the organization's overall economic development strategy. *Elder Brown, seconded by Sean Burkes, motioned to approve the reinforcement of the STartUP Northshore Program. All were in favor. Motion carried.*

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EXECUTIVE UPDATE
With no questions regarding the August activity report, Masingill thanked Russell Richardson for making the time to be present at this meeting, as well as for participating in a robust onboarding session this week.

Gulf South Commerce Park
Masingill acknowledged the ongoing leadership of the Crosby family and thanked Eric Schouest and Amy Thibodeaux of Cleco for their continued support of and engagement in the project.

Economic Development
He shared that Washington Economic Development Foundation has hired D'Ann Davis as its Executive Director. ERC Fellow Dee Polk will work closely with her to continue capacity building efforts in Washington Parish.

Masingill shared an update on Northshore Square Mall, noting the work of Mayor Borchert's administration to establish an Economic Development District for that area. He was pleased to announce that the City of Slidell sent a letter of intent to purchase the Northshore Square Mall.

Masingill announced that St. Tammany EDC is the recipient an International Economic Development Council (IEDC) 2025 Excellence in Economic Development Award. The silver award was bestowed for the organization's launch of https://invesτsttammany.com/business, earning recognition as an outstanding Special Purpose Website in the Business Attraction Microsite category.

Executive Session – Personnel Matters
The group entered the Executive Session at 5:11 p.m. on a *motion by Ross Lagarde seconded by Sandy Badinger.* Ashley Llewellyn took a roll call vote. Executive session concluded at 5:17 p.m.

Ross Lagrade, seconded by Paul Myers, motioned to approve supplemental compensation for Ashley Llewellyn for her executive transition support and serving as Interim CEO and to confirm Chris Masingill's acquisition of the Surface Pro he has used as the CEO as the device is at the end of life and would be moved to surplus.

ADJOURN – With no further business, *Sean Burkes, seconded by Sandy Badinger, motioned to adjourn. All were in favor. Motion carried.* The meeting ended at 5:21 p.m.

Minutes reviewed and submitted by the St. Tammany EDC Staff.