

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | September 25, 2025**

Present: Chair Joan Coffman, Vice Chair Mimi Dossett, Secretary/Treasurer Paul Myers, Sandy Badinger, Ross Lagarde, Louis Ochoa, Eric Schouest, Eric Singletary

Absent: Elder Brown III, Sean Burkes, Dr. William Wainwright

Staff: Russell Richardson, 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 | The Banyan Foundation, Inc.

Call to Order

Chair Joan Coffman called the meeting to order at 3:03 p.m., noting that a quorum was present.

Public Comment Period

Chair Coffman opened the floor for public comment on any agenda item. No comments were received from the public.

Consent Agenda

The Consent Agenda included the following items:

- August Board of Commissioners Meeting Minutes
- Year-to-Date Financial Statements
- FY 24/25 Surplus List

With no requested revisions, the Consent Agenda was presented for approval. *Ross Lagarde moved to approve, seconded by Sandy Badinger. The motion carried unanimously, and all items were approved as presented.*

Old Business

There was no Old Business brought before the Board.

New Business

Resolution: Project Bruno – Amended and Restated Resolution

President & CEO Russell Richardson provided background on Project Bruno, explaining that the proposed amendment to the resolution was required for compliance with federal regulations impacting the project principals. Specifically, the amendment involved extending the term of the Payment in Lieu of Taxes (PILOT) agreement from ten (10) years to fifteen (15) years. All other terms of the original PILOT, as previously approved, remain unchanged.

Richardson emphasized that this adjustment was necessary to ensure project viability and maintain alignment with federal compliance standards. Commissioners discussed briefly, asking clarifying questions regarding the long-term impact and benefits of the parish.

Eric Schouest moved to approve the extension to a fifteen-year PILOT term. Louis Ochoa seconded the motion. A roll call vote was conducted, with all Commissioners present voting in favor. Absent Commissioners were noted for the record. The motion carried.

Executive Update

Resolution of Appreciation – Fellow Joey Cooney

Ashley Llewellyn presented the Resolution of Appreciation recognizing Joey Cooney, Fellow, and

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celebrating his contributions during his tenure with the organization. Though not in attendance, Cooney submitted a written note of gratitude to the Board and staff.

Louis Ochoa moved to adopt the Resolution of Appreciation, seconded by Mimi Dossett. A roll call vote was taken, with unanimous approval from all present Commissioners.

Update from President & CEO, Russell Richardson

Richardson delivered his first executive update highlighting his engagement and outreach efforts over the first few weeks of his tenure and outlining his vision and framework for the organization's fourth quarter, emphasizing three pillars of focus:

1. **Business Attraction** – Proactively identifying and engaging potential new business investment opportunities and creating targeted marketing strategies.
2. **Business Retention** – Strengthening relationships with existing businesses to ensure long-term sustainability and cultivating expansion opportunities.
3. **Economic Development Awareness and Appreciation** – Promoting a stronger public narrative about the value of economic development to St. Tammany Parish.

To give examples of these focus areas in practice, Richardson outlined the current project pipeline, identified key industry sectors, and showcased best practices for strategically positioning land assets for long-term business development opportunities. He reinforced the importance of building and leveraging partnerships with Louisiana Economic Development (LED), Greater New Orleans, Inc. (GNO, Inc.), and other state and regional organizations to maximize business development opportunities. Moving forward, Richardson noted that the organization will be developing a dashboard to allow for measurable, timely, and relevant reporting on the implementation of strategic priorities.

Adjournment

With no further business to come before the Board, *Mimi Dossett moved to adjourn, seconded by Eric Singletary. The motion passed unanimously.*

The meeting was adjourned at 4:00 p.m.

Minutes respectfully submitted by the St. Tammany EDC Staff.