

**St. Tammany Parish Development District
Board of Commissioners Meeting
Minutes | February 19, 2026**

Present: Chair Joan Coffman, Vice Chair Mimi Dossett, Secretary/Treasurer Paul Myers, Sandy Badinger, Dr. Jim Carlson, Elder Brown III, Ross Lagarde, Louis Ochoa, Eric Schouest, Eric Singletary

Absent: Sean Burkes

Staff: Russell Richardson, Vincenzo Caronna, Sharon DeLong, Kyle Buckley, Keith Espadron, Ashley Llewellyn

Counsel: Mark Balkin | Hardy Carey Chautin & Balkin

Guests: Mike & Denise Mullis-Project Green (virtual) | Jason Decuir, Advantous Tax

Call to Order

Chair Joan Coffman called the meeting to order at 3:01 p.m., noting that a quorum was present and welcomed Mike and Denise Mullis of Project Green.

Project Green Presentation and Discussion

Russell Richardson noted that Denise and Mike Mullis serve as site selectors for Project Green, which includes the expansion and modernization of a distribution center. The project represents a total capital investment of \$110 million, including a highly automated expansion and supporting real-property improvements to modernize operations. Commissioner Schouest thanked Mullis for bringing the project to St. Tammany Parish and for the opportunity to serve this company.

Chair Coffman thanked the Mullis' for presenting the project and noted that Richardson would be in contact after the meeting on the board vote for preliminary approval of the project PILOT. Denise and Mike Mullis left the meeting.

Public Comment Period

Chair Joan 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 January BOC Minutes, February Finance Committee Minutes, YTD Financial Statements for all accounts. *With no requested revisions, the Consent Agenda was presented for approval. Ross Lagarde moved to approval, seconded by Paul Myers. The motion carried unanimously, and all items were approved as presented.*

Old Business

There was no old business brought before the Board.

Presentations

Inventory Tax | Jason Decuir, Advantous Tax Consulting

With the Inventory Tax on the May 16 ballot, Richardson introduced DeCuir as a tax expert in the state of Louisiana. Decuir pointed out that recent legislative changes affecting the inventory tax credit under La. R.S. 47:6006 reflect a shift in tax policy and economic development strategy in Louisiana. The inventory tax credit has historically offset local property taxes on business inventory and served as a key incentive for manufacturing, distribution, and logistics operations.

DeCuir noted that Act No. 472 of the 2025 Regular Session eliminated the earning of new inventory tax credits for certain businesses going forward, while allowing previously earned credits

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to be claimed or carried forward, reducing the state's long-term financial obligations and stabilizing state budget exposure.

He stated that Act No. 221 of the 2025 Regular Session proposed a constitutional amendment, subject to voter approval on the May 16, 2026 ballot, authorizing local taxing authorities to exempt business inventory from property taxes with unanimous approval from parish government, school boards, and law enforcement tax recipients.

These measures shift Louisiana from a state-funded inventory tax credit model to a locally controlled exemption framework, transferring greater fiscal responsibility and economic development decision-making to local governments, which must balance business competitiveness with potential impacts on local revenue streams.

DeCuir requested members of the board to assist in the public education regarding this issue.

New Business

Professional Services Contract | Development Counsellors, Inc. (DCI)

Richardson stated this contract is the first phase of implementation of the Marketing and Business Attraction plan approved by the board in the fourth quarter of 2024. This \$23,500 contract is the least of two implementation contracts, which includes a pitch deck, a pocket guide, and other collateral. The second contract addresses the consolidation of all STEDC websites. Richardson reiterated funding for this contract would come from the fourth penny legislation, of which over \$30,000 has been received to date.

Dr. Jim Carlson motioned to approve the \$23,500 contract for collateral materials, seconded by Eric Schouest. All were in favor. The motion carried unanimously.

Northshore Healthscape (NH) Education & Workforce Support | Ashley Llewellyn

Llewellyn confirmed that while NH steering committee members are discerning their support of sponsoring the upcoming Inaugural Patient Navigator Summit, it must align with the STPDD Board of Commissioner's approval of the expenditure for NH to be the \$10,000 Visionary (Title) Sponsor for the event. She reminded the group that NH sponsored the Nursing Pinning Ceremony in 2025.

Chair Coffman reiterated her enthusiasm for the Patient Navigator academic program, which was initiated by the NH collaborative to support the continuum of patient care without removing nurses from the bedside. Commissioner Badinger commented that Slidell Memorial Hospital/Ochsner recently added several Navigator positions at their Cancer Center, which has proven to be a great asset.

Paul Myers motioned to approve the \$10,000 title sponsorship expenditure from NH funding pending support from the NH steering committee, seconded by Eric Singletary. All were in favor. The motion carried unanimously.

Resolution: Preliminary Approval Project Green

Kyle Buckley presented details discussed at the top of the meeting regarding Project Green, which involves the expansion and modernization of a local distribution center. The project represents a total capital investment of \$110 million, including a highly automated expansion utilizing advanced symbiotic systems and supporting real-property improvements to modernize operations, improve

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efficiency, and reduce chronic labor turnover. The project will support the retention of 372 existing full-time jobs with \$22.3 million in annual payroll, while ensuring the long-term viability of the facility amid competitive expansion alternatives in neighboring states. A comprehensive study conducted through third-party economic impact analysis software affirms a BCR of 4.23.

To secure this significant capital investment, retain existing employment, and support the long-term competitiveness of the facility, the company requested consideration of a 20% PILOT (80% abatement) on the project's new real and personal property for a 20-year term, commencing in 2027.

At its February 11, 2026 meeting, the Finance Committee voted to recommend preliminary approval of the PILOT for Board consideration. *Mimi Dossett moved to approve the resolution for preliminary approval of the project. Dr. Jim Carlson seconded the motion. A roll call vote was conducted, and all Commissioners present voted in favor. Absent Commissioners were noted for the record. The motion carried unanimously.*

Activity Update | Russell Richardson

Richardson provided a February activity update on economic development initiatives in St. Tammany which began with celebrating the recent Ampirical groundbreaking ceremony.

Vincenzo Carona, Executive Director of STartUP Northshore, summarized recent innovation efforts that included multiple company recognitions and funding awards, including a \$200,000 proof-of-concept award for a waste-to-energy system and regional startup participation in industry demo events. Caronna was selected as Finalist in Tulane's \$50k Demo Day.

The recap of workforce development activities included sharing details about a custom job fair for Textron hosted by Tri-Parish Works where seventy-one candidates attended and interviewed with company representatives. Additionally, company leadership engaged in direct conversations and career trajectory awareness efforts with NTCC students. The company also hired two December 2025 NTCC welding graduates who are thriving in their new roles. Richardson commended Llewellyn for her efforts in facilitating ongoing workforce and talent solution efforts.

The project development team reported twenty-two active projects representing \$2.1 billion in potential investment and 2,118 jobs, along with five new project leads year-to-date totaling over \$1.5 billion and more than 1,000 potential jobs.

Additional activities included business retention and expansion engagement, technical assistance for innovative projects, legislative and budgeting efforts, and engagement in ongoing strategic studies related to commercial development, housing, and destination planning.

Act 461

Richardson requested an amendment to the agenda to include support for correcting language in Act 461 of the 2025 Regular Session. A motion by Sandy Badinger, seconded by Eric Singletary, approved the amendment to the agenda. Richardson reported engagement of a professional in Baton Rouge to monitor corrective legislation to facilitate the receipt of State Act funding withheld due to the language error, with a contract fee of \$10,000.

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The contract was approved on a motion by Sandy Badinger, seconded by Eric Singletary. All were in favor. The motion carried unanimously.

Adjournment

Chair Coffman noted the announcements on the agenda. With no further business to come before the Board, *Louis Ochoa moved to adjourn, seconded by Mimi Dossett. The motion carried unanimously.*

The meeting was adjourned at 5:11 p.m.

Minutes respectfully submitted by the St. Tammany EDC Staff.