



# 2022

## CITY OF GRETNA

LOUISIANA



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NOTE: While attempting to ensure that the information in this report is current, JEDCO cannot guarantee 100% accuracy. This information is provided "as is" with no expressed or implied warranty and JEDCO hereby expressly disclaims any responsibility for any errors or omissions or for the results from the use of this information. Any mistakes in this information brought our attention will be corrected as soon as possible.





## *from the desk of Mayor Belinda Constant*



Dear Reader,

Thank you for taking some time to learn about our wonderful historic city, made up of nearly 18,000 residents, over 300 businesses, and thousands of visitors that come to enjoy our many diverse offerings throughout the year.

Situated immediately across the Mississippi River from downtown New Orleans, our market accessibility is one of Gretna's strongest assets. Gretna is home to some of the area's best restaurants, shopping and community events known around the country. The City of Gretna's rich cultural history and natural environments are celebrated through the year with various lively events, festivals, Art Walks, and a recurring Saturday farmer's market. Gretna's municipal government services, including police and fire protection and water service to residents and businesses, are all second to none. Jefferson Parish Government buildings are conveniently situated in downtown Gretna and the constant presence of people, professionals and families always keep the area active. The region's highest performing schools are also in Gretna.

As a current or prospective resident or business, we hope you enjoy the unique, family-friendly environment the City of Gretna has to offer and just how close and accessible we are to the rest of Jefferson Parish and the New Orleans region.

When you visit the City of Gretna, you are transported to a place of prosperity for people and businesses alike. We are excited to welcome you here!

Sincerely,

Honorable Mayor Belinda Constant



# LETTER FROM JEDCO PRESIDENT & CEO

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Dear Reader,

The Jefferson Parish Economic Development Commission (JEDCO) is an internationally accredited economic development organization that has aided thousands of businesses over the years through loan programs, informational services, and support. The organization was developed with core values rooted in integrity, service, collaboration, and a dynamic approach to delivering innovative solutions to serve Jefferson Parish's already thriving business community.

As Jefferson Parish continued to navigate a global pandemic and the destructive impacts of Hurricane Ida, JEDCO maintained core services, provided valuable resources and information, and served as a source of stability to ensure minimal business disruption. We continue to see new businesses plant roots and grow in Jefferson Parish. We've been awarded grants to serve underdeveloped areas in Jefferson Parish. We've collaborated with officials to attract, grow, and create new opportunities to advance business in Jefferson Parish. The JEDCO Certified Development Corporation (JEDCO's finance arm) was ranked among the top 20 SBA lenders in FY 2021. The HEART Team (JEDCO's economic development services department) met with nearly 200 business in 2021 and provided hundreds of businesses with tax incentive guidance, site selection, and connection to Parish officials.

In a time like no other, partnerships among local leaders is needed to support the people and businesses that define our precious and thriving communities. JEDCO is proud to serve the business community and work hand-in-hand with the impeccable City of Gretna leadership, who continue their constant efforts to maintain such a resilient business community.

Sincerely,



Jerry Bologna, CEcD  
President & CEO



700 Churchill Parkway Avondale, LA 70094  
504-875-3908 [www.jedco.org](http://www.jedco.org)



The City of Gretna is governed by a Mayor and a five-member Council. The Council consists of four district councilpersons and one at-large councilperson.

**MAYOR**  
Belinda C. Constant

**CHIEF OF POLICE**  
Arthur S. Lawson Jr.

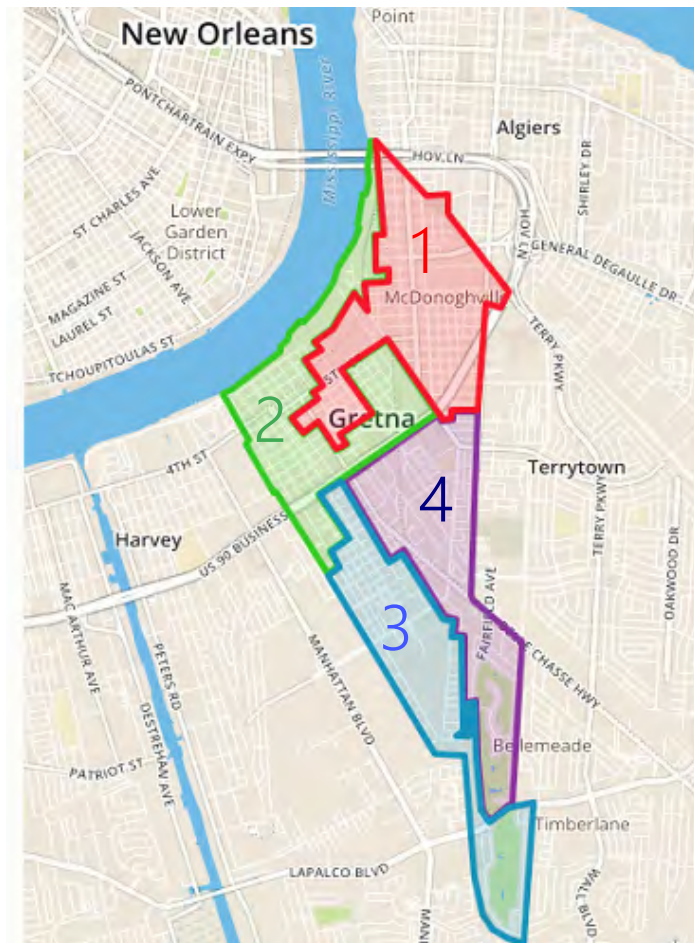
**COUNCILMAN-AT-LARGE,  
MAYOR PRO TEMPORE**  
Wayne A. Rau

**COUNCILMAN DISTRICT 1**  
Rudy S. Smith

**COUNCILMAN DISTRICT 2**  
Michael A. Hinyub

**COUNCILMAN DISTRICT 3**  
Mark K. Miller

**COUNCILMAN DISTRICT 4**  
Jackie J. Berthelot



*In 2019, Gretna won the Community Achievement Award from the Louisiana Municipal Association for outstanding community improvement in basic services for the 4th Street Extension Project.*

**Physical Address**

740 2nd Street Gretna, LA 70053

**Mailing Address**

P. O. Box 404 Gretna, LA 70054-0404

For more information regarding City departments and services, go to [www.gretnala.com](http://www.gretnala.com) or contact City Hall at (504) 363-1506.

Jefferson Parish is part of the New Orleans metro area, stretching from Lake Pontchartrain down to the Louisiana coast line at Grand Isle. Gretna is located on the “West Bank” of Jefferson Parish, just across the Mississippi River from downtown New Orleans. Gretna is the seat of Jefferson Parish and home to the Jefferson Parish Government Center.

Unincorporated areas of Jefferson Parish are governed by a Parish President and Council. The Council consists of seven members: five district councilpersons and two at-large councilpersons.

**PARISH PRESIDENT**  
Cynthia Lee Sheng

**COUNCILMAN AT-LARGE DIVISION A**  
Ricky Templet

**COUNCILMAN AT-LARGE DIVISION B**  
Scott Walker

**COUNCILMAN DISTRICT 1**  
Marion Edwards

**COUNCILMAN DISTRICT 2**  
Deano Bonano

**COUNCILMAN DISTRICT 3**  
Byron Lee

**COUNCILMAN DISTRICT 4**  
Dominick Impastato

**COUNCILWOMAN DISTRICT 5**  
Jennifer Van Vrancken



**Jefferson Parish**

Jefferson Parish Council Offices are located at:

*East Bank*  
**Joe Yenni Building**  
1221 Elmwood Park Boulevard  
Jefferson, LA 70123

*West Bank*  
**General Government Building**  
200 Derbigny St.  
Gretna, LA 70053

For more information regarding Parish departments and services, go to [www.jeffparish.net](http://www.jeffparish.net) or contact East Bank location (504) 736-6400 or West Bank location (504) 364-2700



## Corporate Franchise Tax

The rate is \$1.50 per \$1,000 on the first \$300,000 of capital employed in Louisiana, and \$3.00 per \$1,000 after the first \$300,000.

## Corporate Income Tax

Corporations will pay tax on net income computed at the rates contained in the table to the right (the effective rate is somewhat less because federal income taxes are deductible in computing net taxable income).

Corporate Income Tax	
Percentage	Income
4%	First \$25,000
5%	Next \$25,000
6%	Next \$50,000
7%	Next \$100,000
8%	Over \$200,000

## Sales Tax

- Total sales tax in Jefferson Parish is 9.2%
- Jefferson Parish sales tax is 4.75%
- Louisiana state sales tax is 4.45%
- Jefferson Parish sales tax levied by School Board = 2.0%
- Jefferson Parish sales tax levied by Sheriff's Office = 0.25%
- Jefferson Parish sales tax levied by Parish Council = 2.5%

Sales Tax	
Governing Body	Sales Tax
State	4.45%
Parish	4.75%
Total	9.20%

## Property Taxes/Assessment Ratio

- No state property tax in Louisiana Improvements of industrial property assessed at 15% of fair market value and land assessed at 10%
- Private residences are assessed at 10% of fair market value with no property tax assessed on the first \$75,000
- See the table for 2021 mills across incorporated cities in Jefferson Parish.

Property Tax Millage Rates for Jefferson Parish			
Location	2021 Parish Mills	2021 City Mills	Total 2021 Mills
City of Gretna	0.0757	0.06022	0.13592
City of Westwego	0.0757	0.03612	0.11182
City of Kenner	0.07183	0.01717	0.08985
City of Harahan	0.07332	0.02193	0.09525
Town of Grand Isle	0.11741	0.01281	0.13022
*Represents the City-wide mill in Gretna less Timberland Estates. The City mill for Timberland Estates is .03893 mills.			

# Gretna By The Numbers

## Population

Population	17,740
Median Age	38.7
Per Capita Income	\$24,842

## Household Data

Households	6,805
Median Household Income	\$45,318
Average Household Income	\$63,141
Average Household size	2.39
Owner Occupied HUs	3,276
Renter Occupied HUs	3,529

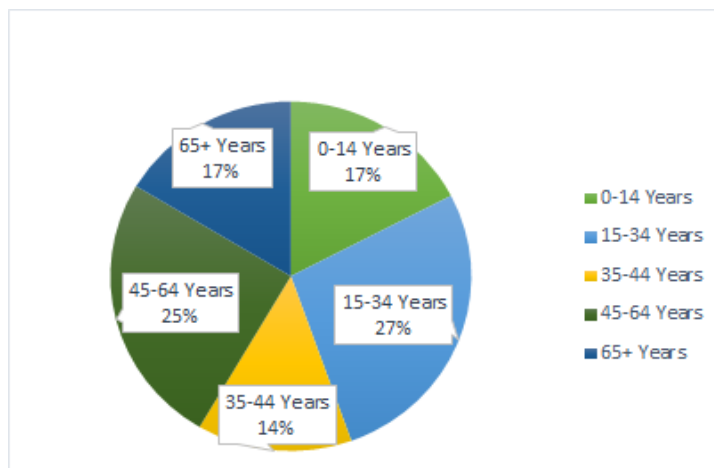
## Households by Income

< \$15,000	17.20%
\$15,000 - \$24,999	9.80%
\$25,000 - \$34,999	11.90%
\$35,000 - \$49,999	14.80%
\$50,000 - \$74,999	20.00%
\$75,000 - \$99,999	9.80%
\$100,000 - \$149,999	9.80%
\$150,000 - \$199,999	3.20%
\$200,000+	3.40%

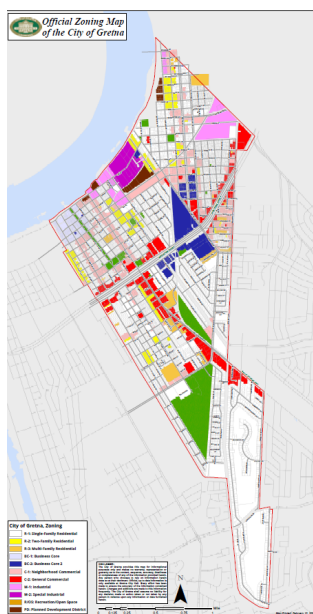
## Racial Composition

Caucasian alone	49.30%
African American alone	38.40%
Other race alone	6.10%
Asian	2.90%
Two or more races	2.70%
American Indian alone	0.60%
Pacific Islander alone	0.00%
Hispanic Origin (any race)	16.80%

## Residents by Age Group



Source: Esri, U.S. Census Bureau, Census 2010, Esri forecasts 2021



## Planning & City Development

- The department ensures that appropriate, context sensitive development occurs within the City's framework for long range planning.
- The City recently adopted a new Unified Development Code (UDC) to support the Gretna Comprehensive Plan. The UDC is intended to improve development outcomes, increase administrative flexibility related development approvals, and provide land development process transparency.
- The full current UDC text and guide can be found at [www.gretnala.com/UDC](http://www.gretnala.com/UDC).
- Anyone can access the City's web-based GIS platform through Geoportal to view a specific property zoning - [https://atlas.geoportalmaps.com/gretna\\_public](https://atlas.geoportalmaps.com/gretna_public)
- For more information, contact Amelia Pellegrin, Director of Planning and City Development, 504-363-1556 or email at [apellegrin@gretnala.com](mailto:apellegrin@gretnala.com)

## Department of Regulatory Inspections

- Responsible for the enforcement of building codes, abatement of abandoned houses, high grass, trash, junk accumulation, abandoned cars on private property, and general private property maintenance problems.
- Issues building, electrical, mechanical, and plumbing permits, as well as temporary sign and garage sale permits.
- Conducts all building, electrical, plumbing, and mechanical inspections to ensure compliance with current building code requirements.
- Enforces the city's floodplain management regulations to reduce losses to flood events. Flood mitigation pamphlets and guides are available in City Hall at the intersection of 2nd St. and Huey P. Long Ave.
- For more information, call 504-363-1532 or visit [gretnala.com/departments/code-enforcement](http://gretnala.com/departments/code-enforcement)

# Gretna Police Department

- Provides citizens of Gretna with round-the-clock presence throughout the community.
- Located on Fifth Street and employs more than 200 officers.
- The Gretna Police Department's website, [www.gretnapolice.com](http://www.gretnapolice.com), provides safety tips and hurricane information such as contraflow information, evacuation routes, and contact information
- For more information, call 504-366-4374 or visit [gretnapolice.com](http://gretnapolice.com)

## Gretna Parks and Recreation

- Maintains all parks, playgrounds, and green places in Gretna. The City of Gretna features eleven parks and playground spaces including a new dog park, Gretna Bark Park.
- Oversees youth sports activities for the City of Gretna for children between the ages of 5 and 15.
- For more information, call 504-363-1597 or visit [gretnala.com/departments/recreation](http://gretnala.com/departments/recreation)

## Gretna Senior & Wellness Center

In partnership with People's Health and the Jefferson Council on Aging (JCOA), the City is pleased to offer senior activities and services at the Gretna Senior and Wellness Center. Visit their website at [www.peopleshealthwellnesscenter.com](http://www.peopleshealthwellnesscenter.com) for a monthly calendar of activities and services provided. Residents are encouraged to contact the Center directly at 504-301-3743. The facility is located at 476 Franklin Street, Gretna, LA 70053. The City offers FREE transportation directly from your residence to/from the facility on the Gretna Trolley.



## Historic District Commission

The City's Historic District Commission (HDC) governs the architectural and design quality of all exterior work visible from public right-of-way within the City's two historic districts. The HDC is a seven member, volunteer commission appointed by the Mayor and City council. Their expertise promotes the integrity of the City's historic districts to ensure that they remain a valuable cultural and economic resource for the future.

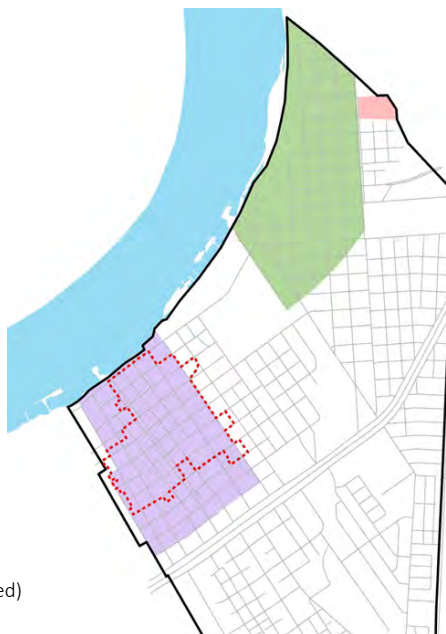
## Louisiana Main Street Incentives Toolkit

The purpose of this toolkit is to give an overview of the various financial incentives (see below for list) that may be available to assist real estate developers and individuals to rehabilitate, restore, and revitalize historic buildings located within commercial historic districts and Main Street Districts.

For more information about the HDC, obtain the Certificate of Appropriateness Application, HDC Appeal Process, the HDC Calendar, the Historic District Design Guidelines, and to download the Louisiana Main Street Incentives Toolkit, visit [www.gretnala.com/departments/building/hdc](http://www.gretnala.com/departments/building/hdc)

## Financial Incentives

- ✓ Federal Rehabilitation Tax Credits
- ✓ State Commercial Tax Credits
- ✓ New Market Tax Credits
- ✓ Louisiana Main Street Restoration Incentive Grants
- ✓ Historic Preservation Fund Grant



## Gretna Historic Districts

- 1. McDonoghville Historic District
- 2. Mechanikham-Gretna Historic District
- 3. McDonoghville Cemetery
- 4. National Register Historic District (Outlined)



Gretna City Hall is located in the Downtown Gretna / Mechanikham Historic District.



Historic McDonoghville, settled in 1815, was incorporated into Gretna in 1913.

## HISTORIC DOWNTOWN GRETNA/MECHANIKHAM HISTORIC DISTRICT

Located on the banks of the Mississippi River, Historic Downtown Gretna encompasses an approximate 50 square blocks and includes the Gretna Historic Society Museum Complex. Both the City of Gretna and Jefferson Parish government complexes can be found here, as well as supporting businesses such as law firms, notaries, and restaurants. The Mechanikham District is a mixed-use district featuring historic shotgun-style residential homes.

## MCDONOGHVILLE HISTORIC DISTRICT

Settled in 1815 by John McDonogh, this area offers sightseeing of late 19th and early 20th century shotgun and bungalow homes, as well as the McDonogh Cemetery. Located along the Mississippi River, the McDonoghville District offers an educational and cultural experience for visitors and locals.



## GRETNA HERITAGE FESTIVAL

The Gretna Heritage Festival encompasses 25 city blocks, featuring five stages with performances by national entertainers along with some Louisiana's finest and favorites. The Festival promotes and supports businesses and organizations in the City of Gretna as well as several local, state, and national charitable organizations.

## GRETNA FARMER'S MARKET & ART WALK



At the weekly Gretna Farmer's Market, fresh produce and crafts are sold at the Gretna Market Building on Huey P. Long Avenue in historic downtown Gretna. The Art Walk is held the second Saturday of each month from September to May and features local artists and craftsman with exposure and ability to sell their work.

## GRETNA ECONOMIC DEVELOPMENT ASSOCIATION (GEDA)

GEDA's primary functions include:

- To improve the business climate within the City of Gretna as well as provide a vehicle to assist in the development of new businesses.
- To promote and encourage tourism along with enhancing the knowledge of local residents and potential tourists.
- To develop affordable housing, preserve historical landmarks, and beautify homes and parkways

Learn more about the organization, events, and membership opportunities [www.gedaweb.com](http://www.gedaweb.com)



## Additional Notable Events & Attractions



- Gretna Levee & Bicycle Trail
- Gretna BMX Raceway
- Gretna Bark Park
- Back to the Gretna Drive-In Movie Series
- Gretna Maifest "Stroll the Avenue"
- City of Gretna Oktoberfest
- Gretna Goblin Night
- Spring Tour of Historic Homes
- Gretna Food Truck Festival
- Krewe of Kuties Mardi Gras Parade
- Ringing in the Arts
- Soup Cook-Off
- City -Wide Garage Sale
- Christmas Tree Lighting and holiday parade
- McDonoghville Cemetery
- Heritage Square Playground & Gardens
- German-American Cultural Center
- Historic Post Office- Gretna's Cultural Center for the Arts
- Southern Pacific Freight Depot
- Illinois Central Caboose
- Texas-Pacific Passenger Depot
- Jefferson Memorial Arch
- Gretna City Hall
- Riverfront Amphitheater
- Bike Path, River Overlook
- St. Joseph Church and Gardens
- Hook & Ladder Cemetery
- Gretna Historical Museum
- David Crockett Fire Co., No. 1
- Kittie Strehle House
- William D. White House
- Ignatius Strehle House



## GRETNA HERITAGE HOUSE WELCOME CENTER

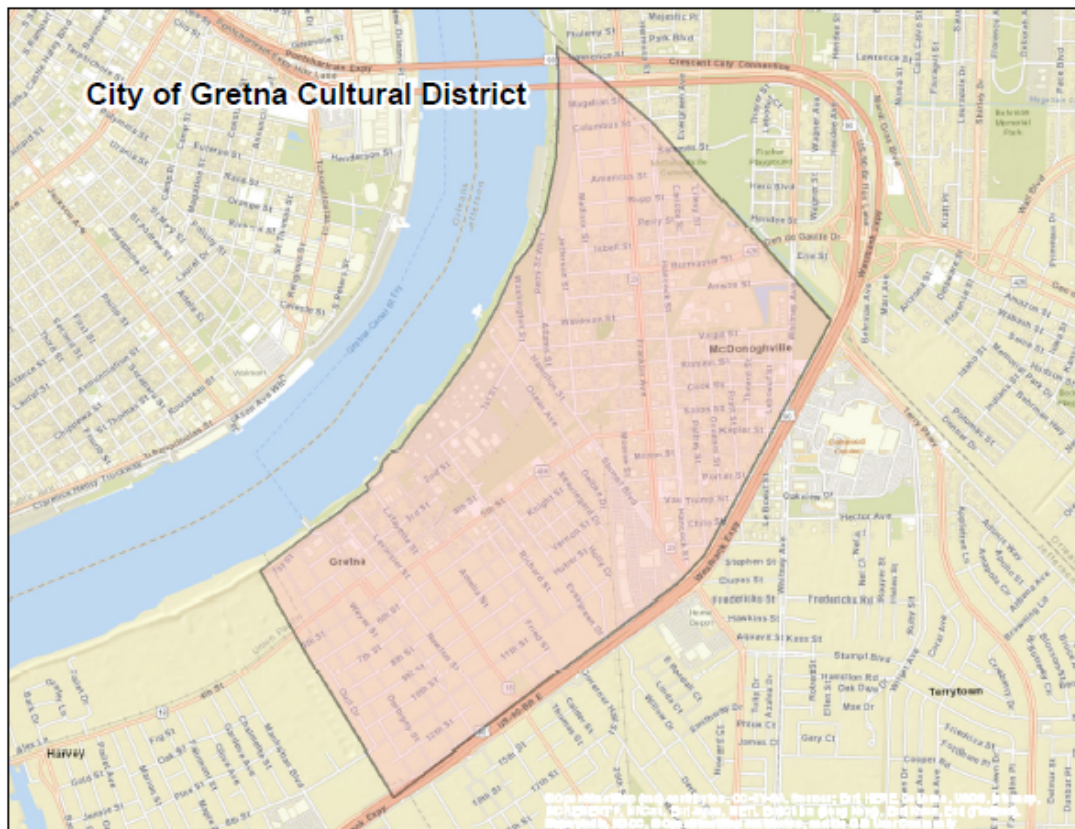
Located in a recently restored mid-1800s creole cottage at the Huey P. Long Avenue entrance to Historic Downtown Gretna, the Gretna Heritage House Welcome Center serves as the home to the Gretna Tourism Department and contains information on the history and current offerings of Gretna.



## GRETNA CULTURAL CENTER FOR THE ARTS

Located in a recently renovated historic post office in downtown Gretna. Includes a black box theatre that hosts concerts, plays, and other live performances.

City of Gretna's Tourism Department:  
(504) 363-1580, [scook@gretnala.com](mailto:scook@gretnala.com),  
[facebook.com/CityofGretna](https://facebook.com/CityofGretna)







### **GREटना OBSERVATORY**

- Largest public observatory in the greater New Orleans area.
- Built for educational purposes in 2004 to encourage children to pursue an interest in science and astronomy.
- Located within Gretna City Park.

### **GREटना LIBRARY**

- 5,800 square foot facility built in 2010.
- Features over 15,000 items, including 7,200 donated items from the Bill & Melinda Gates Foundation.

### **GERMAN-AMERICAN CULTURAL CENTER**

- Located at 519 Huey P. Long Ave in Historic Downtown Gretna.
- Offers historical accounts of German immigrants to the Gretna area from the 1720s to present.
- Contains tourists' and locals' pictures, artifacts, and maps to show the contribution of German immigrants to the area.

### **LOUISIANA STATE FIREMAN MUSEUM**

- Original home of the David Crockett Steam Fire Co. No. 1, established in 1841. It is the oldest continuously active volunteer fire company in the United States.
- Features artifacts including Crockett's 1874 vintage steam fire pumper, the oldest object listed in Louisiana's Historic Districts.

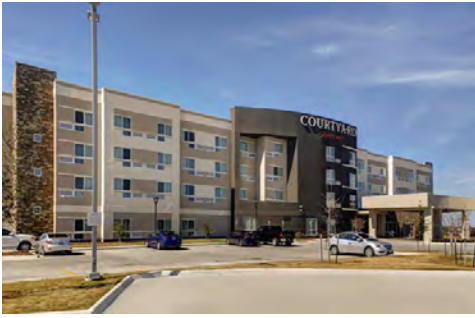
### **GREटना HISTORICAL SOCIETY COMPLEX MUSEUM**

- Offers a glimpse of the history of the City of Gretna and includes five historic buildings: William D. White House, Kittie Strehle House, Gretna Green Blacksmith House, Ignatius Strehle House, and Louisiana Fire Museum.
- Presents displays of information about the city's mayors, police department, religions, and education.
- Fully operational Blacksmith Shop is the setting for Blacksmith Weddings, a Valentine's Day tradition from Gretna's namesake city, Gretna Green, Scotland.

*The Gretna Observatory in Gretna City Park is the largest public observatory in the Greater New Orleans Region*



*Volunteers have met monthly since 1841 at Gretna's David Crockett Steam Fire Co. Number 1, located in the Louisiana State Fireman Museum.*



*The Courtyard New Orleans Westbank in Gretna is the newest hotel in the area. It is just five minutes from downtown New Orleans and the French Quarter. It features many amenities, including meeting and event space.*

### **TIMBERLANE COUNTRY CLUB**

- Timberlane offers two large banquet rooms with multiple room configurations to accommodate events ranging from small business lunches to large receptions.

### **COURTYARD NEW ORLEANS WESTBANK/GRETNA**

- New hotel in Gretna at the base of the Crescent City Connection.
- Large meeting room and on site restaurant serving breakfast, dinner and cocktails.

### **HOLIDAY INN WEST BANK TOWER**

- Iconic round hotel at the foot of the Crescent City Connection. Offers
- 1 boardroom that can accommodate small groups and a larger event room that can be reconfigured into 5 different styles.

### **HOMEWOOD SUITES BY HILTON**

- Hotel that opened in December 2017 in Gretna.
- Features business center, meeting rooms, pool, fitness center, and more.

### **WILLIAM D. WHITE HOUSE**

- Run by the Gretna Historical Society and located in Historic Gretna.
- Located in one of the five areas on the historic register in the City of Gretna.
- Space can be rented for small group gatherings.

### **ST. CLETUS KNIGHTS OF COLUMBUS**

- St. Cletus Catholic Church 1905 located at 3600 Claire Avenue Gretna, LA 70053
- Offers banquet and meeting facilities.



*The 2019 JEDCO Challenge was hosted at the Gretna Cultural Center for the Arts. Entrepreneurs with ties to Jefferson Parish pitched their early stage ventures for a chance to win \$20,000 in direct capital. The winner, Poof Cotton Candy, was selected by a panel of judges and an audience vote.*



Working with the public and the Tulane Regional Urban Design Center, the City of Gretna released its first small area plan in April 2016 focusing on improving the vibrancy of the downtown area.

Gretna Downtown 2020 focuses on achievable design interventions that would help generate more activity within Downtown Gretna. The City is actively positioning projects to support the Gretna Downtown 2020 Plan.

For more information, visit: <https://www.gretnala.com/gretna-2020/>



The City of Gretna Comprehensive Plan is a guiding document created by the collaboration of citizens, planners, and city leaders. It contains a detailed documentation and analysis of existing conditions within the City, covering a comprehensive array of planning realms, and a set of goals and objectives for each realm that will guide the community's development over the next twenty years.

The City of Gretna's Comprehensive Plan can be found: <https://www.gretnala.com/gretna-comprehensive-plan/>



## Gretna Resilience District *25th Street Canal*

There are longstanding flood mitigation and other supportive infrastructure needs around the 25th Street Canal in the City's Jonestown neighborhood. In 2019, the City was identified for one the nation's highest FEMA non-disaster awards – \$10 million to support flood risk reduction interventions that satisfy other demands for neighborhood amenities, including a complete retrofit of the 25th St. Canal. This work will also be supported by funds from DOTD's Statewide Flood Control program.

## *Gretna City Park*

In 2017, the City of Gretna partnered with the Tulane Regional Urban Design Center to design a concept that better addressed neighborhood, ecological, and environmental needs within Gretna City Park. The final concept better connects the park to the neighborhood, improves ecological functionality and provides numerous opportunities for green infrastructure features. The full concept report can be found [here](#).

In April 2018, working with State of Louisiana Strategic Adaptations for Future Environments (LA-SAFE) program funded by the U.S. Department of Housing and Urban Development, the City was awarded approximately \$5.6 million to support improvements within the Gretna Resilience District – focusing on Gretna City Park. The City began with a design team to put forth a project that balances needs for flood mitigation, recreational amenities and other improvements to benefit the neighborhood.

Following an expedited design process, Phase I improvements began in early 2021 and construction progress continues to bring this vision to life, with an anticipated completion in 2022. The full phasing strategy, inclusive of the LA-SAFE award, and more information can be found at <https://www.gretnala.com/gretna-resilience-district/>





## FEATURED NEW GRETNA BUSINESSES IN 2021

Below are some of the new businesses that opened their doors in 2021.

Welcome to Gretna!



From 1/2021 to 11/2021

CARR DRUGS COMPOUNDING	MICKEY'S NUTRITION LLC
CINABAR SALON LLC	MILLS HOME SOLUTIONS LLC
CLOUD 9 NOLA LLC	NINE ROSES
CRESCENT CROSSFIT PARTNERS	OAKWOOD NAILS & SPA
EURICA CRAFT POP-UP SHOP	OPELOUSAS CHICKEN & SEAFOOD
FROM CELIE LLC	ORMOND BIRDIES LLC
FUNIMAL RIDES LLC	PHILLY'S STEAKHOUSE
FURRYTAILS PET SPA LLC	PRETTI WOMAN LLC
GNC #6289	SAILEY'S FOOD
HALE REAL ESTATE LLC	SARA'S CREPES
HELM PAINT AND SUPPLY INC	STAINED GLASS WINE HOUSE LLC
KIDS FOR LESS	STELLA FASHIONS LLC
KIMKOKER LLC	SUN IS UP NOLA LLC
KRAV MAGA NEW ORLEANS LLC	THE GRAND BOUTIQUE WITH A TASTE OF EXCELLENCE
LA CASONA LLC	TIRE ZONE LLC
LA MODE BOUTIQUE LLC	TOP 1 ONE HAIR DEPOT INC
LERUTHS GOURMET FOODS LLC	WELLNESS LLC
LIL NAWLINS POP UP SHOP	WILLOW ROW BOUTIQUE
MARDI GRAS POP UP SHOP	WINDSOR FASHIONS LLC

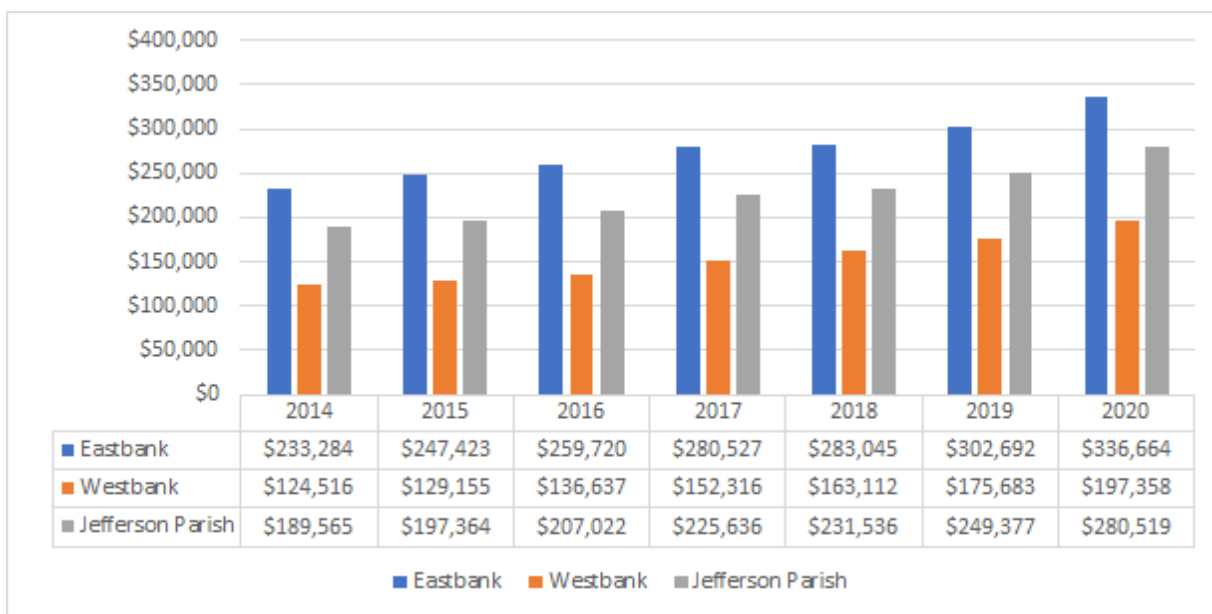
Source: Jefferson Parish Sheriff's Office - Occupational Licenses

In November 2021, Gretna Mayor Gretna Council along with JEDCO formally welcomed Stained Glass Wine House to downtown Gretna with a ribbon cutting.

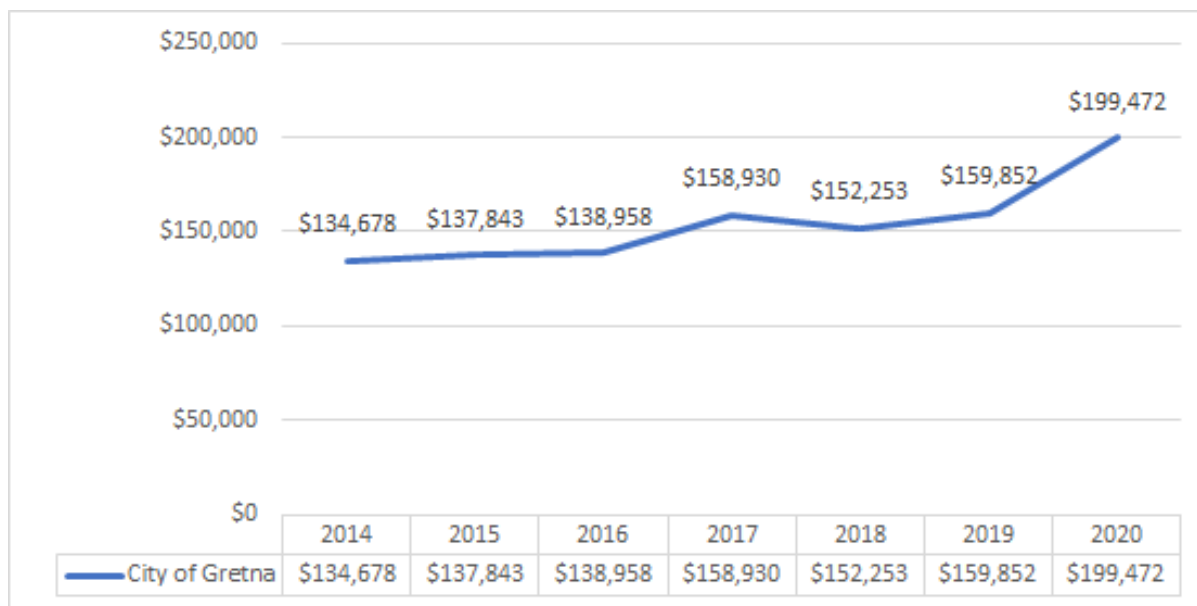


NEW GRETNA BUSINESSES

## 2014-2020 Comparison (Parish-Wide)



## Average Prices of Single Family Homes in City of Gretna



Source: Metropolitan New Orleans Real Estate Market, Vol. 51 April 2021

## 2020 Rental and Occupancy Rates for Office and Retail Space in Jefferson Parish

Type of Space	Average \$/SF	Occupancy Rate
Office Space		
Class A	\$25.00	88.00%
Class B	\$19.19	87.60%
Class C	\$14.94	85.80%
Retail Space		
Class A	\$19.71	86.9%
Class B	\$16.84	85.7%
Class C	\$17.33	91.3%
Source: Metropolitan New Orleans Real Estate Market Analysis, April 2021		

## 2020 Rental and Occupancy Rates for Industrial Space in Jefferson Parish

Warehouse Space		Average \$/SF		Occupancy Rate	
Area	Distribution	Service Center	Distribution	Service	
West Bank (includes	\$3.00—\$4.50	N/A	90%	N/A	
Kenner	\$3.00—\$5.00	N/A	95%	N/A	
Elmwood	\$4.25—\$6.00	\$7.50—\$9.00	95%	90%	
Source: Metropolitan New Orleans Real Estate Market Analysis, April 2021					



## Electricity

Entergy Louisiana

[www.entergy-louisiana.com](http://www.entergy-louisiana.com) / (800) 368-3749



## Natural Gas

Atmos Energy Louisiana

[www.atmosenergy.com](http://www.atmosenergy.com) / (504) 849-4300



## Water

City of Gretna

[www.gretnala.com](http://www.gretnala.com) / (504) 363-1561



## Wastewater

City of Gretna

[www.gretnala.com](http://www.gretnala.com) / (504) 363-1500

## Solid Waste Disposal

Progressive Waste Solutions

[www.progressivewaste.com](http://www.progressivewaste.com) / (877) 747-4374



## Telephone Service

AT&T / [www.att.com](http://www.att.com) / (800) 288-2020

Cox Communications / [www.cox.com](http://www.cox.com) / (504) 304-8444



## Cable Service

Cox Communications / [www.cox.com](http://www.cox.com) / (504) 304-8444

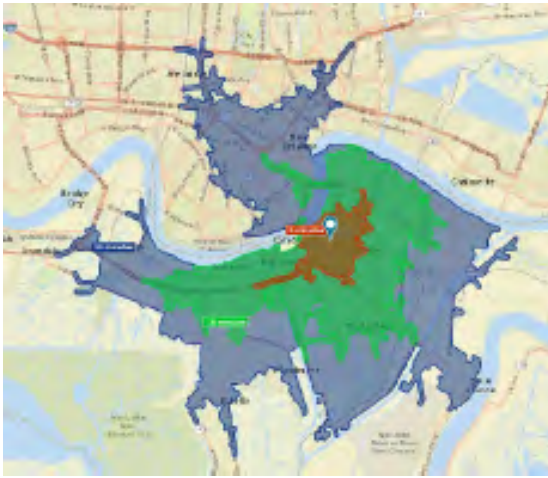
AT&T U-Verse / [www.att.com](http://www.att.com) / (800) 288-2020

## Fiber Optic Communication

AT&T / [www.att.com](http://www.att.com) / (800) 288-2020

Cox Communications / [www.cox.com](http://www.cox.com) / (504) 304-8444

Southern Light Fiber / [www.southernlightfiber.com](http://www.southernlightfiber.com) / (251) 662-1514



## Drive Time Map for Gretna

### *Average Commute Time*

The mean travel time to work for Jefferson Parish residents is 23.4 minutes according to the U.S. Census Bureau, American Community Survey.

For comparison, this is about three minutes less than the average commute times for residents of both Houston, TX (Harrison County) and Atlanta, GA (Fulton County), which were 27.4 minutes and 27 minutes, respectively.

## Gretna Trolley

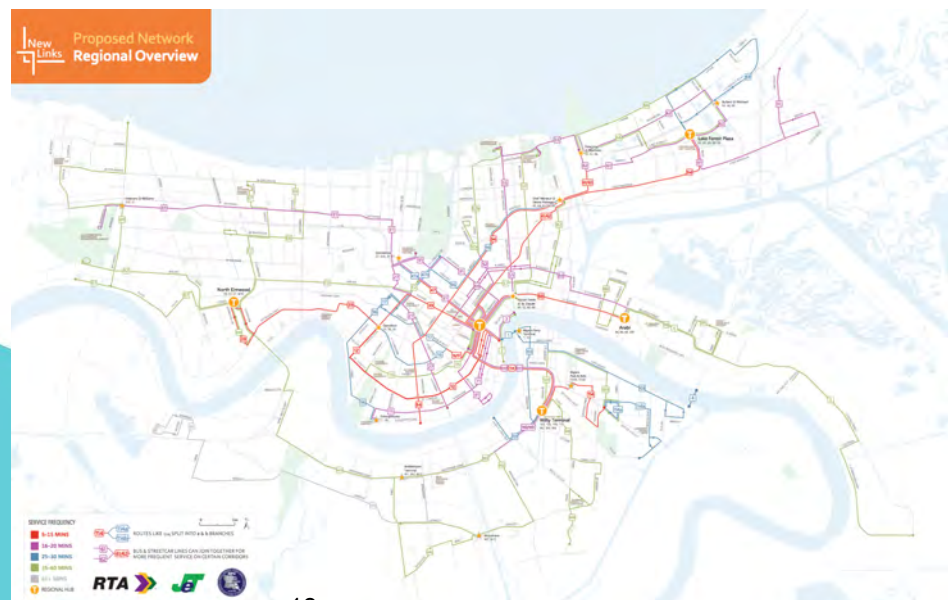
The City of Gretna offers senior citizens free transportation from their residences to and from the Gretna Senior and Wellness Center on the Gretna Trolley.



The Regional Planning Commission's New Links Transit Network Redesign project was completed in early 2021 and is in the process of being adopted as of early 2022. The process is intended to propose changes to the RTA, Jefferson Transit, and St. Bernard Parish transit networks in order to make regional service more frequent, reliable, and useful for residents.

The Wilty Terminal in Gretna would see among the greatest changes in the proposed transit network, as it would serve as the regional station for both Jefferson Parish Transit and the RTA.

More information can be found at <https://www.norpc.org/transportation/projects/new-links/>





In February 2019, Jefferson Parish Schools released “2024: The Future Our Students Deserve,” a strategic plan set for the future of the system. Three schools located in the City of Gretna earned a letter grade of “A”, Gretna #2 Academy, Ruppel Academie Francaise, and Thomas Jefferson Academy.

#### SCHOOLS IN AND NEAR GRETNA

School Name	Level	Enrollment
<i>Public Schools</i>		
Gretna No. 2 Academy	Pre K-5	360
McDonogh #26 Elementary	Pre K-5	274
Shirley T. Johnson/ Gretna Park Elementary	Pre K-5	533
William Hart Elementary	Pre K-5	334
Paul J. Solis Elementary	Pre K-5	751
George Cox Elementary	K-5	414
Young Audiences Charter School	K-4	1,085
Young Audiences Charter High School		80
Jefferson RISE Charter	Grade 6-12	492
Gretna Middle	Grade 6-8	580
Ruppel Academie Francaise	PK-Grade 4	134
Thomas Jefferson H.S. for Advanced Studies	Grade 6-12	374
Frederick Douglass Community School	K-12	75
<i>Nonpublic Schools</i>		
Arden Cahill Academy	Pre K-9	487
St. Anthony Elementary	Pre K-7	268
St. Cletus Catholic	Pre K-7	412

Source: Louisiana Department of Education (louisianaschools.com), and elementaryschools.org

#### JEFFERSON PARISH ENROLLMENT, OCTOBER 2021

82 Public Schools	47,720
56 Private and Parochial Schools	17,824

Source: Jefferson Parish Public School System (jpschools.org)

Louisiana Department of Education (louisianabelieves.com)



In 2022, Thomas Jefferson High School ranked #6 in the state of Louisiana and #5 in the Greater New Orleans Region.



The Greater New Orleans area is home to nine 4-year universities, two community colleges, and LSU, Tulane, and Loyola professional schools, all of which are located within 20 minutes of Gretna.

Approximately 26.8% of the parish population ages 25 or older, have a Bachelor's degree or higher compared to approximately 24% for the State of Louisiana.

Approximately 85.7% of parish residents ages 25 and older have at least a high school diploma or equivalent.

33.9% of parish residents, ages 25 or older, have an associate's degree or higher.

## Two Year Colleges and Universities

Greater New Orleans Area

Institution	Location	Enrollment
Delgado Community College	New Orleans	13,251
	Metairie	1,075
	Avondale (River City)	97
Nunez Community	Chalmette	2,166

## Four Year Colleges and Universities

Greater New Orleans Area

Institution	Location	Enrollment
University of New Orleans	New Orleans	8,375
Tulane University	New Orleans	13,927
Loyola University	New Orleans	4,497
Xavier University of LA	New Orleans	3,383
Southern University at N.O.	New Orleans	2,264
Dillard University	New Orleans	1,215
University of Holy Cross	New Orleans	1,137
Herzing University	Kenner	462
Southeastern Louisiana	Hammond	14,426

## Medical and Law Schools

Greater New Orleans Area

Institution	Location	Enrollment
LSU Medicine	New Orleans	800
LSU Allied Health	New Orleans	400
LSU Nursing	New Orleans	1,000
LSU Dental	New Orleans	400
LSU Public Health	New Orleans	100
Tulane Law School	New Orleans	612
Tulane Medical	New Orleans	758
Loyola Law School	New Orleans	564

Sources: National Center for Education Statistics (nces.ed.gov), LSU Health Sciences Center New Orleans, Tulane University, Loyola University.

### Delgado River City Site and Advanced Manufacturing Center

Delgado River City Site and Advanced Manufacturing Center is Delgado's newest campus and is located in Churchill Tech & Business Park.

The new facility offers programs in the following areas:

*Aluminum Welding*

*Industrial Maintenance*

*LA Transfer Degree*

*Logistics*

*Millwright*

*OSHA 10*

*OSHA 30*

*Pipefitting*

*Marine Diesel*

*Mechatronics*

*Process Instrumentation and Control (PIC)*

*Science Lab Technician*

*Shielded Metal Arc Welding*

*Small Industrial Electrician*

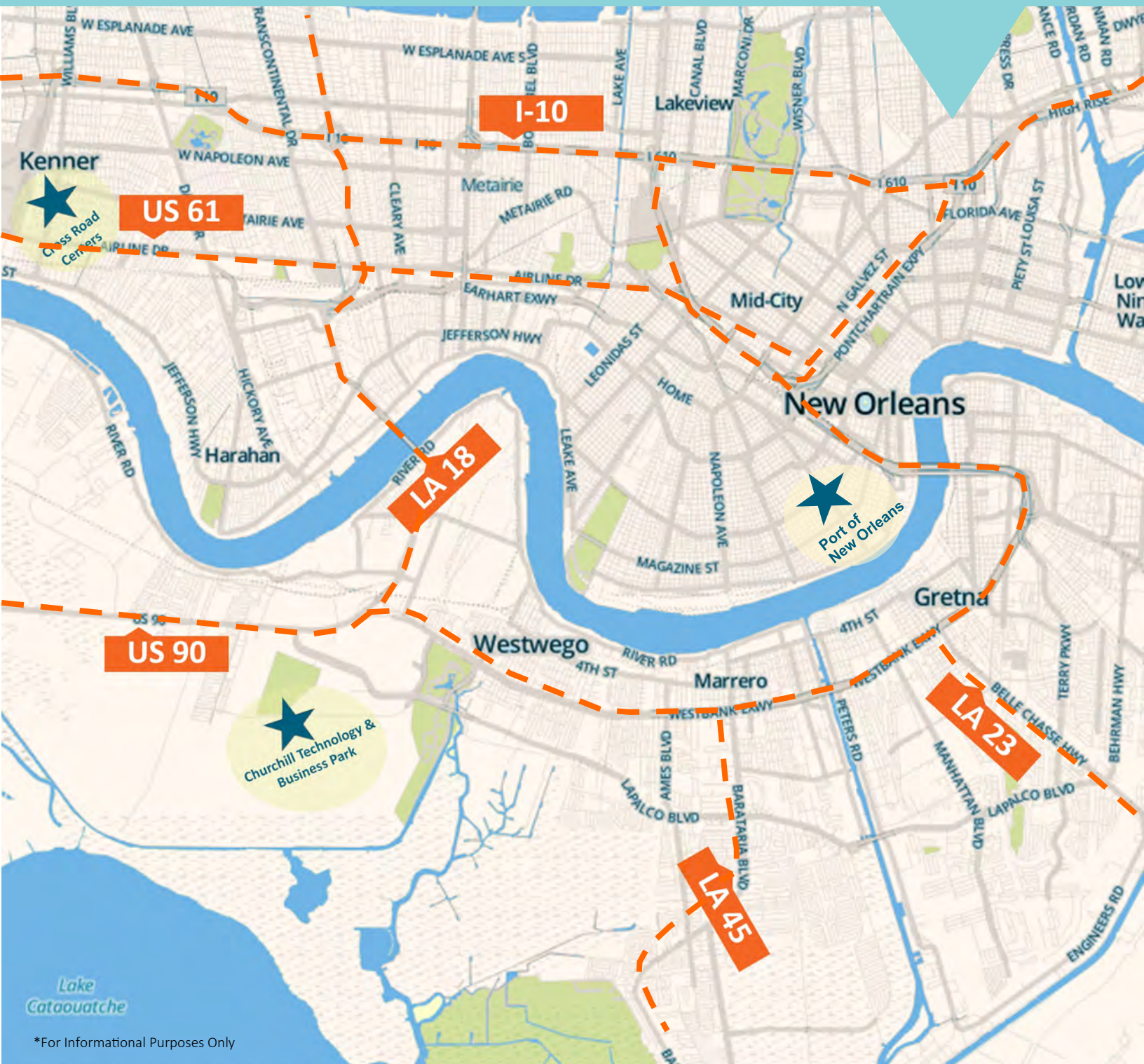
*NCCER Core*

*Precision Tooling*

# ROADWAYS

Gretna is serviced by several major motor freight carriers, including but not limited to the following:

SAIA	UPS	Cross Road Centers	DHS (international shipments)
ACME Truck Lines	FedEx	Southeastern Freight Lines	Triple G Express



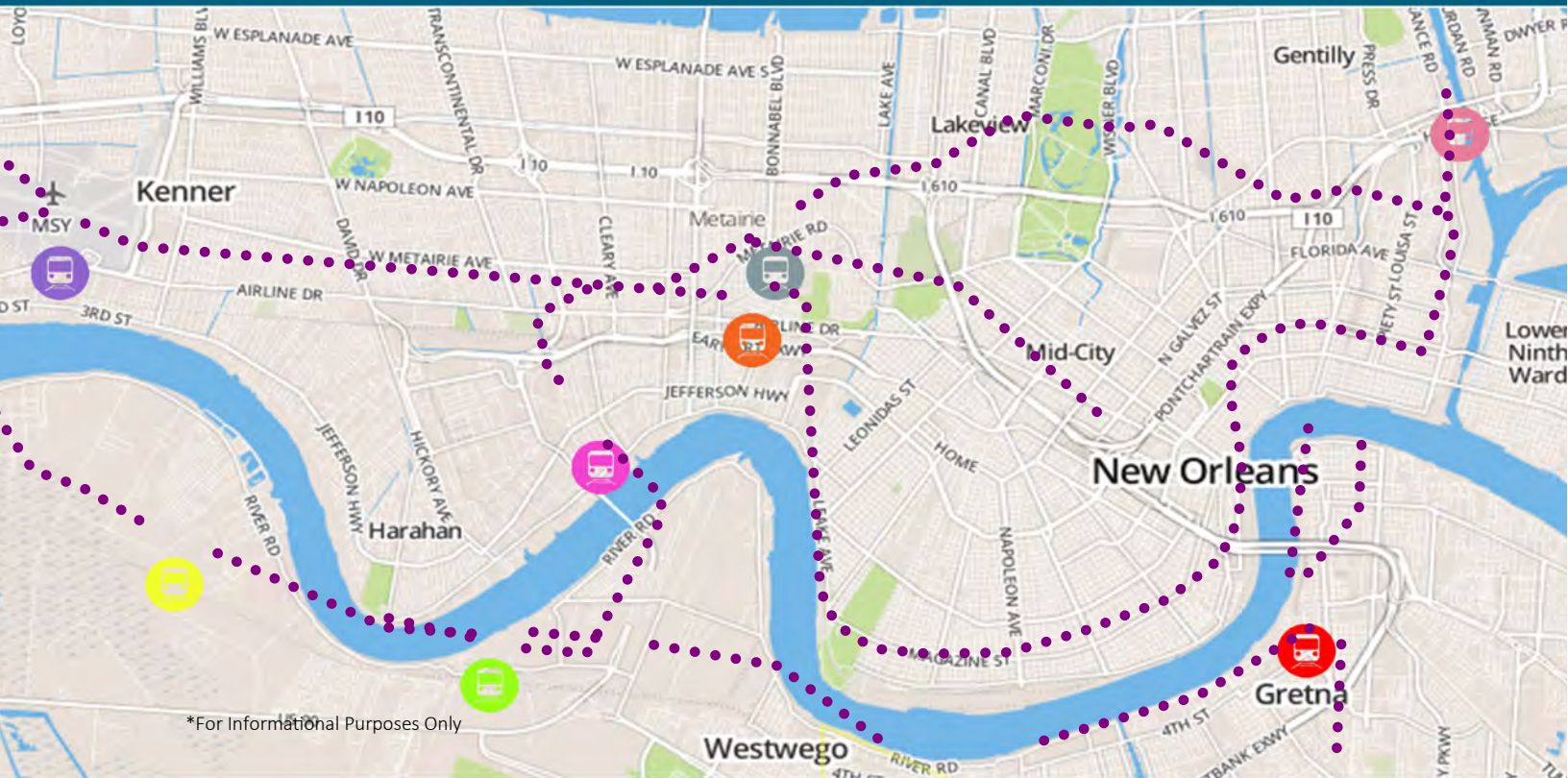
\*For Informational Purposes Only



# RAILWAYS

Gretna is served directly by the New Orleans Gulf Coast Railway. This railway has a direct connection to the Union Pacific Railroad and also connects to the New Orleans Public Belt (NOPB) Railroad which provides service to the Port of New Orleans. The NOPB is the only short line in the country that connects with six Class I railways.

- Canadian National (CN)
- Union Pacific
- Norfolk Southern
- Kansas City Southern
- Burlington North Santa Fe
- CSX
- New Orleans Public Belt
- New Orleans & Gulf Coast



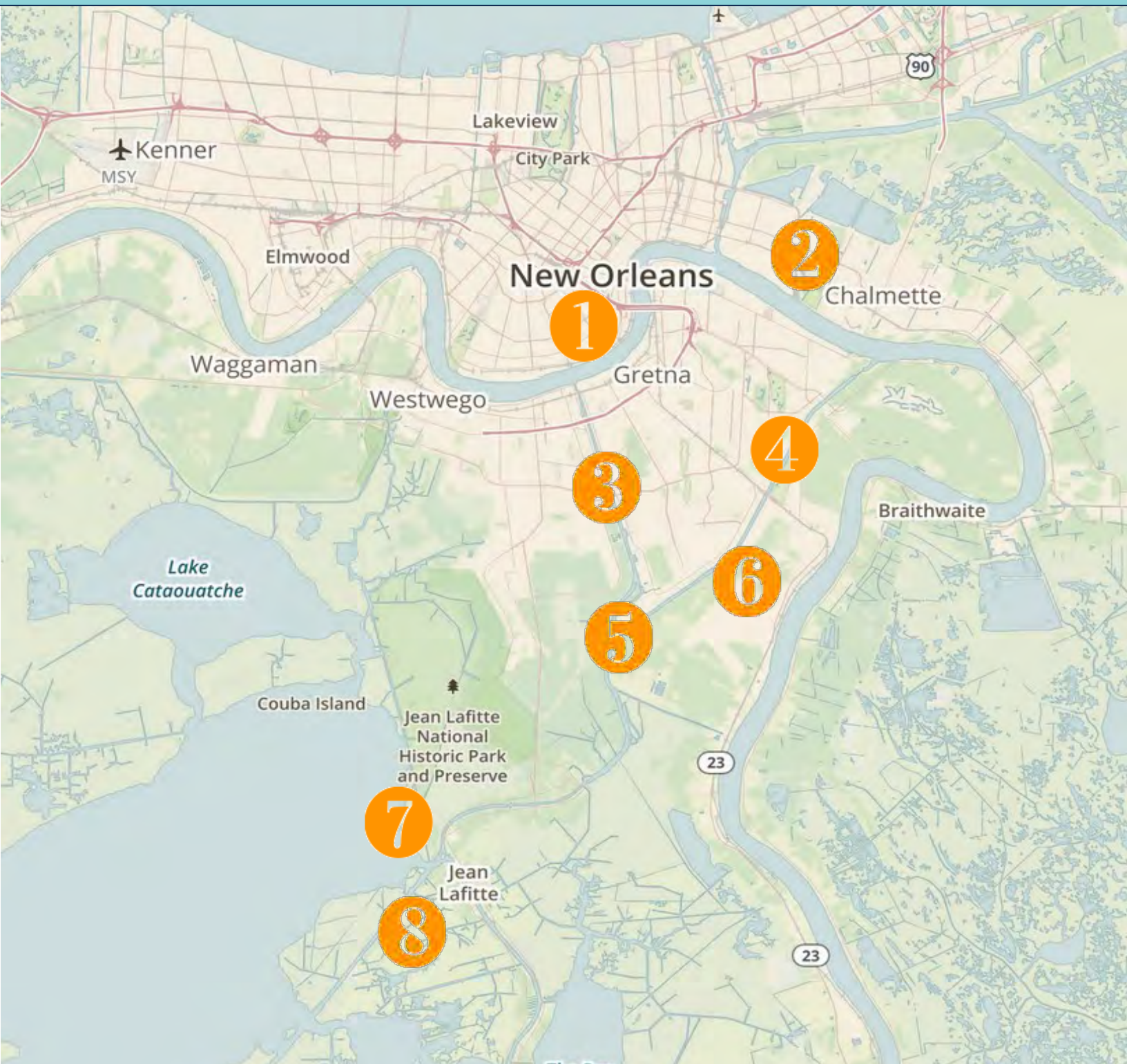
## Miles To :

Atlanta, GA	472	Dallas, TX	516	Memphis, TN	391
Baton Rouge, LA	76	Houston, TX	343	Mobile, AL	147
Birmingham, AL	346	Jackson, MS	181	Nashville, TN	537
Chicago, IL	922	Jacksonville, FL	550	New Orleans , LA	5
Cincinnati, OH	806	Kansas City, MO	906		



Jefferson Parish is ideally located in the heart of the largest intermodal transportation system in the South. With a number of ports and navigable waterways easily accessible from Jefferson Parish, companies have a diversity of options when determining how to best transport their materials.

- |                       |                 |                         |                   |
|-----------------------|-----------------|-------------------------|-------------------|
| 1 Port of New Orleans | 3 Harvey Canal  | 5 Intracoastal Waterway | 7 Bayou Segnette  |
| 2 St. Bernard Port    | 4 Algiers Canal | 6 Plaquemines Port      | 8 Bayou Barataria |



## Port of New Orleans

- The Port is a modern multimodal gateway connecting global markets to and from the U.S. and Canada, and an in-demand cruise port, located ten miles east of Jefferson Parish on the Mississippi River.
- Port NOLA is a diverse deepwater port uniquely located on the Mississippi River near the Gulf of Mexico with access to 30 plus major inland hubs via 14,500 miles of waterways, 6 Class I railroads, and interstate roadways.
- In 2019, The Port of New Orleans moved more containers than at any time in its history, totaling 648,538 twenty-foot equivalent units, up 10 percent from 2018.
- In February 2018, Port NOLA acquired the New Orleans Public Belt (NOPB) Railroad, a Class III connecting railroad, strengthening the Port's position as an integrated hub. By car volume, NOPB is the nation's fourth-largest rail gateway.
- Port NOLA is the only deepwater container port in Louisiana. The Port has 40 berths, 20 million square-feet of cargo handling space, and 3.1 million square-feet of covered storage.
- In 2019, over 1.2 million cruise passengers passed through Port NOLA, and more there were more than 251 cruise vessel calls. These cruises helped Port NOLA achieve over \$100 million in revenue through their 4 lines of business- cargo, rail, industrial real estate, and cruises.

## Harvey Canal

- The Harvey Canal is a 12' x 125' maintained channel area with direct water access via four routes to the Mississippi River and Gulf of Mexico.
- More than 2,000 acres of waterfront property are located directly on the Harvey Canal.
- Many of the region's oil and gas service, construction, and shipbuilding companies are located along the canal.

## St. Bernard Port and Terminal District

- St. Bernard Port is located 12 miles east of downtown New Orleans and spans a two and a half mile stretch along the Mississippi River.
- In 2018, St. Bernard Port handled 8.7 million short tons of bulk, breakbulk, and general cargo.
- As a landlord Port, there are 48 different businesses located within the Port, providing citizens with over 800 direct, full-time jobs .

## Port of South Louisiana

- Port of South Louisiana stretches 54 miles along the Mississippi River, immediately west of Jefferson Parish and is comprised of facilities in St. Charles, St. James and St. John the Baptist Parishes.
- The Port is the largest tonnage port district in the western hemisphere, handling over 258 million short tons of cargo in 2019.
- With over 60 million short tons of exports in 2019, Port of South Louisiana cargo throughput accounts for 15 percent and 57 percent of total US and Louisiana exports, respectively.

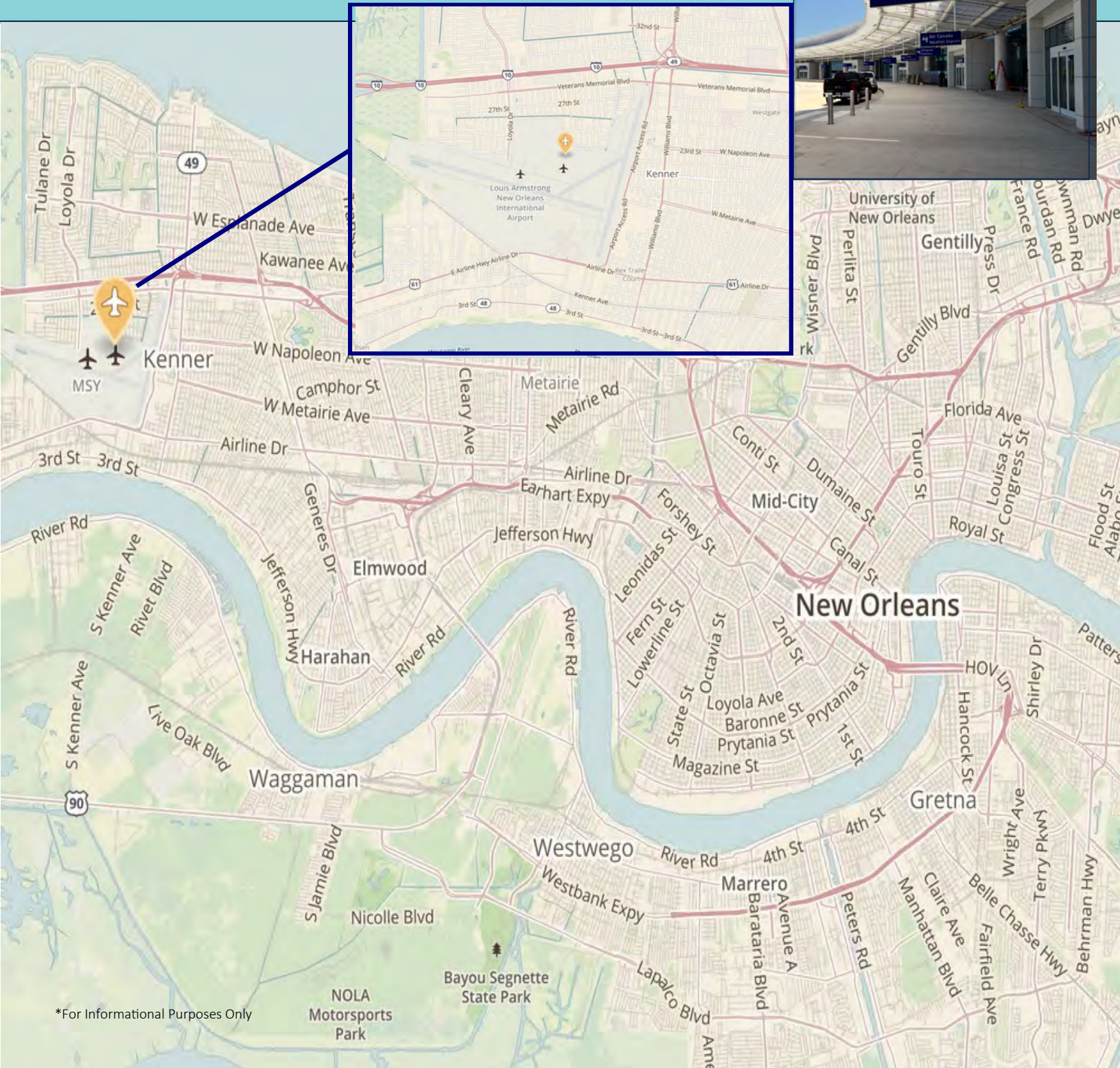
## Plaquemines Port

- Plaquemines Port is located approximately 20 miles south of New Orleans at the mouth of the Mississippi River, and provides water access to 33 states.
- The Port offers 14 major anchorages and features more than 100 miles of deep draft access.



# Louis Armstrong International Airport

- The new 35-gate terminal opened in November 2019, offering over 8,000 parking spaces, free wi-fi, as well as food and fare from local vendors and national brands throughout the terminal.
- 18 passenger airlines serving nonstop flights to over 60 domestic and international destinations.
- Ranked best large airport in North America by J.D. Power's 2021 North America Airport Satisfaction Study.
- Ranked most efficient airport in America by the The ATRS Annual Global Airport Performance Benchmarking Project at the University of Columbia
- In November 2020, Amazon Air announced daily cargo services from MSY.



\*For Informational Purposes Only



Following Hurricanes Katrina and Rita in 2005, the US Army Corps of Engineers was authorized and funded to design and construct the Hurricane and Storm Damage Risk Reduction System (HSDRRS) for southeast Louisiana (including Jefferson Parish). This risk system is stronger and more resilient than it has ever been in the area's history. The new HSDRRS is capable of defending against a 100-year level storm surge, or a storm that has a one percent chance of occurring in a year.

Since then, the Corps has strengthened and improved the levees, floodwalls, gated structures, and pump stations that form the 133-mile Greater New Orleans perimeter system, as well as approximately 70 miles of interior risk reduction structures.

The US Army Corps of Engineers along with local partners recently completed the 100-year perimeter system, which successfully performed as designed in recent storms, such as Hurricane Ida.

## HSDRRS QUICK FACTS

- There are 78 pump stations (Federal and Non-Federal) in the 4-parish area.
- \$2.7 M was spent in Jefferson Parish to complete repairs at 17 stations.
- The perimeter system and other HSDRRS projects include 350 miles of levees/floodwalls.
- The total program budget is \$14.6 billion with a total of 456 construction contracts.

## JEFFERSON PARISH UPGRADES

- \$136 million was spent on storm proofing 25 pumping stations divided into 16 contracts.
- The West Bank & Vicinity (WBV) project, which spans the entire West Bank of Jefferson Parish and parts of St. Charles, Orleans, and Plaquemines Parishes, protects these densely populated areas from a 100-year storm event and contains the Western Closure Complex, the world's largest pumping station.
- The completed \$1 billion Western Closure Complex, located in Jefferson Parish, consists of 11 pumps and a 225-foot gate that blocks storm surges from entering the Harvey and Algiers Canals.

## WBV Levee System



FEMA's National Flood Insurance Community Rating System has Jefferson Parish in its highest discount class, which provides a 20% discount on flood insurance premiums. This translates to a total of \$15 million in premium savings for the parish each year. Jefferson Parish earned this classification for its comprehensive approach to flood management.

# 2 ways to FINANCE with JEDCO

These loan programs are designed for businesses that are unable to obtain traditional bank financing.  
Start-ups • Projects using projected income • Insufficient historical cash flow

## SBA 504 Loan Program

Project size: \$250,000 to \$15,000,000 +

Loan Term: 10, 20, or 25 years

Rate\*: fixed, 2.68% | 2.99% | 3.04%

Add 0.04% for Debt Refinance

Eligible loan uses listed below.

Most projects require only 10% equity

Get growing at [jedco504.org](http://jedco504.org)

## JEDgrow Loan Program

Project size: Typically under \$250,000

Loan Term: 3 years to 20 years

Rate: fixed, up to 3.00% over WSJ Prime

Eligible loan uses listed below.

Loan funds may also be used for

INVENTORY and WORKING CAPITAL.

## Eligible Loan Uses: Purchase or Refinance



Commercial  
Real Estate



new or used  
Machinery • Equipment



Leasehold  
Improvements



We look forward to making  
your business our next success

Call or email for more information

[loans@jedco.org](mailto:loans@jedco.org)

504-875-3908

\* SBA 504 Loan Program Effective Rates as of April 2021

Visit [www.jedco.org](http://www.jedco.org) to see recent JEDCO-financed projects and download loan application forms.

## Opportunity Zones

The City of Gretna includes one of the seven Qualified Opportunity Zones located in Jefferson Parish.

Through Opportunity Zones, banks, communities and others may create Opportunity Funds to direct tax-advantaged investments to 150 federally designated Opportunity Zones in Louisiana. Louisiana secured U.S. Department of the Treasury certification for 150 lower-income census tracts to be Opportunity Zones. To attract new investment to underdeveloped areas, the federal government created the Opportunity Zones Program as part of the Tax Cuts and Jobs Act of 2017.



Investors and Opportunity Funds qualify for favorable federal tax treatment through the U.S. Treasury Department, which will certify Opportunity Funds and their investments. Eligible investments will be those made for ownership of business real estate, capital and other assets by a partnership or a corporation formed for the purpose of investing in qualified Opportunity Zones property.

The primary attraction for investing in Opportunity Zones is deferring and lowering federal taxes on capital gains. For a qualified Opportunity Zones investment, capital gains taxes may be deferred the first five years; after Year 5, taxes may be canceled on 10 percent of the original capital gains investment and deferred for the remainder; in Year 7 through Year 10, taxes may be canceled on 15 percent of the original capital gains investment, and the remainder may be deferred through 2026; for Opportunity Zones investments lasting longer than 10 years, investors are exempt from capital gains taxes on the Opportunity Zones investment itself, in addition to the other benefits for capital gains carried into the investment.

For more information, visit <https://www.jedco.org/discoverjefferson>



## Enterprise Zone Program

The Enterprise Zone program is a jobs incentive program that provides Louisiana income and franchise tax credits to a new or existing business located in Louisiana creating permanent net new full-time jobs, and hiring at least 50% of those net new jobs from one of four targeted groups.

The benefit provides either a one-time \$3,500 or \$1,000 tax credit for each net new job created. It also includes a rebate of state sales and use taxes paid on qualifying materials, machinery, furniture, and/or equipment purchased or a 1.5% refundable investment tax credit on the total capital investment, excluding tax exempted items.

The program is open to Louisiana businesses (new or existing) that will:

- Create a minimum of five permanent net new full-time jobs within 24 months of their project start date or increase their current nationwide workforce by 10% within the first 12 months.
- Hire 50% of the net new jobs created from one or more of the certification requirements from these targeted groups:
  - Residents: someone living in Enterprise Zone within the state.
  - People receiving an approved form of public assistance.
  - People lacking basic skills. A person performing below a ninth grade proficiency in reading, writing or mathematics.
  - People unemployable by traditional standards.

Businesses engaged in gaming, residential development, churches, and employment service agencies are not eligible.

Requires submittal of Advance Notification and \$250 non-refundable fee to LED.

## Quality Jobs Program

Provides a cash rebate to companies that create well-paid jobs and promote economic development. Provides up to a 6% cash rebate of annual gross payroll for new direct jobs for up to 10 years. Provides a state sales/use tax rebate on capital expenditures or a 1.5% project facility expense rebate on the total capital investment, excluding tax exempted items. There are restrictions on the types of businesses eligible for this program, however generally the following applies:

- Bioscience, Manufacturing, Software, Clean Energy Technology, Food Technology, Advanced Materials, Headquarters of Multi-State Businesses, Aircraft MROs, Oil & Gas Field Service. OR
- Must have at least 50% of annual sales out-of-state and/or to in-state customers or buyers if the product or service is resold by the purchaser to an out-of-state customer or buyer or to the federal government OR
- The employer is a business that spends fifty percent or more of its time performing services for its out-of-state parent company. These services include but are not limited to legal, marketing, finance, information technology, order management, distribution center operation, or overall operations support. OR
- Employer is located in a parish that is within the lowest 25% of parishes based on per capita income.

Other payroll and job requirements apply; Please see a JEDCO representative for more information. Program also requires submittal of Advance Notification and \$250 non-refundable fee to LED.

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  - People receiving an approved form of public assistance.
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- The employer is a business that spends fifty percent or more of its time performing services for its out-of-state parent company. These services include but are not limited to legal, marketing, finance, information technology, order management, distribution center operation, or overall operations support. OR
- Employer is located in a parish that is within the lowest 25% of parishes based on per capita income.

Other payroll and job requirements apply; Please see a JEDCO representative for more information. Program also requires submittal of Advance Notification and \$250 non-refundable fee to LED.

## ITEP - Industrial Tax Exemption Program

Program offers an attractive tax incentive for manufacturers who make a commitment to jobs and payroll in the state. With approval by the Board of Commerce and Industry and local governmental entities, the program provides an 80% property tax abatement for an initial term of five years and the option to renew for five additional years at 80% property tax abatement on a manufacturer's qualifying capital investment related to the manufacturing process in the state.

Businesses must be classified as a manufacturer in order to receive benefits of the ITEP. A manufacturer, as identified by the federal government, has a North American Industry Classification System (NAICS) code that begins with 31, 32 or 33. The NAICS is used as a preliminary qualification criterion. A detailed description of the activities to be considered manufacturing must be provided by the company.

The program requires submittal of Advance Notification and \$250 non-refundable fee to LED, \$500 non-refundable fee to JEDCO, for assistance with participation in ITEP and approval from local tax levying bodies including Parish Council, Municipal Council (if applicable), Jefferson Parish Sheriff's Office, and the Jefferson Parish School Board.

## Restoration Tax Abatement Program

The Restoration Tax Abatement (RTA) program is available to all Louisiana businesses and homeowners with existing structures to be expanded, restored, improved, or developed in qualifying locations, and as approved by the local governing authority.

The RTA program provides an up-to ten-year abatement of property taxes (*ad valorem*) on renovations and improvements to existing commercial structures and owner-occupied residences. Five-year contract; option for five-year renewal with approval from local governing authority, Board of Commerce and Industry, and governor's approval. Please contact JEDCO to determine if your property is within a qualifying district at (504) 875-3920. In addition to the state's RTA eligibility requirements, JEDCO and Jefferson Parish require the applicant to submit sufficient documentation to show that the renovation will be substantial.

Eligible expenses include building and materials, machinery and equipment (only that which becomes an integral part of the structure), and labor and engineering. Acquisition cost of the structure or land and movable and personal property are non-eligible expenses.



## Manufacturing Sales Tax Exclusion

Manufacturers must obtain a manufacturer's exemption certificate from the Louisiana Department of Revenue (LDR) via the submittal of form R-1070 and the Jefferson Parish Sheriff's Office Bureau of Taxation and Revenue. Both exemption certificates must be presented to vendors at the time of purchase. The LDR issued exemption is automatically renewed for up to three years, unless LDR determines that the taxpayer no longer qualifies as a manufacturer, or if the taxpayer had become delinquent in sales tax payment or filing responsibilities pursuant to R.S. 47:306.

## Foreign Trade Zone

Created by Congress to expedite and encourage foreign commerce by allowing delayed or reduced duty payments. FTZs are secure areas within the U.S. that are legally outside of the U.S. Customs territory for tariff purposes. Manufacturing, distribution and warehouse sites can apply to receive an FTZ designation through the Port of New Orleans.

## Freeport Law

Goods and commodities in public or private storage are exempt from property taxes while moving through Louisiana in interstate commerce to a final destination outside the state. Permits most manufacturers to bring raw materials in the state without having to pay a tax on them until they have been placed in the manufacturing process.

## Inventory Tax Credit Program

This program allows for taxpayers who pay ad valorem property taxes on business inventory to claim a one-time credit for use against their Louisiana income or corporate franchise taxes. Taxpayers whose eligible ad valorem taxes are less than or equal to five hundred thousand dollars shall be refunded all of the excess credit.

Taxpayers whose eligible ad valorem taxes are:

- more than five hundred thousand dollars, but less than or equal to one million dollars, shall be refunded seventy-five percent of the excess credit, and the remaining twenty-five percent of the excess credit shall be carried forward as a credit against subsequent tax liability for a period not to exceed ten years.
- more than one million dollars shall be refunded seventy-five percent of the first one million dollars of excess credit, and the remaining amount of the credit shall be carried forward as a credit against subsequent tax liability for a period not to exceed ten years.
- more than one million dollars shall be refunded seventy-five percent of the first one million dollars of excess credit, and the remaining amount of the credit shall be carried forward as a credit against subsequent tax liability for a period not to exceed ten years

New business entities formed or first registered to do business in Louisiana after April 15, 2016, whose ad valorem taxes are ten thousand dollars or more, but no more than one million dollars, shall be refunded seventy-five percent of the excess credit, and the remaining twenty-five percent of the credit shall be carried forward as a credit against subsequent tax liability for a period not to exceed ten years. For a manufacturer, if the amount of the credit authorized exceeds the amount of tax liability for the taxable year, the excess credit shall not be refundable and may only be carried forward as a credit against subsequent Louisiana income or corporate franchise tax liabilities for a period not to exceed ten years, and shall not be refundable.

## Customized Software Sales Tax Exemption

Companies purchasing certain customized computer software are 100% exempt from paying Jefferson Parish sales and use tax imposed on retail sales. Customized software is defined as software prepared, created, adapted or modified to the special order of a particular purchaser, licensee or user.

## Research and Development R&D Tax Credit

To encourage research and development in Louisiana, taxpayers are offered a refundable tax credit to be applied against state income or corporate franchise tax liability. Taxpayers are eligible for a credit of up to 30% of Louisiana qualified research expenses (based on employment).

## Angel Investor Tax Credit

Offers accredited investors a tax credit of up to 25% on eligible investments to be used against state income or corporate franchise tax liability. The credit's amount is based on the total amount of financial capital invested in a qualified Louisiana Entrepreneurial Business (LEB).

LEBs are defined as early stage, wealth-creating businesses which have been certified by Louisiana Economic Development.

## Growing Louisiana Imports Tax Credit

Encourages the use of Louisiana public port facilities for the manufacturing, distribution, and/or warehousing of imported goods. The credits reduce the state corporate income tax liability of eligible program participants. Applicants may be awarded credits of up to \$50 per net new TEU of actual cargo volumes imported through a Louisiana public port during the incentive period. Participants are subject to a program limitation of \$4,500,000 in tax credits per fiscal year.

In order to become eligible for an award of port credits, an applicant must:

- be a port facility user that imports more than 50 TEUs of cargo through Louisiana public ports;
- file an application for port credits with the Department of Economic Development; and,
- increase its imported cargo volumes by at least 105% during its port credit incentive period as compared to imported cargo volumes during its base cargo volume period.

A credit recipient may not receive any other state tax credit, exemption, exclusion, deduction, rebate, or tax benefit for which a port credit has been received.

## Ports of Louisiana Tax Credit

Includes an investor tax credit and an import-export cargo tax credit to include private investment to encourage the use of state port facilities in Louisiana. It provides a tax credit of 72% of total capital investments of qualified port projects, to be taken at a rate of 5% per year against corporate income and franchise tax liabilities. The program caps at \$4,500,000 per year. The program provides a credit of \$3.60 per ton of qualified cargo over a pre-certification tonnage level. The 2021 Louisiana Legislature extended the sunset of the investor tax credit and the import-export cargo tax credit until July 1, 2025.

## Youth Jobs Tax Credit

This tax incentive was created to encourage companies that hire eligible youth between the ages of 16 and 23 years old. The program objective is to prioritize youth hiring, provide them with tangible workforce-related skills, reduce crime and encourage them to stay in Louisiana. The credit provides \$1,250 for each youth in a full-time position and \$750 for each youth in a part-time position. The program is capped at \$5,000,000 per fiscal year. The program sunsets December 31, 2025.

**Contact:** *Nicole Learson, Program Administrator; Louisiana Workforce Commission*

Phone: (225)-342-2939; Email: [nlearson@lwc.la.gov](mailto:nlearson@lwc.la.gov)

## Louisiana Work Opportunity Tax Credit

Created by the Louisiana Legislature in 2021 for certain businesses that hire formerly incarcerated individuals participating in work release programs. The program provides a 5% income tax credit on wages paid to eligible re-entrants after certification that an eligible business has employed the re-entering individual for 12 consecutive months following their release from a correctional institution. The credits can only be obtained once per eligible employee, with a cap of \$2,500 per eligible employee.

**Contact:** *Nicole Learson, Program Administrator; Louisiana Workforce Commission*

Phone: (225)-342-2939; Email: [nlearson@lwc.la.gov](mailto:nlearson@lwc.la.gov)

## Jefferson Parish Film Industry Incentive Program

- Productions that have their principal Louisiana production office or use a sound-stage/alternative filming facility located in Jefferson Parish may be eligible to receive a 3% cash rebate on local expenses.
- Qualifying production must spend at least \$150,000 in qualified local expenses
- Incentive cap of \$100,000 for new productions.
- \$15,000 cap increase for subsequent productions begun within 12 months of completion of a project that previously received the incentive.
- \$10,000 cap increase if production office and soundstage are in Jefferson Parish.

## Motion Picture Production Program

- Investors in state-certified productions with a total base investment greater than \$300,000 qualify for a fully transferable Louisiana investment income tax credit of up to 40% of the in-state spend.
- An additional tax credit of 5% of payroll up to a salary limit of \$1 million is allowed for Louisiana residents employed in connection with a state-certified production.

## Sound Recording Investor Program

- Investors in state-certified, sound recording productions qualify for a fully refundable tax credit of 18% of the base investment in excess of \$15,000, or if a resident of this state, in excess of \$5,000.
- Project must spend at least \$5,000 in Louisiana in a 12-month period to qualify.

## Live Performance Production Program

- Investors in state-certified live musical or theatrical productions and/or state-certified musical or theatrical infrastructure projects may be eligible for a fully transferable or refundable tax credit ranging from 7% to 18% of their total base investment. Credits can be applied toward individual or corporate income tax liability.
- Payroll for Louisiana residents employed in connection with a state-certified production is eligible for an additional tax credit.

## Digital Interactive Media Software Development Program

- Provides a tax credit of 25% of qualified production expenditures for state-certified digital interactive productions in Louisiana.
- To the extent that the base investment is expended on payroll for Louisiana residents employed in a state-certified production, a digital interactive media company is allowed an additional tax credit of 7% of the payroll.
- Tax credits are refundable and allowed against the individual or corporate income tax liability of the companies or financiers of the project.
- Certified applicants may elect to receive a one-time rebate of credits equal to 85% of their face value in lieu of tax credits.
- Application and other filing fees apply.

## Entertainment Job Creation Program

- Provides a 15% credit for each new job whose QEC payroll is equal to or greater than \$45,000 per year, up to \$66,000 per year.
- Provides a 20% credit for each new job whose QEC payroll is equal to or greater than \$66,000 per year, but no greater than \$200,000 per year.
- Business must be engaged in the development or distribution of audio, visual, or both audio-visual entertainment products for public consumption, directly or indirectly.
- Application and other filing fees apply.



Whether a company is considering moving to the Parish or expanding their operations, solutions like the Louisiana FastStart program -the nation's premier turnkey workforce identification and development program- offer substantial incentives to create new jobs in Jefferson Parish. JEDCO staff members are available to help companies identify applicable programs based on the individual needs of each business.

**Please contact a JEDCO representative for more information at (504) 875-3908.**

## Louisiana FastStart

- Provides project evaluation, workforce solutions, material development, pre-employment identification, evaluation and feedback, course delivery, customized training and core skills training for new or expanding companies.
- Program is available at no cost to manufacturing companies, corporate headquarters, warehouse and distribution, research and development or other strategic facilities that commit to creating at least 15 new jobs, or any service-related operation that commits to creating at least 50 new jobs.
- For additional information, please visit the Louisiana Economic Development web-page.

## On-The-Job Training OJT

- Reimburses a percentage of qualified wages during the training period of new or existing employees with occupational skills that are typically required to obtain employment or advance within the company.
- For additional information, contact the Career and Business Solutions Center at (504) 227-1283 x 241.

## Incumbent Worker Training Program IWTP

- Can pay most of a company's new eligible training costs, including equipment, teaching materials and instructor time for new and existing employees.
- Provides customized training for existing employees as well as pre-employment training for non-incumbent workers by an approved training provider; employers must have been in business in the state for at least three years and contributing to and in full compliance with the state unemployment insurance tax laws.
- Additional information is available at the Louisiana Workforce Commission website.

## Re-Entry Program

The Re-Entry Program, created by the Legislature in 2010, allows judges to work with prosecutors to select nonviolent offenders facing sentences of 10 years or less (excluding sex-related crimes) for this intense training and rehabilitation program. Program participants are sent to Angola where they spend at least two years learning a trade, getting their GED, and receiving counseling from mentors serving life sentences. The skills learned includes Automotive, Carpentry, Collision Repairs, Culinary, Drywall/Painting, Electrical, HVAC, Masonry, Plumbing, Welding and other skills for in-demand occupations. Case management will work with participants to continue rehabilitation and training.

Contact Tanya R. Bates, Career Specialist/ Re-Entry Coordinator: [tbates@jeffparish.net](mailto:tbates@jeffparish.net) or 504-227-1283 ext 241.

## Goldman Sachs 10,000 Small Businesses Program

- 11-session business course designed by Babson College that provides entrepreneurs with a practical business education, access to capital and business support.
- Eligible business owners must demonstrate a commitment to grow their business and create jobs within their community.
- One-on-one advising by business experts and customized assistance.
- Applicants accepted for participation in the program receive a full scholarship that covers the cost of program materials and tuition.
- Program is funded by Goldman Sachs and The Goldman Sachs Foundation. Contact Sheila Dickerson at [sdicke@dcc.edu](mailto:sdicke@dcc.edu)

## System for Integrated Growth

- Program of Louisiana Economic Development that provides: review of core strategies including threats and opportunities, business strategies and niche markets; business development opportunities through market research and qualified sales leads; improved Internet presence by increasing business viability and credibility within the market; and advice on how to best use technology to connect with customers.
- Program is open to businesses that have maintained a principal location in Louisiana for at least the last two years, have annual revenue between \$600,000 and \$50 million, employ 5-100 employees and demonstrate growth in annual revenue and/or jobs in two of the last five years.

## Veterans Initiative

- Program is designed to help eligible Louisiana veteran-owned and Service-Connected Disabled Veteran-Owned small businesses gain greater access to purchasing and contracting opportunities available at the state level.
- 12% of the total evaluation points can be added to the business's bid on a Request for Proposal (RFP).
- Open to businesses at least 51% owned by a veteran and located in Louisiana.
- Business must have less than 50 full-time employees and average annual gross receipts may not exceed \$6 million for non-construction and \$10 million for construction companies.

## Hudson Initiative

- Program is designed to help eligible Louisiana small businesses gain greater access to purchasing and contracting opportunities that are available at the state government level.
- 10% of the total evaluation points can be added to the business's bid on a Request for Proposal (RFP).
- Business must have less than 50 full-time employees and average annual gross receipts may not exceed \$5 million for non-construction and \$10 million for construction companies.

The Jefferson EDGE has been the long-term economic development strategic plan to promote sustainability, job growth and investment in Jefferson Parish since 2000. Through the proactive efforts of our stakeholders, JEDCO, and elected officials, The EDGE has delivered game-changing initiatives such as the development of the nearly 500-acre Churchill Technology & Business Park and quality of life improvements across the parish. In 2021, JEDCO finalized a new five-year update to the Jefferson EDGE, developing goals, economic development initiatives, and actionable steps for job growth and investment through 2025.

The Jefferson EDGE 2025 industry clusters identified below were selected through a comprehensive planning process with JEDCO board and parish stakeholders, and identified as the greatest opportunities for growth in strategic areas of interest.

## Culinary Products

Louisiana, and especially the New Orleans region, is known for its delicious and unique cuisine and food products. Jefferson Parish's business case for this cluster is strong: utilities and water are less expensive, and the parish has a larger capacity to produce food products in places like the Elmwood area. Jefferson also has a tremendous proximity to supply chains, from goods moving in and out of the Port of New Orleans to agricultural products grown in parishes further west, like rice, sugarcane, bananas, sweet potatoes, and more.

## Supply Chain Infrastructure

The water transportation industry, as well as the general industry cluster of trade, logistics, and transportation, is a foundational industry cluster in Jefferson Parish and the region. Jefferson Parish's hard assets, including the Harvey Canal, interstate highways, Mississippi River, multiple Class 1 railroads, and Louis Armstrong International Airport, combine for a multi-modal location unrivaled in the Gulf South. In particular, water transportation—both the transporting of goods on water as well as the building and maintenance of water-based vessels—is a highly specialized trade industry cluster with high average wages.

## Health Care Innovation

Health services is the largest employer in Jefferson Parish. The industry is facing major shifts in the parish—with private operators purchasing parish hospitals, funding changes from the Affordable Care Act, and the growth of private systems like Ochsner and LCMC, Jefferson's medical landscape is radically different than it was just a few years ago. Additionally, the opening of two new medical centers in downtown New Orleans has added hundreds of beds to the regional capacity. These changes mean that the parish must address workforce development, regionally integrated marketing, and supporting destination health care to ensure continued growth in Jefferson Parish.

## Technology and Design

This cluster includes businesses that develop, sell, or train on software and other information technology products. Information technology and information systems are a part of every industry and business around the globe; there is not just one kind of IT company. Thus, part of this strategy is to determine what types of IT hold the most promise for Jefferson's future. Jefferson's largest employers are in engineering, health care, construction, water transportation, and other industries with significant IT needs. By tying this plan's targeted clusters together with information technology, the IT industry can be the connective tissue that helps all Jefferson businesses prosper.

## Environmental and Engineering Services

This industry has been the result of tremendous regional planning and development activity that came out of a realization post-Katrina that Louisiana can and must be a leader in environmental services and the engineering needs that accompany those services. These coordinated efforts between government, industry, and philanthropic leaders has resulted in several landmark proposals that plan and program billions of dollars of projects and investments to rebuild the coast and help our cities live with water: the state's Coastal Master Plan and the Greater New Orleans Urban Water Plan.



The New Orleans Metropolitan Statistical Area has a large and agile workforce. The first table below provides the average weekly wages of manufacturing workers in the Jefferson. The second table shows the average annual wages for selected occupations in New Orleans and other various MSAs. For more statistics on the civilian labor force, unemployment rate and employment by industry, see the Economic Indicators section of this profile.

Industry	2013	2014	2015	2016	2017	2018	2019	2020
<b>Manufacturing (overall)</b>	\$1,134	\$1,161	\$1,130	\$1,132	\$1,184	\$1,184	\$1,238	\$1,242
<b>Ship and Boat Building</b>	\$1,359	\$1,505	\$1,353	\$1,358	\$1,386	\$1,418	\$1,494	\$1,464
<b>Chemical Manufacturing</b>	\$1,787	\$1,944	\$1,839	\$1,851	\$2,203	\$1,956	\$1,983	\$2,083
<b>Machinery Manufacturing</b>	\$1,057	\$1,084	\$1,070	\$1,075	\$1,153	\$1,176	\$1,228	\$1,116
Source: US Bureau of Labor Statistics ( <a href="http://www.bls.gov">www.bls.gov</a> )								

Occupation	New Orleans	Atlanta	Birmingham	Dallas	Houston	Jackson	Jacksonville
<b>Accountant</b>	\$69,720	\$87,730	\$76,650	\$83,850	\$83,820	\$65,760	\$67,640
<b>Elementary Teacher</b>	\$51,820	\$63,180	\$53,190	\$58,010	\$58,930	\$43,510	\$64,640
<b>Secondary Teacher</b>	\$55,220	\$63,610	\$56,000	\$58,770	\$60,700	\$45,290	\$63,910
<b>Registered Nurse</b>	\$70,930	\$75,980	\$62,240	\$77,990	\$84,960	\$66,100	\$67,590
<b>Architect &amp; Engineer</b>	\$92,990	\$87,340	\$84,240	\$92,240	\$103,510	\$73,740	\$82,090
<b>Machinist</b>	\$52,210	\$44,050	\$45,170	\$46,110	\$51,530	\$43,390	\$42,750
<b>Welder</b>	\$53,990	\$42,060	\$40,720	\$40,720	\$51,260	\$39,590	\$42,910
<b>Construction Laborer</b>	\$34,660	\$34,340	\$34,980	\$36,170	\$37,280	\$29,630	\$35,040
Source: US Bureau of Labor Statistics ( <a href="http://www.bls.gov">www.bls.gov</a> )							

## Jefferson Parish Employment Numbers (October 2021 Figures)

	Jefferson Parish (Not Seasonally Adjusted)	Louisiana (Not Seasonally Adjusted)
Employment	196,989	1,984,924
Unemployment	9,938 (4.8%)	83,836 (4.1%)
Civilian Labor Force	206,927	2,068,760

## Employment and Wages By Industry Sector (2nd Quarter, 2021)

Industry Sector	Total Estimated Companies	Average Employees	Average Weekly Wage (\$)
Accommodation and Food Service	1,339	17,948	\$417
Administration and Waste Services	982	14,263	\$785
Agriculture, Forestry, Fishing and Hunting	21	50	\$638
Arts, Entertainment and Recreation	244	3,634	\$2,026
Construction	1,355	12,115	\$1,115
Finance and Insurance	994	7,667	\$1,539
Health Care and Social Assistance	1,699	32,882	\$1,311
Information	199	2,325	\$1,027
Manufacturing	405	8,540	\$1,253
Management of Companies and Enterprises	125	2,714	\$1,476
Mining	41	305	\$1,641
Other Services (except public administration)	1,130	5,814	\$810
Professional and Technical Services	1,930	10,106	\$1,323
Public Administration	106	6,291	\$1,253
Real Estate, Rental and Leasing	670	3,370	\$936
Retail Trade	1,938	25,528	\$711
Transportation and Warehousing	557	8,130	\$1,176
Utilities	29	828	\$1,578
Wholesale Trade	1,080	9,238	\$1,396

Source: Louisiana Workforce Commission

The *New Orleans CityBusiness* magazine publishes the list of Top Private Companies in the metropolitan area annually based on the latest year revenue as reported by area businesses. For nearly a decade, Jefferson Parish companies have comprised more than a quarter of the top companies located in the region. Twenty two of the top companies are located within Jefferson Parish and are presented in the table below. It is important to note that the compilation of the City Business list is dependent upon the submittal of revenue figures from local companies. Since some companies do not report, it is possible that the list is not all-inclusive. However, companies that contacted JEDCO directly with applicable information and asked to be included in the table are also presented below. Other top private companies wishing to be included in the table below should contact JEDCO via telephone (504) 875-3908.

#	Business Name	2020 Revenue (In Millions)	Description of Operation
1	Ochsner Health System	4,500	Healthcare
2	Georges Enterprises, LLC	2,750	Food Distribution and Food Services
3	Bernhard	729	Engineering, Mechanical and Electrical Contractor
4	Laitram Corporation, LLC	721.67	Shrimp Processing Equipment, Plastic Conveyor Belting, and Alternating Tread Stair Manufacturing
5	Ray Brandt Automotive & Collision Center	569.47	Automotive Sales and Services/Collision Repair
6	Blessey Marine Services, Inc.	192.09	Towing of Barges and Marine Vessels
7	Acme Truck Line, Inc.	145	Transportation
8	Broadmoore, LLC	135	Design and Build
9	Favrot & Shane Co.	130.8	Real Estate Development and Management
10	Delta Administrative Services	95	Human Resource, Benefit Administration, Safety/ Risk Management, and Payroll Outsourcing
11	Diabetes Management & Supplies	40.34	Healthcare Distributor of Insulin Pumps, Continuous Glucose Monitors and Diabetes Education
12	Ryan Gootee General Contractors	37	Commercial Construction
13	Bryan Imports	34.22	Automotive Sales and Services
14	Gulf Coast Office Products	25	Office Copier Sales/Services
15	Metairie Bank & Trust	20.7	Banking
16	U.S. Forensic	18	Forensic Engineering
17	Eagan Insurance Agency	17.65	Property and Casualty Insurance
18	F.H. Myers Construction	13.5	Commercial Construction
19	Rupp Marketing	11.4	Advertising Agency
20	AAC Enterprises/ Oracle Lighting	9.29	Parts Distribution
21	Gambel Communications	1.2	Public Relations
22	Passport Health of Louisiana	1	Travel Medicine & Vaccinations



Jefferson Parish is the economic engine of the ten-parish area known as the Greater New Orleans region. Listed below are the top employers located and/or headquartered in Jefferson Parish, ranked by number of employees, as reported by management or personnel directors within each organization. JEDCO applauds the efforts of these companies and encourages their continued progress. Other Jefferson Parish top employers who would like to be included in the table are encouraged to contact JEDCO via telephone (504-875-3908).

No.	Company Name	Employees	Description of Operations
1	Ochsner Health Foundation, LLC.	22,009	Hospital
2	Jefferson Parish Government	2,818	Parish Government
3	Bernhard MCC, LLC.	2,367	Energy and Infrastructure Engineering and Contracting
4	Ochsner Medical Center Kenner	2,304	General Medical and Surgical Hospitals
5	Acme Truck Line	2,100	Ground Freight Transportation
6	Laitram, LLC.	2,032	Manufacturer of Conveying Equipment
7	West Jefferson Medical Center	1,167	Healthcare
8	Cornerstone Energy Park	800	Chemical Product Manufacturing and
9	Audubon Engineering Company, LLC.	769	Engineering Services
10	Blessey Marine Services, Inc.	760	Inland Water Freight Transportation
11	Ochsner Pharmacy- Westbank	719	Pharmacy or Drug Store
12	Treasure Chest Casino, LLC.	700	Casino
13	City of Kenner	681	Municipal government
14	Pellerin Milnor Corp.	500	Commercial and Service Industry Machinery
15	Favrot & Shane AIA Architects	352	Architecture and Engineering Services
16	John W Stone Oil Distributor, LLC	301	Fuel Oil Dealer
17	City of Gretna	247	Municipal government
18	Zatarain's Brands, Inc.	230	Food and Spice Manufacturing
19	Belle Chasse Marine Transportation, LLC	225	Water Transportation Support Services
20	Entergy Louisiana, LLC	207	Electric Power Generation
21	Altus Global Trade Solutions	207	Collection Agency
22	Keystone Engineering, Inc.	200	Engineering Services
23	Exceptional Dental	170	Dentists Offices

# TOP PARISH EMPLOYERS

24	Omega Hospital, LLC.	157	General Medical and Surgical Hospitals
25	LaPorte CPAs and Business Advisors	129	Offices of Certified Public Accountants
26	Cycle Construction Company, LLC.	120	Commercial and Institutional Building Construction
27	Metairie Bank & Trust Co.	117	Monetary Authorities-Central Bank
28	Worley Group, Inc.	115	Engineering Services
29	Durr Heavy Construction	110	Site Preparation Contractors
30	GEC, Inc.	110	Engineering Services
31	M. S. Benbow & Associates	105	Engineering Services
32	Postlethwaite & Netterville APAC	105	Offices of Certified Public Accountants
33	Property One, Inc.	104	Other Activities Related to Real Estate
34	Broadmoor, LLC.	97	Industrial Building Construction
35	Engineering and Inspection Services, Inc.	89	Engineering Services
36	Rimkus Consulting Group, Inc.	88	Engineering Services
37	Chehardy Sherman Williams	86	Offices of Lawyers
38	Eagan Insurance Agency, Inc.	85	Insurance Agencies and Brokerages
39	Eustis Engineering Services, LLC.	84	Other Commercial Equipment Merchant Wholesalers
40	Core Construction Services, LLC.	83	All Other Specialty Trade Contractors
41	Gibbs Construction, LLC.	83	Industrial Building Construction
42	Terracon Consultants, Inc.	82	Engineering Services
43	Carr, Riggs, & Ingram, LLC.	82	Offices of Certified Public Accountants
44	Wegmann Dazet & Co.	80	Offices of Certified Public Accountants
45	U.S. Forensic, LLC.	76	Engineering Services
46	Alfred Conhagen Inc. of Louisiana	75	Electronic and Precision Equipment Repair and
47	Diabetes Management and Supplies, LLC.	70	All Other Health and Personal Care Stores
48	Kushner, Lagraize, & Moore	63	Offices of Certified Public Accountants
49	Bourgeois Bennet, LLC.	62	Offices of Certified Public Accountants
50	Jefferson Sprinkler, Inc.	59	All Other Miscellaneous Store Retailers (except Tobacco)
51	Computrols, Inc.	55	Computer Facilities Management Services

While attempting to ensure that the information in this report is up to date, JEDCO cannot guarantee its 100% accuracy. This information is provided "as is" with no expressed or implied warranty and JEDCO hereby expressly disclaims any responsibility for any errors or omissions or for the results obtained from the use of this information. Any mistakes in this information that are brought to our attention will be corrected as soon as possible.

#	Business Name	Number of Employees	Description of Operation
1	ACME Truck Line, Inc.	2,100	Transit & Ground Transportation
2	Jefferson Parish Sheriff's Office	1,421	Law Enforcement/ Government
3	John W. Stone Oil Distributor, LLC	307	Fuel Oil Dealer
4	City of Gretna	299	Municipal Government
5	Zatarain's Brands, Inc.	230	New Orleans Style Seasonings, Mixes and Sauces Manufacturing
6	Entergy Louisiana	207	Utilities Provider
7	Jefferson Sprinkler	59	Sprinkler System Installation
8	Computrols	55	Custom Computer Programming Services
9	Clean Creations	25	Caterers
10	Event Restroom	22	Equipment Rental and Leasing
11	Leaaf Environmental	19	Environmental Remediation Services

Source: JEDCO Database



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