EXECUTIVE SUMMARY

With over 17,000 residents, Gretna is the second-largest city in Jefferson Parish and the seat of Jefferson Parish government. Its historic downtown features a walkable, friendly community with a variety of restaurants, shops, businesses, and events, as well as stunning views of the Mississippi River and downtown New Orleans from the levee trail. Gretna is extremely business-friendly, working closely with new and existing companies to ensure their success, and works with JEDCO to assist any individual or company looking to relocate to its vibrant community.

Market Access
Gretna’s advantageous location is one of its strongest assets. Situated immediately across the Mississippi River from downtown New Orleans, Gretna is only 10 minutes from the Port of New Orleans and 25 minutes from the Louis Armstrong International Airport. Gretna also has convenient access to Interstate 10, the West Bank Expressway (Highway 90), and the New Orleans Gulf Coast Railway.

Financing & Incentives
The Jefferson Parish Economic Development Commission (JEDCO) helps businesses in Gretna and other parts of Jefferson Parish access the many resources that are available to them. JEDCO’s finance programs are designed to assist businesses with the financing of fixed assets, working capital, and inventory. Gretna businesses may also be eligible for various state and local tax and workforce development incentives. (See page 9 or visit jedco.org for more information.)

Workforce and Business Base
The City of Gretna and the New Orleans MSA have a large, well-educated workforce. The civilian labor force of Jefferson Parish is approximately 214,681 people, which accounts for 36.1% of the New Orleans MSA civilian labor force. The economic base of the region includes a diverse mix of industries with large concentrations in Advanced & Traditional Manufacturing, Retail Trade & Food Services, Transportation & Warehousing, Health Care & Social Assistance, and Professional & Technical Services clusters. Emerging opportunities exist as well in Food Manufacturing, Information Technology, Computer Systems Design, and Motion Picture & Digital Media sectors.

Government
Gretna is an incorporated city providing superior municipal government services, including police and fire protection and water service to its residents and businesses. Land use plans and ordinances are in place to guide City administration, elected officials, private citizens, and developers in making decisions regarding the city’s future growth and to preserve the natural beauty of Gretna. The City of Gretna also serves as the seat of Jefferson Parish’s government.

Quality of Life
The City of Gretna is located in a region of rich cultural history and unique natural environments that is celebrated with various events throughout the year. Gretna’s lively festivals, Art Walk, and Farmer’s Market provide residents and visitors with a family-friendly environment for all to enjoy. Each October the Gretna Heritage Festival takes over the downtown district with world-class live music performances, drawing festival goers from around the country. Gretna also has some of the highest performing schools in the region.
On March 14, 2019, Mayor Belinda Constant, City of Gretna Council members, Jefferson Parish Council members, State Representatives, and other elected officials and partners cut the green ribbon to officially open the 4th Street extension.

Gretna-based technology manufacturer, Computrols, received the 2019 Louisiana Lantern Award from the Louisiana Economic Development at the Governor’s Mansion. Mayor Belinda Constant and JEDCO attended the award ceremony to celebrate Computrols’ excellence in manufacturing and service to the community.

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.
ABOUT THE CITY OF GRETNA

MARKET ACCESS

Gretna enjoys many strategic advantages due to its location, starting with its proximity to the Port of New Orleans and the Louis Armstrong International Airport. The Port of New Orleans, part of the world’s busiest waterway, has captured even more global market from the widening of the Panama Canal. The Louis Armstrong International Airport is only 20 miles from Gretna and opened its state-of-the-art new terminal facilities in late 2019. A one-of-a-kind juncture of railways and a robust federal interstate and state highway system also serve the metropolitan area.

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

- BNSF Railway
- Canadian National Railway
- CSX Transportation
- Kansas City Southern Railway
- Norfolk Southern Railway
- Union Pacific Railroad

MOTOR FREIGHT

The following major highways provide Gretna with excellent accessibility by road:

- Highway 90 (West Bank Expressway)
- LA 23 (Belle Chasse Hwy)

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

- ACME Truck Lines
- SAIA
- FedEx
- UPS
- Roadway
- Southeastern
- DHL
- Cross Road Centers

<table>
<thead>
<tr>
<th>Miles to:</th>
<th>Miles to:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Atlanta, GA</td>
<td>474</td>
</tr>
<tr>
<td>Baton Rouge, LA</td>
<td>84</td>
</tr>
<tr>
<td>Birmingham, AL</td>
<td>348</td>
</tr>
<tr>
<td>Chicago, IL</td>
<td>932</td>
</tr>
<tr>
<td>Dallas, TX</td>
<td>574</td>
</tr>
<tr>
<td>Houston, TX</td>
<td>352</td>
</tr>
<tr>
<td>Jackson, MS</td>
<td>192</td>
</tr>
<tr>
<td>Memphis, TN</td>
<td>590</td>
</tr>
<tr>
<td>Mobile, AL</td>
<td>149</td>
</tr>
<tr>
<td>New Orleans CBD</td>
<td>5</td>
</tr>
</tbody>
</table>
MARKET ACCESS (CONTINUED)

AIRWAYS

LOUIS ARMSTRONG NEW ORLEANS INTERNATIONAL AIRPORT (MSY)
- Located in the City of Kenner and accessed by Interstate 10 and U.S. Highway 61.
- 5th fastest-growing airport in America, 2008-2018
- All-time record 13.1 million passengers in 2018
- 8 international airport destinations, including transatlantic flights to London and Frankfurt
- 55 nonstop destinations
- 16 passenger airlines (12 domestic, 4 international)
- 2 major freight and mail carriers (FedEx and UPS)
- The Airport constructed a new world-class terminal that includes 35 airline gates and related facilities on the north side of Airport property, which opened in November 2019.
- For more information, go to [www.flymsy.com](http://www.flymsy.com)
ABOUT THE CITY OF GRETNA

MARKET ACCESS (CONTINUED)

WATERWAYS

PORT OF NEW ORLEANS
- The Port of New Orleans is America’s most intermodal port. It is connected to major markets across the continent by the interstate highway system and is the only seaport in the U.S. served by all six Class I rail lines, 50 ocean carriers, 16 barge lines and 75 truck lines.
- Diverse general cargo port handling containerized cargo such as apparel, food products and consumer merchandise as well as cold storage, breakbulk, heavy lift and grain containers.
- Connected to major inland markets and Canada via a 14,500-mile inland waterway system.
- 20 million square feet of cargo handling area and over 3.1 million square feet of covered storage.
- Cruise terminal serving three international cruise lines (Carnival, Norwegian and Royal Caribbean).
- Foreign Trade Zone.
- For more information, go to [www.portnola.com](http://www.portnola.com)

ST. BERNARD PORT, HARBOR & TERMINAL DISTRICT
- Located 12 miles east of downtown New Orleans
- Spans 2.5-mile stretch along the Mississippi River
- The only calm water, deep draft slip on the lower Mississippi River
- 2 intermodal business parks with warehouse, office, and manufacturing space

PORT OF SOUTH LOUISIANA
- Stretches 54 miles along the Mississippi River, comprised of facilities in St. Charles, St. James, and St. John the Baptist Parishes
- Largest tonnage port district in the western hemisphere, ranks 4th in the world. Contains a 335-acre maritime industrial park
- Served by the Canadian National, Kansas City Southern, and Union Pacific Railroads Foreign Trade Zone

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.
ABOUT THE CITY OF GRETNA

CITY GOVERNMENT

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 TEM
Wayne A. Rau

COUNCILMAN DISTRICT 1
Milton L. Crosby

COUNCILMAN DISTRICT 2
Michael A. Hinyub

COUNCILMAN DISTRICT 3
Mark K. Miller

COUNCILMAN DISTRICT 4
Jackie J. Berthelot

OFFICES OF THE CITY OF GRETNA

Physical Address: 740 2nd St
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 or contact City Hall at (504) 363-1506.

In 2019, the City of Gretna won the Community Achievement Award at LMA in Monroe, LA for outstanding community improvement in basic services for the 4th Street Extension Project.
ABOUT THE CITY OF GRETNAPARISH GOVERNMENT

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 Jefferson Parish is governed by the Parish President and a seven-member Council. The City of Gretna falls within Jefferson Parish Council District 1.

District 1, Councilman Marion Edwards
Council-at-Large, Division A, Ricky J. Templet
Council-at-Large, Division B, Scott Walker

Parish President, Cynthia Lee Sheng

Jefferson Parish Council Offices are located at:
General Government Building
200 Derbigny St.
Gretna, LA 70053

With approximately 434,893 residents, Jefferson Parish is one of the most populated parishes in the state.

JEFFERSON PARISH

*Not depicted here: the southern half of Jefferson Parish, which extends to the Louisiana coast and includes the Town of Grand Isle.
ABOUT THE CITY OF GRETNA

TAXES

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).

SALES TAX

- Total sales tax in Jefferson Parish is 9.2%
- 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%

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
- Typical City mill rate in 2019 was 0.6052. See the table for 2019 mills across incorporated cities in Jefferson Parish.

---

**Corporate Income Tax**

<table>
<thead>
<tr>
<th>Percentage</th>
<th>Income</th>
</tr>
</thead>
<tbody>
<tr>
<td>4%</td>
<td>First $25,000</td>
</tr>
<tr>
<td>5%</td>
<td>Next $25,000</td>
</tr>
<tr>
<td>6%</td>
<td>Next $50,000</td>
</tr>
<tr>
<td>7%</td>
<td>Next $100,000</td>
</tr>
<tr>
<td>8%</td>
<td>Over $200,000</td>
</tr>
</tbody>
</table>

**Sales Tax**

<table>
<thead>
<tr>
<th>Governing Body</th>
<th>Sales Tax</th>
</tr>
</thead>
<tbody>
<tr>
<td>State</td>
<td>4.45%</td>
</tr>
<tr>
<td>Parish</td>
<td>4.75%</td>
</tr>
<tr>
<td>Total</td>
<td>9.2%</td>
</tr>
</tbody>
</table>

**Property Tax Millage Rates for Jefferson Parish**

<table>
<thead>
<tr>
<th>Location</th>
<th>Parish Mills</th>
<th>City Mills</th>
<th>Total Mills</th>
</tr>
</thead>
<tbody>
<tr>
<td>City of Gretna</td>
<td>0.07666</td>
<td>0.06052</td>
<td>0.13718</td>
</tr>
<tr>
<td>City of Westwego</td>
<td>0.07666</td>
<td>0.02962</td>
<td>0.10628</td>
</tr>
<tr>
<td>City of Kenner</td>
<td>0.07366</td>
<td>0.01717</td>
<td>0.09083</td>
</tr>
<tr>
<td>City of Harahan</td>
<td>0.07432</td>
<td>0.02193</td>
<td>0.09625</td>
</tr>
<tr>
<td>Town of Grand Isle</td>
<td>0.11863</td>
<td>0.01288</td>
<td>0.13151</td>
</tr>
</tbody>
</table>

*Represents the City-wide mill in Gretna less Timberland Estates. The City mill for Timberland Estates is 0.3913 mills.
ABOUT THE CITY OF GRETNA

MUNICIPAL SERVICES

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 insure 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.

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 Departments website, www.gretnapolice.com, provide safety tips and hurricane information such as contraflow information, evacuation routes, and contact information.

GRETNA PARKS AND RECREATION DEPARTMENT

- 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.

GRETNA SENIOR CENTER

- Provides activities, events, and meals to senior citizens that live in Gretna and in unincorporated Jefferson Parish east of the Harvey Canal.
- Transportation to the center is provided for meals and activities, and trips to grocery and department stores are offered weekly.
- Monthly "mini-ride" bus trip to regional restaurants.
- Managed by the Jefferson Council on Aging and located at 606 7th St.
ABOUT THE CITY OF GRETNA

UTILITY PROVIDERS

ELECTRICITY
Entergy Louisiana
www.entergy-louisiana.com / (800) 368-3749

NATURAL GAS
Atmos Energy Louisiana
www.atmosenergy.com / (504) 849-4300

WATER
City of Gretna
www.gretnala.com / (504) 363-1561

WASTEWATER
City of Gretna
www.gretnala.com / (504) 363-1500

SOLID WASTE DISPOSAL
Progressive Waste Solutions
www.progressivewaste.com / (877) 747-4374

TELEPHONE SERVICE
AT&T / www.att.com / (800) 288-2020
Cox Communications / www.cox.com / (504) 304-8444

CABLE SERVICE
Cox Communications / www.cox.com / (504) 304-8444
AT&T U-Verse / www.att.com / (800) 288-2020

FIBER OPTIC COMMUNICATION
AT&T / www.att.com / (800) 288-2020
Cox Communications / www.cox.com / (504) 304-8444
Southern Light Fiber / www.southernlightfiber.com / (251) 662-1514
BUSINESS ASSISTANCE
FINANCING TOOLS

JEDCO's financing programs are designed to assist businesses with financing of fixed assets, working capital, and inventory. Most loan programs work in conjunction with bank financing. Under this structure, financing of an eligible project is divided between JEDCO, a private lender and borrower's equity.

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, 3.97% | 3.53% | 3.63%
Debt Refinance: add 0.04%

Eligible loan uses listed below.
Most projects require only 10% equity
Get growing at 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 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

* SBA 504 Loan Program Effective Rates as of September 2019

Jennifer Lapeyrouse
Economic Development Finance Manager
jlapeyrouse@jedco.org
504.875.3924

Visit www.jedco.org to see recent JEDCO-financed projects and download loan application forms.
BUSINESS ASSISTANCE

TAX CREDITS & INCENTIVES

Eligible businesses can take advantage of various state and local tax incentive programs designed to help companies grow, potentially resulting in overall net savings. Please note: Louisiana Economic Development (LED) requires applicants for certain programs where noted to file an Advance Notification and pay a processing fee prior to creating jobs, starting construction or otherwise starting the project. The Advance Notification can be submitted electronically on the LED’s FastLane website at https://fastlane.louisianaeconomicdevelopment.com/. In addition to the processing fee, businesses are assessed an application fee for many programs. Please contact JEDCO with any questions regarding these programs at 504-875-3908.

ENTERPRISE ZONE (EZ) PROGRAM

- Qualifying businesses are eligible for a one-time tax credit of $3,500 per net job if the company is located in an enterprise zone or if a net new employee has received public assistance within 6 months of being hired. $1,000 one-time tax credit is available if the business is outside an enterprise zone. $5,000 one-time tax credit is also available for certain aerospace or automobile parts manufacturers for each certified net new, permanent full-time job created. Businesses are also eligible for a full state and partial local rebate of sales/use taxes or a refundable investment income tax credit equal to 1.5% of certain capital expenditures
- Current national workforce must be increased by 10% (minimum of one) within the first 12 months, or a minimum of 5 new jobs must be created within the first 24 months of project start date, whichever is less. The company’s average annual employment shall be determined by LED
- 50% of net new hires must meet at least 1 certification requirement (i.e., residency in an Enterprise Zone, receiving public assistance during the six months prior to employment, lacking basic skills or unemployable by traditional standards)
- Businesses engaged in gaming, residential development, churches, restaurants, hotels, employment service agencies and retail businesses having a NAICS code beginning with 44,45,721, 722 or 5613 are not eligible
- Requires submittal of Advanced Notification and $250 non-refundable fee to LED. Program sunsets on July 1, 2021.

RESTORATION TAX ABATEMENT (RTA)

- Commercial property owners and homeowners who substantially renovate an existing structure in a qualifying district or if the structure is a registered Historic Place may be eligible for a five-year deferred assessment of the ad valorem property taxes on the improvements.
- Contracts may be renewed for an additional five years if approved by local governing authority.
- Requires submittal of Advance Notification and $250 non-refundable fee to LED.
- A large portion of the City of Gretna is in a qualifying district for RTA. Contact JEDCO at (504) 875-3908 to find out if your property qualifies.
BUSINESS ASSISTANCE

TAX CREDITS / INCENTIVES (CONTINUED)

QUALITY JOBS PROGRAM

- Qualifying businesses receive an annual payroll rebate at a rate of 5% or 6% for new direct jobs for up to 10 years. For projects for which an Advance Notification was filed on or after July 1, 2018, the rebate shall be calculated by multiplying the benefit rate by 100% of the gross payroll of new direct jobs.

- To qualify, a business must meet one of the following eligibility criteria:
  - be in a targeted industry including Bioscience, Manufacturing, Software, Clean Energy Technology, Food Technology, Advanced Materials, Headquarters of Multi-State Businesses, Back-Office Operations, Aircraft MROs or Oil & Gas Field Service.
  - have or will have at least 50% of total annual sales to out-of-state customers or buyers, 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 for ultimate use, 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.
  - be located in a parish that is within the lowest 25% of parishes based on per capita income.
  - Businesses must create a minimum of five new direct full-time jobs by the end of the third fiscal year.
  - Businesses must pay new direct jobs a minimum of $18.00 per hour in wages and health care benefits to receive the 5% payroll rebate and $21.66 per hour in wages and health care benefits to receive the 6% payroll rebate. Health care benefits must be offered and must meet federally mandated healthcare requirements, or, if no federally mandated healthcare requirements exist, shall be determined to have a value of at least one dollar and twenty-five cents per hour.
  - Companies with 50 or fewer employees must create $225,000 in gross annual payroll and companies with more than 50 employees must increase annual payroll by $675,000 by the end of the third fiscal year.
  - Businesses are also eligible for a full state and partial local rebate of sales/use tax paid on materials, fixtures, furniture, machinery and equipment purchased and delivered during project/construction period for use on the project site, or a refundable investment income tax credit equal to 1.5% of certain capital expenditures. These benefits are only available to businesses meeting the Enterprise Zone program’s 50% job certification requirement.
  - For projects for which an invitation to apply is extended by the Secretary of LED on or after July 1, 2018, the contract shall provide a rebate of 25% of relocation costs and include provisions related to the maximum amount of qualifying relocation costs, performance obligations including but not limited to the number of headquarters jobs and associated payroll to be created and maintained and reduction of annual rebate payments if performance obligations are not met.
  - Participation in the Louisiana Quality Jobs program excludes the use of the Enterprise Zone program, Technology Commercialization Credit and Jobs program and or the Corporate Jobs Tax Credit program.
  - Requires submittal of Advance Notification and $250 non-refundable fee to LED.
BUSINESS ASSISTANCE

TAX CREDITS / INCENTIVES (CONTINUED)

INDUSTRIAL PROPERTY TAX EXEMPTION

- Manufacturing operations are eligible for a local property tax exemption on new qualifying capital related to the manufacturing process.
- Manufacturers who submit applications to this program after July 1, 2018 may be eligible to receive an 80% property tax abatement for an initial term of five years and the option to renew for an additional five years at 80%.
- Requires submittal of Advance Notification and $250 non-refundable fee to LED.
- LED contact: Kristin Cheng, program administrator, tel. (225) 342-2083 or Kristin.cheng@la.gov
- L.A.C., Title 13, Part I, Ch. 5; LA R.S. 11:97-37:2380

MANUFACTURING SALES TAX EXCLUSION

- Qualifying manufacturing machinery and equipment purchases are eligible for a 4% state and partial local sales/use tax exemption.
- Manufacturers must obtain manufacturer’s exemption certificate from the Louisiana Department of Revenue and Jefferson Parish Sheriff's Office, Bureau of Taxation and Revenue to avoid paying state and local sales/use tax on eligible M&E.

CORPORATE JOBS TAX CREDIT

- Any corporation that establishes or expands in Louisiana may qualify for a one-time tax credit ranging from $72 to $162 for each new job created and filled by Louisiana residents. For returns after July 1, 2018, the tax credit shall range from $100 to $225 for each new job.
- Tax credits can be used to satisfy up to 35% of state corporate income tax obligations. Beginning July 1, 2018, tax credits shall not exceed 50% of such tax obligations. May be used in lieu of participating in the Industrial Tax Exemption, Restoration Tax Abatement, Enterprise Zone Program, or Quality Jobs Program.

FOREIGN TRADE ZONE (FTZ)

- 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.
- Warehousing and manufacturing facilities in the Greater New Orleans area can apply for FTZ designation.
- The Port of New Orleans administers the Greater New Orleans FTZ.

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

- Allows ad valorem taxes levied on business inventories to be credited toward state income and corporate franchise tax liability.
- Manufacturers, distributors and retailers are eligible to receive a 100% credit of local inventory taxes paid.
- For those eligible taxpayers whose ad valorem taxes paid to all political subdivisions in the taxable year were less than $10,000, a refund shall be issued for all the excess credit. For those whose ad valorem taxes exceeded $10,000, a refund of 75% of the excess credit shall be issued and the remaining 25% may be carried as a credit against subsequent tax liability for up to five years.

CUSTOMIZED SOFTWARE SALES TAX EXEMPTION

- Companies purchasing certain customized computer software are 97% exempted from paying Louisiana and 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 40% of Louisiana qualified research expenses (based on employment).

ANGEL INVESTOR TAX CREDIT PROGRAM

- Offers accredited investors a 25% transferable tax credit on any state income or corporate franchise tax liability based on the amount invested in a qualified Louisiana Entrepreneurial Business (LEB). LEBs are early stage, wealth-creating businesses certified by LED.

DIGITAL INTERACTIVE MEDIA AND SOFTWARE TAX CREDIT

- Investors in state-certified productions of digital interactive media products and platforms qualify for a refundable Louisiana investment income tax credit equal to 25% of qualified production expenditures and a 35% tax credit on payroll for in-state labor. Certified applicants may elect to receive a one-time rebate of credits equal to 85% of the face value of the credits in lieu of tax credits at any time during the year.
**RE-ENTRANT JOBS CREDIT**

- Any taxpayer who employs an eligible re-entrant during the taxable year in Louisiana shall be allowed a credit against their corporate tax liability of $150 per eligible re-entrant employed, not to exceed 50% of corporate income tax.
- The re-entrant must reside and be domiciled in Louisiana, must have been convicted of a felony, and must have had successfully completed the Intensive Incarceration Program.
- Re-entrant must be employed in a full-time position working at least 36 hours per week for at least six consecutive months, and must not have been employed in a full-time position for 6 months or more since his/her release from custody prior to employment by the taxpayer.

**ENTERTAINMENT INDUSTRY TAX INCENTIVE PROGRAMS**

**JEFFERSON PARISH FILM INDUSTRY INCENTIVE PROGRAM**

- Productions that have their principal Louisiana production office or use a soundstage or 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.

**MOTION PICTURE INVESTOR TAX CREDIT**

- 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 30% 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 TAX CREDIT**

- Starting July 1, 2018, investors in State-certified, sound recording productions qualify for a fully refundable tax credit of 25% of the base investment in excess of $10,000, 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.

**MUSICAL AND THEATRICAL PRODUCTION INCOME TAX CREDIT**

- 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 10% to 25% of their total base investment, depending on the amount of the 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.
OPPORTUNITY ZONE INCENTIVE

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

- 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.

- Through the federal Opportunity Zones Program, banks, communities and others may create Opportunity Funds to direct tax advantaged investments to 150 federally designated Opportunity Zones in Louisiana.

- 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/2012/03/opportunity-zone/.
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 permanent new jobs.
- Business Facilities’s 2019 Rankings Report named LED FastStart the #1 workforce program in the nation for an unprecedented tenth consecutive year.
- For additional information, please contact Paul Helton at paul.helton@la.gov, (225) 342-5600 or visit the Louisiana Economic Development website, www.opportunitylouisiana.com/page/led-faststart

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.

Incumbent Worker Training Program
- Can pay most of a company’s new eligible training costs, including equipment, teaching materials and instructor time.
- Provides customized training for existing employees as well as pre-employment training for non-incumbent workers by 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, www.laworks.net.

Small Business Employee Training Program
- Designed for employers of up to 50 employees.
- Employers must have been in business in the state for at least three years and in full compliance with the state unemployment insurance tax laws.
- Employees may obtain training from any approved standardized training course or program from an institution, trade association or the manufacturer of a specific piece of equipment.
- Additional information is available at the Louisiana Workforce Commission website, www.laworks.net.

Career and Business Solutions Center
- Provides job recruitment and applicant screening assistance and administers OJT Program.
- Houses the largest state database of qualified job seekers and clearinghouse of labor market information. Also houses the Louisiana Workforce Commission and serves as the unemployment office.
- For additional information, call (504) 227-1283.
The Jefferson EDGE 2020 is the long-term economic development strategic plan to promote sustainability, job growth and investment in Jefferson Parish. Over the course of its nearly 20-year history, the EDGE has served as a road map for our community’s development. Through the proactive efforts of our stakeholders, JEDCO and elected officials, the EDGE has delivered game-changing initiatives such as developing the 480-acre Churchill Technology & Business Park, and quality of life improvements related to the beautification of major corridors, education, strategic neighborhood development, and housing stock enhancement.

The industry clusters identified below were selected through the most recent EDGE planning process as the greatest opportunity for growth in strategic areas of interest and strength in coordination with regional efforts. While a cluster based approach targets needs of those industries, it does not exclude any industries or businesses from JEDCO’s overall support services. In 2020, JEDCO will work with stakeholders and the community to provide The Jefferson EDGE with a new five-year update, developing goals, economic development initiatives, and actionable steps for job growth and investment through 2025.

**FOOD, BEVERAGE, FISHING AND SEAFOOD**

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, the food industry of region has a rich tradition and history, and the parish has a wide variety of distribution options. 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.

**WATER TRANSPORTATION, DISTRIBUTION AND LOGISTICS**

The water transportation industry cluster is a foundational industry base 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.

**HEALTHCARE**

The health services cluster is the largest employer in Jefferson Parish. The industry is facing major shifts in the parish—with private operators leasing 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 will add 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 support continued growth in Jefferson Parish.
BUSINESS BASE

MAJOR & DEVELOPING INDUSTRIES (CONTINUED)

IT SYSTEMS AND PRODUCTS

This cluster includes businesses that develop, sell, or train on software and other information technology products. The tech industry already has strong roots in Jefferson Parish—it is home to companies that boast an international reach. Jefferson’s largest employers are in engineering, health care, construction, water transportation, and other industries with significant IT needs, and by tying the EDGE plan’s targeted clusters together with information technology, the IT industry can be the connective tissue that helps all Jefferson businesses prosper. To support this industry, JEDCO created the Jefferson Technology Alliance (“JeffTech”), where existing technology companies as well as university and educational partners meet quarterly and discuss a wide range of topics pertinent to the success of tech in Jefferson Parish and the GNO region.

ENVIRONMENTAL MANAGEMENT

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 water management and coastal restoration. These coordinated efforts between government, industry, and philanthropic leaders have resulted in two landmark plans that position 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.
### BUSINESS BASE

#### TOP EMPLOYERS

The estimated workforce living in incorporated Gretna is approximately 11,917, according to the US Census Bureau. Many of these workers are employed by the top employers in Gretna listed below, which include eight private companies from various industries, City of Gretna and Jefferson Parish.

<table>
<thead>
<tr>
<th>BUSINESS BASE</th>
<th>EMPLOYEE #</th>
<th>DESCRIPTION OF OPERATION</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acme Trucking</td>
<td>2,100</td>
<td>Transportation and Logistics</td>
</tr>
<tr>
<td>John Stone Shell Oil Dist, Inc</td>
<td>250</td>
<td>Fuel Oil Distributor</td>
</tr>
<tr>
<td>City of Gretna</td>
<td>247</td>
<td>Municipal government</td>
</tr>
<tr>
<td>Zatarain’s Brands, Inc.</td>
<td>199</td>
<td>New Orleans Style Seasonings, Mixes &amp; Sauces Manufacturing</td>
</tr>
<tr>
<td>Danny &amp; Bonnie Seafood</td>
<td>50</td>
<td>Convenience Store and deli</td>
</tr>
<tr>
<td>Computrols</td>
<td>50</td>
<td>Custom Computer Programming Services</td>
</tr>
<tr>
<td>Touchpoints Marketing, LLC</td>
<td>18</td>
<td>Advertising Agencies</td>
</tr>
<tr>
<td>Clean Creations</td>
<td>18</td>
<td>Caterers</td>
</tr>
<tr>
<td>Letter FAB, LLC</td>
<td>16</td>
<td>Sign Manufacturers</td>
</tr>
<tr>
<td>Hoang Chiropractic Center, LLC</td>
<td>15</td>
<td>Offices of Chiropractors</td>
</tr>
</tbody>
</table>

Source: JEDCO Business Databases
New Orleans City Business publishes the Top Private Companies in the New Orleans metropolitan area, an annual ranking based on total revenue as reported by businesses. In 2019, 30 of the top companies were located within Jefferson Parish. It is important to note that the compilation of this 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 inclusive. Any company wishing to be included in the list below may contact JEDCO at (504) 875-3908.

<table>
<thead>
<tr>
<th>BUSINESS NAME</th>
<th>2018 REVENUE (IN MILLIONS)</th>
<th>DESCRIPTION OF OPERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ochsner Health System</td>
<td>$3,400</td>
<td>Medical care</td>
</tr>
<tr>
<td>Georges Enterprises, LLC</td>
<td>$2,500</td>
<td>Food distributor &amp; food services</td>
</tr>
<tr>
<td>Laitram LLC</td>
<td>$684.94</td>
<td>Manufacturer of conveyor belts, shrimp processing equipment, alternating tread stairs</td>
</tr>
<tr>
<td>Ray Brandt Automotive &amp; Collision - Nissan, Toyota, Infiniti, Dodge, Hyundai</td>
<td>$564.73</td>
<td>Automotive sales, service &amp; collision repair</td>
</tr>
<tr>
<td>Acme Truck Line Inc.</td>
<td>$290.48</td>
<td>Transportation</td>
</tr>
<tr>
<td>Blessey Marine Services Inc.</td>
<td>$219.74</td>
<td>Towing of barges and marine vessels</td>
</tr>
<tr>
<td>Favrot &amp; Shane</td>
<td>$124.44</td>
<td>Real estate development &amp; management</td>
</tr>
<tr>
<td>Core Construction Co.</td>
<td>$120.0</td>
<td>General contractor</td>
</tr>
<tr>
<td>Broadmoor, LLC</td>
<td>$103.7</td>
<td>Design/build firm</td>
</tr>
<tr>
<td>Bryan Chevrolet, Mitsubishi &amp; Suzuki Inc.</td>
<td>$80.26</td>
<td>Automobile dealership</td>
</tr>
<tr>
<td>Delta Administrative Services</td>
<td>$68.50</td>
<td>Human resources outsourcing, PEO services</td>
</tr>
<tr>
<td>Ryan Gootee General Contractors, LLC</td>
<td>$64.0</td>
<td>General construction</td>
</tr>
<tr>
<td>F.H. Meyers Co.</td>
<td>$32.49</td>
<td>Commercial Construction</td>
</tr>
</tbody>
</table>
## BUSINESS BASE

### TOP PRIVATE COMPANIES IN JEFFERSON PARISH (CONTINUED)

<table>
<thead>
<tr>
<th>BUSINESS NAME</th>
<th>2018 REVENUE (IN MILLIONS)</th>
<th>DESCRIPTION OF OPERATIONS</th>
</tr>
</thead>
<tbody>
<tr>
<td>Altus—Global Trade Solutions</td>
<td>$28.1</td>
<td>Receivables management services</td>
</tr>
<tr>
<td>Gardner Realtors</td>
<td>$28.0</td>
<td>Real estate</td>
</tr>
<tr>
<td>Cycle Construction Co.</td>
<td>$28.0</td>
<td>General contractor</td>
</tr>
<tr>
<td>Diabetes Management &amp; Supplies</td>
<td>$27.54</td>
<td>Diabetes medical supplier</td>
</tr>
<tr>
<td>Gulf Coast Office Pro</td>
<td>$26.0</td>
<td>Copy machine, fax, printing</td>
</tr>
<tr>
<td>Vincent Piazza Jr. &amp; Sons Seafood, Inc.</td>
<td>$17</td>
<td>Seafood processor &amp; institutional distributor</td>
</tr>
<tr>
<td>Metairie Bank &amp; Trust</td>
<td>$20.0</td>
<td>Banking</td>
</tr>
<tr>
<td>Durr Heavy Construction, LLC</td>
<td>$27</td>
<td>General contractor, site preparation, demolition, utilities and disaster recovery</td>
</tr>
<tr>
<td>Eagan Insurance Agency, Inc.</td>
<td>$16.03</td>
<td>Property and casualty insurance</td>
</tr>
<tr>
<td>U.S. Forensic</td>
<td>$12.0</td>
<td>Forensic engineering</td>
</tr>
<tr>
<td>Rupp Marketing</td>
<td>$10.9</td>
<td>Advertising agency</td>
</tr>
<tr>
<td>LA Office Products</td>
<td>$10.10</td>
<td>Office furniture and supplies</td>
</tr>
<tr>
<td>Construction Masters, Inc.</td>
<td>$9.0</td>
<td>Construction</td>
</tr>
<tr>
<td>American Office Machines Inc.</td>
<td>$2.02</td>
<td>Office equipment and supply sales</td>
</tr>
<tr>
<td>Gambel Communications</td>
<td>$1.6</td>
<td>Public relations</td>
</tr>
<tr>
<td>Passport Health of Louisiana</td>
<td>$1.0</td>
<td>Travel medicine/vaccinations</td>
</tr>
</tbody>
</table>
BUSINESS BASE

2018 NEW GRETNA BUSINESSES

BANANA BLOSSOM THAI CAFE LLC
CHRISTINA ABROR PHOTOGRAPHY
CREATIVE FRAMING LLC
CUBAMEX LLC
DAT CAKE PLACE LLC
FASHION CORNER
FEMME BEAUTE, LLC
GRETNA COURTHOUSE FOOD TRUCK FRIDAY
HANCOCK EXPRESS FOOD MART LLC
HORSESHOE GROCERY
JUST 4 HIM
MATTRESS WAREHOUSE
NEW CLEANERS
NEW SQUARE
NOLA IMPORTS AUTO CARE
ONE HUNDRED ENTERPRISES, L.L.C.
PEEPLES LENDING
RICRACK INC
SAILEY’S FOODS
SNAPS BY NIQUE
THREADZ NOLA LLC
WESTSIDE VETERINARY HOSPITAL
BUSINESS BASE

2019 NEW GRETNA BUSINESSES (1/2019-10/2019)

A LEVEL UP LLC
BURST CUSTOM DESIGNS LLC
CRavings MINI MART LLC
CRESCEnt CITY BURGERS LLC
DLC BODY SHOP LLC
GREtNA NUTRITION LLC
HERNANDEZ ACCESSORIES
JAMAICAN ME CRAVE
JRS MARKETING LLC
NEW ORLEANS YACHT EXPERIENCE LLC
NOLA NITE MARKET
NORTHLAND HEARING CENTERS INC
PETALS & PASTRIES LLC
RIHNER’S JEWELRS LLC
ROULE ROLLED ICE CREAM
SHOE LOVERS 1 INC
TURMERIC INDIAN CUISINE
WEDAT OAKWOOD LLC
WEST TRANSMISSION TOTAL CARE
### Employment & Wages

#### Employment (October 2019)

<table>
<thead>
<tr>
<th>Industry</th>
<th>Parish</th>
<th>Louisiana</th>
<th>Parish</th>
<th>Percentage</th>
<th>Louisiana</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>Employment</td>
<td>217,580</td>
<td>2,102,691</td>
<td>95.9%</td>
<td>95.3%</td>
<td>2,102,790</td>
<td>100%</td>
</tr>
<tr>
<td>Unemployment</td>
<td>8,825</td>
<td>99,047</td>
<td>4.1%</td>
<td>4.7%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Civilian Labor Force</td>
<td>226,405</td>
<td>2,102,790</td>
<td>100%</td>
<td>100%</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>


#### Employment and Wages by Industry Sector (Jefferson Parish, Second Quarter 2019)

<table>
<thead>
<tr>
<th>Industry Sector</th>
<th>Total Estimated Companies</th>
<th>Average Employees</th>
<th>Average Weekly Wage ($)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accommodation and food services</td>
<td>1,280</td>
<td>21,153</td>
<td>$369</td>
</tr>
<tr>
<td>Administration and waste services</td>
<td>905</td>
<td>13,952</td>
<td>$686</td>
</tr>
<tr>
<td>Agriculture, forestry, fishing and hunting</td>
<td>18</td>
<td>36</td>
<td>$647</td>
</tr>
<tr>
<td>Arts, entertainment and recreation</td>
<td>231</td>
<td>5,029</td>
<td>$1,984</td>
</tr>
<tr>
<td>Construction</td>
<td>1,314</td>
<td>13,521</td>
<td>$1,073</td>
</tr>
<tr>
<td>Finance and insurance</td>
<td>952</td>
<td>8,531</td>
<td>$1,379</td>
</tr>
<tr>
<td>Health care and social assistance</td>
<td>1,626</td>
<td>32,822</td>
<td>$1,118</td>
</tr>
<tr>
<td>Information</td>
<td>170</td>
<td>1,921</td>
<td>$1,070</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>385</td>
<td>8,758</td>
<td>$1,200</td>
</tr>
<tr>
<td>Management of companies and enterprises</td>
<td>110</td>
<td>2,882</td>
<td>$1,329</td>
</tr>
<tr>
<td>Mining</td>
<td>45</td>
<td>641</td>
<td>$1,844</td>
</tr>
<tr>
<td>Other services (except public administration)</td>
<td>1,081</td>
<td>5,822</td>
<td>$727</td>
</tr>
<tr>
<td>Professional and technical services</td>
<td>1,756</td>
<td>9,877</td>
<td>$1,307</td>
</tr>
<tr>
<td>Public administration</td>
<td>107</td>
<td>6,194</td>
<td>$1,114</td>
</tr>
<tr>
<td>Real estate, rental and leasing</td>
<td>618</td>
<td>3,694</td>
<td>$867</td>
</tr>
<tr>
<td>Retail trade</td>
<td>1,907</td>
<td>26,083</td>
<td>$600</td>
</tr>
<tr>
<td>Transportation and warehousing</td>
<td>492</td>
<td>9,241</td>
<td>$1,113</td>
</tr>
<tr>
<td>Utilities</td>
<td>27</td>
<td>1,151</td>
<td>$1,279</td>
</tr>
<tr>
<td>Wholesale trade</td>
<td>1,090</td>
<td>9,639</td>
<td>$1,342</td>
</tr>
</tbody>
</table>

BUSINESS BASE

COST OF LABOR

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.

<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Manufacturing (overall)</td>
<td>$1,081</td>
<td>$1,111</td>
<td>$1,134</td>
<td>$1,161</td>
<td>$1,130</td>
<td>$1,132</td>
<td>$1,184</td>
<td>$1,184</td>
</tr>
<tr>
<td>Ship and Boat Building</td>
<td>$1,149</td>
<td>$1,263</td>
<td>$1,359</td>
<td>$1,505</td>
<td>$1,353</td>
<td>$1,358</td>
<td>$1,386</td>
<td>$1,418</td>
</tr>
<tr>
<td>Chemical Manufacturing</td>
<td>$1,735</td>
<td>$1,620</td>
<td>$1,787</td>
<td>$1,944</td>
<td>$1,839</td>
<td>$1,851</td>
<td>$2,203</td>
<td>$1,956</td>
</tr>
<tr>
<td>Machinery Manufacturing</td>
<td>$993</td>
<td>$1,027</td>
<td>$1,057</td>
<td>$1,084</td>
<td>$1,070</td>
<td>$1,075</td>
<td>$1,153</td>
<td>$1,176</td>
</tr>
</tbody>
</table>


<table>
<thead>
<tr>
<th>Occupation</th>
<th>New Orleans</th>
<th>Atlanta</th>
<th>Birmingham</th>
<th>Dallas</th>
<th>Houston</th>
<th>Jackson</th>
<th>Jacksonville</th>
</tr>
</thead>
<tbody>
<tr>
<td>Accountant</td>
<td>$72,850</td>
<td>$78,420</td>
<td>$75,940</td>
<td>$82,320</td>
<td>$86,190</td>
<td>$61,510</td>
<td>$67,370</td>
</tr>
<tr>
<td>Elementary Teacher</td>
<td>$50,570</td>
<td>$57,230</td>
<td>$51,930</td>
<td>$59,460</td>
<td>$58,510</td>
<td>$41,880</td>
<td>$59,390</td>
</tr>
<tr>
<td>Secondary Teacher</td>
<td>$51,770</td>
<td>$58,840</td>
<td>$53,560</td>
<td>$61,180</td>
<td>$60,820</td>
<td>$45,140</td>
<td>$60,420</td>
</tr>
<tr>
<td>Registered Nurse</td>
<td>$66,730</td>
<td>$73,190</td>
<td>$61,920</td>
<td>$74,140</td>
<td>$80,160</td>
<td>$63,200</td>
<td>$62,660</td>
</tr>
<tr>
<td>Architect &amp; Engineer</td>
<td>$93,430</td>
<td>$83,130</td>
<td>$80,030</td>
<td>$96,760</td>
<td>$111,920</td>
<td>$73,370</td>
<td>$76,980</td>
</tr>
<tr>
<td>Machinist</td>
<td>$48,040</td>
<td>$43,720</td>
<td>$44,120</td>
<td>$43,690</td>
<td>$50,210</td>
<td>$42,440</td>
<td>$42,630</td>
</tr>
<tr>
<td>Welder</td>
<td>$50,220</td>
<td>$38,890</td>
<td>$40,760</td>
<td>$4,120</td>
<td>$50,100</td>
<td>$40,300</td>
<td>$41,440</td>
</tr>
<tr>
<td>Construction Laborer</td>
<td>$32,880</td>
<td>$35,720</td>
<td>$33,830</td>
<td>$33,120</td>
<td>$34,410</td>
<td>$28,560</td>
<td>$34,620</td>
</tr>
</tbody>
</table>

### ECONOMIC INDICATORS

#### GRETNA DEMOGRAPHICS

#### Population

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>17,641</td>
</tr>
<tr>
<td>Median Age</td>
<td>38.2</td>
</tr>
<tr>
<td>Per Capita Income</td>
<td>$21,841</td>
</tr>
</tbody>
</table>

#### Household Data

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Households</td>
<td>6,961</td>
</tr>
<tr>
<td>Median Household Income</td>
<td>$37,658</td>
</tr>
<tr>
<td>Average Household Income</td>
<td>$55,540</td>
</tr>
<tr>
<td>Average Household size</td>
<td>2.40</td>
</tr>
<tr>
<td>Owner Occupied HUs</td>
<td>3,288</td>
</tr>
<tr>
<td>Renter Occupied HUs</td>
<td>3,667</td>
</tr>
</tbody>
</table>

#### Households by Income

<table>
<thead>
<tr>
<th>Income Range</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; $15,000</td>
<td>21.1%</td>
</tr>
<tr>
<td>$15,000 - $24,999</td>
<td>13.6%</td>
</tr>
<tr>
<td>$25,000 - $34,999</td>
<td>12.0%</td>
</tr>
<tr>
<td>$35,000 - $49,999</td>
<td>14.3%</td>
</tr>
<tr>
<td>$50,000 - $74,999</td>
<td>15.7%</td>
</tr>
<tr>
<td>$75,000 - $99,999</td>
<td>8.6%</td>
</tr>
<tr>
<td>$100,000 - $149,999</td>
<td>9.8%</td>
</tr>
<tr>
<td>$150,000 - $199,999</td>
<td>2.8%</td>
</tr>
<tr>
<td>$200,000+</td>
<td>2.2%</td>
</tr>
</tbody>
</table>

#### Racial Composition

- Caucasian alone: 49.7%
- African American alone: 37.9%
- Other race alone: 6.3%
- Asian: 2.9%
- Two or more races: 2.7%
- American Indian alone: 0.5%
- Pacific Islander alone: 0.0%
- Hispanic Origin (any race): 17.4%
- Diversity Index: 72.1%

Source: ESRI

#### Residents by Age Group

- 65+ Years: 15.3%
- 0-14 Years: 17.5%
- 15-34 Years: 27.8%
- 35-44 Years: 13.8%
- 45-54 Years: 25.7%
ECONOMIC INDICATORS

EDUCATIONAL ATTAINMENT

According to Jobs EQ, approximately 77.4% of Jefferson Parish residents 25 or older have a High School Diploma or higher. 17.8% have at least a bachelor’s degree. These numbers are above the statewide average and on par with the national average. In the city of Gretna, 33.5% of residents 25 or older have a high school diploma and 24.5% have an associate’s, bachelor’s, or graduate degree.

Educational Attainment Levels, Jefferson Parish

Percentage of Population with Bachelor’s Degree or Higher

Source: Jobs EQ
Home prices in Gretna have seen a steady increase over the past six years, from $110,234 in 2012 to $152,253 in 2018, or a 38% increase overall.

Source: Metropolitan New Orleans Real Estate Market Analysis, April 2019
## 2018 Rental and Occupancy Rates for Office and Retail Space in Jefferson Parish

<table>
<thead>
<tr>
<th>Type of Space</th>
<th>Average $/SF</th>
<th>Occupancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Office Space</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class A</td>
<td>$23.60</td>
<td>89.4%</td>
</tr>
<tr>
<td>Class B</td>
<td>$17.83</td>
<td>83.8%</td>
</tr>
<tr>
<td>Class C</td>
<td>$15.19</td>
<td>85.5%</td>
</tr>
<tr>
<td><strong>Retail Space</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Class A</td>
<td>$18.45</td>
<td>90.5%</td>
</tr>
<tr>
<td>Class B</td>
<td>$15.75</td>
<td>90.5%</td>
</tr>
<tr>
<td>Class C</td>
<td>$17.59</td>
<td>91.9%</td>
</tr>
</tbody>
</table>

Source: Metropolitan New Orleans Real Estate Market Analysis, April 2019

## 2018 Rental and Occupancy Rates for Industrial Space in Jefferson Parish

<table>
<thead>
<tr>
<th>Warehouse Space</th>
<th>Average $/SF</th>
<th>Occupancy Rate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area</strong></td>
<td>Distribution</td>
<td>Service Center</td>
</tr>
<tr>
<td>West Bank (includes Gretna)</td>
<td>$3.00—$4.50</td>
<td>N/A</td>
</tr>
<tr>
<td>Kenner</td>
<td>$3.00—$5.00</td>
<td>N/A</td>
</tr>
<tr>
<td>Elmwood</td>
<td>$4.25—$6.00</td>
<td>$7.50—$9.00</td>
</tr>
</tbody>
</table>

Source: Metropolitan New Orleans Real Estate Market Analysis, April 2019
QUALITY OF LIFE

PRIMARY EDUCATION / SECONDARY EDUCATION

In March 2018, Dr. Cade Brumley was unanimously appointed superintendent for Jefferson Parish Schools, the largest school system in Louisiana. Under his leadership, the school system earned its first increase in four years on its 2019 state report card. JP Schools also led the state in Advanced Placement growth and outpaced the state’s gains on the number of students earning Mastery. 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, L.W. Ruppel Academy, and Thomas Jefferson Academy.

JEFFERSON PARISH ENROLLMENT, 2018-2019

<table>
<thead>
<tr>
<th></th>
<th>2018-19 Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Schools</td>
<td>50,582</td>
</tr>
<tr>
<td>Private and Parochial Schools</td>
<td>18,731</td>
</tr>
</tbody>
</table>

Source: Jefferson Parish Public School System (jpschools.org)
Louisiana Department of Education (louisianabelieves.com)

SCHOOLS IN GRETKNA

<table>
<thead>
<tr>
<th>School Name</th>
<th>Level</th>
<th>Enrollment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Gretna No. 2 Academy</td>
<td>Pre K-5</td>
<td>362</td>
</tr>
<tr>
<td>McDonogh #26 Elementary</td>
<td>Pre K-5</td>
<td>260</td>
</tr>
<tr>
<td>Shirley T. Johnson Gretna Park Elementary</td>
<td>Pre K-5</td>
<td>654</td>
</tr>
<tr>
<td>William Hart Elementary</td>
<td>Pre K-5</td>
<td>342</td>
</tr>
<tr>
<td>Frederick Douglass Elementary</td>
<td>Pre K-5</td>
<td>307</td>
</tr>
<tr>
<td>Young Audiences Charter School</td>
<td>Pre K-5</td>
<td>1,101</td>
</tr>
<tr>
<td>Young Audiences Charter High School</td>
<td>8-9</td>
<td>79</td>
</tr>
<tr>
<td>Gretna Middle</td>
<td>6-8</td>
<td>576</td>
</tr>
<tr>
<td>L W Ruppel Academy for Advanced Studies</td>
<td>6-8</td>
<td>234</td>
</tr>
<tr>
<td>Thomas Jefferson H.S. for Advanced Studies</td>
<td>9-12</td>
<td>382</td>
</tr>
<tr>
<td>St. Anthony Elementary</td>
<td>Pre K-7</td>
<td>268</td>
</tr>
<tr>
<td>St. Cletus Catholic</td>
<td>Pre K-7</td>
<td>412</td>
</tr>
</tbody>
</table>

Source: Jefferson Parish Public School System (jpschools.org), Louisiana Department of Education (louisianaschools.com), St. Anthony Elementary, St. Cletus Catholic

In 2019, Thomas Jefferson High School ranked #6 in the state of Louisiana and #5 in the Greater New Orleans Region.
QUALITY OF LIFE

COLLEGES / UNIVERSITIES

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.

### FOUR YEAR COLLEGES & UNIVERSITIES (NEW ORLEANS METRO)

<table>
<thead>
<tr>
<th>INSTITUTION</th>
<th>LOCATION</th>
<th>ENROLLMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>University of New Orleans</td>
<td>New Orleans</td>
<td>14,062</td>
</tr>
<tr>
<td>Tulane University</td>
<td>New Orleans</td>
<td>14,199</td>
</tr>
<tr>
<td>Loyola University</td>
<td>New Orleans</td>
<td>3,858</td>
</tr>
<tr>
<td>Xavier University of LA</td>
<td>New Orleans</td>
<td>3,044</td>
</tr>
<tr>
<td>Southern University at N.O.</td>
<td>New Orleans</td>
<td>2,308</td>
</tr>
<tr>
<td>Dillard University</td>
<td>New Orleans</td>
<td>1,309</td>
</tr>
<tr>
<td>University of Holy Cross</td>
<td>New Orleans</td>
<td>1,260</td>
</tr>
<tr>
<td>Herzing University</td>
<td>Kenner</td>
<td>381</td>
</tr>
<tr>
<td>Southeastern Louisiana</td>
<td>Hammond</td>
<td>14,308</td>
</tr>
</tbody>
</table>

Source: National Center for Education Statistics (nces.ed.gov)

### MEDICAL & LAW SCHOOLS

<table>
<thead>
<tr>
<th>INSTITUTION</th>
<th>LOCATION</th>
<th>ENROLLMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>LSU Medicine</td>
<td>New Orleans</td>
<td>800</td>
</tr>
<tr>
<td>LSU Allied Health</td>
<td>New Orleans</td>
<td>400</td>
</tr>
<tr>
<td>LSU Nursing</td>
<td>New Orleans</td>
<td>1000</td>
</tr>
<tr>
<td>LSU Dental</td>
<td>New Orleans</td>
<td>400</td>
</tr>
<tr>
<td>LSU Public Health</td>
<td>New Orleans</td>
<td>100</td>
</tr>
<tr>
<td>Tulane University Medical School</td>
<td>New Orleans</td>
<td>640</td>
</tr>
<tr>
<td>Tulane University Law School</td>
<td>New Orleans</td>
<td>705</td>
</tr>
<tr>
<td>Loyola University Law School</td>
<td>New Orleans</td>
<td>475</td>
</tr>
</tbody>
</table>

Source: LSU Health Sciences Center New Orleans, Tulane University, Loyola University

### RESEARCH BASE

- New Orleans Regional Medical Center: New Orleans
- UNO Research & Technology Center: New Orleans
- UNO Avondale Maritime Tech. Center: Avondale

Source: LSU Health Sciences Center New Orleans, Tulane University, Loyola University

### QUALITY OF LIFE

### COLLEGES / UNIVERSITIES

- Tulane, Loyola, and the University of New Orleans are all within 12 miles of Gretna.
QUALITY OF LIFE

HEALTHCARE

Jefferson Parish is home to Ochsner Medical Center, Louisiana’s largest employer and top-ranked hospital, with Ochsner’s West Bank Campus located in unincorporated Gretna. West Jefferson Medical Center, a full service hospital, is located ten minutes from Gretna in Marrero, LA.

<table>
<thead>
<tr>
<th>HOSPITAL NAME</th>
<th>LICENSED BEDS</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>WEST BANK HOSPITALS</strong></td>
<td>596</td>
</tr>
<tr>
<td>West Jefferson Medical Center</td>
<td>435</td>
</tr>
<tr>
<td>Ochsner Medical Center—West Bank Campus</td>
<td>161</td>
</tr>
<tr>
<td><strong>EAST BANK HOSPITALS</strong></td>
<td>1,336</td>
</tr>
<tr>
<td>Ochsner Medical Center—Jefferson Highway</td>
<td>687</td>
</tr>
<tr>
<td>East Jefferson General Hospital</td>
<td>420</td>
</tr>
<tr>
<td>Tulane-Lakeside Hospital for Women and Children</td>
<td>119</td>
</tr>
<tr>
<td>Ochsner Medical Center—Kenner</td>
<td>110</td>
</tr>
</tbody>
</table>

Sources: City Business New Orleans, Book of Lists 2019—2020

In 2019, Ochsner Medical Center (OMC) was ranked #1 Hospital in Louisiana by U.S. News & World Report for the eighth consecutive year.

Ochsner Medical System West Bank Campus
Located in unincorporated Gretna
QUALITY OF LIFE

JOURNEY TO WORK

BUS LINES

Jefferson Transit (JeT) serves the urbanized portion of Jefferson Parish providing service to New Orleans and the Louis Armstrong International Airport. Connecting services are provided to the Regional Transit Authority (RTA) bus lines in Gretna, Kenner, and New Orleans. The Gretna Local Line of JeT operates on the Lower West Bank Expressway across the Mississippi River to Downtown New Orleans. Gretna also has local bus service that runs between the Jefferson Parish government complex, downtown Gretna and the historic McDonoghville neighborhood.

In April 2019, JeT released the Jefferson Parish Public Transit Strategic Plan. The Plan can be found at www.jeffersontransit.org/strategic-plan.

DRIVE-TIME MAP FOR GRETPNA

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 (Harris County) and Atlanta, GA (Fulton County), which were 27.4 minutes and 27 minutes, respectively.
QUALITY OF LIFE

MUSIC / FESTIVALS / EVENTS

GRETNA HERITAGE FESTIVAL

- 25 city blocks in downtown Gretna and six stages with performances by national and local artists.
- Recent years have featured KISS, The B-52s, Huey Lewis and the News, Lynyrd Skynyrd, LeAnn Rimes, Melissa Etheridge, and Kool & the Gang.
- Over 30 food vendors representing local, national, and international cuisine.
- Enormous selection of antiques, collectibles, and arts & crafts.

RIVERFRONT CONCERT SERIES

- Takes place in the Mississippi Riverfront amphitheater in Historic Downtown Gretna.
- Features local Louisiana musical artists and acts.
- Sponsored by a local Gretna restaurant each week, which provides food for sale to attendees.

GRETNA ART WALK

- Held on the second Saturday of each month from September to May along Huey P. Long Avenue in Historic Downtown Gretna.
- Provides local artists and craftsman with exposure and ability to sell their work.
- Offers a variety of arts and crafts from metal work, paintings, glass work, and pottery.

OYSTER FESTIVAL

- Local celebration of Louisiana oysters through a three-day festival in mid-October.
- Put on by the St. Cletus parishioners and St. Cletus Knights of Columbus.

CITY-WIDE GARAGE SALE

- Held every October and draws visitors from all over the region.
- Centered along Huey P. Long Avenue, with residents from all over the city selling their unwanted treasures.

DRIVE-IN MOVIES ON THE RIVER

- Outdoor movies on the downtown Gretna riverfront complete with food vendors.
- Family-friendly movies are held from October to early December.

GRETNA FOOD TRUCK FEST

- Featuring the best in food trucks and thousands of attendees.
- Upcoming Food Truck Festivals will be at different locations throughout the city.
QUALITY OF LIFE

SHOPPING / RECREATION

**GRETNIA FARMERS’ MARKET**
- Located in Historic Downtown Gretna.
- Held every Saturday morning, rain or shine.

**GRETNIA HERITAGE HOUSE WELCOME CENTER**
- Located in a recently restored mid-1800’s Creole Cottage at the Huey P Long entrance to Historic Downtown Gretna.
- Serves as the home to the Gretna Tourism Department and contains information on the history and current life of Gretna.
- Maps for tourists pointing out local attractions are available.

**GRETNIA BMX RACEWAY**
- Located in Gretna City Park, established in 2007 and is the only BMX raceway in the area.
- Operated by the Parents-Riders Association.

**GRETNIA LEVEE AND BICYCLE TRAIL**
- Located on top of the Mississippi River Levee beginning at the Gretna Ferry Landing.
- Paved bike path runs 2.5 miles to the Jazz Walk of Fame and the Algiers Ferry Landing, and continues on to Federal City.

**GRETNIA 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.

**GRETNIA BARK PARK**
- Located at 3320 Claire Avenue in Gretna.
- Dog park featuring plenty of room for running, jumping, climbing and exploring for dogs of all sizes.
QUALITY OF LIFE

HISTORIC DISTRICTS

HISTORIC DOWNTOWN GRETKA/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 McDonough Cemetery. Located along the Mississippi River, the McDonoghville District offers an educational and cultural experience for visitors and locals.

GRETKA HISTORIC DISTRICTS

Legend:

1. Mechanikham Historic District
2. McDonoghville Historic District
3. McDonoghville Cemetery
4. National Historic District (outline)
QUALITY OF LIFE

EDUCATIONAL ATTRACTIONS

GRETKA 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.

GRETKA 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.

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 1720’s 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.

GRETNIA HISTORICAL SOCIETY COMPLEX 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.
QUALITY OF LIFE

MEETING / EVENT FACILITIES IN AND NEAR GRETNA

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

KNIGHTS INN GRETNA NEW ORLEANS WESTBANK
- Offers seven meeting rooms all equipped with high-speed WiFi.
- Largest room is 1,200 square-feet and can accommodate up to 133 people.

GRETNA CULTURAL CENTER FOR THE ARTS
- Located in historic downtown in a renovated post office.
- Black box theater ideal for live performances or other events.

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.

KNIGHTS OF COLUMBUS
- Operated by the Archbishop Blenk Council 1905 located at 475 Franklin St.
- 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.

The Gretna Cultural Center for the Arts is home to live performances and is located in the heart of historic downtown Gretna.