

# 2024 City of Kenner

LOUISIANA



Prepared By:

JEFFERSON PARISH ECONOMIC DEVELOPMENT COMMISSION

# Table of Contents

<b>City of Kenner</b> .....	<b>03</b>
Mayor's Letter .....	04
Dear Reader .....	05
Market Access .....	06
Municipal Government .....	09
Municipal Services .....	11
Taxes .....	12
Long-Term and Strategic Plans .....	14
Infrastructure .....	15
Transportation .....	16



## Economic Indicators

17 .....	Demographic & Income Profile
19 .....	Educational Attainment
20 .....	Cost Of Labor
21 .....	Employment & Wages
22 .....	Income
23 .....	Real Estate
24 .....	Opportunities for Development
25 .....	EDGE Industry Clusters
26 .....	Local, Regional, & State Accolades

## Quality of Life

Laketown, Rivertown, and Parks .....	27
Rivertown's Arts & Museums .....	28
Music, Festivals & Events .....	29
Meeting & Event Facilities .....	30
Hotels & Motels .....	32
Health Care .....	33



## Business Resources

34 .....	Business Assistance
35 .....	Financing
36 .....	Tax Incentives
43 .....	Workforce Development



The City of Kenner is the seventh largest city in the State of Louisiana and is located within Jefferson Parish, the second largest parish in the state. With its excellent housing and schools as well as its highly engaged, business-friendly government, Kenner has much to offer in terms of quality-of-life amenities balanced with a healthy business climate.

KENNER has an advantageous and accessible location, with Interstate-10 bisecting the city and U.S. Highway 61 (Airline Drive) running parallel to the interstate in the southern portion of the city. Kenner is home to Louis Armstrong New Orleans International Airport and is served directly by two Class I railways. The Port of New Orleans is located within 12 miles of Kenner.

KENNER is an incorporated city within Jefferson Parish and provides municipal government services, including police and fire protection, to its residents and businesses at a high level of service. Land-use plans and ordinances and a robust economic-development strategy (Kenner 2030) are in place to guide City administration, elected officials, private citizens and developers in making decisions regarding the city's growth and development. The City is actively making transportation and beautification improvements while pursuing economic development initiatives through its Kenner 2030 strategic plan.



Ranked **#2** most diverse suburb in Louisiana.

# Letter from Mayor Glaser

Dear Reader,

I am delighted to extend a warm and heartfelt welcome to you on behalf of the City of Kenner, Louisiana. As the Mayor of this vibrant and diverse community, I am excited to introduce you to the numerous opportunities and advantages that our city has to offer for your business.

Kenner is a city with a rich history, a strong sense of community, and a strategic location that makes it an ideal choice for businesses seeking growth, innovation, and a welcoming atmosphere. Our city is conveniently situated in close proximity to both New Orleans and the Louis Armstrong New Orleans International Airport, providing easy access to domestic and international markets. This prime location has contributed to Kenner's reputation as a hub for commerce, culture, and tourism. Our community prides itself on its proactive approach to business development, offering a range of resources and incentives to help your enterprise thrive. From favorable tax structures to streamlined permitting processes, we are committed to supporting businesses of all sizes as they establish themselves and contribute to our local economy. Additionally, Kenner boasts a skilled and diverse workforce that is ready to collaborate and contribute to your company's success.

Beyond the economic advantages, Kenner is a city with a strong emphasis on quality of life. Our residents enjoy a wide array of recreational, cultural, and educational opportunities, creating a vibrant and engaging environment. From our beautiful parks and recreational facilities to our cultural festivals and events, there is always something exciting happening in Kenner. I encourage you to explore all that our city has to offer and to consider becoming a valued member of our business community. Whether you are in the technology sector, retail, manufacturing, or any other industry, Kenner is ready to welcome you with open arms.

If you have any questions or if you would like to learn more about the benefits of establishing your business in Kenner, please do not hesitate to reach out. We are here to assist you every step of the way.

Thank you for considering Kenner as the home for your future business endeavors. We are eager to see how your innovative ideas and contributions will enrich our community, create jobs, and foster economic growth as you succeed and grow. Together, we can shape a prosperous future for both your business and the City of Kenner.



Warm regards,

Mayor Michael J. Glaser





# Dear Reader,

On behalf of the Jefferson Parish Economic Development Commission (JEDCO), I am pleased to extend our warmest greetings and introduce you to the exciting opportunities that await your business in Jefferson Parish, Louisiana. As the President & CEO of JEDCO, I want to assure you that our organization is committed to fostering a business-friendly environment that promotes growth, innovation, and success. The City of Kenner boasts a rich history, a vibrant culture, and a strategic location that makes it an ideal destination for businesses seeking to expand or relocate. Allow me to provide you with an overview of the ways in which JEDCO can play an instrumental role in supporting your business endeavors:

**1.Site Selection Assistance:** Our dedicated team of professionals is well-versed in the local real estate market and can assist you in identifying the perfect location for your business. Whether you are looking for office space, industrial facilities, or retail establishments, we can help you navigate through the available options and find a space that aligns with your needs.

**2.Financial Incentives and Support:** JEDCO is equipped to help you access a range of financial incentives, financing and tax credits that are designed to ease the burden of startup and operational costs. We will work closely with you to explore these opportunities and guide you through the application process.

**3.Workforce Development:** Our commitment to talent development is unwavering. We collaborate with local educational institutions to ensure a skilled and qualified workforce is available to meet your business's needs. Through training programs and partnerships, we can help you access a pool of talented individuals ready to contribute to your success.

**4.Networking and Connectivity:** Jefferson Parish boasts a robust business network that encompasses a diverse range of industries. By becoming a part of our business community, you gain access to valuable connections, partnerships, and resources that can facilitate growth and expansion.

**5.Regulatory Assistance:** Navigating the regulatory landscape can be complex, especially for businesses new to the area. JEDCO can help streamline the process by providing guidance on permits, licenses, and regulatory compliance, ensuring a smooth transition for your business operations.

**6.Quality of Life:** The City of Kenner and Jefferson Parish offer an exceptional quality of life with a mix of urban amenities and scenic landscapes. Our community is renowned for its culture, entertainment, and outdoor recreation, making it an attractive destination for both businesses and employees.

I invite you to explore our website ([www.jedco.org](http://www.jedco.org)) to learn more about the services we offer and the success stories of businesses that have thrived in the City of Kenner and across Jefferson Parish. It would be our privilege to schedule a meeting with you to further discuss how JEDCO can tailor its services to meet your specific business needs. Thank you for considering the City of Kenner as a potential location for your business. We are excited about the prospect of partnering with you and contributing to your company's growth and success. Please do not hesitate to reach out to us at 504-875-3908 or [tpereira@jedco.org](mailto:tpereira@jedco.org) to initiate a conversation.

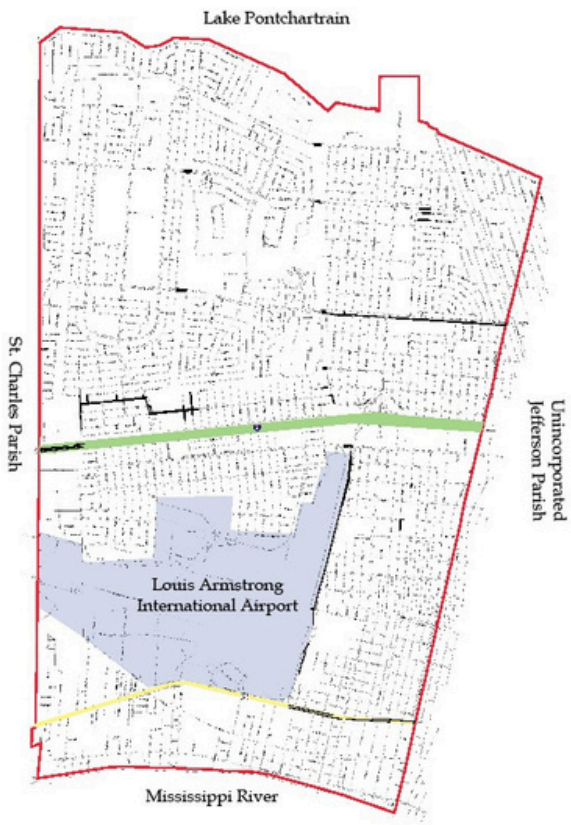


Sincerely,  
Jerry Bologna  
President & CEO  
Jefferson Parish Economic Development Commission (JEDCO)



# Market Access

The City of Kenner has excellent accessibility to I-10, I-310, and U.S. Highway 61 (Airline Drive). The Louis Armstrong International Airport, serving millions of passengers annually, is within the heart of Kenner and ideally situated for Kenner businesses and residents.



## Railways

Kenner is served by the following Class I railways:

- Canadian National
- CPKC

These railroads have a direct connection to the New Orleans Public Belt (NOPB) Railroad, which provides service to the Port of New Orleans. The NOPB also connects with four other Class I railways which service all of North America, making this one of the few areas in the country to enjoy service by six Class I providers:

- CSX Transportation
- Norfolk Southern Railway
- BNSF Railway
- Union Pacific Railroad

## Miles to:

Atlanta, GA	478
Baton Rouge, LA	69
Birmingham, AL	350
Chicago, IL	915
Cincinnati, OH	812
Dallas, TX	508
Houston, TX	335
Jackson, MS	175
Jacksonville, FL	554
Kansas City, MO	904
Memphis, TN	382
Mobile, AL	153
Nashville, TN	542
New Orleans, LA	9

## Motor Freight

The following major roads provide excellent accessibility in and out of Kenner:

- Interstate 10
- U.S. Highway 61 (Airline Drive)
- Louisiana Highway 48 (Jefferson Highway/River Road)

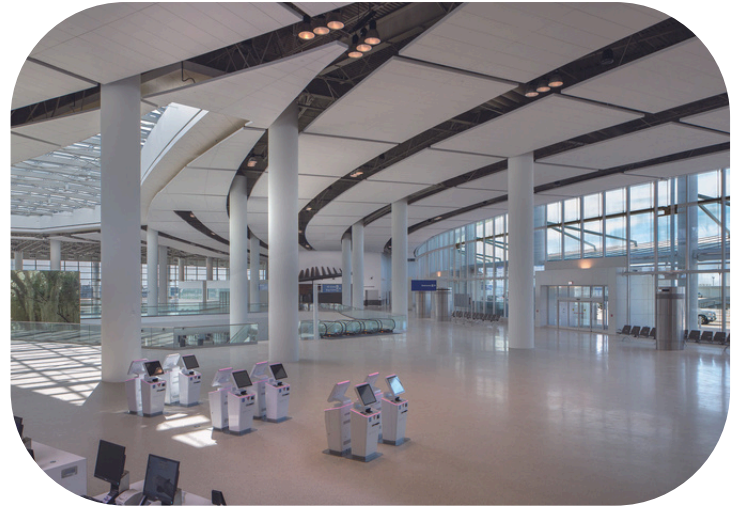
Kenner is serviced by several major motor freight carriers including, but not limited to, the following:

- SAIA
- FedEx
- UPS
- Southeastern Freight Lines
- DHS (international shipments only)
- CRC Global Solutions

## Air Service:

### Louis Armstrong New Orleans International Airport (MSY)

- Located in the City of Kenner and accessed by Interstate 10 and U.S. Highway 61 (Airline Drive).
- Best Airport in North America, 2022 (ASI)
- Best Airport in North America, 2021 (J.D. Power)
- Best Airport, Food and Retail, 2021 (J.D. Power)
- 18 passenger airlines, including 4 international airlines.
- Two major freight and mail carriers (FedEx and UPS).
- Daily departures to over 50 non-stop destination cities.
- Direct international service to London, UK, Toronto, and Montreal, Canada, Cancun, Mexico and San Pedro Sula, Honduras.
- Federally approved to serve as a port of entry for flights to and from Cuba.
- Over 8,000 parking spaces and four lots which include amenities such as Park Assist, air for tires and electric car charging.
- For more information, go to [www.flymsy.com](http://www.flymsy.com)

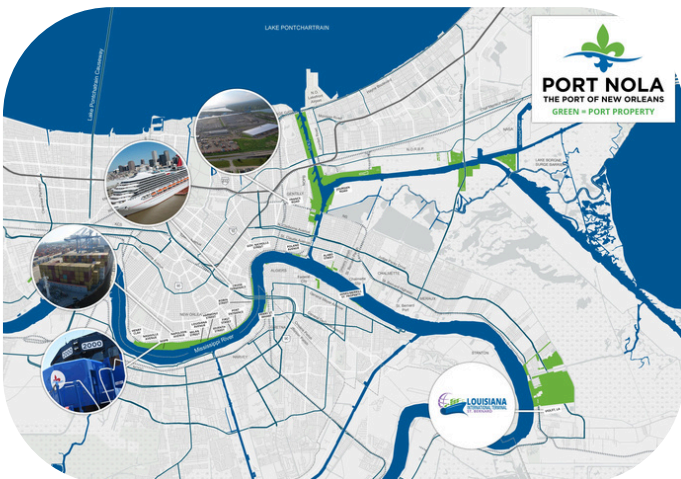


*The brand new MSY opened in Fall 2019 with a number of enhancements and features geared towards making travel quicker, safer and more enjoyable from arrival to departure. The Louis Armstrong New Orleans International Airport (MSY) received a top industry award for Best Airport in North America (5 to 15 million passengers per year) from the Airports Council International (ACI) World's 2022 Airport Service Quality (ASQ) program.*

## Waterways:

### 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.
- Port NOLA installed four new 100-foot-gauge gantry cranes in 2021, a \$112 million investment essential to Port NOLA's overall plan, which includes optimizing facilities in New Orleans and building a new container terminal, in St. Bernard Parish.
- In 2022, Gov. John Bel Edwards announced a historic public- private partnership between the state of Louisiana, the Port of New Orleans and two global maritime industry leaders to build a \$1.8 billion state-of-the-art container facility on the Lower Mississippi River. The new Louisiana International Terminal (LIT) in St. Bernard Parish will be able to serve vessels of all sizes, dramatically increasing Louisiana's import and export capacity and stimulating the creation of more than 17,000 new jobs statewide by 2050.
- 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 March 2023, Port NOLA set a passenger record for oceangoing and river cruises, topping pre-pandemic levels with 155,225 passenger movements and 39 cruise vessel calls at the Port for the month.

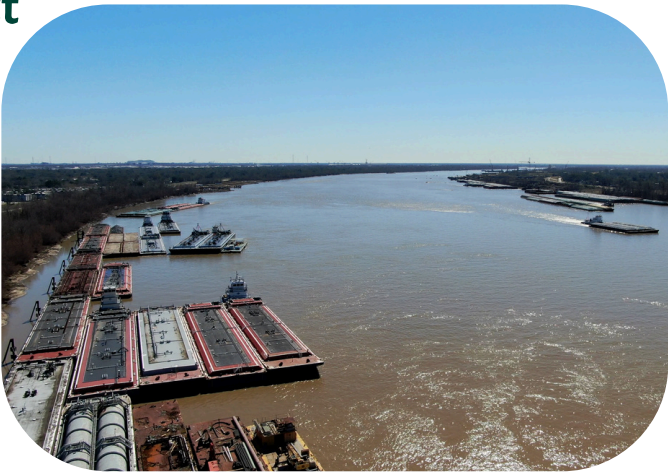


*The Port of New Orleans is the only deep water port served by all six Class I rail lines—a 132,000-mile network tying local industries to every major North American market. In 2015, it surpassed the half- million mark for twenty-foot-equivalent unit handled in a 12-month period for the first time.*



# St. Bernard Port, Harbor & Terminal District

- Located 12 miles east of downtown New Orleans.
- Spans a 2.5-mile stretch along the Mississippi River.
- Diverse general cargo port.
- Deep water draft access (36-ft. slip depth).
- Deep-draft midstream mooring available.
- Rail service provided by Norfolk Southern Railroad with connections provided to six Class I railroads.
- Two intermodal business parks with warehouse, office and manufacturing space.
- Contains dedicated dock for paddlewheel cruiser to deliver visitors to
- Chalmette Battlefield National Park.



## Port of South Louisiana

- Stretches 54 miles along the Mississippi River, immediately west of the city of Kenner.
- Features 108 miles of deepwater frontage on both banks of the Mississippi River, with facilities in St. Charles, St. James and St. John the Baptist Parishes.
- Largest tonnage port district in the western hemisphere.
- Features a 335-acre maritime industrial park that provides handling and storage for bulk, breakbulk and containerized cargo.
- Intermodal deep draft bulk terminal primarily handles cement, mineral ores and woodchips.
- Served by Canadian National, Kansas City Southern and Union Pacific railroads and major trucking and freight companies.
- Foreign Trade Zone.



*The Crescent City Connection & Huey P. Long bridges span the Mississippi River, connecting the east and west banks of New Orleans and Jefferson Parish.*

## Plaquemines Port

- Located approximately 20 miles south of New Orleans near the mouth of the Mississippi River.
- 100 miles of deep draft (45 ft. minimum).
- 14 major anchorages.
- Thousands of undeveloped acres of land provide opportunities for onshore or midstream facilities.



# Municipal Government



The City of Kenner is governed by a Mayor and a seven-member City Council.  
The Council is comprised of five district council members and two at-large council members.

## Mayor:

Michael J. Glaser



## At-Large Division A:

Councilwoman Kristi K. McKinney

## At-Large Division B:

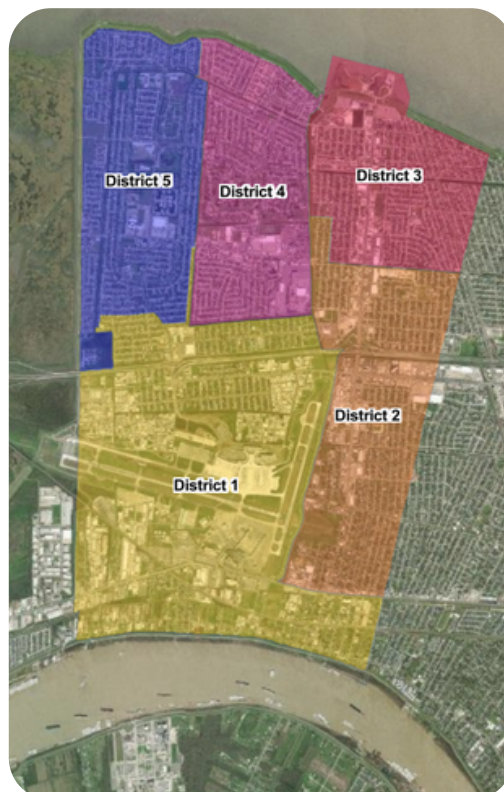
Councilman Thomas P. Willmott

## District 1:

Councilwoman Dee B. Dunn

## District 2:

Councilman Ronald "Ronnie" Scharwath



## District 3:

Councilman Joseph F. "Joey" LaHatte, III

## District 4:

Councilman George L. Branigan

## District 5:

Councilman Brian Brennan

## Chief of Police:

Keith A. Conley

Physical Address:

1610 Reverend Richard Wilson Drive,  
Kenner, LA 70062

For more information regarding City  
departments and services, go to  
[www.kenner.la.us](http://www.kenner.la.us) or contact City Hall at  
(504) 468-7240.



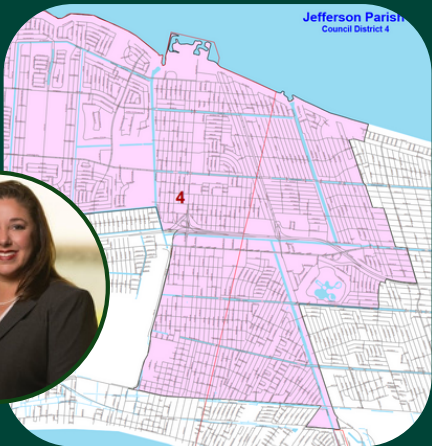


# Parish Government

Unincorporated Jefferson Parish is governed by a Parish President and seven-member Parish Council. The City of Kenner falls within Jefferson Parish Council Districts 3 and 4, represented by the following:



COUNCILMAN	DISTRICT
BYRON LEE	3
ARITA M.L. BOHANNAN	4



## JEFFERSON PARISH COUNCIL OFFICES ARE LOCATED AT:

### EASTBANK LOCATION:

JOE YENNI BUILDING  
1221 ELMWOOD PARK BLVD  
ELMWOOD, LA 70123  
504-736-6000



### WESTBANK LOCATION:

GENERAL GOVERNMENT BUILDING  
200 DERBIGNY ST.  
GRETNA, LA 70053  
504-364-2730





# Municipal Services

## Kenner Police Department

- The Kenner Police Department's Community Relations Division offers several innovative programs designed to enhance awareness, crime prevention, and goodwill throughout the community. Some of these programs include Businesses Against Crime Program, Citizen Police Academy, Explorer Program, Neighborhood Watch Program, and Women's Self Defense classes. The Kenner Police Department also has an officer fitness program with incentives for performing above average.
- Works with the Kenner Inspection and Code Enforcement Department on 'code sweeps' to address blight in the City of Kenner.
- The Kenner Police Department provides a free mobile app for both Apple and Android devices as well as access to the Kenner P.D. Facebook, Instagram and Twitter pages for the latest updated crime, traffic, and other law enforcement-related information.



*The Kenner Fire Department has been awarded with a **Class I Fire Rating**, a status only 0.4% of all departments in the country have achieved. This rating saves businesses and property owners on their insurance premiums.*

## Kenner Fire Department

- Class I fire rating due to excellent communications, response times, and water supply.
- With five fire stations in Kenner, the average response time is 3-5 minutes.
- Responds to structure, vehicle, rubbish and ground covers fires, hazard materials incidents, water and land rescue and medical emergencies.
- Kenner Fire Department is committed to the safety of our community. We look for ways to teach the public about fire and life safety risks before an emergency happens.
- Please call 504-468-4000 to request the installation of free smoke alarms.

## Public Information - K-TV Channel 76

- Kenner Government Access Channel casting government and community programs on Jefferson Parish Cox Cable Channel 76, AT&T U-Verse Channel 99, and at [youtube.com/kennertvonline](http://youtube.com/kennertvonline).
- Airs recurring shows on City Departments; nationally produced government and educational material; special features highlighting the diverse civic and cultural landscape of Kenner; and special features that reflect, inform and inspire the community KTV serves.



## Parks and Recreation

- Kenner's Recreation Department provides a wide range of safe, high-quality facilities and programs for all ages and abilities. The inclusive programs feature a variety of activities such as flag football, volleyball, soccer, martial arts, cheer, and more.
- The department proudly manages an extensive network of parks and playgrounds, strategically located across the city. With nearly one location per square mile, recreational opportunities are always within reach.
- Collaborating with public-private partnerships, the department offers enhanced facilities and programs that cater to the diverse needs of the community.

## Inspection and Code Enforcement

- The Inspection and Code Enforcement Department enforces the Code of Ordinances, reviews and issues building permits of all structures in the city, conducts inspections, licenses tradesmen, and issues occupational licenses.
- The Department manages the City's participation in the National Flood Insurance Program's (NFIP) Community Rating System (CRS) with the goal of reducing flood losses, facilitating accurate insurance rating, and promoting awareness of flood insurance. The Department has been successful in improving the City's classification, saving Kenner residents on their flood insurance premiums.

# Taxes

## Corporate Franchise Tax

- The Corporate Franchise Tax 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.

Rate	Amt. of Capital
\$1.50 per \$1000	First \$300,000
\$3.00 per \$1000	After \$300,000

## Corporate Income Tax

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

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

## Property Taxes/Assessment Ratio

- No state property tax in Louisiana. Improvements of industrial and commercial property assessed at 15 percent of fair market value and land assessed at 10 percent. Private residences are assessed at 10 percent of fair market value with no property tax assessed on the first \$75,000.
- The 2023 mill rate in Kenner is 17.71 mills, with 1.97 mills dedicated as municipal tax, 1.52 mills dedicated to garbage collection, 7.4 mills to fire protection, 1.08 mills to sewerage collection and treatment and 5.59 mills to public streets. In 2023, Kenner residents voted to increase fire protection by 10.8 mills. This will take place in 2024.
- Low Property Taxes:** Property owners in Kenner enjoy nearly the lowest property tax rate in the region, second only to rural Plaquemines Parish.

Tax Levying Body	2024 Mills
Parish	0.08153
City	0.02851
Total	0.11004

## Sales Tax

Total sales tax in Jefferson Parish is 9.2 percent, including a 4.45 percent state sales tax and 4.75 percent parish sales tax. In Kenner, the Parish sales tax is broken down as follows: 0.17 percent assessed by Jefferson Parish, 2.58 percent assessed by the City of Kenner, and 2 percent assessed by the Jefferson Parish School Board. In addition to the sales/use tax imposed on transactions occurring in Jefferson Parish, an additional sales tax of 2% is imposed on the sale at retail and/or rental of tangible personal property occurring within the New Orleans Airport Sales Tax District. The overall sales tax amount charged is the same regardless of whether the purchase is made in an incorporated or unincorporated part of Jefferson Parish.



TAX LEVYING BODY	SALES TAX
STATE	4.45%
PARISH	4.75%
CITY OF KENNER	2.58%
SCHOOL BOARD	2%
AIRPORT DISTRICT TAX	2%



# Strategic Plans



## Long-Term and Strategic Plans

To read these plans in full, visit the City of Kenner's website at [www.kenner.la.us](http://www.kenner.la.us)

### Kenner 2030: Strategic Plan for a Prosperous Future

- Economic development strategic plan for the City of Kenner. Contains goals, objectives and an implementation component to ensure a prosperous future and enhanced quality of life for the city's current and future residents and businesses.
- Goals include beautification of thoroughfares, redevelopment of Louis Armstrong International Airport, the Rivertown and Laketown areas, and focused commercial development initiatives.

### Pattern for Progress:

#### Land Use Plan for the City of Kenner

- Provides a vision for the future growth of Kenner through goals, policies and objectives, land-use designations and implementation strategies.
- Serves as a reference to the development community and general public in determining how to develop or redevelop land.



*Rivertown Historic District*

### Disaster Planning & Response

#### *City of Kenner Emergency Plan*

- The City of Kenner worked closely with Jefferson Parish to develop a parishwide comprehensive emergency procedure plan in the event of a hurricane. The in-depth document addresses preparations, response and recovery issues before, during and after hurricanes, tornados, nuclear accidents and snow/freez events.
- The City of Kenner developed an Office of Emergency Management to coordinate closely with the Jefferson Parish Emergency Operations Plan, the State of Louisiana Emergency Operations Plan, and the National Response Plan/National Response Framework as well as regional response and recover partners.
- Businesses in the City of Kenner should register for re-entry status and credentials to enable their speedy re-entry into the City and Jefferson Parish at [www.jumpstartjefferson.com](http://www.jumpstartjefferson.com)

*Jefferson Parish has established a three-tiered re-entry system in the event a threatening hurricane leads to an evacuation. The system is designed to ensure that area businesses have a safe, effective and timely re-entry into the parish. Register your business today at [www.jumpstartjefferson.com](http://www.jumpstartjefferson.com)*

# Infrastructure



## Electricity

Provided by Entergy Louisiana

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

1-800-368-3749

## Solid Waste Disposal

Provided by Waste Pro

[www.wasteprousa.com](http://www.wasteprousa.com)

(504) 392-4619

## Natural Gas

Provided by Atmos Energy Louisiana

[www.atmosenergy.com](http://www.atmosenergy.com)

Customer Service: 1-888-286-6700

Commercial & Industrial Service: 1-

877-460-7067

## Telephone Service

Providers include:

AT&T,

[www.att.com](http://www.att.com), 1-800-331-0500,

Cox Communications,

[www.cox.com](http://www.cox.com), (504) 304-1700

## Water

Jefferson Parish provides drinking water

[www.jeffparish.net](http://www.jeffparish.net)

(504) 736-6060

## Cable Service

Provided by Cox Communications,

[www.cox.com](http://www.cox.com)

(504) 304-1700

## Wastewater

The City of Kenner treats wastewater

[www.kenner.la.us](http://www.kenner.la.us)

(504) 468-7292

## Fiber Optic Communication

Providers include:

AT&T,

[www.att.com](http://www.att.com), 1-800-331-0500

Cox Communications,

[www.cox.com](http://www.cox.com), (504) 304-1700

Southern Light Fiber,

[www.southernlightfiber.com](http://www.southernlightfiber.com), (251) 662-1170

NetworkUSA,

[www.networkusa.com](http://www.networkusa.com),

## Recycling

Provided by Ramelli Waste

<http://ramelli.com/>

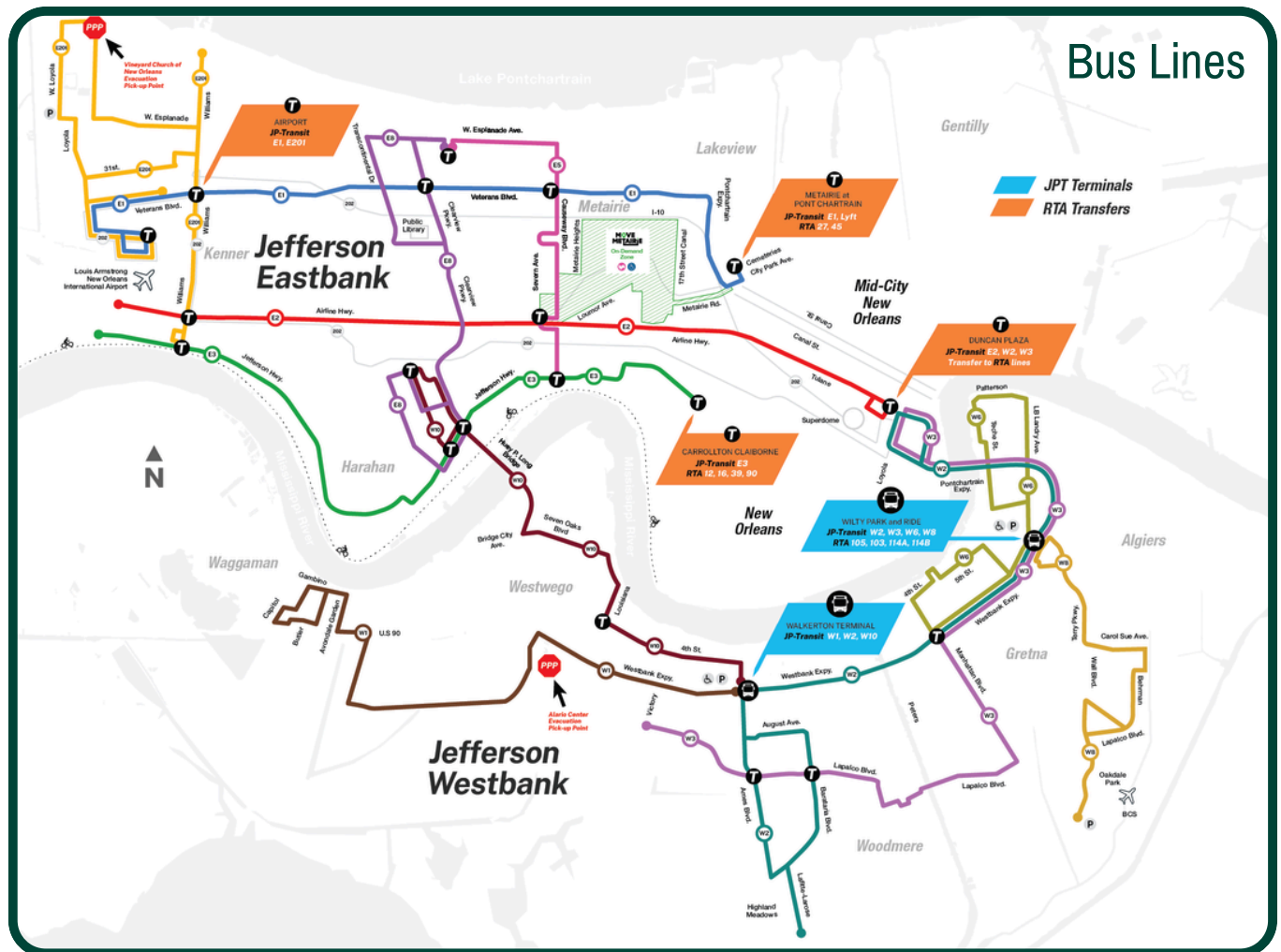
504-469-1069

# Transportation



## 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.



For more information on transit, visit <https://jptransit.org/>



# Economic Indicators

## Demographic and Income Profile

### Demographic Summary

Kenner Demographic Summary	
Population	64,007
Households	25,219
Families	16,652
Avg. Household Size	2.64
Owner-Occupied Housing Units	14,774
Renter-Occupied Housing Units	10,445
Median Age	39.5
Median Household Income	\$63,699
Avg. Household Income	\$96,807
Per Capita Income	\$36,767

### Racial and Ethnic Composition

Kenner Racial and Ethnic Composition	
White	43.6%
Black	21.8%
Asian	4.8%
American Indian	0.6%
Pacific Islander	0.0%
Other Race	15.5%
Two or More Races	13.6%
Ethnicity - Hispanic Origin (any race)	31.5%

\*Source: Esri forecasts for 2023

### Kenner Households by Income (2022 Estimate)

Less than \$24,999	21.60%
\$25,000 to \$49,999	21.29%
\$50,000 to \$74,999	17.01%
\$75,000 to \$99,999	13.20%
\$100,000 to \$149,999	14.24%
\$150,000 to \$199,999	6.16%
\$200,000 or more	6.50%

Source: 2022 American Community Survey (ACS) 5-Year survey from the US Census Bureau.



# Demographic and Income Profile

## Kenner Population

- The City of Kenner had a population of 64,007 as of 2022, with a population density of 4,465.3 per square mile in 2020. It is the largest city in Jefferson Parish, the 6th most populous city in Louisiana, and is the largest incorporated suburban city of New Orleans.

Total Population by Age	
Age Range	%
0-4	6.0%
5-9	6.0%
10-14	6.2%
15-19	5.5%
20-24	5.5%
25-34	14.5%
35-44	13.6%
45-54	11.3%
55-64	13.2%
65-74	11.2%
75-84	5.2%
85+	1.8%

Total Population by Age (Gender)		
Male %	Age Range	Female %
6.1%	0-4	5.9%
6.2%	5-9	5.9%
6.3%	10-14	6.1%
5.7%	15-19	5.3%
5.8%	20-24	5.2%
7.0%	25-29	6.6%
8.0%	30-34	7.4%
7.6%	35-39	7.0%
8.0%	40-44	6.1%
5.7%	45-49	5.3%
5.8%	50-54	5.7%
6.3%	55-59	6.5%
6.7%	60-64	6.9%
5.8%	65-69	6.5%
4.6%	70-74	5.4%
2.9%	75-79	3.6%
1.7%	80-84	2.2%
1.2%	85+	2.3%

\*Source: ESRI 2022 estimated demographic data

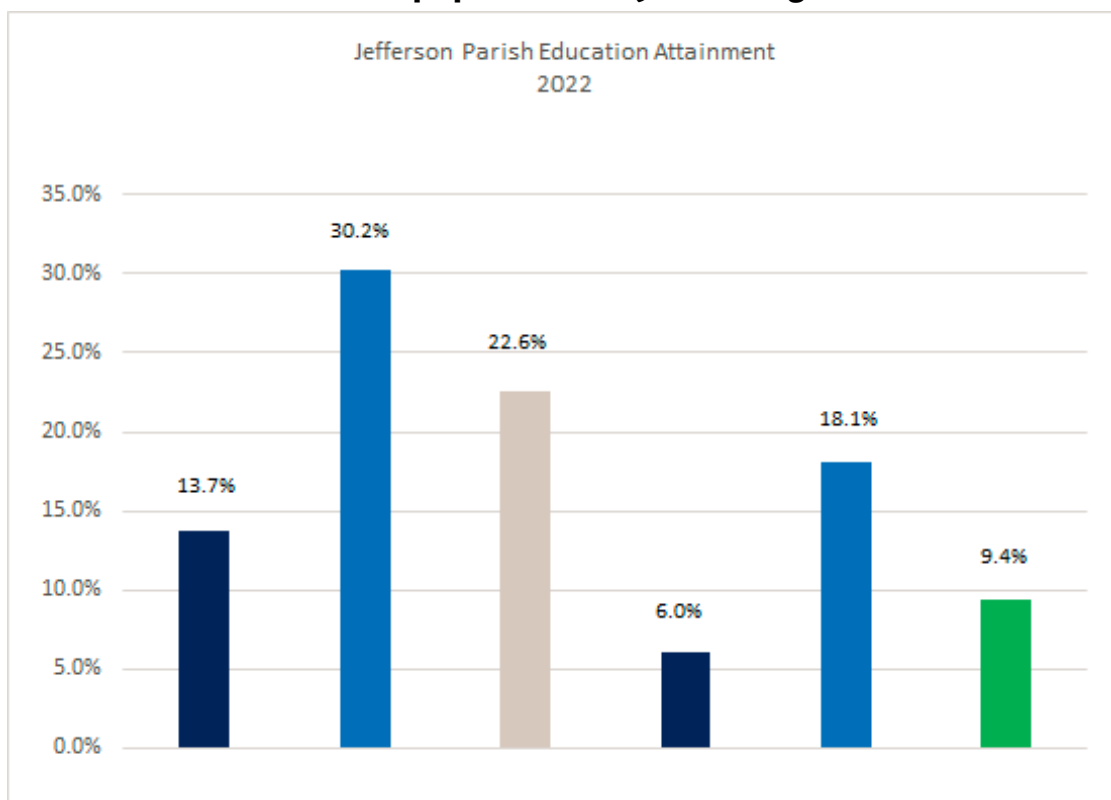
# Educational Attainment

The City of Kenner has an educated workforce. Approximately 85 percent of the city's household population ages 25 years and over have at least a high school diploma and 23 percent of the same population segment have a bachelor's degree or higher.



## Educational Attainment

### Kenner household population 25 years of age and older



Approximately 33% of the New Orleans MSA population of 25 to 34 years of age have a bachelor's degree or higher, comparable to or higher than the percentage of the same population segment in comparable markets of other states.

Source: Census.gov

# Cost of Labor

The New Orleans-Metairie-Kenner Metropolitan Statistical Area (MSA) has a large, educated workforce. The table below gives the average annual wage of various occupations by Metropolitan Statistical Area. See the Employment & Wages section on page 21 for statistics on the Civilian Labor Force, Unemployment Rate and Employment by Industry.

Occupation	New Orleans	Atlanta	Birmingham	Dallas	Houston	Jackson	Jacksonville
Accountant	\$73,350	\$83,050	\$78,160	\$87,720	\$92,200	\$52,620	\$72,160
Teacher-Elementary	\$53,370	\$67,220	\$51,430	\$62,640	\$62,730	\$44,760	\$64,110
Teacher-Secondary	\$55,680	\$75,740	\$51,130	\$55,470	\$83,890	\$47,700	\$64,060
Registered Nurse	\$73,770	\$80,760	\$63,610	\$82,260	\$76,790	\$66,060	\$70,450
Architect & Engineer	\$92,640	\$87,920	\$89,480	\$93,450	\$105,390	\$68,640	\$80,790
Machinist	\$55,360	\$48,410	\$46,610	\$48,730	\$50,480	\$41,540	\$47,160
Welder	\$52,270	\$45,770	\$45,630	\$48,850	\$53,320	\$41,360	\$43,150
Electrical Engineer	\$118,920	\$114,290	\$121,460	\$108,890	\$110,040	\$27,090	\$92,300

\*Source: 2021 data, U.S. Department of Labor, Bureau of Labor Statistics

## Average Weekly Wage

Manufacturing Industry in Jefferson Parish (2016-2022 Annual Averages)

	2016	2017	2018	2019	2020	2021	2022
<b>Manufacturing</b>	\$1,130	\$1,132	\$1,184	\$1,184	\$1,238	\$1,242	\$1,312
<b>Ship and Boat Building</b>	\$1,353	\$1,358	\$1,386	\$1,418	\$1,494	\$1,464	\$1,456
<b>Chemical Manufacturing</b>	\$1,839	\$1,851	\$2,203	\$1,956	\$1,983	\$2,089	\$2,246
<b>Machinery Manufacturing</b>	\$1,078	\$1,075	\$1,153	\$1,176	\$1,228	\$1,116	\$1,183

\*Source: Bureau of Labor Statistics



# Employment & Wages

Employment			
	Employed	Unemployed	Civilian Labor Force
Jefferson Parish	\$53,370	\$67,220	\$51,430
MSA	\$55,680	\$75,740	\$51,130
Louisiana	\$73,770	\$80,760	\$63,610

Employment and Wages by Industry Sector - Jefferson Parish			
Industry Sector	Total Est. Companies	Average Employees	Average Weekly Wage
Accommodation & Food Services	1,364	18,139	\$455
Administration & Waste Services	1,044	14,376	\$915
Agriculture, Forestry, Fishing & Hunting	19	43	\$746
Arts, Entertainment, & Recreation	248	3,782	\$3,073
Construction	1,386	11,803	\$1,173
Finance & Insurance	996	7,468	\$1,577
Healthcare & Social Assistance	1,766	31,661	\$1,412
Information	250	3,711	\$825
Manufacturing	402	8,592	\$1,357
Mgmt. of Companies & Enterprises	144	2,659	\$1,588
Mining	33	220	\$1,604
Other Services (except public)	1,146	5,625	\$864
Professional & Technical Services	2,059	10,663	\$1,449
Public Administration	107	5,942	\$1,304
Real Estate, Rental & Leasing	710	3,829	\$999
Retail Trade	1,961	25,632	\$741
Transportation & Warehousing	577	8,752	\$1,217
Utilities	31	686	\$1,556
Wholesale Trade	1,103	9,294	\$1,482



# Income

In 2022, Jefferson Parish had a per capita personal income of \$58,284, which was 107.5 percent of the state average of \$54,217.

**Employment Income:** Jefferson Parish (2022)



\*Source: Labor Market Statistics



# Real Estate

## Single-Family Residential

- In the City of Kenner, private residences are assessed at 10% of fair market value with no property tax assessed on the first \$75,000 of value.
- The New Orleans metro area is ranked in the top 5 “Most Affordable Cities for Households” in the USA by the Intuit Spending Index.

Average Price of Single-Family Houses		
	Jefferson Parish	Kenner
2016	\$206,706	\$168,368
2017	\$225,610	\$182,532
2018	\$231,490	\$204,247
2019	\$249,377	\$215,142
2020	\$280,519	\$242,478
2021	\$302,614	\$293,978

## Commercial Property

Average Rental and Occupancy Rates of Office, Retail and Warehouse Space in Kenner and Average Land Price		
Type of Space	Avg. \$/sf	Occupancy Rate
Office Space		
Class A	N/A	N/A
Class B	\$16.13	78.6%
Class C	\$16.08	87.7%
Retail Space		
Class A	\$16.00	80.5%
Class B	\$18.00	78.3%
Class C	\$17.93	95.3%
Warehouse Space		
Distribution	\$3.00-\$5.00	90%
Service Center	N/A	N/A
Industrial Land	N/A	N/A

\*N/A: Insufficient data or withheld data from source to avoid disclosure of individual properties



2400 Veterans Office Building in Kenner



# Opportunities for Development

## Retail

### *The Esplanade Mall*

- In January 2023, Windfall USA, an Illinois-based real estate investment group, purchased The Esplanade Mall. The sale of the 700,000 square foot property presents a vast opportunity for redevelopment of the site.



### *Inline Retail Shopping Centers*

- Several strip shopping centers in the City of Kenner offer excellent visibility and accommodating various space needs, including big box space in the Pavilion Shopping Center on West Esplanade Ave.
- Commercial strips support both adjacent residential neighborhoods and customers from outside of the city.

### *Vacant Retail Parcels*

- More than 60 acres of vacant retail property can be found surrounding The Esplanade Mall, Kenner's Laketown, in Historic Rivertown and other areas along the city's major commercial corridors.
- Development sites range in size from approximately one acre to 9 acres — the latter of which is located immediately off the Williams Blvd/32nd St. exit of the I-10, providing a major opportunity for development adjacent to CarMax.



*Nine acres of land adjacent to I-10 in Kenner is among the top real estate opportunities in the New Orleans area.*

### *Office Properties*

- Many opportunities for office uses exist in the City of Kenner; Class A, B and C office buildings are located within the city, many with ample parking available on site.
- Office uses are included in the proposed rezoning of the airport's redevelopment property.



## FEATURED PROPERTIES FOR SALE AND LEASE

- Visit the website of the Jefferson Parish Economic Development Commission for featured properties within the City of Kenner at [www.jedco.org/featured-properties](http://www.jedco.org/featured-properties).
- If you are seeking industrial, retail, or office space within the City of Kenner, please contact Todd Pereira at (504) 875-3908 or [tpereira@jedco.org](mailto:tpereira@jedco.org).

# Workforce Development

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 500-acre Churchill Technology & Business Park and quality of life improvements across the parish. In 2020, JEDCO began working 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.

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.

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.



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 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.



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.



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.

## Culinary Products

## Supply Chain Infrastructure

## Health Care Innovation

## Technology and Design

## Environmental and Engineering Services

# Local, Regional, & State Accolades

The Greater New Orleans Area, which includes Kenner, and the State of Louisiana have earned an overwhelming number of awards and honors. Below is a listing of a few of the accolades garnered in the past several years.

**Kenner has been recognized and/or ranked with:**

- Kenner is #2 Safest City in Louisiana – BackgroundChecks.org
- Greater New Orleans is #1 major market of the year – Southern Business & Development
- New Orleans Metro is Top 10 Tech Market to Watch – CBRE
- New Orleans MSA is #1 in Healthcare Job Growth – Stat
- New Orleans Metro is Top 10 Best U.S. Place to Live Car Free – CityLab
- Louisiana is a Top 10 State for Business – Area Development
- Louisiana is #2 for Infrastructure Development – Site Selection
- Louisiana has Top 10 Happiest Workforce – Sokanu
- #1 State with the best opportunities for software developers – Computer Science Online
- Louisiana FastStart is the #1 Workforce Training Program for 13 years in a row – Business Facilities
- New Orleans Airport ranked best large airport in North America – J.D. Power
- MSY Airport ranked #1 in Food & Beverage and Retail factor – J.D. Power
- MSY is the #5 Fastest Growing Airport - FAA
- MSY the #1 most efficient airport in North America among airports serving 5-15 million passengers per year - Air Transport Research Society (ATRS)





# Quality of Life

The City of Kenner offers a multitude of attractions and amenities catering to many different interests in a family-friendly atmosphere. Kenner events are attended not only by city residents, but also people from the surrounding parishes.



## Laketown

Located on the shores of Lake Pontchartrain at the end of Williams Boulevard, Laketown is a 30-acre park containing amenities for all ages, including a boat launch, fishing piers, bike path, gazebo and picnic areas. Laketown serves as the venue for many events ranging from concerts to car shows. It is also the home of the Pontchartrain Center, a 70,000-square-foot convention center and the Treasure Chest Casino. The City of Kenner is working on the execution of a development plan to expand Laketown with complementary mixed-use development potentially including retail, restaurants and other relational uses.



*Pier along Lake Pontchartrain in Kenner's Laketown*

## Rivertown



*Church and bridge in Heritage Park, Rivertown*

Located in Kenner along the Mississippi River, Rivertown is a 16-block historic district offering a variety of cultural and family attractions, such as a space and science center, planetarium and megadome cinema, live performance theater, restaurants, and shops in a pedestrian-friendly and pleasant setting. Rivertown is a Historic District and a Certified Cultural District, allowing original artwork to be sold tax-free and properties to be eligible for the Restoration Tax Abatement Program. Rivertown also features Kenner's Office of Motor Vehicles and Mayors Court.

## Kenner City Park

Comprising 30 acres of land at the corner of Loyola Drive and Vintage Boulevard, Kenner City Park offers beauty and amenities to the public. Features include illuminated fountains, a bird sanctuary, ponds and waterfalls, a walking track, playground, dog park, a farmer's market, and a pavilion available for rental.



## Veteran's Park

The Kenner Naval Museum Commission's outdoor museum displays a fighter jet, an attack jet, WWII tank, two cannons as well as a restored 1941 Dodge Army staff car. A nod to area history is a section of the old Pontchartrain Beach's Zephyr roller coaster.



# Arts & Museums

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## Rivertown Theatre for the Performing Arts

Provides a season of plays and musicals on the main stage and children's stage. Award winning theater of 300 seats featuring Broadway musicals, comedies and dramas. Located at 325 Minor Street in Kenner.



## Kenner Heritage Park

Displays Kenner's cultural history through a replicated turn-of-the-century village. Structures of interest include a packing shed, ice house, a traditional blacksmith shop, and a 1930s-era gas station. Other attractions include a pond and a bridge adjacent to the replica of St. Mary's Church, the first Catholic church in Kenner.

## Planetarium and Mega Dome Cinema

Shows planetarium sky shows, laser light shows as well as educational nature films on a 50-foot domed screen that seats 118 people. Located at 2020 Fourth Street in Kenner.

## Space Station

Offers a tour of a full-scale NASA International Space Station prototype, one of the only two in existence today. Space-related exhibits include a Space Robot, a 4 billion- year-old Gibeon Meteorite, a historical timeline of the U.S. space program, and a 3-D photo gallery of Mars.

## Rivertown Science Center

Offers hands-on exhibits about weather, electricity, insects, rivers and streams, the solar system and more. Learn about weather forecasting through a WWL-Channel 4-sponsored exhibit using green screen technology.



*Space Station in Rivertown Science Center*

# Music, Festivals, & Events

From one end of the city to the other, Kenner hosts The Italian Heritage Festival in Rivertown and the annual Food Truck Festival in Laketown.

## Music In The Park

A series of free Friday evening concerts in Rivertown Historic District. Concerts take place each Friday night in the month of May on the back porch stage of the Kenner Produce Company in Heritage Park.

## Movies In The Park

A series of free Saturday evening movies in Rivertown Historic District. Movies are shown in the month of May on a 25-foot outdoor movie screen, and are family-oriented.

## Food Truck Festival

The City of Kenner hosts an annual Food Truck Festival in Laketown each October. This free event features 20+ food truck vendors from across the state, live music from local bands, arts and crafts vendors, and children's activities such as face painting and inflatables.



*Italian Heritage Festival 2023*



Held every Thursday from 12pm to 6pm, and every 2nd and 4th Saturday of the month from 10 am – 2 pm in Kenner City Park. Local farmers sell a variety of fruit, vegetables, honey, jams and jellies as well as other goods.

## Farmer's Market

## The Grande 14 Esplanade Theatre

- Kenner's premiere entertainment venue, with digital projection and 3-D capabilities, at The Esplanade Mall.
- Featuring stadium seating auditoriums and 14 screens, including one 3-story screen offering a premier digital and sound experience.

## Treasure Chest Casino

- The newly constructed land-based casino opened in June of 2024.
- Located in the Laketown District of Kenner.
- Offers table games, over 950 slots and live entertainment.
- Open 8:00 AM- 3:00 AM on weekdays, 24 hours a day on weekends.



*The new land-based Treasure Chest Casino*



# Meeting & Event Facilities



## The Barn at Ground Pati

- In 2023, Ground Pati reopened in Rivertown and now features an outdoor pavilion for music, parties, and other events.
- Regular family-friendly live music events take place at The Barn.



*The Barn at Ground Pati*

## Chateau Golf And Country Club

- Located at 3600 Chateau Boulevard, north of the Chateau Boulevard and West Esplanade Avenue intersection.
- Accommodates small gatherings such as teas, showers or small dinners to larger gathering suchas wedding receptions and cocktail parties.
- Grand Ballroom, the largest room can accommodate up to 450 seated guests or 500 non-seated guests.
- On-site catering available to suit any gathering.

## The Clancy House

- The Clancy House is a unique two-bedroom, two-bath home in Historic Rivertown that was built in 1922 by the longest termed sheriff of Jefferson Parish, Sheriff Frank James Clancy.
- It was constructed as his personal home on a 1000-acre cattle ranch, where he milled cypress trees from the ranch to erect the modest house.
- Fully renovated with over 1700 square feet of space, it can accommodate 50 guests or less.



*The Crossing in Rivertown*

## The Crossing

- Event space in Rivertown Historic District, located in a 1820s renovated historic structure. Full-service facility accommodating up to 250 people for weddings, galas, intimate luncheons, and other events.

# Meeting & Event Facilities



## Pavilion In Kenner City Park



*Kenner City Park Pavilion*

- Located in Kenner City Park at the intersection of Loyola Drive and Vintage Drive.
- Banquet hall space for receptions, showers, small weddings and meetings.
- Main reception room can accommodate an intimate gathering of up to 200 people.

## Pontchartrain Convention Center

- Located in Kenner's Laketown area. Showcases 46,080 square feet of column-free exhibit/assembly space; 14,681 square feet of multi-use meeting rooms; a ceiling height of up to 35 feet; and accommodates over-sized mobile equipment with roll-up doors.
- Accommodates intimate gatherings of 50 attendees to larger events of 3,700 attendees.



*Pontchartrain Convention Center*



# Hotels & Motels

## Hotels & Motels

- A number of hotels within the City of Kenner, catering to both business and leisure travelers, as well as banquet and convention services, are easily accessible from the Louis Armstrong New Orleans International Airport. Hotels in Kenner include Hilton New Orleans Airport, Clarion Hotel and Conference Center New Orleans Airport, Hilton Garden Inn, Home2Suites by Hilton Kenner New Orleans Airport, Holiday Inn New Orleans Airport, Comfort Inn and Suites, LaQuinta Inn, Red Roof Inn, Extended Stay America, DoubleTree by Hilton New Orleans Airport, and Holiday Inn Express. For information on meeting/convention space and accommodations, contact **Visit Kenner** at [visitkenner.us](http://visitkenner.us) or [carolyn@visitkenner.us](mailto:carolyn@visitkenner.us).

## Additional Meeting Space

<i><b>Additional Meeting and Event Facilities in Kenner</b></i>	<i><b>Space Size</b></i>
Hilton New Orleans Airport	21,564 sf. total meeting space
Clarion Hotel New Orleans Airport	7,000 sf ballroom; 12,000 sf. total meeting space
Radisson Hotel New Orleans Airport	12,000 sf. total meeting space
Days Inn Hotel New Orleans Airport	5 meeting rooms, 560-2,240 sf.



*Hilton New Orleans Airport*



*Radisson Hotel New Orleans Airport*



# Health Care



## Ochsner Medical Center - Kenner

- 123-bed hospital located at the corner of West Esplanade Avenue and Loyola Drive
- Ranked 2nd out of 44 hospitals in the New Orleans metro area and 6th out of 239 hospitals in the state on U.S. News & World Report’s 2012-2013 Best Hospitals. Received Quality Accolade from Leap Frog Patient Safety.
- Services offered include 24-hour Level II emergency care, maternity and women’s services, orthopedics, neurology, cardiology, urology, general/advanced surgery, gastroenterology, hematology/oncology, podiatry, pain management, rheumatology, an advanced-technology Outpatient Diagnostic and Therapy Center, an Infusion Center, a renowned Wound Care and Hyperbarics program, and a Sleep Study Program.
- Home to one of the largest multidisciplinary Neuroendocrine Tumor Programs in the U.S., attracting patients from around the globe.



Ochsner Medical Center - Kenner

## Oceans Behavioral Hospital - Orleans

- 30-bed facility at 716 Village Road in Kenner.
- Specializes in psychiatric and behavioral health needs of adults ages 55 and older.

## St. Theresa Specialty Hospital

- Long-term acute care facility with a home-like atmosphere located at 3601 Loyola Drive.
- Treats patients with wide range of conditions, including respiratory failure, cardiovascular diseases, complicated infections, uncontrolled diabetes, non-healing wounds, surgical complications, strokes and malnutrition.

Jefferson Parish Hospitals	No. of Beds
East Jefferson General Hospital	420
Ochsner Medical Center - Jefferson Highway	602
Ochsner Medical Center - Kenner	123
Ochsner Medical Center - Westbank	181
Tulane-Lakeside Hospital	119
West Jefferson Medical Center	427



# Business Resources

## Business Assistance



### City of Kenner Economic Development District: Rivertown

- One of Kenner's historic and economic development district's is the Rivertown Historic District.
- Boundaries of the 25-block area include the Mississippi River, Kenner Avenue, Compromise Street and Daniel Street.
- Commercial Property owners located within the Historic District are eligible for the Restoration Tax Abatement, a program that allows for up to 10 years of deferred assessment on substantial renovations of an existing structure.



Rivertown Historic District

# JEDCO Financing



LOANS AS *Unique* AS THE BUSINESSES THEY SERVE

These loan programs are designed for businesses that are unable to obtain traditional financing

## SBA 504



Project Size: \$15MM+  
Loan Term: 10, 20, or 25 years  
Rate\*: 7.07% | 7.28% | 7.22%

Eligible Loan Uses:  
PURCHASE OR REFI  
Machinery  
Equipment  
Commercial Real Estate

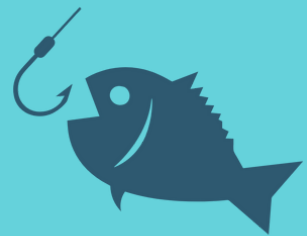
## JEDGROW



Project Size: 25,000 - \$250,000  
Loan Term: 3 - 20 years  
Rate: up to 3% over WSJ Prime

Eligible Loan Uses Include:  
Equipment  
Inventory  
Startup Expenses

## SEA FUND



Project Size: \$25,000 - \$100,000  
Loan Term: 3 - 20 years  
Rate: up to 3% over WSJ Prime

Eligible Loan Uses Include:  
Expansion Expenses  
Working Capital  
Equipment Improvement

Get growing at: <https://www.jedco.org/loans>

\*October 2023 Effective Rates

# TAX INCENTIVES

## 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.



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 nonrefundable fee to LED.

## Quality Jobs Program

# TAX INCENTIVES

## 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.



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.

## Restoration Tax Abatement Program



# TAX INCENTIVES

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.

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.

With a public comment period in March 2018 and collaboration with local, parish and state partners, Gov. John Bel Edwards nominated 150 Louisiana census tracts, with representation in every region of the state. Eligible census tracts were those with poverty rates of at least 20 percent, or those with median family incomes of no more than 80 percent of statewide or metro area family income.

Investors and Opportunity Funds will 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 about the eligible Opportunity Zones areas in Jefferson Parish, please visit [www.jedco.org/discoverjefferson](http://www.jedco.org/discoverjefferson).

## Opportunity Zones

# TAX INCENTIVES

## Manufacturing Sales Tax Exclusion

The exclusion for manufacturing machinery and equipment reduces the taxable sales prices for purchased equipment. A manufacturer in Jefferson Parish can qualify for a 4.25% exclusion from local and use taxes on the cost of qualified manufacturing equipment used directly in the actual manufacturing process in a plant facility located in Jefferson Parish.

Manufacturers first receiving a Manufacturer's Exemption Certificate from the Louisiana Department of Revenue should include a copy of this certificate along with their local application to the Jefferson Parish Sheriff's Office, Bureau of Taxation and Revenue for a certificate of exemption from local sales and use taxes. [Click here](#) Manufacturers Exclusion Certificate for the local application. This Certificate of Exemption is then presented by the company to its vendors.

Contact Greg Ruppert at [ruppert\\_ga@jpso.com](mailto:ruppert_ga@jpso.com) for additional program information. Refer to the Louisiana Department of Revenue Special Tax Programs department, [sales.inquiries@la.gov](mailto:sales.inquiries@la.gov) for additional State Sales tax information and to the specific Parish for Parish tax information if needed.



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.



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.



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 eligible 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.



## Foreign Trade Zone

## Freeport Law

## Inventory Tax Credit Program



# TAX INCENTIVES

## 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 & Development 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.

# TAX INCENTIVES



## 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



## 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



## Jefferson Parish Film Industry Incentive Program

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



# TAX INCENTIVES



## 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.



- 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.



- 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.



- 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.



## Live Performance Production Program



## Digital Interactive Media & Software Development Program



## Entertainment Job Creation Program

# WORKFORCE DEVELOPMENT

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.



- 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.



- 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.



- 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.



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.



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**Louisiana  
FastStart**

.....  
**On-The-Job  
Training  
(OJT)**

.....  
**Incumbent  
Worker  
Training  
Program**

.....  
**Re-Entry  
Program**

# WORKFORCE DEVELOPMENT



- 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 Peter McNamara [pmcnam@dcc.edu](mailto:pmcnam@dcc.edu)



- 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.



- 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.



- 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.



**Goldman  
Sachs  
10,000  
Small  
Businesses  
Program**



**System for  
Integrated  
Growth**



**Veterans  
Initiative**



**Hudson  
Initiative**

# City of Kenner

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