An aerial photograph of an industrial canal area, likely in Jefferson Parish, Louisiana. The canal is filled with water and has several large industrial buildings and structures along its banks. A large green arrow is superimposed on the image, pointing upwards from the bottom center towards the top right. The text 'THE HARVEY CANAL' is written in large, white, sans-serif capital letters across the middle of the image.

THE HARVEY CANAL





JEFFERSON
PARISH, LA

Compiled by

JEDCO

Revised August, 2022

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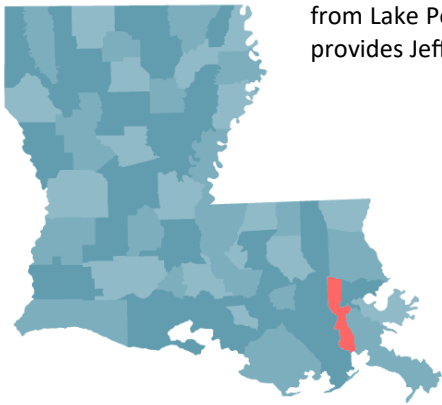
				
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Jefferson Parish [A SNAPSHOT]

The advantages of doing business in Jefferson Parish are numerous. An agile workforce, excellent healthcare and proximity to several distinguished colleges and universities are just some of the benefits of living, working and doing business in Jefferson Parish. Proximity to the Gulf of Mexico, the Mississippi River, and numerous major highways and rail lines provide Jefferson Parish excellent access to the rest of the nation and the world. Jefferson Parish continues to be a leading Louisiana parish in terms of population and economic viability. Moreover, the parish functions as the New Orleans region's economic engine steering its economy and growth.

TRANSPORTATION & MARKET ACCESS

Jefferson Parish is located in southeast Louisiana and is part of the New Orleans MSA. It is bisected by the Mississippi River and stretches 60 miles from Lake Pontchartrain down to the Gulf of Mexico. This geographic location provides Jefferson Parish with many strategic transportation options.



Jefferson Parish is located along the I-10 corridor and has access to many major highways.



The Louis Armstrong New Orleans International Airport is located in Kenner, LA in Jefferson Parish.



The Mississippi River provides Jefferson Parish with access to a total of eight (8) ports and navigable water ways.



Jefferson Parish is serviced by six (6) Class 1 railways and two (2) short line railways.

DEMOGRAPHICS & COST OF LABOR

Demographic Summary

Population	427,803
Median Household Income	\$55,516
% of Pop with Associates Degree or Higher	33.9%
Median Age	40.1

Source: US Census Bureau

Salaries of Selected Occupations

Accountant	\$69,720
Electrical Engineer	\$112,630
Registered Nurse	\$70,930
Teacher—Secondary	\$55,220

Source: Bureau of Labor Statistics

\$1,242

The average weekly wage for a worker in manufacturing industry in Jefferson Parish.

JEFFERSON PARISH MAJOR INDUSTRIES



The **health care** industry is the largest employer in Jefferson Parish and home to award winning facilities like the Ochsner Health System LCMC's East and West Jefferson Medical Centers. Jefferson Parish's reputation for excellent health care and medical services has made it the region's health care center as well as an international healthcare destination.



The **oil & gas** cluster includes the exploration, extraction, refining, and transporting of petroleum products and related service companies. Situated on the Gulf of Mexico, Jefferson Parish has a regional strategic advantage for this industry.



The **retail trade** sector is the third largest employer in the parish and a destination for the region's residents and tourists. Shake Shack, Total Wine & More, and Flemings Prime Steakhouse & Wine Bar are national chain restaurants that have recently expanded to the parish.



Accounting, design, computer, engineering, and consulting services are a strong component of the parish's economy. Though the **professional services** cluster includes a few of the parish's top employers, it is dominated by small to mid-size businesses.

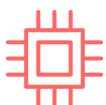


Transportation & warehousing is a robust element of the Jefferson Parish economy and one of its largest employers. CRC Global Solutions and Acme Truck Line are major national companies contributing to the vitality of this industry.



The **chemical manufacturing** cluster is comprised of industrial chemical producers. With the recent \$1 billion addition of Dyno Nobel, an international ammonia production facility, Jefferson Parish is the region's largest hub of chemical related industries.

Water, Coastal & Environmental industries are emerging as a strong specialization for both Jefferson Parish and the Greater New Orleans region, with projected job growth of over 7,500 new jobs in the region through 2022.



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. The **IT Systems and Products** cluster, has several strong and growing firms in Jefferson Parish, like Geocent, 365 Connect, and Kinemagic.



The region's **food manufacturing & processing** sub-sectors include animal and marine oils, bottled beverages, coffee roasting, meat processing and packing, confectioneries, condiments and spices, snack foods, sugarcane refining, and fresh, frozen, and prepared seafood.

PRIMARY & SECONDARY EDUCATION

2020-2021 Primary School Enrollment

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

Source: Louisiana Department of Education

Jefferson Parish Public School System is the largest and most diverse in Louisiana.

The New Orleans MSA is home to:

- Four-year Colleges and Universities:** UNO, Tulane, Loyola, Xavier, Dillard, SLU, Holy Cross, Herzing, and SUNO.
- Medical & Law Schools:** The LSU Health Center's 5 medical programs, the Tulane Medical School, and the Tulane and Loyola Law Schools.
- Community Colleges:** Nunez Community College and Delgado Community College's 10 regional campuses.
- Of the Top 5 High Schools in Louisiana:** Patrick F Taylor Academy, Haynes Academy, and Thomas Jefferson High School.

THE HARVEY CANAL

The Harvey Canal, located on the Westbank of the Mississippi River in Jefferson Parish, LA, provides one-hour access to the Mississippi River and the Port of New Orleans. Businesses located on the canal understand the unique advantages of operating and transporting via shallow waters, while having the ability to utilize the services of the adjacent deep-water port, a configuration that cannot be found elsewhere between New Orleans and Baton Rouge.

Many opportunities exist for development on the Harvey Canal on various sized parcels of waterfront property. In addition to water transportation, the canal is situated near Interstate 10 and on US Hwy 90 and boasts rail connections from all six (6) class one rail carriers.

[Quick Facts]



The Harvey Canal is a **12 feet x 300 feet** maintained channel area



2,000 acres of waterfront property directly on the Harvey Canal



Direct water access via four (4) routes to the **Mississippi River** and **Gulf of Mexico**



Adjacent to **I-10 (east-west)** and on **US Hwy 90 (north-south)** extension



Located in **Harvey, LA**, immediately upriver from the **Port of New Orleans**



International and cargo air service from the **Louis Armstrong International Airport**



Only area with **rail connections** from all six (6) **US Class 1 carriers**



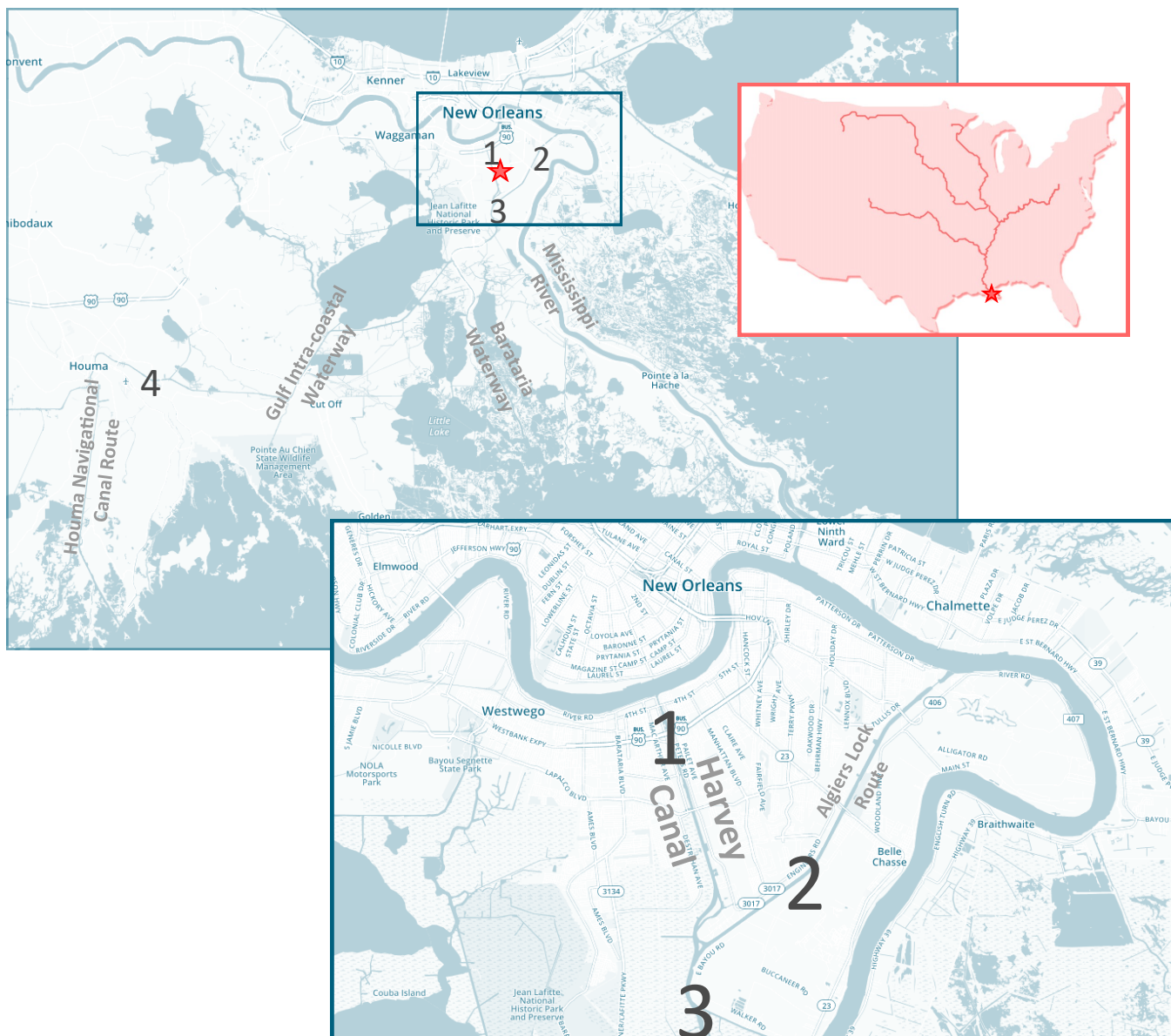
Both **heavy and light industry** can be accommodated



THE HARVEY CANAL [waterways]

The Harvey Canal's excellent access to rail, interstate highways, and inland waterways via the Mississippi River and its tributaries provide numerous options for getting your business' products to any corner of the US. Additionally, the Harvey canal has four (4) well-defined, shallow water access routes to the Gulf of Mexico for transporting goods to international destinations:

- 1 Harvey Lock Route:** North to New Orleans and on to the Gulf of Mexico
- 2 Algiers Lock Route:** South, then northeast via the Algiers Alternate Route
- 3 Barataria Water Route:** directly south to the Gulf of Mexico
- 4 Houma Navigational Canal Route:** Southwestern route through the Gulf Intra-coastal Waterway



TAX INCENTIVES

Eligible Jefferson Parish 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 to submit an Advanced Notification and pay a processing fee prior to the beginning of certain projects. The Advanced Notification can be submitted electronically online: <https://fastlane.louisianaeconomicdevelopment.com>

In addition to the processing fee, business are assessed an application fee for various programs.

Please contact a JEDCO representative with any questions regarding these programs at (504) 875-3908.

ENTERPRISE ZONE

- Qualifying business are eligible for a one-time tax credit of \$1,000 to \$3,500 for each certified net new, permanent full-time job created. Credits can be applied toward the business' Louisiana income and corporate franchise tax liability
- Business are also eligible for a partial state and local rebate of sales/use tax or a refundable investment income tax credit equal to 1.5% of certain capital expenditures
- National workforce must be increased by 10% 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
- 50% of net new hires must meet at least one certification requirement, i.e. Enterprise Zone or Jefferson Parish residency, public assistance, lacking basic skills and/or unemployable by traditional standards
- Requires submittal of Advanced Notification and \$250 non-refundable application fee to LED

EZ

QUALITY JOBS

- Provides an annual payroll rebate of 4% or 6% for new direct jobs for up to 10 years
- Businesses are also eligible for a partial state and local rebate of sales/use tax or a refundable investment income tax credit equal to 1.5% of certain capital expenditures
- A business must fall within one of the state's targeted industries, such as bioscience, manufacturing, software, clean energy technology, food technology, advanced materials, or oil and gas field services, or have a total annual out-of-state sales (or Federal Government) of at least 50% or be located in a distressed region to qualify
- Requires submittal of Advanced Notification and \$250 non-refundable fee to LED

QJ

TAX INCENTIVES [cont'd]

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INDUSTRIAL PROPERTY TAX EXEMPTION

- Manufacturing operations are eligible for a local property tax exemption on new investments including improvements to the land, buildings, machinery, equipment, and any other property that is an integral part of the manufacturing process
- 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.
- Requires submittal of Advanced Notification and \$250 non-refundable fee to LED

ITE

MANUFACTURING SALES TAX EXEMPTION

- Qualifying manufacturing machinery and equipment (M&E) purchases made in Jefferson Parish are exempt 99% from local and 4% state sales and use taxes for 24 months
- Manufacturers must obtain a manufacturer's exemption certificate from the Louisiana Department of Revenue (LDR) and Jefferson Parish Sheriff's Office, Bureau of Taxation and Revenue to avoid paying state and local sales/use tax on eligible M&E. LDR exemption certificates are renewed automatically for up to 3 years unless no longer eligible
- Exemption certificates must be presented to vendors at the time of purchase

MSTE

INVENTORY TAX CREDIT PROGRAM

- Manufacturers, distributors and retailers are eligible to receive a 100% credit of local inventory taxes paid
- For eligible taxpayers who paid less than \$10,000 in ad valorem taxes to all political subdivisions in the taxable year, a refund shall be issued for all of the excess credit; for those companies who paid more than \$10,000, a refund shall be issued for 75% of the excess credit, and the remaining 25% may be carried forward as a credit against subsequent tax liability for a period not to exceed 5 years

ITC

TAX INCENTIVES

Eligible Jefferson Parish businesses can take advantage of various state and local tax incentive programs designed to help companies grow, potentially resulting in overall net savings.

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In addition to the processing fee, business are assessed an application fee for various programs.

Please contact a JEDCO representative with any questions regarding these programs at (504) 875-3908.

OPPORTUNITY ZONE

- 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.
- For a qualified Opportunity Zones investment, capital gains taxes may be deferred the first five years; after Year 5, taxes may be cancelled on 10 percent of the original capital gains investment and deferred for the remainder; in Year 7 through Year 10, taxes may be cancelled 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.

The IRS is currently working on guidelines for the program.

- [View a list of all Opportunity Zones.](#)

RE-ENTRY PROGRAM

Requires submittal of Advanced Notification and \$250 non-refundable application fee to LED

- 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 , American Job Center
tbates@jeffparish.net / 504-227-1283 ext241

HARVEY CANAL COMPANIES

[Westbank Business & Industry Association]

The Westbank Business & Industry Association (formerly the Harvey Canal Industrial Association) was founded in 1946 by and for companies along the Harvey Canal for the purpose of increasing business.

The WBIA Board of Directors is dedicated to supporting, improving, and protecting the interests of its members and the Harvey Canal Industrial Corridor. The WBIA was instrumental in the construction of the Harvey Tunnel, the elevated Westbank Expressway, and the Algiers Canal. The Industrial Association also worked diligently for flood control (SELA funding) as well as Hurricane protection projects along the Harvey Canal.

The WBIA holds monthly membership luncheon meetings on the first Thursday of each month and sponsors annual events such as industry trade shows, the WBIA Golf Tournament, and the WBIA Crawfish Boil.

Please contact the WBIA with any questions you may have!

Phone: **(504) 367-1721**
Email: admin@wbianola.com

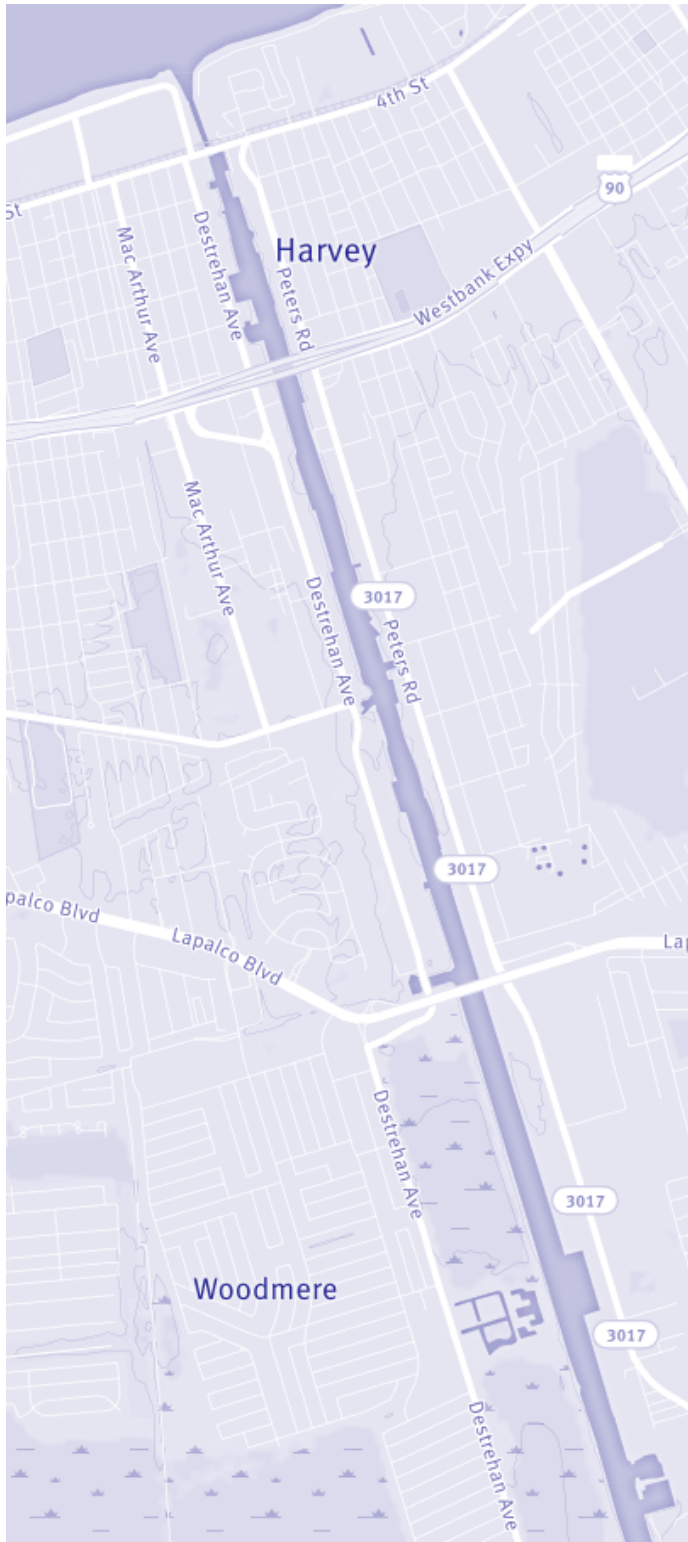
[Key Industries]

The Harvey Canal is home to a wide range of companies and industries from small, family owned operations to some the top employers and revenue earners in Jefferson Parish and the entire New Orleans region. This list provides a snapshot of the companies from the maritime, construction, entertainment, and oil & gas industries who choose to operate along the canal.

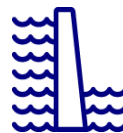


Company	Products/Service
Aluma Marine	Custom Boat Fabrication
Bollinger Quick Repair	Shipbuilding & Repair
Reagan Equipment	Engine & Pump Manufacturer
Superior Energy Services	Oil & Gas Production Related Services
Boomtown Casino	Casino, Hotel, & Entertainment
Hard Rock Construction	Construction, Paving, Disaster Recovery
Stewart Construction	Marine Contractor
Jackson Offshore Operators	Oil & Gas Marine Services

HARVEY CANAL [available properties]



Properties located on either Destrehan Avenue or Peters Road, which border the canal on the west and east, respectively (see left) are represented by a variety of commercial real estate brokers. A partial list is contained on the following page.



Additionally, these properties are located on the secure side of both the **West Closure Complex** (the world's largest flood gate and pump station) and the **Harvey Canal Sector Gate** (flood gate at Lapalco Boulevard). Both Peters Road and Destrehan Avenue are very well protected from any storm events.

DESTREHAN AVE



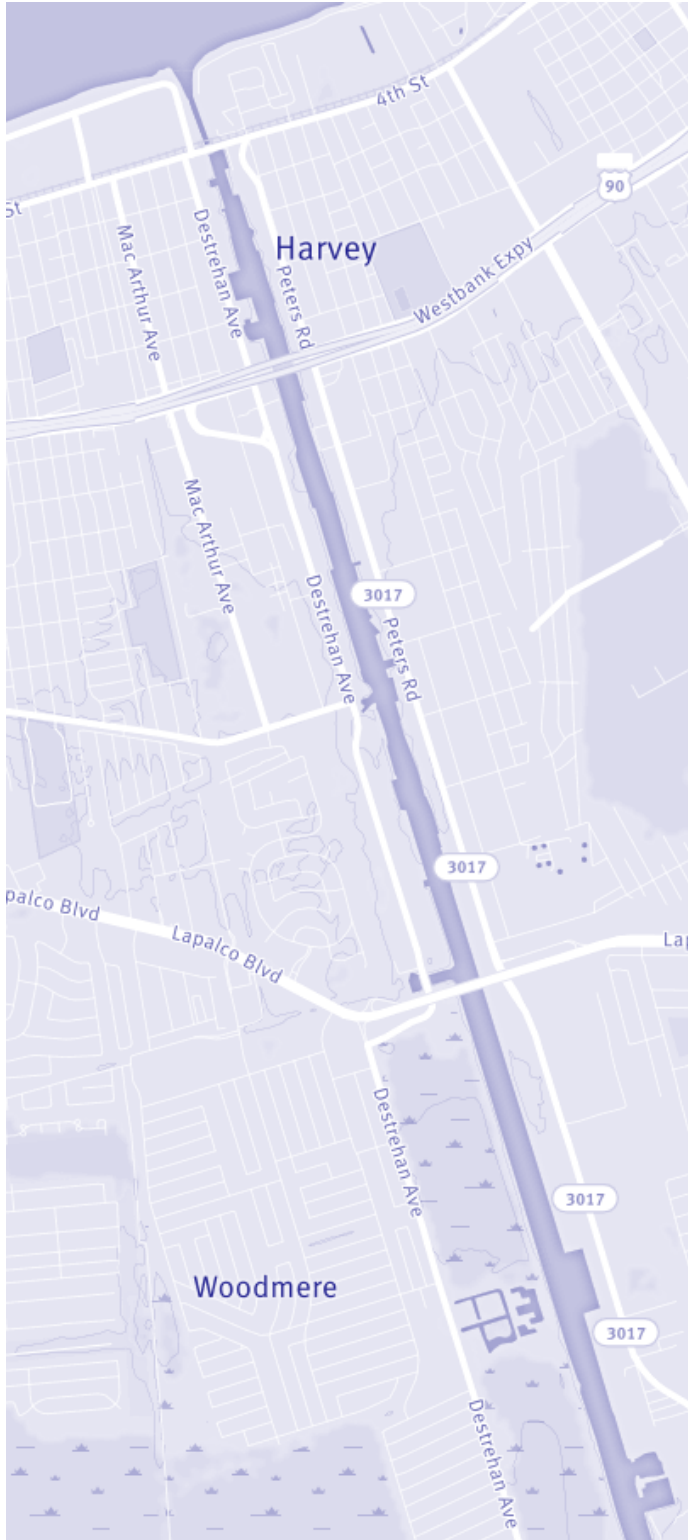
Destrehan Avenue was recently expanded to four (4) lanes and extends from the Westbank Expressway to the Lafitte-Larose Highway. Truck and vehicle access has been greatly improved in and out of the corridor.

PETERS RD



Peters Road was recently expanded to three (3) lanes for improved vehicular access. The Jefferson Parish Planning Department has plans to extend Peters Road south to Highway 23 in Belle Chase (over the Algiers Canal) in the near future.

HARVEY CANAL [available properties]



Commercial real estate brokers with listings along the Harvey Canal include the following—please contact JEDCO if you would like to be added to this list:

Harvey Canal Limited Partnership, Ray Fuenzalida / 504-340-9098 / harveycanal.com

The Industrial Group, Randall Walker / 504-832-8012 / www.igreal.com

Max J. Derbes, Inc., Gerard Henry / 504-733-4555 / maxderbes.com

NAI/Latter & Blum, James Barse / 504-569-9312 / latterblum.com

Rathborne Properties, Annette McDow / 504-368-6355x1 / rathborne.com

Robert Wolfe Real Estate, Robert Wolfe / 504-393-2445 / robertwolfeinc.com