

Dear JEDCO Supporters,

It was an honor to serve as the Chairman of the JEDCO Board of Commissioners in 2019. As you will learn within this Annual Report, JEDCO attracted new businesses to Jefferson Parish, launched major initiatives, announced exciting projects, and continued to do the work that makes this community economically viable, desirable and innovative. From unveiling the Churchill Technology & Business Park Master Plan at the beginning of 2019 to the approval of the Terrytown Neighborhood Revitalization Strategic Plan at the end, the previous year was filled with game-changing initiatives that will have a long-term impact on the community.

In 2019, the JEDCO Development Corporation, which administers the SBA 504 Loan Program for JEDCO, became the #1 performing Certified Development Corporation in Louisiana. In the previous year, JEDCO was at the bottom of that same list. The organization has worked hard to raise awareness of the SBA 504 Program and its many benefits for small business owners.

JEDCO received reaccreditation through the International Economic Development Council last year. This prestigious designation is shared by less than 65 economic development agencies across North America. JEDCO has been AEDO certified since 2008, lending credibility to its operations, initiatives and activities.

JEDCO continuously evolves to meet the needs of Jefferson Parish businesses and residents, focusing not only on business attraction, retention and job creation, but also on workforce development, entrepreneurship, transportation, housing stock and quality of life. The development of the Terrytown Neighborhood Revitalization Strategic Plan is a perfect example of how a focus on housing and neighborhoods will have a broader impact on the entire area's ability to attract and retain new business and residents. The launch of the first annual Manufacturing Summit highlights JEDCO's

focus on workforce development and supplying a booming industry with the resources to grow and thrive in Jefferson. The creation of the Jefferson Parish Pulse podcast shows JEDCO's ability to think creatively about how to promote the organization and the many businesses that help make the Jefferson Parish economy thrive.

At the heart of JEDCO's hard work and success is a team of committed individuals who are dedicated to Jefferson Parish and the businesses that call Jefferson Parish home. It shows in the staff's attention to detail, in their customer service, and in their enthusiasm. In addition to this, JEDCO's collaboration with the JEDCO Board of Commissioners, the Jefferson Parish Council and Administration, local business organizations and partners at the local, state and regional levels has helped to make Jefferson Parish a destination for business. The cooperative nature of these partnerships allows JEDCO to make great change in the community for the better.

As we continue through a challenging 2020, I am certain that the business community is in good hands with the JEDCO team. This organization will continue to help businesses navigate through the COVID-19 pandemic with great care and compassion. They have a vast toolbox full of resources and information to help businesses make it through this difficult year. I encourage all business owners to connect and take advantage of JEDCO as a support system.

It was an honor to serve as Chairman of the Board last year. I thank JEDCO, the Board of Commissioners, and our many partners for the opportunity. Thank you for your support.

Lloyd J. Clark, 2019 JEDCO Chairman of the Board

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BY THE NUMBERS*



ACTIVE PROJECTS

32



NEW JOBS

1,719



RETAINED JOBS

788



TOTAL INVESTMENT \$300,679,941



2019 ECONOMIC DEVELOPMENT SERVICES SUMMARY	2019	SINCE INCEPTION
MARKETING DATABASE REQUESTS	57	9,115
REAL ESTATE DATABASE REQUESTS	77	2,403
DEMOGRAPHIC REPORTS	83	1,414

PROGRAM.	NUMBER	NEW JOBS	JOBS RETAINED	INVESTMENT
EZ	3	25	17	\$2,290,000
RTA	2	6	7	\$1,312,243
QJ	3	40	1,087	\$28,457,395
ITEP	3	9	85	\$7,741,110
*Some projects are enrolled in more than one incentive program		TOTAL	\$39,800,748	

FINANCE

THE JEDCO DEVELOPMENT CORPORATION, WHICH ALLOWS THE ORGANIZATION TO ADMINISTER SBA 504 LOANS, WAS THE HIGHEST PERFORMING CERTIFIED DEVELOPMENT CORPORATION IN THE STATE IN 2019.

TOTAL FUNDED PROJECTS

14

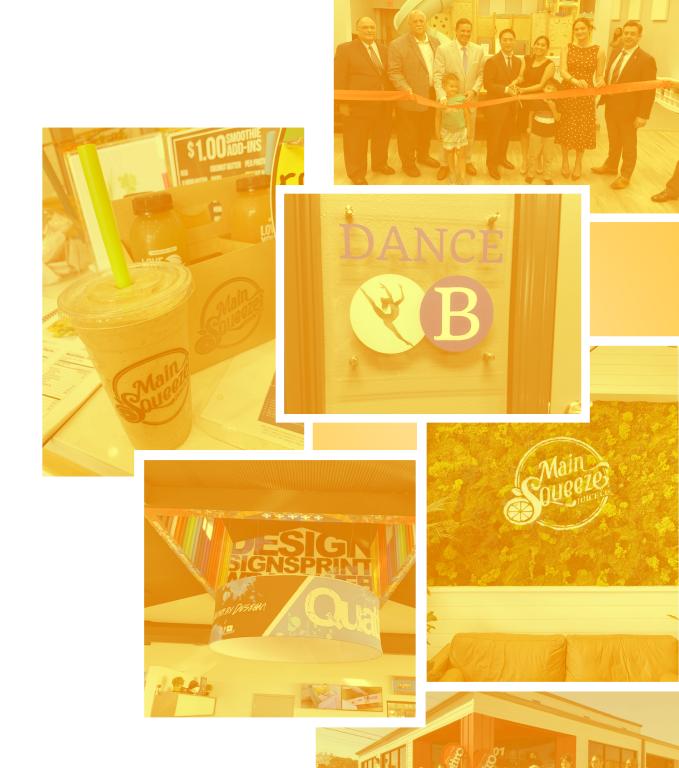
JOBS

60

TOTAL PROJECT VALUE \$14,670,907

TOTAL SQUARE FOOTAGE 33,883

ECONOMIC IMPACT \$13,226,360









AN INDOOR PLAYGROUND FOR YOUNG CHILDREN COMPLETE WITH COFFEE SHOP AND BAKERY FOR MOMS AND DADS.

JEDGROW LOAN PROGRAM

\$195,800 PROJECT LOAN USED FOR STARTUP COSTS AND WORKING CAPITAL













A SMOOTHIE AND HEALTHY BEVERAGE FRANCHISE.



JEDGROW LOAN PROGRAM

\$332,000 PROJECT

LOAN USED TO FINANCE THE PURCHASE OF AN EXISTING MAIN SQUEEZE FRANCHISE LOCATION



A LOCAL SIGN AND PRINT SHOP OFFERING COMMERCIAL PRINTING ITEMS AND SERVICES.



SBA 504 LOAN \$559,000 PROJECT

LOAN USED FOR PURCHASE OF LAND AND CONSTRUCTION OF FACILITY



ECONOMIC DEVELOPMENT WINS

AVONDALE MARINE

JEDCO continues to prioritize the Avondale property, vetting prospective tenants for the 254-acre site, which was purchased by T. Parker Host and Hilco Redevelopment partners in late 2018. The purchasers, who renamed the property Avondale Marine, envision the former shipyard as a global logistics hub. The acquisition of the former Avondale Shipyard is one of the most impactful projects in JEDCO history.











CHURCHILL PARK

In early 2019, JEDCO unveiled the master plan for the Churchill Technology & Business Park, establishing a forward-thinking vision for the Park's 500-acres of land on the West Bank. The plan was adopted by the JEDCO Board of Commissioners and the Jefferson Parish Council as the official master plan for the Park's development, and has been shared with and lauded by national site selectors, developers and elected officials at all levels of government. The plan calls for a range of land uses set in a sustainable, progressive design with innovative stormwater management features, while creating a unique sense of place through public gathering spaces.

amazon

After Amazon successfully located a temporary delivery station in Jefferson Parish, enabling the company to distribute packages to local customers in a much more streamlined and expeditious manner, the online retail giant identified a building to permanently lay down roots in Jefferson Parish and began renovating the former Pepsi building in Elmwood for its permanent operations.





Louis Armstrong New Orleans International Airport

SERVES 16 AIRLINES

55 NON-STOP FLIGHTS

9 INTERNATIONAL FLIGHTS

OVER 13.6 MILLION PASSENGERS IN 2019

The airport completed construction of its new \$1 billion terminal on the north side of the property, featuring world class restaurants and state-of-the-art amenities.





Hubig's Pies leased a warehouse in Elmwood with plans to relaunch the development of its iconic hand pies. This project marks the intended return of this beloved local brand after being shuttered for years following a fire that destroyed its former manufacturing facility in 2012.

New Orleans Style Pies

CAPACITY TO MAKE **25,000** PIES DAILY

\$1.37 MILLION CAPITAL INVESTMENT

14 NEW JOBS





140 JOBS RETAINED

45 DIRECT JOBS CREATED

\$46,000 AVERAGE SALARY

200,000 SQUARE FOOT FACILITY
WILL BE TRIPLE THE SIZE OF THE ORIGINAL

JEDCO joined US Foods officials to break ground on the expansion of US Foods in Marrero at the very beginning of 2019. With the expansion, US Foods will be able to increase its distribution across the South.







REIMAGIWay Retuil

OVER THE LAST SEVERAL YEARS, SHOPPING CENTERS ACROSS THE PARISH ANNOUNCED MAJOR PLANS TO REDEVELOP THEIR PROPERTIES INTO DYNAMIC, MIXED-USE DESTINATIONS.



The former Clearview Shopping Center will become a vibrant indoor-outdoor space with a full spectrum of retail, dining, hospitality, outdoor entertainment and housing options. Phase One of the redevelopment began earlier this year.

260 UPSCALE APARTMENTS

OPEN AIR RESTAURANT

14,000 SQUARE FOOTGREEN SPACE FOR CONCERTS & EVENTS

100,000 SQUARE FEETOF COMMERCIAL OFFICE SPACE FOR LEASE

ADDITION OF A HOTEL



TERRYTOWN NEIGHBORHOOD REVITALIZATION STRATEGIC PLAN

Born out of the Jefferson Parish Housing Stock Enhancement Strategic Plan, this comprehensive strategy aims to provide a suite of tools, resources and recommendations that will improve existing housing stock, encourage the development of new desirable housing units and improve the neighborhood amenities and infrastructure in Terrytown. The plan seeks to retain current residents while also attracting the next generation of families to Jefferson Parish.

MODEL HOME PROGRAM PLAN WILL SERVE AS A MODEL FOR OTHER NEIGHBORHOODS ACROSS JEFFERSON PARISH

ARCHITECTURAL AND RENOVATION GUIDELINES FOR NEW AND EXISTING HOMES INFRASTRUCTURE & ZONING IMPROVEMENTS

JEDCO CHALLENGE

Poof Cotton Candy, a local cotton candy manufacturer with a fresh spin on a classic confection, took home the top prize at the 2019 JEDCO Challenge. Rent Check won second place.









Jefferson Parish Pulse: JEDCO launched a podcast to promote Jefferson Parish businesses, organizations and individuals that positively impact the Jefferson Parish economy.

MANUFACTURING SUMMIT

INITIATIVES

JEDCO hosted the first annual Manufacturing Summit at Delgado River City Site & Advanced Manufacturing Center to connect resource providers, training partners, educators and students to local manufacturers. Over 90 people attended the event to participate in breakout panel discussions, networking and a keynote speech by Louisiana Economic Development Deputy Secretary Brad Lambert.



FINANCIALS

JEDCO 2019 FINANCIALS

REVENUES*			
Occupational License	\$2,111,837		
Financing	\$399,237		
Economic Development	\$299,259		
Marketing	\$63,880		
Interest	\$76,889		
Business Innovation Center	\$ 0		
Tech Park	\$20,804		
Conference Center	\$15,004		
Strategic Initiatives	\$25,226		
Admin. Fees**	\$90,000		

EXPENDITURES*			
Financing	\$290,385		
Economic Development	\$316,760		
Marketing	\$238,466		
Administrative	\$996,433		
Business Innovation Center	\$63,172		
JEDCO Building Expenses	\$473,828		
Tech Park Expenses	\$54,318		
Conference Center	\$32,388		
Strategic Initiatives	\$132,770		
TOTAL	¢2 500 520		

TOTAL \$2,598,520

TOTAL \$3,102,136

JEFFERSON EDGE 2019 FINANCIALS

\$2/8,936

REVENUES*				
Private Funds	\$256,250			
Interest	\$22,686			
TOTAL	¢070 000			

EXPENDITURES*			
Tech Park Implementation	\$77,775		
Site Selection Initiative	\$4,976		
Fundraising	\$18,583		
Infrastructure Expenses	\$0		
Miscellaneous Projects	\$0		
Investor Support/Meals	\$37		
Tech. Park Site Prep (Transfer to JEDCO)	\$0		
Local Marketing	\$51,909		
Tech Park Marketing	\$4,531		
Meetings/Meals	\$2,879		
Progress Reports & Tech. Assist.	\$10,990		
Travel Expenses	\$3,241		
Dues & Subscriptions	\$375		
Strategic Initiatives	\$27,500		

TOTAL \$202,796

^{*}Unaudited

^{**}Restricted funds of \$90,000 received from J.P. in 2019 for GNO, Inc. IGA with expenses occurring in 2019 (\$45,000) and 2020 (\$45,000)

DEMOGRAPHIC AND ECONOMIC PERFORMANCE INDICATORS

Jefferson EDGE 2020: The long-term economic development strategic plan was developed to promote sustainability, job growth and investment in Jefferson. 2019 marked the near-completion of the current plan, with five years of dedicated work on over 45 action items ranging from the development of the Churchill master plan to improving Parish permitting procedures to the creation of a **Jefferson Technology Alliance** to attracting new investment in Avondale Shipyard. JEDCO will develop a new five-year update to the plan by the end of 2020.

	2015	2016	2017	2018	2019
DEMOGRAPHICS					
Population	433,406	433,634	436,044	436,359	434,893
Per Capita Personal Income (current \$)	\$47,077	\$48,270	\$48,945	\$48,563	\$51,005
Total Personal Income	\$20,403,454	\$20,931,513	\$21,342,173	\$21,321,109	\$22,138,952
Mean Household Income (current \$)	\$46,302	\$48,959	\$50,943	\$50,238	\$52,108
Civilian Labor Force	220,772	218,699	169,170	219,709	217,580
Employment	207,956	206,848	206,156	208,855	208,755
Unemployment Rate	5.80%	5.42%	4.63%	5.00%	4.10%
Average Annual Wage	\$47,758	\$46,826	\$46,965	\$46,917	\$49,140
TAX REVENUES					
Occupational License	\$8,788	\$7,756	\$8,607	\$8,133	\$8,246
Ad Valorem	\$212,071	\$218,070	\$218,136	\$227,897	\$231,758
Sales	\$426,485	\$428,715	\$434,442	\$450,775	\$474,794
ASSESSED VALUE OF PROPERTY					
Real Property	\$2,587,496	\$2,710,586	\$3,639,502	\$2,827,135	\$2,896,380
Personal Property	\$898,954	\$880,597	\$878,850	\$890,903	\$932,023
CONSTRUCTION PERMITS					
Residential					
Number	2,158	1,697	1,953	1,890	1,863
Value	\$105,266	\$122,087	\$105,964	\$139,945	\$133,718
Commercial					
Number	926	762	801	755	836
Value	\$145,816	\$272,838	\$168,548	\$172,598	\$162,329

ECONOMIC ACCOLADES

GREATER NEW ORLEANS

#1 MAJOR MARKET IN THE SOUTH -

Southern Business & Development

#4 IN THE USA Most Entrepreneurial Large Metro – Cloud Kitchens

#2 IN THE USA for growth in real estate sales in 2018 - CoStar

#2 IN THE USA for % women in technology jobs - Emsi

ONE OF THE FIVE "BEST METROS FOR COMMUTING" IN AMERICA – Clever

#5 IN THE USA fastest growing airport over the past decade – FAA

#7 IN THE USA for Tech Growth - Emsi

#7 IN THE USA for % African-Americans in technology jobs - Emsi

LOUISIANA

#1 IN THE USA for the Best Opportunities for Software Engineers – Computer Science Online

#2 IN THE USA for states for continuing infrastructure investment – Site Selection

#8 IN THE USA for doing business (ranked in the Top 10 for 9 consecutive years) – Area Development

#1 STATE WORKFORCE TRAINING
PROGRAM FOR A RECORD 10TH
CONSECUTIVE YEAR – Business Facilities

JEFFERSON PARISH/JEDCO

JEDCO was reaccredited through the International Economic Development Council

Jerry Bologna, JEDCO President & CEO, received an ICON AWARD FROM NEW ORLEANS CITYBUSINESS

JEDCO received the **GROUND UP DIAMOND AWARD FROM THE NATIONAL ASSOCIATION OF DEVELOPMENT CORPORATIONS** for the Chronos Body, Health and Wellness project

Gretna-based Computrols won a prestigious LOUISIANA LANTERN AWARD FOR EXCELLENCE IN MANUFACTURING



Jerry Bologna, CEcD

President & CEO

Lacey Bordelon

Vice President & COO

Lisa Cabrera

Loan Specialist

Janet R. Galati

Strategic Initiatives Specialist

Cynthia Grows

Controller

Annalisa Kelly

Director of Strategic Initiatives & Policy

Jennifer Lapeyrouse

Director of Finance

Jessica Lobue

Finance Operations Manager

Pamela Manuel

Administrative Assistant

Mary Martens

Business Retention Specialist

Debbie Ritter

Office/IT Manager

Scott Rojas

Director of Facilities & Information Technology

Margo Ruiz

Economic Information & Incentives Coordinator

Kelsey Scram

Director of Marketing & Innovation

Robert Taylor

Economic Development Specialist

Penny Weeks

Executive Assistant and Investor Relations

Kate Wendel

Economic & Workforce Development Manager

Chelsea Williams

Receptionist

2019 JEDCO COMMISSIONERS AND THEIR NOMINATING ENTITIES



CHAIRMAN
Lloyd Clark
Council At Large, Division A



Jimmy Baum Jr.
Elmwood Business
Association



Mario BazileCouncil At Large, Division B



Barry Breaux
Metairie Business
Development District



Bruce Dantin
Council District 2



Anthony DiGerolamo
Westbank Business and
Industry Association



Joseph Ewell Jr.
Council District 3



VICE CHAIRMAN
Mickal Adler
Jefferson Business Council

TREASURER

Teresa Lawrence

Council District 5



Josline Gosserand Frank
GNO Black Chamber
of Commerce



Lesha Freeland
N.O. Metropolitan
Association of Realtors



Roy Joseph Gattuso
Council District 1



Brian HeidenJefferson Chamber of
Commerce Westbank



Larry Katz
Council District 4



Michael C. Kraft
Apartment Association
of Greater New Orleans



Keith Merritt Louisiana Bankers Association



Tricia PhillpottJefferson Chamber of Commerce Eastbank



Mayra Pineda
Hispanic Chamber of
Commerce of LA



Floyd Simeon
Home Builders Association
of Greater New Orleans



Stephen Robinson Jr.Jefferson Parish President

2019 EDGE INVESTORS

1st Lake Properties, Inc.

Acme Truck Line, Inc.

Adams and Reese LLP

Advantous Consulting, LLC

ATMOS Energy LA

Barriere Construction Company

Bryan Imports, Inc.

365 Connect, LLC

Daul Insurance Agency

East Jefferson General Hospital

ENTERGY LOUISIANA

FAVROT & SHANE

Fidelity Bank

Gibbs Construction

Gulf Coast Bank & Trust Company

Hancock Whitney Bank

HILCO GLOBAL & T. PARKER HOST

Hollis Companies

Home Bank

IBERIA BANK

Jack Stumpf & Associates

J.B. Levert Land Company, LLC

Jefferson Business Council

Jefferson Convention & Visitors Bureau

Jefferson Financial Federal Credit Union

Laitram, LLC

Lakeside Shopping Center

LaPorte, APAC

Lauricella Land Company

Lyft

Metairie Bank & Trust

New Orleans Publishing Group/CityBusiness

OCHSNER HEALTH SYSTEM

OUTFRONT MEDIA

Port of New Orleans

Renaissance Publishing/ Biz New Orleans

Richard CPAs

Select Properties

TMT CPA

Waldemar S. Nelson & Company

Wayne C. Landwerlin - Gallagher Benefit Services Inc.

West Jefferson Medical Center

Xplore Federal Credit Union

Lead EDGE Investors

