

2022
ANNUAL
REPORT

Dear JEDCO Supporters,

It was an honor to serve as the Chairman of the JEDCO Board of Commissioners in 2022. It was a busy and impactful year for the organization, as JEDCO launched new programs and initiatives, celebrated highly-anticipated grand openings of businesses within our major industry clusters, and broadened the scope of their work.

Last year, JEDCO commemorated a major milestone. The organization celebrated 35 years in operation. Founded in 1987, JEDCO has served thousands of businesses through its many services and resources, which has helped to drive growth and prosperity in Jefferson Parish. Within the pages of this report, you'll be able to look back at some of JEDCO's notable highlights and the overall impact the organization has had on the region's economic climate.

It feels fitting that as JEDCO celebrated 35 years, they also achieved a prestigious reaccreditation through the International Economic Development Council. Since 2008, JEDCO has been reaccredited five consecutive times, an achievement unrivaled by any other economic development organization Louisiana. Last year, JEDCO also won three international awards for Excellence in Economic Development across multiple departments. Several JEDCO leaders were also recognized locally for their dynamic approach to economic development.

We can attribute much of the success of this organization to JEDCO's leadership and the JEDCO staff. Not only are the people on JEDCO's team recognized as industry leaders on a local and national scale, but they also practice what they preach, bringing a dedicated, passionate energy to the work that they do. It is a staff that continues to grow and change to meet the needs of the Jefferson Parish business community. In 2022, JEDCO created a new department for Industry Recruitment to work directly with prospective businesses that have an interest in Jefferson Parish. The organization also continues to fill out the organization by creating new positions and hiring in several key areas. This growth is a direct result of JEDCO's impact and influence in Jefferson Parish.

I want to thank the JEDCO Board of Commissioners. They've provided guidance to both JEDCO and to me over the last year. It has been a pleasure to work with them.

I would be remiss if I did not recognize our partners. We could not do what we do without bringing important partners to the table – Jefferson Parish, business organizations, business leaders, resource partners. The collaborative environment in Jefferson Parish and the support network of partners in this community are so vital to the success of our organization.

Halfway into 2023, I am proud to share that JEDCO and Jefferson Parish continue to build upon last year's momentum. We're seeing new initiatives rise to the forefront while also continuing to celebrate the many new and growing businesses. I look forward to seeing JEDCO continue to build upon its extraordinary momentum to bring new opportunities and progress to Jefferson Parish.

Sincerely,



Tom Gennaro
2022 JEDCO Chairman

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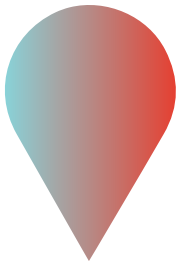


The Jefferson Parish Economic Development Commission (**JEDCO**) is an independent, yet complementary arm of Jefferson Parish government. JEDCO's mission is to build a resilient, equitable, diverse, and competitive economy by driving the retention and creation of quality jobs, entrepreneurship, innovation, and investment in Jefferson Parish. From directing broad economic development initiatives to delivering small business financing, JEDCO is your partner in progress.

JEDCO CORE VALUES

-  **INTEGRITY:** We pride ourselves in demonstrating integrity in all that we do with respect and responsibility. By following up and following through, we generate trust within our business community.
-  **DYNAMIC APPROACH:** JEDCO is adaptable and progressive. We consistently seek opportunities to deliver creative, innovative solutions to serve the needs of the Jefferson Parish business community.
-  **COLLABORATIVE:** JEDCO works to enrich and empower our community through collaborating with key partners and connecting businesses with resources to prosper in Jefferson Parish.
-  **SERVICE-ORIENTED:** We are funded by the community and serve the community equitably, inclusively, and with dedication to empower all Jefferson Parish companies.

values



2022

J E D C O

CELEBRATING

YEARS

35

In 2022, JEDCO had a special opportunity to look back and honor the long-term impact this organization has had on Jefferson Parish. Each year, this team dreams bigger, aims higher, and takes a bolder approach to Jefferson Parish's economic development strategy.

Over the last 35 years, JEDCO has secured billions in investment, attracted national and international brands to Jefferson Parish, and expanded its efforts to include workforce development, quality of life initiatives, and more.

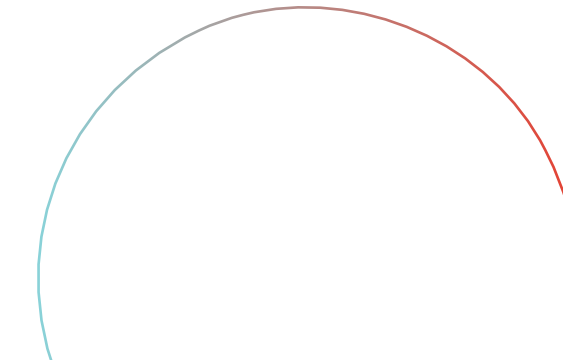
HEART: 1,578 demographic reports, 9,267 marketing database requests, 2,527 real estate database requests

Financing: 550+ loans funded, \$61 million+ in total project value

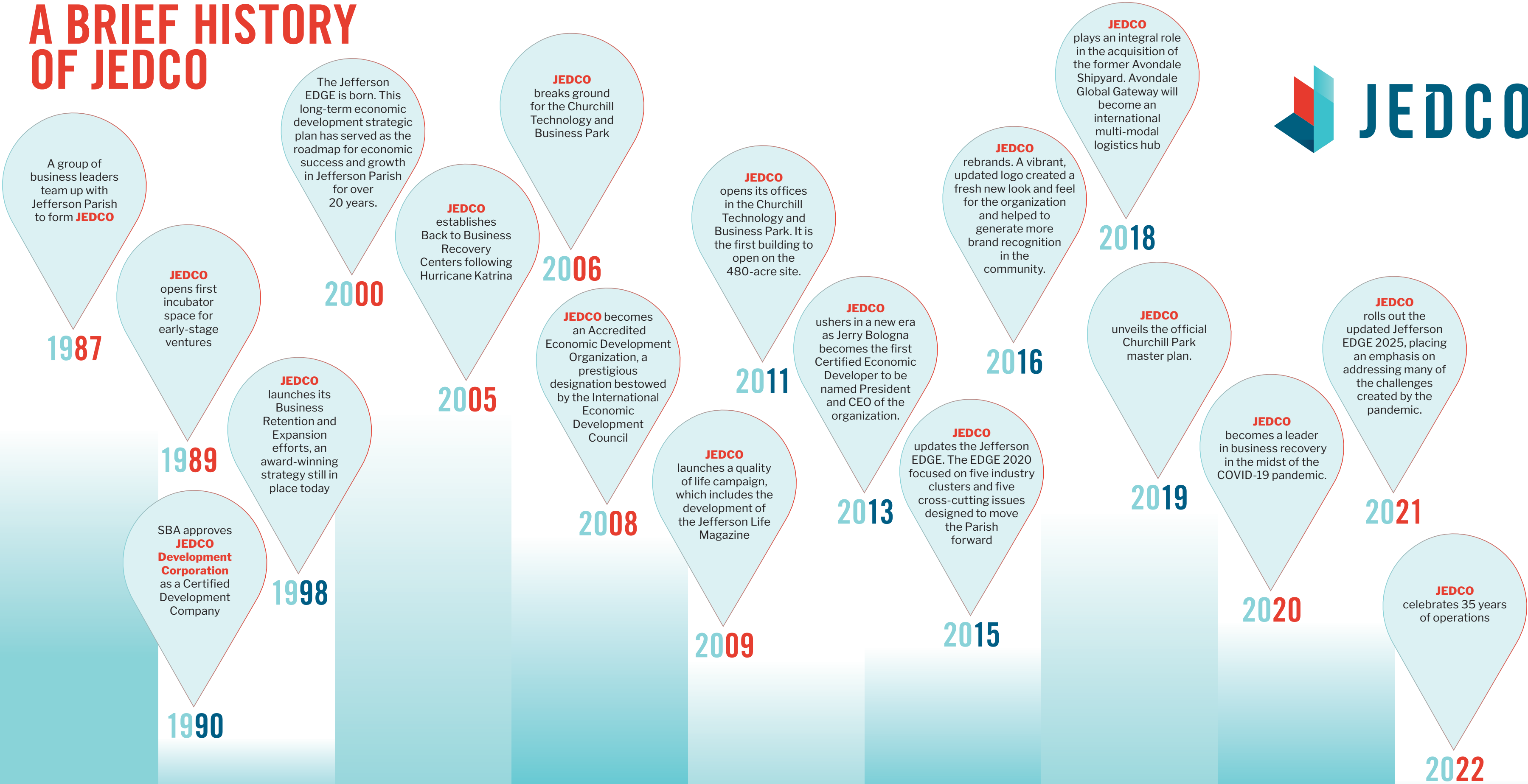
Board: 125 Commissioners, 35 board chairs

JEDCO Challenge: 33 startups featured in annual pitch competition from 2013-2019

EDGE: 5 updates to the long-term economic development strategic plan over 22 years



A BRIEF HISTORY OF JEDCO



BY THE NUMBERS

EXPANSION PROJECTS

ACTIVE PROJECTS	24
ANTICIPATED NEW JOB GROWTH	224
NEW AND RETAINED JOBS	32,378
TOTAL INVESTMENT	\$398,360,000

INDUSTRY RECRUITMENT

ACTIVE PROJECTS	35
NEW JOBS ANTICIPATED	7,620
POTENTIAL TOTAL INVESTMENT	\$3,087,825,000

BR&E INCENTIVES PROGRAM

Program	2022	Since Inception
Marketing Database Requests	29	9,267
Real Estate Database Requests	17	2,527
Demographic Reports	118	1,578

HEART INCENTIVES PROGRAMS

Program*	Number	New Jobs	Jobs Retained	Investment
Enterprise Zone	5	39	31,156	\$194,756,000
Restoration Tax Abatement	3	0	0	\$899,000
Quality Jobs	7	530	612	\$194,805,000
Industrial Tax Exemption	5	100	263	\$22,475,000
			Total	\$412,935,000

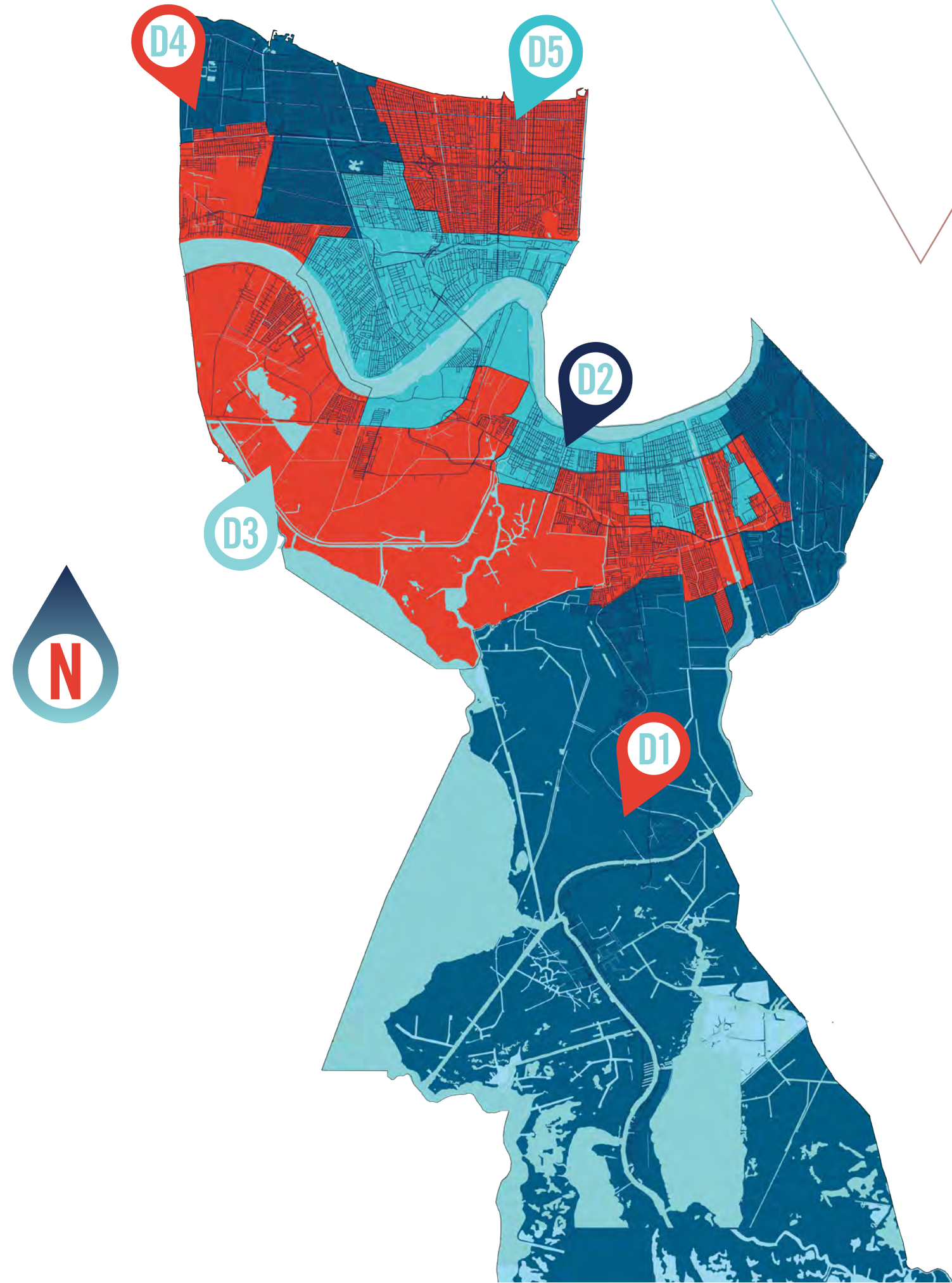


AEDO REACCREDITATION

The International Economic Development Council (IEDC) announced JEDCO's reaccreditation as one of only 71 Accredited Economic Development Organizations in North America. This prestigious designation sets economic development organizations, like JEDCO, apart as leaders in the industry. IEDC recognized JEDCO for its leadership, stability, and exceptional resources.

Originally accredited through IEDC in 2008, JEDCO achieved AEDO status for the fifth time in fourteen years, making it the longest continuously accredited AEDO in Louisiana and the second longest-running AEDO in the Gulf South.





By the DISTRICT

DISTRICT 01

SEA FUND:

JEDCO financed five Seafood Enterprise Assistance Loans in 2022, connecting commercial fishermen to capital and creating new opportunities for long-term sustainability. JEDCO loaned a total of \$425,000 to commercial fishermen in 2022.





D2

DISTRICT 02

HUBIG'S PIES:

The long-awaited return of the iconic New Orleans hand pies did not disappoint. JEDCO's team supported Hubig's Pies' efforts to reopen their facility, based in Jefferson Parish, and celebrated the opening with a special hand pie surprise for guests at the JEDCO Annual Luncheon.

DISTRICT 03

CHURCHILL PARK MASTER PLAN:

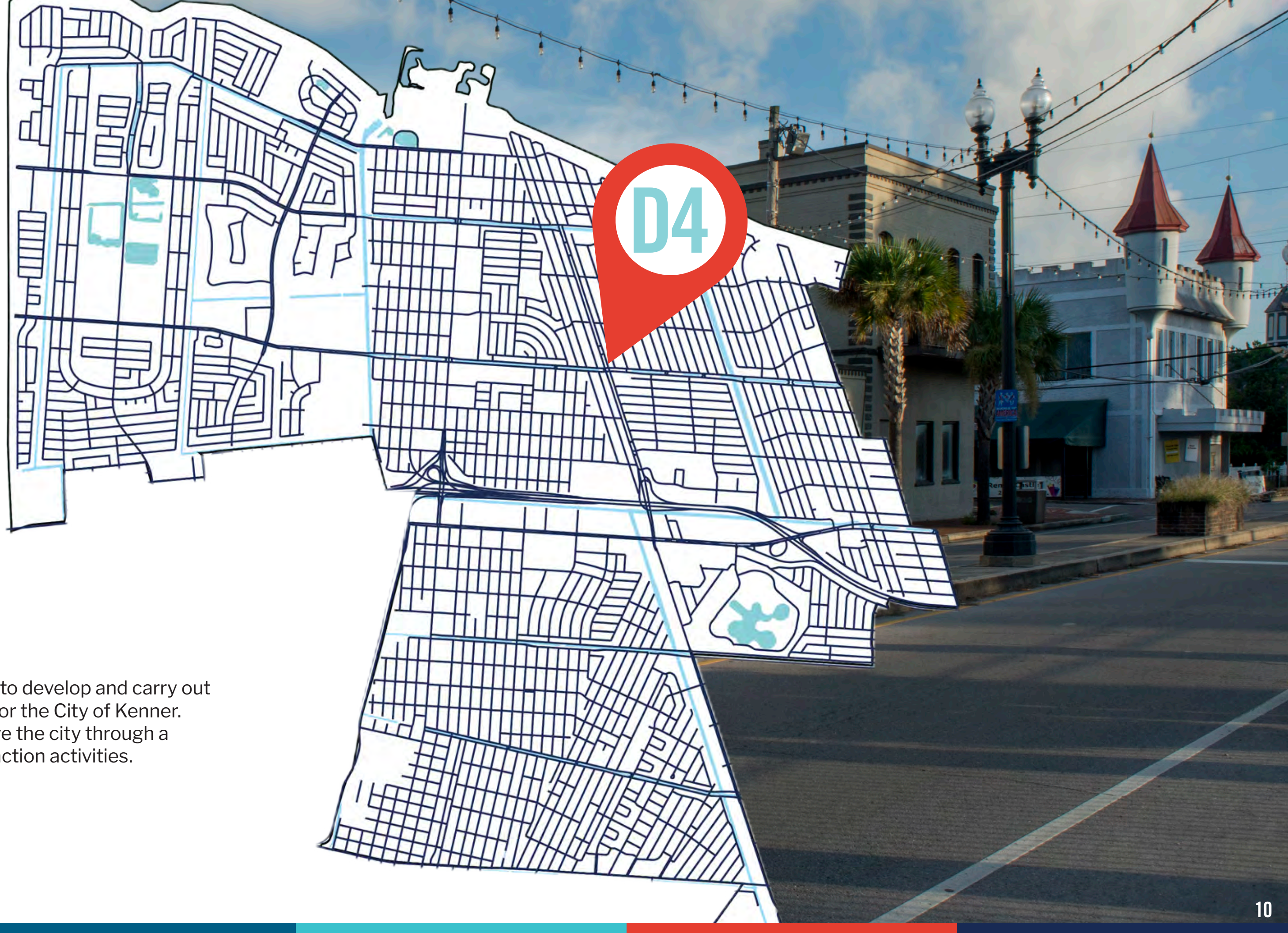
JEDCO engaged a team of noteworthy consultants to create a phased approach toward improving the 480-acre Churchill Park through needed infrastructure. JEDCO continues to work with experts to create a Strategic Business Plan, an essential document that will guide JEDCO's development decisions, partnerships, real estate transactions, park programming, and marketing and branding activities moving forward.



DISTRICT 04

COOPERATIVE ENDEAVOR AGREEMENT WITH THE CITY OF KENNER:

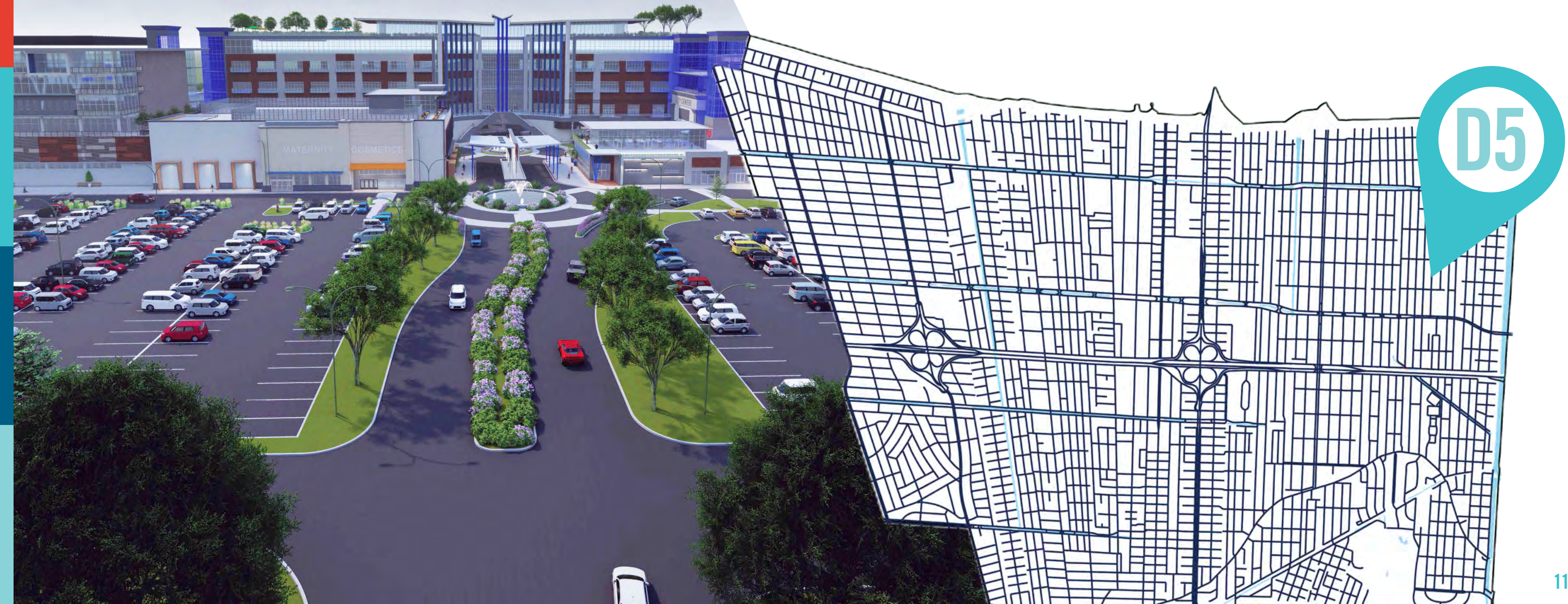
JEDCO re-entered into an agreement to develop and carry out the economic development strategy for the City of Kenner. This partnership allows JEDCO to serve the city through a variety of business retention and attraction activities.



DISTRICT 05

CLEARVIEW CITY CENTER:

The \$100 million redevelopment of Clearview Mall continues along Veterans Memorial Blvd. The reimagining of the former shopping center includes the newly opened, state-of-the-art Ochsner Clinic and 250 luxury apartments on the site.



ECONOMIC DEVELOPMENT WINS

West Bank

AVONDALE GLOBAL GATEWAY:

The grand reopening of the former Avondale Shipyard brought a new name and a new focus to the site as owners envision Avondale Global Gateway as an international waterfront logistics hub. Since the acquisition in 2018, activity on the site has created over 300 jobs and is predicted to generate \$32 billion in economic output by 2026.





US FOODS:

US Foods tripled the size of its distribution center in Marreo. This major expansion will strengthen the company's presence in the Greater New Orleans area and create additional distribution opportunities across Louisiana and Mississippi, while also signaling that Jefferson Parish is a destination for national business and a hub for food manufacturing.

FUJI VEGETABLE OIL:

This international food processor completed construction on its new facility on the West Bank in 2022. The project brought over \$70 million in foreign direct investment and created over 40 high-paying jobs in Jefferson Parish.



ECONOMIC DEVELOPMENT WINS *West Bank*



MOVIE POSTER ARCHIVES GALLERY & GIFTS:

The grand opening of this preservation facility makes Jefferson Parish home to one of the largest movie poster collections in the world. MPA boasts over 1.5 million posters and film artifacts valued at over \$10 million.

PATRICK F. TAYLOR SCIENCE AND TECHNOLOGY ACADEMY ACTIVITY CENTER:

The grand opening of this multi-purpose facility marks the completion of a nearly \$40 million, multi-facility economic and education project in Churchill Park.



ECONOMIC DEVELOPMENT WINS

East Bank

OCHSNER HEALTH SYSTEM:

In addition to the development of its new clinic at Clearview City Center, Ochsner continues to develop its main campus on Jefferson Highway. Most recently, Ochsner announced plans to construct a state-of-the-art Neuroscience Center at the main campus, the only one of its kind between Houston and Atlanta.



ECONOMIC DEVELOPMENT WINS *East Bank*

BEMANA:

This specialized recruitment firm decided to keep its North American headquarters based in Jefferson Parish after a rigorous search for a new location.



ECONOMIC DEVELOPMENT WINS *East Bank*



ESPLANADE MALL:

JEDCO continues to work closely with the City of Kenner and a new developer for the Esplanade Mall to bring the asset fully back into commerce.

FINANCE WINS

BY THE NUMBERS:

Loans Funded: **23**

Total Funded: **\$3,715,630**

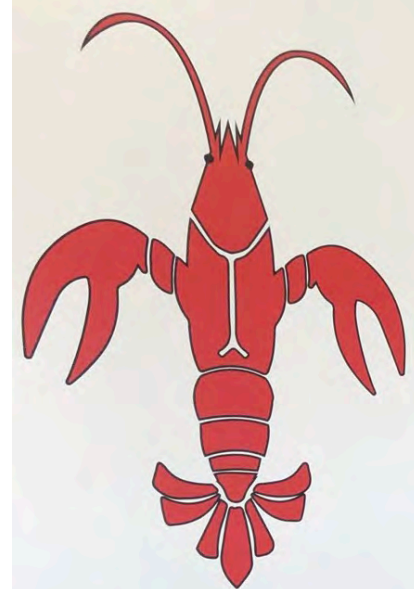
Total Project: **\$6,555,535**

Economic Impact: **\$9,725,000**

CRAWLINS SEAFOOD:

This Viet-Cajun restaurant brings foodies from across the region to Terrytown, a neighborhood of interest for JEDCO. Our JEDgrow Loan helped bring this delicious restaurant to life.

LOAN DETAILS: JEDCO financed approximately 65% of the \$230,000 investment. The loan covered the purchase of new equipment, leasehold improvements, working capital, and inventory costs.



MARQUES FOOD DISTRIBUTORS/BLENDMARK:

This 504 loan allowed Marques Food Distributors to purchase two city blocks in Harvey for the expansion of Blendmark brands: Mam Papaul's and Marques Best.

LOAN DETAILS: JEDCO financed approximately 40% of the \$2.2 million investment. The loan covered the purchase of commercial real estate.



A top-down view of four slices of pizza arranged on a round wooden cutting board. The pizza slices are topped with melted cheese, arugula, sliced tomatoes, olives, and pieces of meat. The cutting board has a handle with a hole at the end. The background is white with a red and blue vertical stripe on the left side.

JEDCO provided a JEDgrow loan for local pizza joint Theo's Pizza. The owners used the funds to develop a commissary in Jefferson Parish.

[illegible]

JEDCO financed this beautiful new facility in New Orleans with an SBA 504 Loan. This is a great example of how JEDCO's financing capabilities serve businesses beyond the borders of Jefferson Parish.

FINANCE WINS



FINANCE CENTER:

JEDCO's new, state-of-the-art Finance Center houses JEDCO's award-winning finance department, a four-person team dedicated to supporting small businesses through non-traditional financing options. We hosted the grand opening with a ribbon tying to signify the cohesion of the JEDCO complex.



EDA FUNDS:

JEDCO received an additional \$1.5 million CARES Act Recovery Assistance Grant from the U.S. Economic Development Administration (EDA) to provide critical gap financing that will help small Jefferson Parish businesses grow, thrive, and create new employment opportunities. The funds are available for small business loans through the JEDCO Growth (JEDgrow) Fund.



SEAFOOD INDUSTRY SUPPORT:

Louisiana Economic Development (LED) awarded JEDCO a \$115,000 technical assistance grant to support the local seafood industry. JEDCO utilized these funds to strengthen relationships, market available resources and specialized loan programs to local fishermen, and create sustainability within this iconic Louisiana industry.



BROWNFIELDS:

In 2022, JEDCO selected two environmental firms to provide property assessments on long-dormant industrial sites using federal grant money awarded from the Environmental Protection Agency and began assessment work on three Brownfield properties on the West Bank, including the long-vacant parcels once associated with the former Johns Manville facility.



FOOD & BEVERAGE INCUBATOR:

JEDCO received a \$25,000 USDA subgrant from Greater New Orleans, Inc. to create a needs assessment for a Jefferson Parish-based food and beverage incubator.

WORKFORCE DEVELOPMENT:

The Jefferson Parish American Job Center re-opened at Delgado River City Campus in Churchill Park. The American Job Center helps train our future workforce and supports local employers with on-the-job training. The ability to create a trained, skilled workforce in Churchill Park directly aligns with the vision and mission for the 480-acre development.



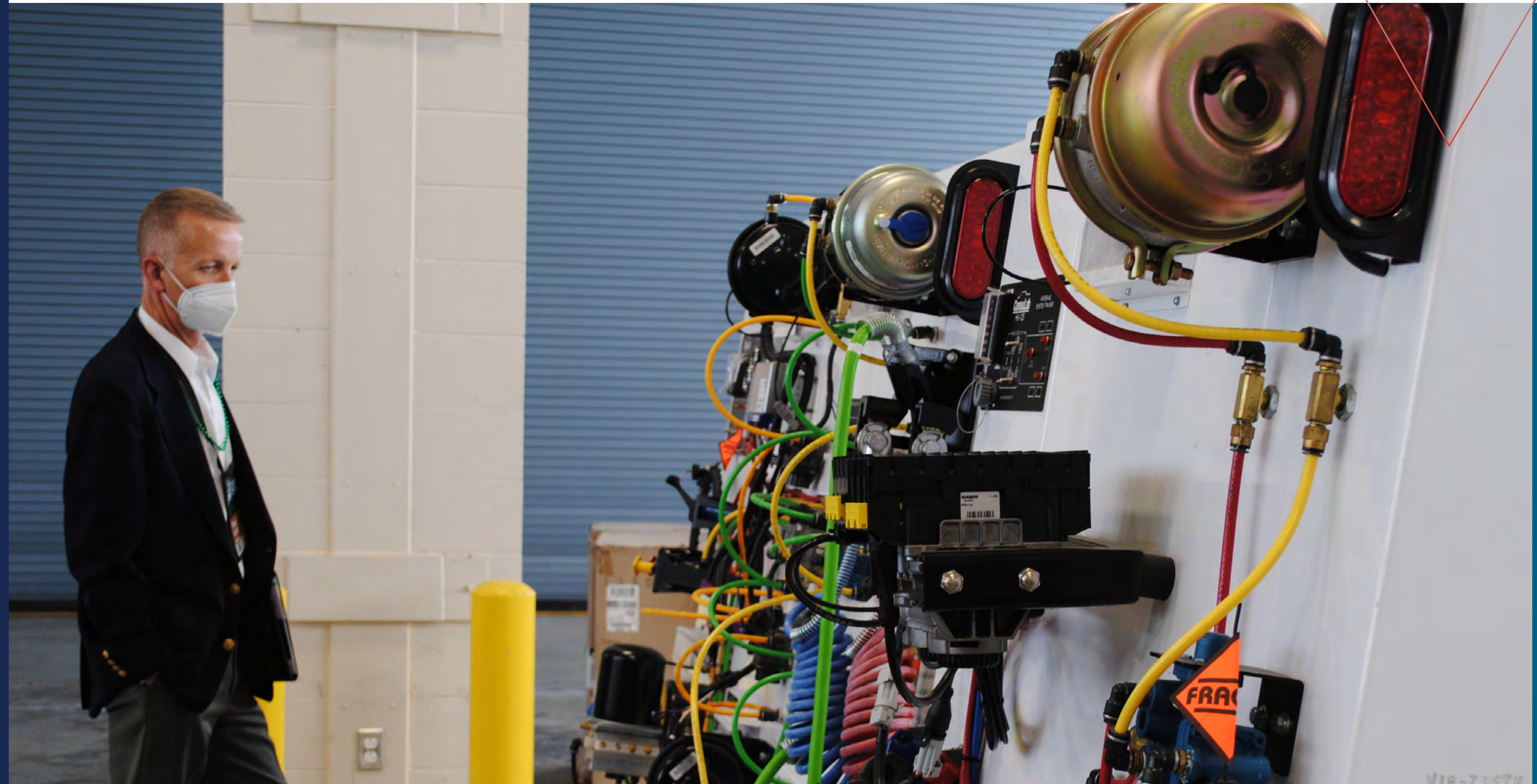
HEART:

JEDCO officially rolled out the rebrand of its economic development services program in early 2022. Newly-named HEART, which stands for Hub for Expansion, Attraction, Retention, and Talent, elevates the organization's key roles in advancing the economy through promotion of the community's assets, access to key services to help businesses grow, and workforce development.



AMERICAS COMPETITIVENESS EXCHANGE:

A high-level delegation of more than 80 economic leaders from over 20 countries engaged with state and local stakeholders in New Orleans, Baton Rouge, Lafayette and Acadiana in early 2022. JEDCO hosted a manufacturing summit at Delgado Community College's River City Campus and Advanced Manufacturing Center and helped develop a tour of Avondale Global Gateway.



NATIONAL CENTER FOR ADVANCED MANUFACTURING SUMMIT:

Experts from around the region connected at the JEDCO Conference Center to discuss the future of manufacturing in Louisiana and around the world. Key partners in virtual reality, artificial intelligence, and wind power provided excellent insight.

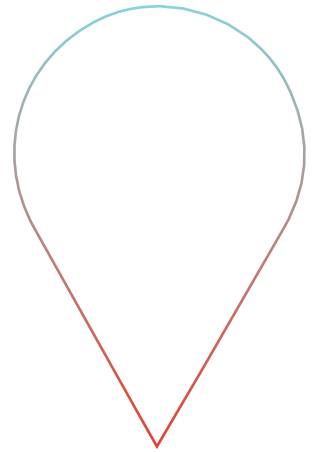


CHURCHILL sPARK:

In an effort to showcase Churchill Technology and Business Park as an economic and community asset, JEDCO hosted an open house event to kick off Economic Development Week. The event featured local food trucks, music, outdoor games, and tours of the JEDCO complex.



FINANCIALS



JEDCO 2022

REVENUES

Occupational License	\$2,275,059
Financing	\$491,338.59
Economic Development	\$323,219.56
Marketing	\$34,304.76
Interest	\$68,588.82
Conference Center	\$6,718
Strategic Initiatives	\$15,277.85
Administrative Fees	\$66,921.55
Industry Recruitment	\$2,859.57
Special Projects	\$38,778.84

TOTAL \$3,323,067

EXPENDITURES

Financing	\$479,370.76
Economic Development	\$350,796.84
Marketing	\$235,291.43
Administrative	\$1,345,391
JEDCO Building Expenses	\$598,678.82
Tech Park Expenses	\$73,119.19
Conference Center	\$55,527.88
Strategic Initiatives	\$121,872.13
Industry Recruitment	\$84,793.62
Special Projects	\$24,068.32

TOTAL \$3,368,910

2022 Jefferson EDGE

REVENUES

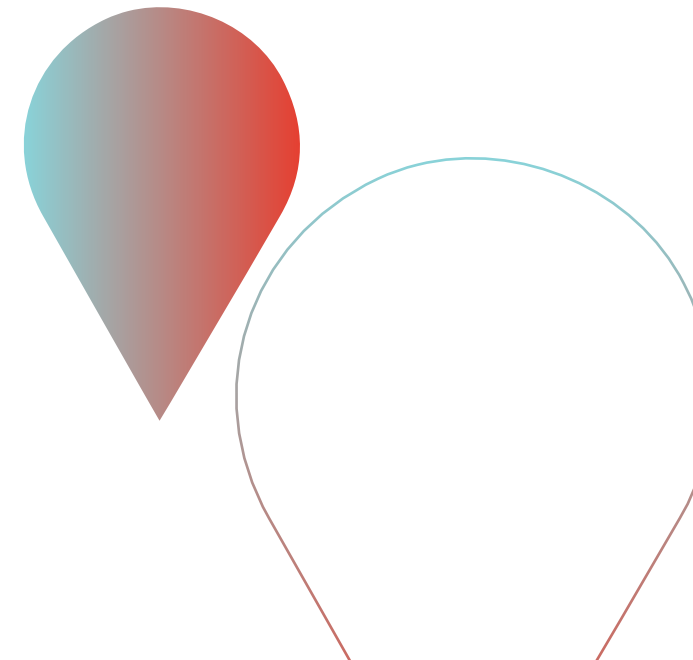
Private Funds	\$286,003
Interest	\$11,975.49

TOTAL \$297,978

EXPENDITURES

Tech Park Implementation	\$349,373
Fundraising	\$18,481
Local Marketing	\$51,982
Meetings/Meals	\$6,031
Travel Expenses	\$5,785
Strategic Initiatives	\$4,708
Tech Park Planning	\$7,998

TOTAL \$444,360



ECONOMIC AND PERFORMANCE INDICATORS

DEMOGRAPHICS

	2018	2019	2020	2021	2022
Population (1)	436,359	434,893	431,275	427,803	433,688
Per Capita Personal Income (current \$)	\$48,563	\$51,005	\$52,274	\$55,373	\$58,284
Total Personal Income (000s)	\$21,321,109	\$22,138,952	\$22,608,304	\$23,940,225	\$25,277,258
Median Household Income (current \$)	\$50,238	\$52,108	\$53,582	\$55,516	\$60,243
Civilian Labor Force	219,709	217,580	211,333	207,792	214,564
Employment	208,855	208,755	195,229	199,197	207,598
Unemployment Rate	5.00%	4.10%	7.60%	4.10%	3.20%
Average Annual Wage	\$46,917	\$49,140	\$51,948	\$50,874	\$54,217

TAX REVENUES

	2018	2019	2020	2021	2022
Occupational License (000s)	\$8,133	\$8,246	\$7,483	\$7,828	9,194
Ad Valorem (000's)	\$227,897	\$231,758	\$237,762	\$240,460	246,813
Sales (000's)	\$450,775	\$474,794	\$473,333	\$563,273	620,205

ASSESSED VALUE OF PROPERTY

	2018	2019	2020	2021	2022
Real Property (000s)	\$2,827,135	\$2,896,380	\$3,010,722	\$3,072,987	3,156,389
Personal Property (000's)	\$890,903	\$932,023	\$947,545	\$926,092	965,378

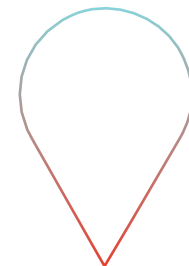
CONSTRUCTION PERMITS

	2018	2019	2020	2021	2022
RESIDENTIAL					
Number	1,890	1,863	1,582	2,004	2,481
Value (000s)	\$139,945	\$133,718	\$137,782	\$245,039	\$234,086
COMMERCIAL					
Number	755	836	686	950	1067
Value (000s)	\$172,598	\$162,329	\$204,907	\$275,144	\$223,777

IMPACT ON THE JP ECONOMY

	2018	2019	2020	2021	2022
Number of HEART Contacts	379	419	487	487	656

ECONOMIC ACCOLADES



IEDC EXCELLENCE IN ECONOMIC DEVELOPMENT NEIGHBORHOOD DEVELOPMENT AWARD:

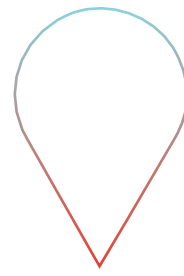
Terrytown Model Home and Neighborhood Revitalization Project focused on the development of desirable housing to attract the next generation of homebuyers

IEDC EXCELLENCE IN ECONOMIC DEVELOPMENT INNOVATIVE FINANCING PROJECT AWARD:

JEDgrow Loan Program combined a number of funds to create one easy-to-understand and easy-to-market loan program that serves the business community well



ECONOMIC ACCOLADES



IEDC EXCELLENCE IN ECONOMIC DEVELOPMENT INNOVATION IN ECONOMIC DEVELOPMENT WEEK CAMPAIGN AWARD:

JEDCO's economic development week campaign featured a digital promotion of JEDCO products and services, small business walks in all five council districts, and the Churchill sPark kickoff event, which featured a grand opening of the new JEDCO finance center



JEDCO PRESIDENT AND CEO
JERRY BOLOGNA RECOGNIZED
ON THE NEW ORLEANS 500 LIST
OF INFLUENTIAL LEADERS



JEDCO PRESIDENT AND CEO
JERRY BOLOGNA RECOGNIZED
ON THE CITYBUSINESS POWER
20 LIST OF IMPACTFUL LEADERS



JEDCO DIRECTOR OF STRATEGIC
INITIATIVES AND POLICY
ANNALISA KELLY RECOGNIZED
IN BIZ NEW ORLEANS NEW &
NOTABLES 2022



JEDCO DIRECTOR OF
ECONOMIC AND WORKFORCE
DEVELOPMENT **KATE WENDEL**
RECOGNIZED BY CITYBUSINESS
AS A WOMAN OF THE YEAR,
CLASS OF 2022

JEDCO STAFF

Jerry Bologna, CEcD
President & CEO

Lacey Bordelon
Vice President & COO

Lisa Cabrera
Loan Specialist

Janet R. Galati
Director of Industry
Recruitment

Huyen Nguyen
Business Development
Officer

Annalisa Kelly
Director of Strategic
Initiatives & Policy

Jennifer Lapeyrouse
Director of Finance

Jessica Lobue
Finance Operations
Manager

Bryan Ontario
Strategic Initiatives &
Research Specialist

Todd Pereira
Community and Municipal
Relations Manager

Stacy Rhone
Business Retention &
Expansion Specialist

Scott Rojas
Director of Facilities &
Information Technology

Margo Ruiz
Economic Information &
Incentives Coordinator

Kelsey Scram
Director of Marketing
& Communications

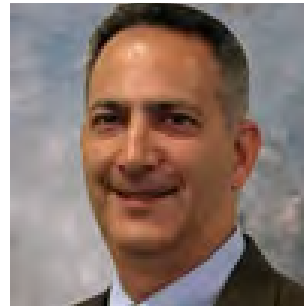
Anthea Smith
Marketing &
Communications
Strategist

Penny Weeks
Executive Assistant

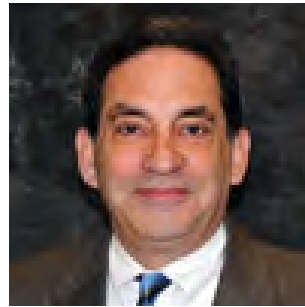
Kate Wendel
Director of Economic &
Workforce Development



2022 JEDCO COMMISSIONERS & NOMINATING ENTITIES



CHAIRMAN
Tom Gennaro
Council District 5



VICE CHAIR
Larry Katz
Council District 4



TREASURER
Mayra Pineda
*Hispanic Chamber of
Commerce of Louisiana*



SECRETARY
Josline Gosserand Frank
*GNO Black Chamber
of Commerce*



Mickal Adler
*Jefferson Chamber of
Commerce – East Bank*



Jimmy Baum
Council District 2



Kenneth Bertucci
*Elmwood Business
Association*



Barry Breaux
*Metairie Business
Development District*



Lloyd Clark
*Council At Large,
Division A*



Anthony DiGerolamo
*Westbank Business and
Industry Association*



Joseph Ewell
Council District 3



Michael Fahrenholt
*Jefferson Chamber of
Commerce – West Bank*



Lesha Freeland
*N.O. Metropolitan
Association
of Realtors*



Jim Hudson
*Jefferson
Business Council*



Brian Heiden
Council District 1



Michael Kraft
*Apartment Association
of Greater New Orleans*



Teresa Lawrence
*Women's Business
Enterprise Council South*



Jim Martin
*Jefferson Business
Council*



**Stephen
Robinson, Jr.**
Parish President



Gene Sausse
*Council-at-Large,
Division B*



Floyd Simeon
*Home Builders
Association of
Greater New Orleans*

EDGE INVESTORS

Adams and Reese LLP
Advantous Consulting, LLC
ATMOS Energy LA
*Avondale Global Gateway
Bryan Imports, LLC
Churchill Farms
Citizens National Bank
Delta Personnel, Inc.
Entergy Louisiana
*Favrot & Shane
Fidelity Bank
First Horizon Bank
Gulf Coast Bank &
Trust Company
Hancock Whitney Bank
Home Bank
Jack Stumpf & Associates
Jefferson Business Council
Jefferson Convention &
Visitors Bureau
Jefferson Financial
Federal Credit Union

Laitram, LLC
Lakeside Shopping Center
LaPorte, APAC
Lauricella Land Company
*LCMC Health
Metairie Bank & Trust
New Orleans Publishing
Group/CityBusiness
*Ochsner Health System
*Outfront Media
Peoples Health
Port of New Orleans
Red River Bank
Renaissance Publishing/
Biz New Orleans
Select Properties
USI Insurance Services
Waldemar S. Nelson
& Company

*Lead EDGE Investors



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