

# 2025 City of Kenner

LOUISIANA

## Economic Profile



Prepared By:

JEFFERSON PARISH ECONOMIC DEVELOPMENT COMMISSION

# Table of Contents



<b>City of Kenner</b>	.....	03
Mayor's Letter	.....	04
Dear Reader	.....	05
Market Access	.....	06
Municipal Government	.....	09
Parish Government	.....	10
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	.....	Top Employers
23	.....	Income
24	.....	Real Estate
25	.....	Opportunities for Development
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	.....	EDGE Industry Clusters
37	.....	Tax Incentives
42	.....	Workforce Development



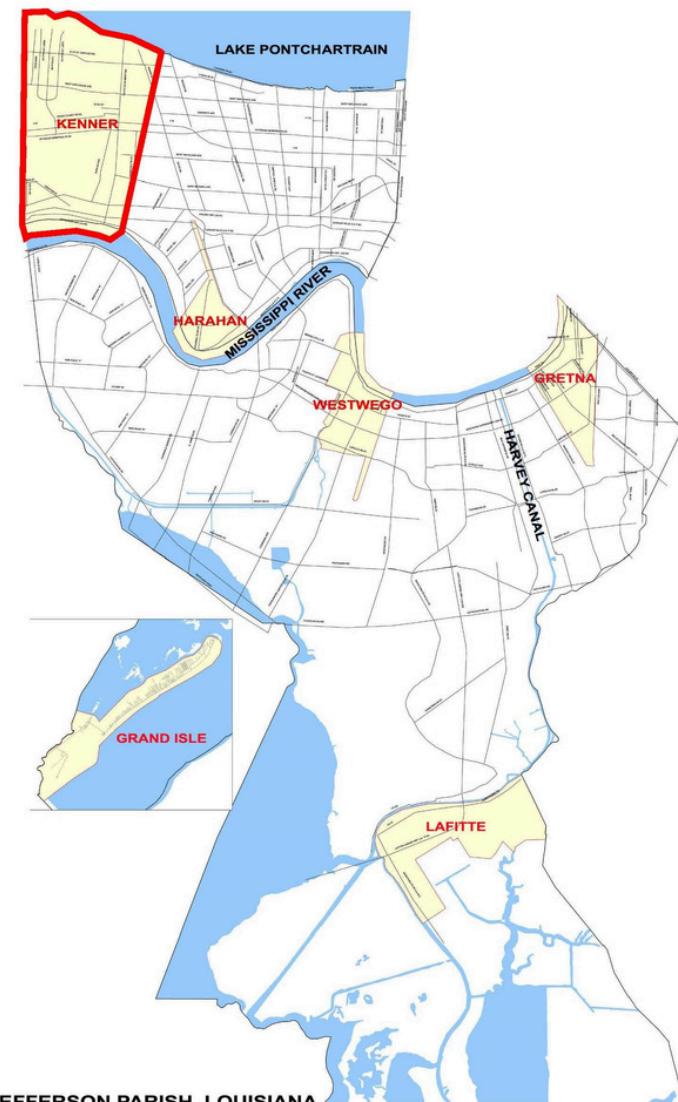


# CITY of KENNER

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 #1 most diverse suburb in Louisiana.

\*www.niche.com

# Letter from The Mayor

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.

If you're considering Kenner for your business, we're here to help. Visit [www.jedco.org](http://www.jedco.org) to learn more about our services or contact us directly at (504) 875-3908 or [tpereira@jedco.org](mailto:tpereira@jedco.org). We look forward to working with you and supporting your success in Kenner.

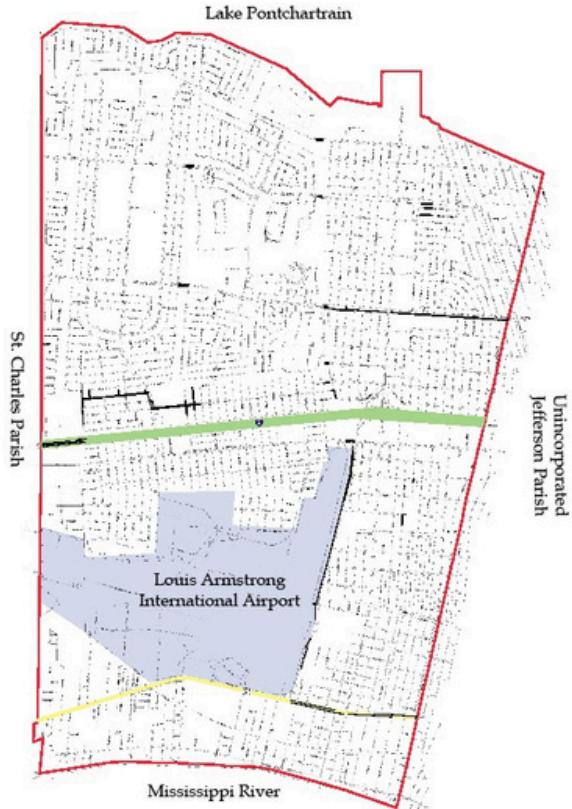


Sincerely,  
Jerry Bologna  
President & CEO  
Jefferson Parish Economic Development Commission (JEDCO)



# 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.



## 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

## 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



# Market Access

## Air Service:

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

- The 35-gate terminal opened in November 2019, offering over 8,000 parking spaces, free wi-fi, as well as food and fare from local vendors and national brands throughout the terminal.
- 16 passenger airlines serving nonstop flights to over 50 domestic and international destinations.
- In November 2024, Avelo Airlines announced new nonstop flights to Southern Connecticut.
- Ranked most efficient airport in America by the The ATRS Annual Global Airport Performance Benchmarking Project at the University of Columbia.
- MSY Airport Director, Kevin Dolliole, named “Airport Director of the Year” by the Airport Directory Council in August 2024.



*For the 4<sup>th</sup> year in a row, MSY Airport received top award for “Best Airport in America” from Airports Council International.*

## 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 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 2025, Port NOLA set an all-time record, with over 165,000 passenger movements and is on pace for a strong 2025 after a record year of over 1.2 million passenger movements in 2024.



*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.*



# Market Access

## 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.



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

## 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 CPKC-Canadian Pacific Kansas City Ltd. and Union Pacific railroads and major trucking and freight companies.
- Foreign Trade Zone.

## 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:

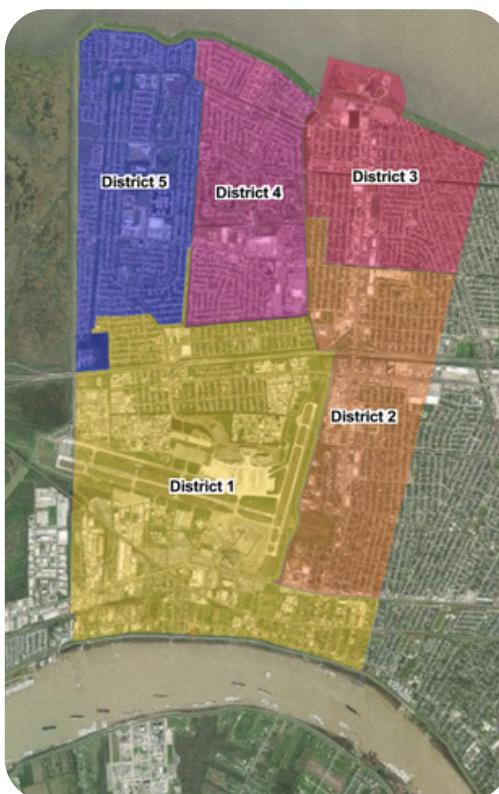
Councilman Thomas P. Willmott

### 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

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.

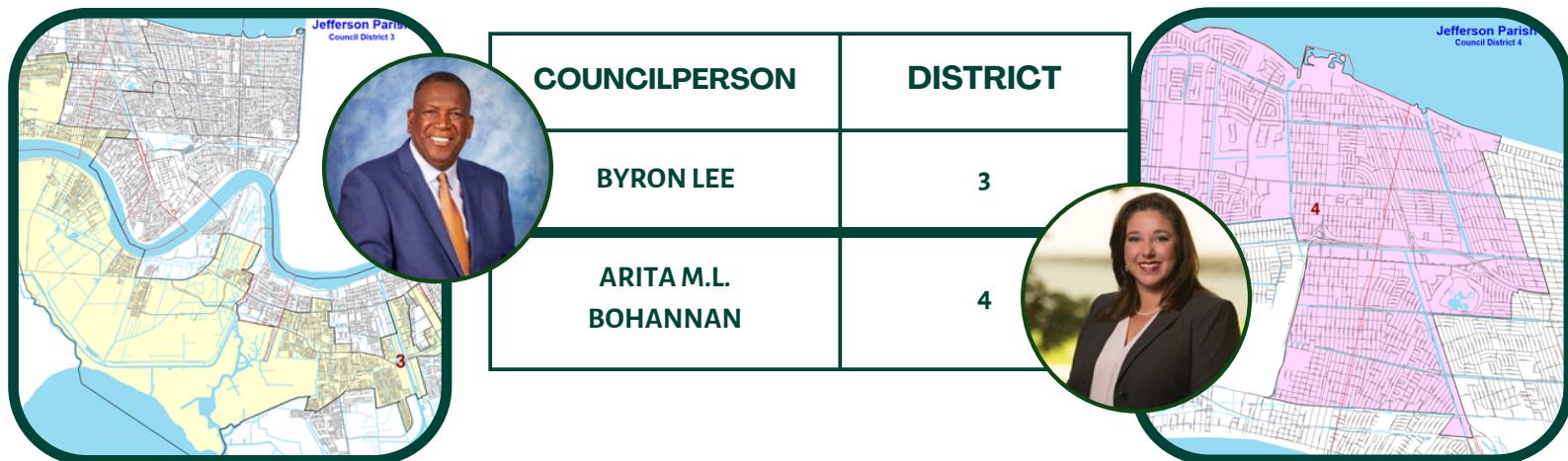


### Physical Address:

1610 Reverend Richard Wilson Drive,  
Kenner, LA 70062

# 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, and is represented by the following:



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

## JEFFERSON PARISH COUNCIL OFFICES ARE LOCATED AT:

EASTBANK LOCATION:	WESTBANK LOCATION:
JOE YENNI BUILDING 1221 ELMWOOD PARK BLVD ELMWOOD, LA 70123 504-736-6000	GENERAL GOVERNMENT BUILDING 200 DERBIGNY ST. GRETNNA, 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 Citizen Police Academy, Explorer Program, Neighborhood Watch Program, and Women's Self Defense classes.
- 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](https://www.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 for periods beginning on or after January 1, 2023 is \$2.75, or major fraction thereof in excess of \$300,000 of capital employed in Louisiana

Rate	Amt. of Capital
\$2.75 per \$1000	First \$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
3.5%	First \$50,000
5.5%	Next \$100,000
7.5%	Over \$150,000

## Property Taxes/Assessment Ratio

- The amount of property tax due is based upon your tax rate and taxable assessment. The tax is calculated by multiplying the taxable assessment by the tax rate. The tax rate is the sum of the individual millage that were approved by voters for such purposes as fire protection, law enforcement, education, recreation, and other functions of parish government.
- The Jefferson Parish Assessor's Office determines the taxable assessment of property.
- Property taxes in Kenner are calculated based on the property's assessed value and the local millage rate.

Tax Levying Body	2025 Mills
Parish	0.07809
City	0.02816
<b>Total</b>	<b>0.10625</b>

# Taxes

## Sales Tax

Total sales tax in Jefferson Parish is 9.75 percent, including a 5 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	5%
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/freeze 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

## Cable Service

Provided by Cox Communications

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

(504) 304-1700

## Recycling

Provided by Ramelli Janitorial Services

<http://ramelli.com/>

504-469-1069

## Electricity

Provided by Entergy Louisiana

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

1-800-368-3749

## Solid Waste Disposal

Provided by Waste Pro

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

(504) 392-4619

## 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

## 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

## Wastewater

The City of Kenner treats wastewater

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

(504) 468-7292

## 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

## Water

Jefferson Parish provides drinking water

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

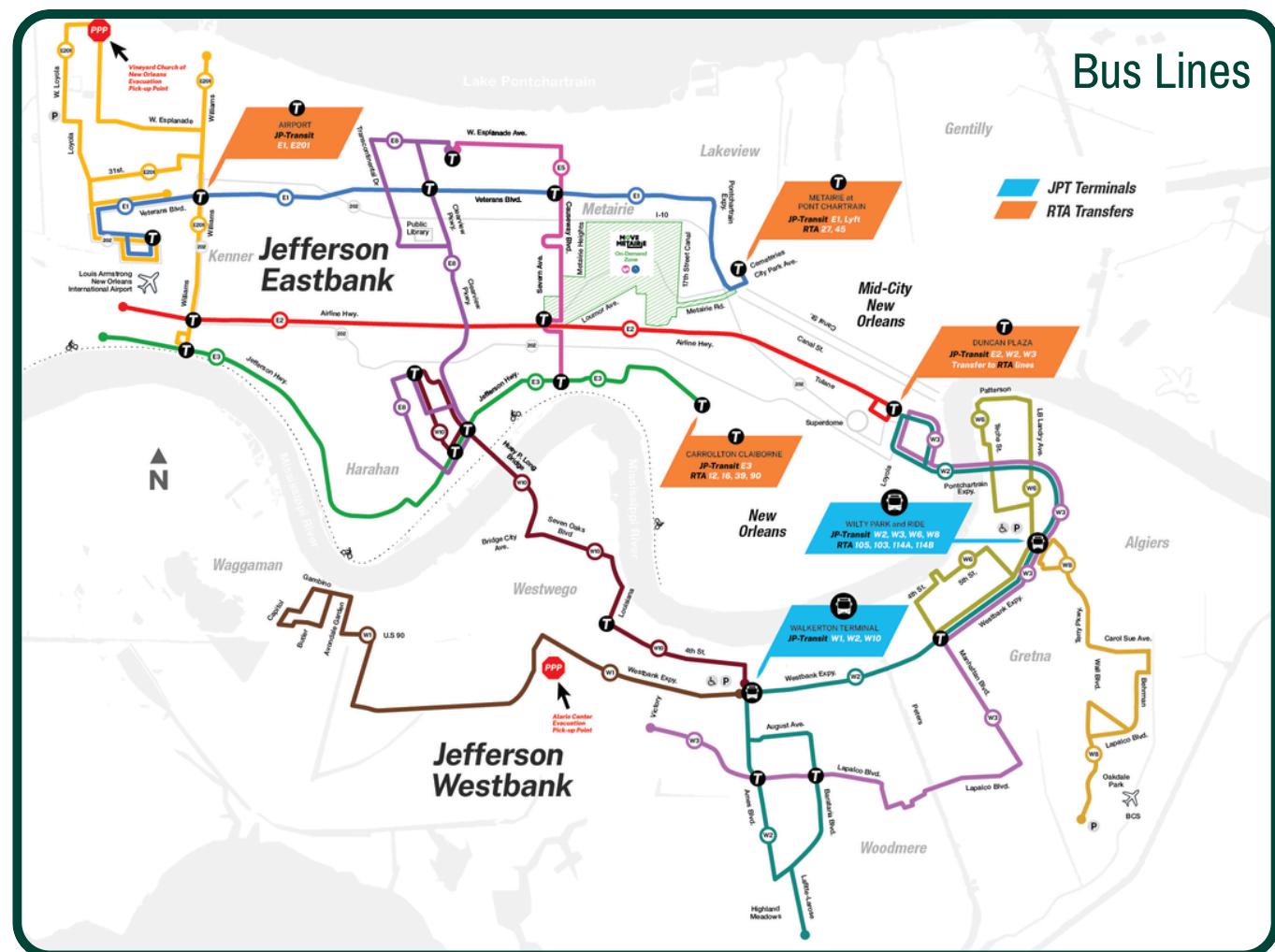
(504) 736-6060



# 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 (Harris County) and Atlanta, GA (Fulton County), which are 27.4 minutes and 27 minutes, respectively.



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

# Economic Indicators

## DEMOGRAPHIC AND INCOME PROFILE

### KENNER DEMOGRAPHIC SUMMARY

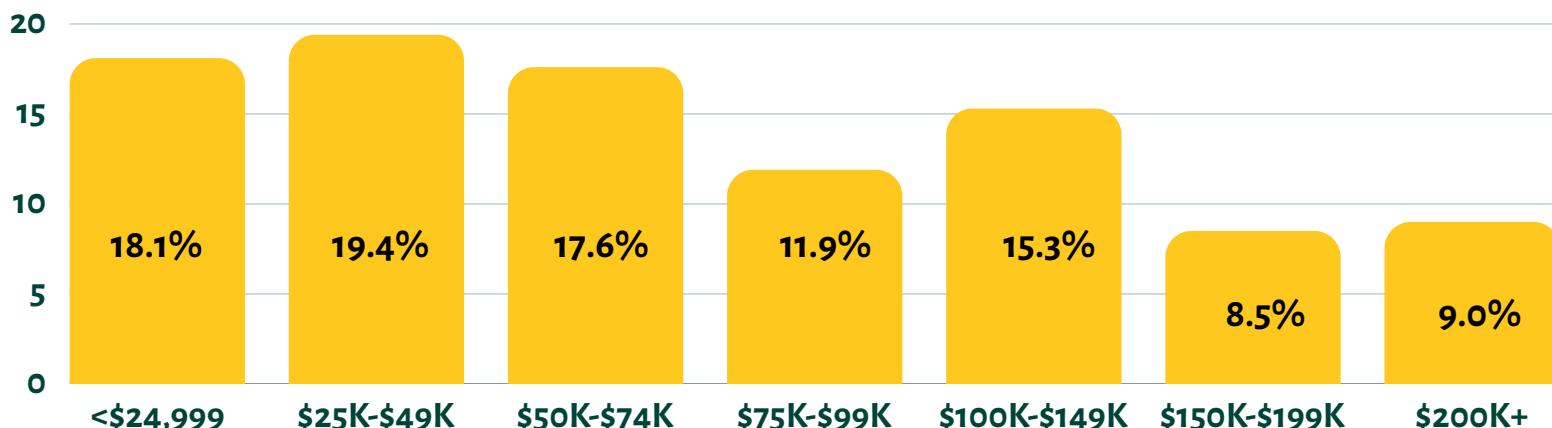
POPULATION	65,684
HOUSEHOLDS	24,832
FAMILIES	16,248
AVG. HOUSEHOLD SIZE	2.63
OWNER-OCCUPIED HOUSING UNITS	14,812
RENTER-OCCUPIED HOUSING UNITS	10,020
MEDIAN AGE	39.8
MEDIAN HOUSEHOLD INCOME	\$65,425
AVG. HOUSEHOLD INCOME	\$95,669
PER CAPITA INCOME	\$36,180

### KENNER RACIAL AND ETHNIC COMPOSITION

WHITE	43.1%
BLACK	22.1%
ASIAN	5.0%
AMERICAN INDIAN	0.7%
PACIFIC ISLANDER	0.0%
OTHER RACE	15.5%
TWO OR MORE RACES	13.6%
ETHNICITY - HISPANIC ORIGIN (ANY RACE)	31.3%

\*Source: Esri 2024

### KENNER HOUSEHOLDS BY INCOME (2024 ESTIMATE)



\*Source: Esri 2024

# Demographic and Income Profile

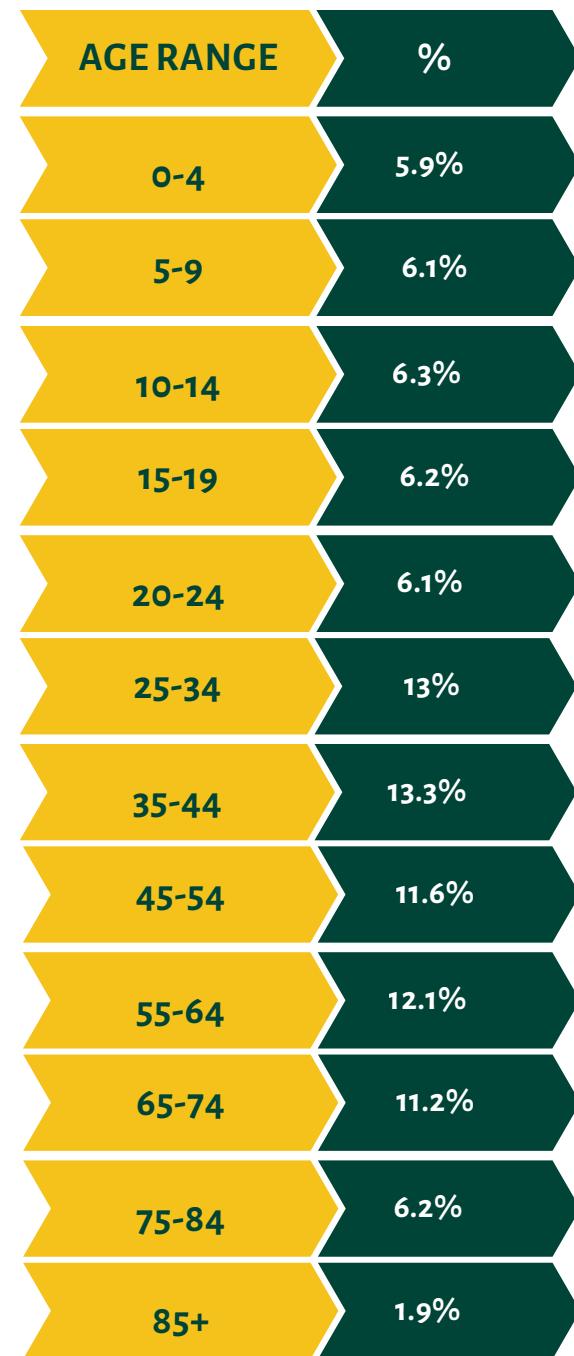
## Kenner Population

The City of Kenner had a population of 65,684 as of 2024, with a population density of 4,254 per square mile in 2023. It is the largest city in Jefferson Parish, the 8th most populous city in Louisiana, and is the largest incorporated suburban city of New Orleans.

### TOTAL POPULATION BY AGE (GENDER)

MALE %	AGE RANGE	FEMALE %
6.1%	0-4	5.7%
6.9%	5-9	6.2%
6.9%	10-14	6.7%
6.5%	15-19	5.4%
6.2%	20-24	5.7%
6.4%	25-29	6.0%
6.8%	30-34	6.6%
6.9%	35-39	6.8%
6.1%	40-44	6.2%
5.6%	45-49	5.7%
6.0%	50-54	5.7%
6.6%	55-59	6.7%
6.7%	60-64	6.8%
5.9%	65-69	6.5%
4.9%	70-74	5.4%
2.8%	75-79	3.5%
1.7%	80-84	2.2%
1.2%	85+	2.3%

### TOTAL POPULATION BY AGE



\*Source: ESRI 2024



# Educational Attainment

The City of Kenner has an educated workforce. Approximately 84.8 percent of the city's household population ages 25 years and over have at least a high school diploma and 22 percent of the same population segment have a bachelor's degree or higher.

Source: Census.gov

## Educational Attainment

Approximately 46.8% 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.



# 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	\$78,660	\$94,330	\$79,310	\$90,130	\$95,520	\$75,940	\$79,960
Teacher-Elementary	\$56,200	\$75,210	\$58,510	\$64,740	\$63,050	\$47,560	\$65,890
Teacher - Secondary	\$58,730	\$75,470	\$61,630	\$67,040	\$66,410	\$51,970	\$70,320
Registered Nurse	\$86,470	\$95,000	\$75,180	\$94,240	\$94,390	\$80,970	\$83,040
Architect & Engineer	\$102,260	\$93,060	\$101,080	\$96,740	\$105,000	\$80,480	\$90,750
Machinist	\$62,260	\$52,000	\$50,870	\$55,390	\$56,650	\$52,580	\$51,480
Welder	\$57,120	\$49,630	\$48,960	\$52,360	\$56,460	\$47,900	\$49,460
Electrical Engineer	\$110,380	\$113,940	\$120,760	\$103,430	\$115,250	\$93,430	\$103,690

\*Source: 2023 data, U.S. Department of Labor, Bureau of Labor Statistics

## Average Weekly Wage

Manufacturing Industry in Jefferson Parish (2017-2023 Annual Averages)

Industry	2017	2018	2019	2020	2021	2022	2023
Manufacturing	\$1,184	\$1,184	\$1,238	\$1,242	\$1,312	\$1,393	\$1,433
Ship and Boat Building	\$1,386	\$1,418	\$1,494	\$1,464	\$1,456	\$1,541	\$1,628
Chemical Manufacturing	\$2,203	\$1,956	\$1,983	\$2,089	\$2,246	\$2,358	\$2,376
Machinery Manufacturing	\$1,153	\$1,176	\$1,228	\$1,116	\$1,183	\$1,339	\$1,421

\*Source: Bureau of Labor Statistics

# Employment & Wages

EMPLOYMENT			
	EMPLOYED	UNEMPLOYED	CIVILIAN LABOR FORCE
JEFFERSON PARISH	198,517	8,758	207,275
LOUISIANA	1,987,834	85,175	2,073,006
UNITED STATES	161,938,000	6,631,000	168,569,000

EMPLOYMENT AND WAGES BY INDUSTRY SECTOR- JEFFERSON PARISH			
INDUSTRY SECTOR	TOTAL EST. COMPANIES	AVERAGE EMPLOYEES	AVERAGE WEEKLY WAGE
ACCOMODATION AND FOOD SERVICES	1,385	18,553	482
ADMINISTRATION AND WASTE SERVICES	1,097	13,473	923
AGRI, FORESTRY, FISHING AND HUNTING	18	39	923
ARTS, ENTERTAINMENT, AND RECREATION	263	4,579	2,769
CONSTRUCTION	1,397	11,714	1,282
FINANCE AND INSURANCE	1,022	7,584	1,722
HEALTHCARE AND SOCIAL ASSISTANCE	1,889	34,960	1,385
INFORMATION	267	2,452	1,027
MANUFACTURING	393	8,618	1,362
MGMT. OF COMPANIES AND ENTERPRISES	162	2,912	1,719
MINING	31	163	1,840
OTHER SERVICES	1,176	5,983	890
PROFESSIONAL AND TECHNICAL SERVICES	2,128	10,432	1,529
PUBLIC ADMINISTRATION	112	6,159	1,468
REAL ESTATE, RENTAL, AND LEASING	690	3,943	1,051
RETAIL TRADE	2,004	24,598	763
TRANSPORTATION AND WAREHOUSING	595	8,927	1,302
UTILITIES	29	699	1,724
WHOLESALE TRADE	1,081	9,539	1,601

# Top Kenner Employers

The City of Kenner is an economic engine of Jefferson Parish.

Listed below are the top employers located and/or headquartered in the City of Kenner, ranked by number of employees, as reported by management or personnel directors within each organization. JEDCO applauds the efforts of these companies and encourages their continued progress. Other Kenner top employers who would like to be included in the table are encouraged to contact JEDCO at (504)-875-3908.

NO.	BUSINESS NAME	NO. OF EMPLOYEES	DESCRIPTION OF OPERATIONS
1	LOUIS ARMSTRONG N.O. AIRPORT	4,189	INTERNATIONAL AIRPORT
2	OCHSNER MEDICAL CENTER	1,436	HOSPITAL AND DOCTOR'S OFFICES
3	CITY OF KENNER	703	MUNICIPAL GOVERNMENT
4	TREASURE CHEST CASINO LLC	635	CASINO
5	PELLERIN MILNOR CORP.	420	COMM. MACHINERY MANUFACTURING
6	CYCLE CONSTRUCTION COMPANY	120	COMMERCIAL BUILDING CONSTRUCTION
7	ALFRED CONHAGEN INC. OF LA	80	SUPPORT ACTIVITIES FOR OIL AND GAS
8	GBP DIRECT INC.	46	DATA PROCESSING. HOSTING
9	HARLON'S LA FISH LLC	30	FISH PROCESSING AND DISTRIBUTION
10	GULF SOUTH PIPELINE COMPANY	30	OIL AND GAS PIPELINE CONSTRUCTION
11	FABRICARI LLC	25	FABRICATED STRUCTURAL METAL MANUFACTURING

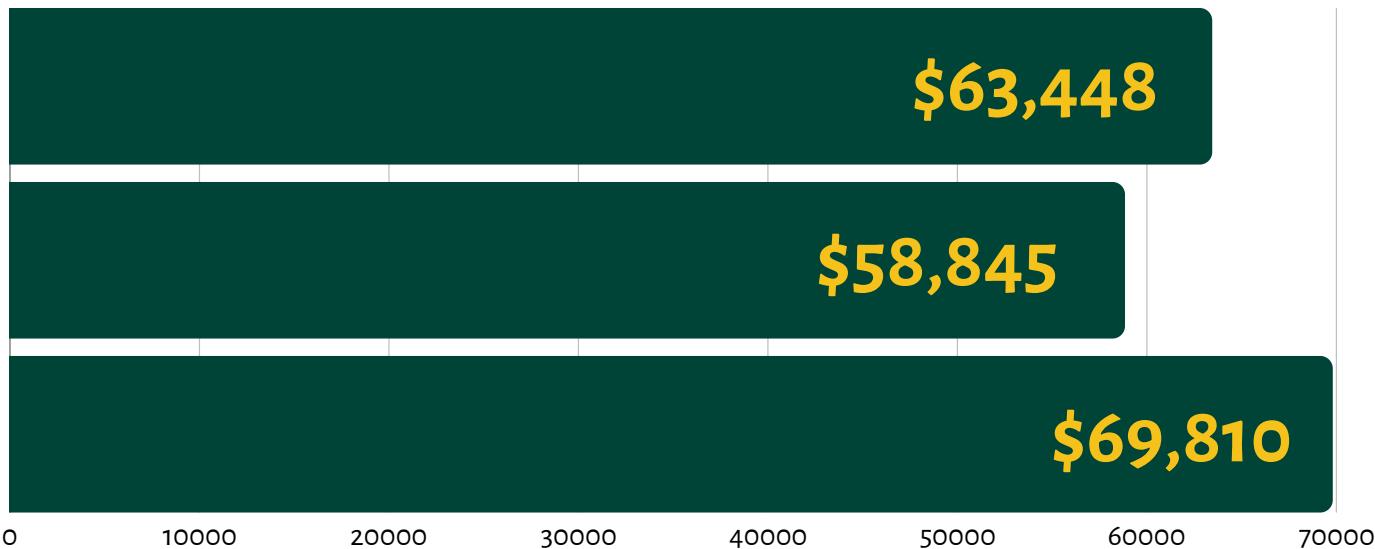
Source: JEDCO Database, February 2025

# Income

Latest available data from 2023, shows Jefferson Parish had a per capita personal income of \$63,448, which was 107.8 percent of the state average of \$58,845.

**Employment Income:** U.S. Bureau of Economic Analysis

## 2023 PER CAPITA INCOME



\*Source: Labor Market Statistics



# Real Estate

## 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	\$17.46	65.6%
CLASS C	\$17.46	99.2%
RETAIL SPACE		
CLASS A	\$14.75	84.5%
CLASS B	\$17.50	88.6%
CLASS C	\$23.00	98.1%
WAREHOUSE SPACE		
DISTRIBUTION	\$3.50-\$5.00	93.0%
SERVICE CENTER	N/A	N/A
INDUSTRIAL LAND	N/A	N/A



2400 Veterans  
Office Building in  
Kenner

Source: Metropolitan New Orleans Real Estate Market Analysis, Volume 57, April 2025

### 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

YEAR	JEFFERSON PARISH	KENNER
2019	\$249,377	\$168,368
2020	\$280,519	\$242,478
2021	\$302,614	\$242,478
2022	\$320,787	\$280,380
2023	\$311,857	\$279,829
2024	\$321,337	\$280,380

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

# Opportunities for Development

## 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) 399-9932 or [tpereira@jedco.org](mailto:tpereira@jedco.org).

### Retail

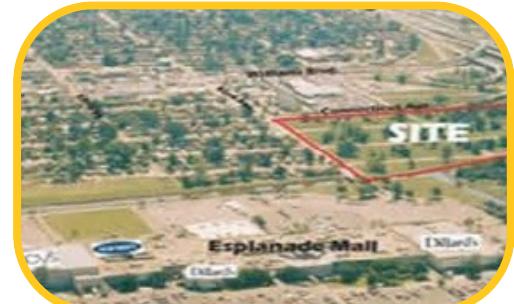
#### *The Esplanade Mall*

- This 700,000 square foot property presents a vast opportunity for redevelopment of the site. The 72 acre parcel is located at 1401 West Esplanade Ave. with close proximity to Interstate 10.



#### *Inline Retail Shopping Centers*

- Several strip shopping centers in the City of Kenner offer excellent visibility and accommodate 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 1 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.



#### *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.

# 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:**

- In 2025 The City of Kenner was awarded \$4 million dollars for civic improvements by LEDQ – Louisiana Department of Environmental Quality
- Kenner Discovery School was recognized in 2024 as “Top Gains Honorees,” a designation awarded to schools that show significant growth in student academic progress from one year to the next, for an “A” rating
- Louis Armstrong New Orleans International Airport (MSY), located in Kenner, was named #1 Airport in North America by Airports Council International
- Louisiana is the number one state for Tech Talent pipeline per Business Facilities
- The New Orleans region was voted Top 10 Most Excellent City in the World by Travel & Leisure
- In the 2025 rankings published by the American Legislative Exchange Council, Louisiana moved up from 31 to 18, faster movement than any other state
- In 2025 Area Development awarded Louisiana a Gold Shovel Award as one of the most winning states for economic development projects



# 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



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

## 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.

# 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*



*The new land-based Treasure Chest Casino*

## Farmer's Market

Held every Thursday from 12pm to 5pm, 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.

## 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.



# 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*



*The Crossing in Rivertown*

## 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.



*Chateau Golf & Country Club in Kenner*

## 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 such as 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.

# Meeting & Event Facilities



*Kenner City Park Pavilion*

## Pavilion In Kenner City Park

- 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, 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, Holiday Inn Express, and TRYP by Wyndham. 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>Additional Meeting/Event Facilities in Kenner</i>	<i>Space Size</i>
Hilton New Orleans Airport	17,479 sf. total meeting space
DoubleTree By Hilton Hotel N.O. Airport	13,970 sf. total meeting space
Wyndham N.O. Airport & Conference Center	12,000 sf. total meeting space
Holiday Inn New Orleans Airport	1,300 sf. total meeting space
Days Inn Hotel New Orleans Airport	5 meeting rooms, 560-2,240 sf.



Hilton New Orleans Airport



DoubleTree Hotel New Orleans Airport



# Health Care

## Ochsner Medical Center - Kenner

- 123-bed hospital located at the corner of West Esplanade Avenue and Loyola Drive
- Listed as “Best-In-State Hospital” in 2024 by Newsweek.
- 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.

<i><b>Jefferson Parish Hospitals</b></i>	<i><b>No. of Beds</b></i>
East Jefferson General Hospital	420
Ochsner Medical Center - Jefferson Highway	767
Ochsner Medical Center - Kenner	118
Ochsner Medical Center - Westbank	180
Tulane - Lakeside Hospital	119
West Jefferson Medical Center	419

# Business Resources

## Business Assistance

### City of Kenner Economic Development District: Rivertown

- Kenner's Rivertown Historic District is a 25-block area located within the boundaries of 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.

For more information on the RTA Program, visit: <https://www.jedco.org>



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: \$250K - \$15M+  
Loan Term: 10, 20, or 25 years

\*Competitive Fixed Rates

Most projects require only 10% equity

#### Eligible Loan Uses Include:

Purchase OR Refinance  
Machinery  
Equipment  
Commercial Real Estate

### JEDGROW



Project Size: Typically under \$250,000  
Loan Term: 3 - 20 years

\*Competitive Fixed Rates

#### Eligible Loan Uses Include:

Equipment  
Inventory  
Startup Expenses  
Working Capital

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

Call or email for more information

loans@jedco.org

504-875-3908

# Targeted Industry Clusters

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. JEDCO works with stakeholders and the community to provide The Jefferson EDGE with a new plan every five years, developing goals, economic development initiatives, and actionable steps for job growth and investment.

The Jefferson EDGE 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.

# TAX INCENTIVES

Businesses operating in Louisiana benefit from the most competitive tax code in the state's history. As of January 2025, Louisiana's personal and corporate income tax are among the lowest in the country. Louisiana now offers a single-rate income tax structure, reducing administrative and compliance costs and encouraging expansion and investment:

- Flat personal income tax rate of 3%, with a standard deduction of \$12,500 for single filers and \$25,000 for taxpayers who are married filing jointly
- Flat corporate income tax rate of 5.5%, with a standard deduction of \$20,000

Louisiana also eliminated the corporation franchise tax, effective January 1, 2026.



## Permanent Full Expensing

Louisiana is now one of three states where businesses can benefit from permanent full expensing, a policy that allows deduction of the entire cost of certain capital investments in the year they are placed in service. Full expensing reduces up-front costs of new investment, helps businesses avoid complicated depreciation schedules and frees up capital to reinvest in the workforce and/or scaling and modernization efforts, proving especially beneficial in years of expansion or relocation.

### WHAT QUALIFIES FOR FULL EXPENSING?

- **Qualified Property:** Most business equipment and machinery (e.g., manufacturing machinery, computers, vehicles, and office furniture)
- **Qualified Improvement Property:** Most upgrades to the inside of commercial buildings (e.g., new HVAC systems, electrical work, plumbing, or interior renovations)
- **Research and Experimental Expenditures:** Money spent developing new products, technology or software

The Louisiana Office of Economic Development has a full list of available incentives and information at [www.OpportunityLouisiana.gov](http://www.OpportunityLouisiana.gov), including the most current LED State Incentives Guide

# TAX INCENTIVES

## HIP - High Impact jobs Program

Louisiana's High-Impact Jobs Program (HIP) offers qualifying companies up to five years of reimbursable grants for the creation of new jobs that pay above the parish (county) average wage, based on the parish where the project is located. Companies can benefit from grants administered directly from Louisiana Economic Development, with higher wages yielding higher grants. HIP is designed to benefit businesses of all sizes—qualifying companies creating at least one new job can apply. Sole proprietorships are ineligible.

Grants are awarded as a percentage of wages paid, with an initial contract term of three years and the option to renew for an additional two years:

- 18% grant for new jobs paying at least 125% of the parish average wage
- 22% grant for new jobs paying at least 150% of the parish average wage



The Louisiana Industrial Ad Valorem Tax Exemption Program (ITEP) offers an 80% property tax abatement for up to 10 years on a manufacturer's new investment. The program is open to manufacturers new to Louisiana and to existing manufacturers in Louisiana making new investments to existing facilities. **BENEFIT STRUCTURE** An 80% ad valorem tax exemption is the base rate under an initial contract term of five years, with the option to renew for an additional five year renewal term. Expansion or additions at a manufacturing establishment with a minimum of \$500 million in capital expenditures may be considered a "mega-project," and may be eligible for an increased exemption rate of 93-100%.

### ELIGIBILITY

Businesses must be a manufacturer or be related to the manufacturing at the project site in order to receive ITEP benefits. Manufacturers must have a North American Industry Classification System (NAICS) code that begins with 31, 32 or 33. The NAICS code is used as a preliminary qualification criterion. A detailed, planned project description of manufacturing activities must be provided by the company. Only assets directly related to the manufacturing process at the site are eligible. Land is not eligible.

### 2025 PROGRAM UPDATES

In 2025, LED issued new rules that streamline the ITEP Project Application Process. Project Applications are first reviewed by LED, then by the Local ITEP Committee, the Louisiana Department of Revenue (LDR), and the Louisiana Workforce Commission (LWC) simultaneously. Project Applications are then presented to the Louisiana Board of Commerce and Industry (BC&I) for consideration followed by ITEP contract submission to the Governor for approval. Additionally, there are no longer job creation nor payroll requirements to receive ITEP benefits.

### WHAT IS THE LOCAL ITEP COMMITTEE?

Parishes may choose to establish a Local ITEP Committee—composed of one voting member representative from each of the following local governmental entities: the parish council or police jury, as applicable; the school board; the sheriff; and the mayor, if applicable—for the purpose of providing recommendations on ITEP Project Applications. Local ITEP Committee recommendations are non-binding. Ultimately, the Board of Commerce and Industry, with the approval of the Governor may enter into ITEP contracts.



# TAX INCENTIVES

## Foreign Trade Zone

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.



## Louisiana's Angel Investor Tax Credit (AITC) Program

The Ange Investor Tax Credit Program is designed to stimulate private investment in innovative, early-stage companies poised for high growth. The program offers tax credits to accredited investors that invest startup and expansion capital in businesses certified by Louisiana Economic Development (LED) as Louisiana Entrepreneurial Businesses (LEB). By lowering risk for investors, the AITC makes Louisiana an attractive place to launch and grow cutting-edge ventures. Accredited investors can earn:

- 25% tax credit on investments in Louisiana Entrepreneurial Businesses
- 35% tax credit on investments in LEBs located in Louisiana Opportunity Zones or parishes (counties) with a population of less than 50,000
- **Investment Limit:** Investors can invest up to \$720,000 per business per year and \$1.44 million per business in total.



## Louisiana's Digital Interactive Media and Software Program

The Digital Interactive Media and Software Program is one of the strongest of its kind in the nation—helps innovative digital media and software development companies of all sizes gain a competitive edge. DM provides a 25% tax credit on qualified payroll for resident labor and 18% for qualified production expenditures. If the amount of tax credits exceeds the business' state income tax liabilities, the business receives the balance as a refund or applicants can opt for 85% of the value earned as a rebate any time during the year.



# TAX INCENTIVES

## Opportunity Zones

To attract new investment to underdeveloped areas, the federal government created the Opportunity Zones Program as part of the Tax Cuts and Jobs Act of 2017. Through the federal Opportunity Zones Program, banks, communities and others may create Opportunity Funds to direct tax-advantaged investments to 150 federally designated Opportunity Zones in Louisiana.

Investors and Opportunity Funds qualify for favorable federal tax treatment through the U.S. Treasury Department, which 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 this [link](#).



# TAX INCENTIVES

## Research & Development Tax Credit

Louisiana's Research and Development (R&D) Tax Credit encourages existing businesses with operating facilities in Louisiana to establish or continue research and development activities within the state by providing up to a 30% tax credit on qualified research expenditures incurred in Louisiana, with no minimum spending requirement.



## Restoration Tax Abatement (RTA)

Louisiana's Restoration Tax Abatement (RTA) program revitalizes communities by providing an up to 10-year property tax abatement on renovations and improvements of existing commercial structures and owner-occupied residences located within economic development districts, downtown development districts, historic districts and Opportunity Zones.

### **BENEFIT STRUCTURE:**

Offers an initial five-year abatement term, with the option to renew for five years with approval from the local governing authority, the Louisiana Board of Commerce and Industry (BC&I), and the Governor. The RTA program revitalizes communities by providing an up to 10-year property tax abatement on renovations and improvements of existing commercial structures and owner-occupied residences located within economic development districts, downtown development districts, historic districts and Opportunity Zones.

Please contact JEDCO to determine if your property is within a qualifying district at (504) 875-3920.



# 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.

LED FastStart raises the bar on workforce development. Based on a company's immediate and long-term workforce needs, the FastStart team crafts unique programs that ensure high quality, flexible workers are prepared on day one and beyond. FastStart provides customized talent attraction and employer brand building, training development and delivery, and long-term workforce sustainability solutions for eligible new or expanding companies—all at no cost. Learn more at [LED Fast Start](#)



OJT offers an opportunity for your business to receive reimbursement for training up to 50% for training new employees in skills specific to his or her job. This reduces your overall cost as one or more new employees become fully integrated.

Any company or business which has an opening for a skilled worker and for which qualified individuals are not readily available; a company or business which has not relocated within the past 120 days; or if it has relocated within this period, the relocation has not caused a loss of employment at the previous location. The average amount per employee is approximately \$6,000 per trainee and some areas more or less depending on local policy.

The process is simple and there are no complicated forms. You can reach out to your local OJT contact (see OJT contact list) and the you and the staff person will discuss your needs, the position(s) for which you are seeking OJT training dollars and walk through the process.

The contact for Jefferson Parish is Shawn Vinnett 504-723-1600. Learn more at [LaWorks](#).



The Incumbent Worker Training Program (IWTP) creates training partnerships among the LWC, business and industry, and training providers. The IWTP is designed to benefit business and industry by assisting in the skill development of existing employees, thereby increasing employee productivity and company growth. The program is funded by a portion of Unemployment Insurance tax contributions dedicated solely for customized training. The IWTP works as a partnership between the Louisiana Workforce Commission (LWC), business and industry, and training providers. Learn more at [LaWorks](#)

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LED

FastStart

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On-The-Job  
Training  
(OJT)

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Incumbent  
Worker  
Training  
Program

# WORKFORCE DEVELOPMENT

Goldman Sachs 10,000 Small Businesses is a program for small businesses that links learning to action. Through the program, participants gain practical skills in topics such as negotiation, marketing, and employee management that can immediately be put into action. In addition, they receive the tools and professional support necessary to develop a strategic and customized growth plan that will take their business to the next level.

The most recent impact report notes:

- 66% of participants reported an increase in revenues within 6 months of graduating
- 44% reported creating new jobs
- 85% are doing business with each other
- 96% completed the program

The program is free for qualifying businesses. Learn more here [Goldman Sachs 10000 Small Businesses at Delgado Community College](#)



When individuals return from prison, their likelihood of contributing positively to their community relies on their ability to secure meaningful employment, find a place to live, and have the education and resources necessary to advance in life. A task increasingly challenging in Louisiana. United Way of Southeast Louisiana's RETURN Initiative aims to ensure that every individual released back into Jefferson and St. Tammany parishes will have a chance of securing a job that pays a livable wage, staying out of prison, and living longer, healthier lives. That translates into safer, healthier, and more vibrant communities for everyone. Learn more at [RETURN Initiative](#)

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

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**RETURN-  
Restoration &  
Empowerment  
through  
United  
Re-entry  
Network**



# City of Kenner

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**Mayor of Kenner**

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