



WORMISER'S

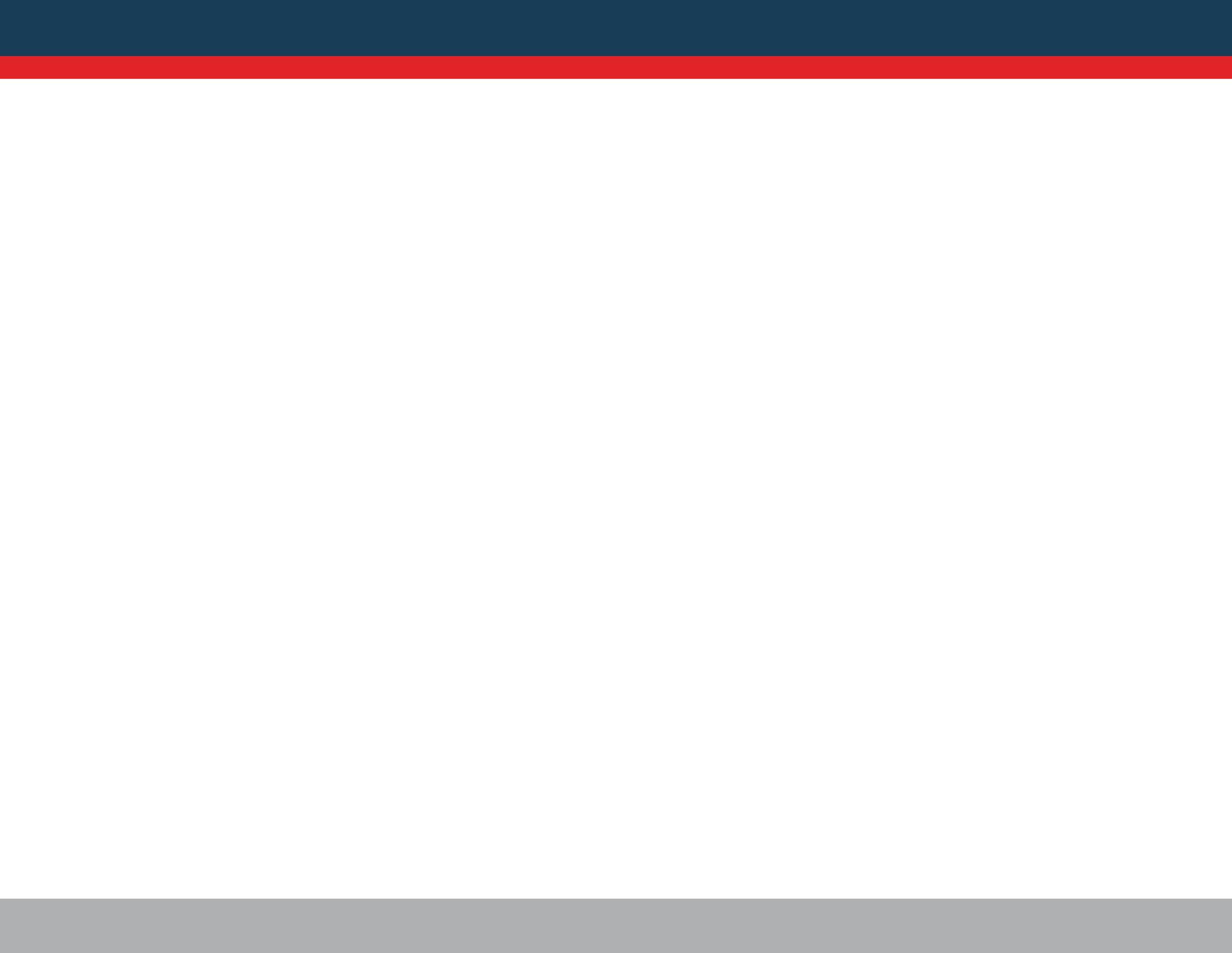
WORMISER'S

INVEST  
NEW IBERIA

ONE WAY  
LA 182  
→

CIRCUITS

ONLY



# TABLE OF CONTENTS

New Iberia Opportunity Zones _____	2
About New Iberia _____	3
Wealthworks: The 8 Capitals _____	4
Individual Capital _____	6
Intellectual Capital _____	10
Social Capital _____	16
Cultural Capital _____	20
Natural Capital _____	26
Built Capital _____	30
Political Capital _____	34
Financial Capital _____	36
Proposed Catalyst Projects _____	38
Introduction to Opportunity Zones _____	40
Incentives _____	43
Opportunity Zone Partners _____	50

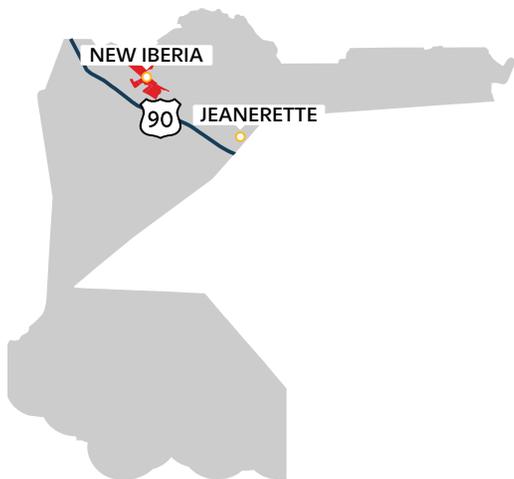
# NEW IBERIA OPPORTUNITY ZONES

Louisiana and its progressive communities are the place for exciting opportunities. Iberia Parish offers a hard-working labor force, cutting edge medical and industrial technology along with worldwide leaders in the exploration of oil and natural gas. The Opportunity Zones in Iberia Parish are located within New Iberia, the seat of Parish Government, and are a short distance from the Port of Iberia and the Acadiana Regional Airport.

## OPPORTUNITY ZONES IN NEW IBERIA

CENSUS TRACT	MUNICIPALITY	TYOLOGY
305	NEW IBERIA	URBAN MIXED
309	NEW IBERIA	URBAN RESIDENTIAL
310	NEW IBERIA	URBAN MIXED
311	NEW IBERIA	URBAN MIXED

### IBERIA PARISH

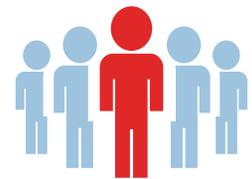


### NEW IBERIA OZ'S



#### LEGEND

- OPPORTUNITY ZONES
- INTERSTATES



**72,691**  
PARISH POPULATION

\*U.S. Census Bureau, 2014-2018  
American Community Survey, 5-year estimate

## ABOUT NEW IBERIA

Home to James Lee Burke's fictional detective, Dave Robicheaux, New Iberia is in north Iberia Parish along the banks of the Bayou Teche in south Louisiana. Considered a bedroom community, New Iberia is steeped in the ambiance and charm of small town living with the convenience and opportunities of its larger neighbor, Lafayette, which is within 20 minutes travel. New Iberia's opportunity zones overflow with a rich local history and culture. New Iberia and Iberia Parish are home to such noted national brands as TABASCO and KONRIKO rice. It is the birthplace of internationally known artist George Rodrigue and is located in the heart of Cajun country. In New Iberia French, Spanish, Native American and African American cultures have blended together to create something unlike anything found anywhere else in the world. New Iberia provides a gateway to national and international markets through assets that include the Acadiana Regional Airport, the Port of Iberia, and the New Iberia Research Center.



J. ALLEN DAIGRE CIVIC CENTER

# WEALTHWORKS: THE 8 CAPITALS

WealthWorks simplifies things by organizing local features into eight discrete capitals. Each capital is defined in the table below. All capitals share the following characteristics: each capital is a collection of one category of related resources; every region has a stock of each type of capital—meaning the combined quantity and quality of the many components of that capital in the region; and taken together, the existing stocks of these capitals constitute a region's current wealth.



## INDIVIDUAL

The skills and capacity, including health, that allow individuals to be productive. Investments in human capital include spending on skill development, education, training, and health maintenance and improvement.



## INTELLECTUAL

The knowledge, creativity, and innovation needed to solve problems and develop new ways of doing things. Investment in intellectual capital is through research and development and support for activities that increase innovation, as well as diffusion of new knowledge and applications. It can come from sharing with other people and communities.



## NATURAL

The productive environmental assets (e.g., air, water, land, minerals, plants, animals, fish, ecosystem services) in a region. Investments in natural capital include restoration and maintenance.



## BUILT

The fully functioning constructed infrastructure (e.g., buildings, sewer treatment plants, manufacturing and processing plants, energy, transportation, communications infrastructure, technology) needed to support community well-being. Investment in physical capital is in construction, renovation, and maintenance. Built capital depreciates with use and requires ongoing investment to maintain its value.



## **SOCIAL**

The trust, networks, and inclusive relationships needed to get things done. Investments in social capital are those that lead to new conversations, shared experiences, and connections between individuals and groups and/or strengthen relationships within groups.



## **CULTURAL**

The traditions, customs and beliefs shared by the community, including the way you see the world. Investments in cultural capital can help to preserve tradition while also helping to shift and align beliefs in ways that help people develop shared values and history.



## **POLITICAL**

The voice, power and influence over decisions needed to achieve goals, including the distribution of resources. Investments in political capital are made through inclusive organizing – gathering and disseminating information, providing access to decision makers, creating broader constituencies and increased voice.



## **FINANCIAL**

Financial capital, including investments and personal savings, generates monetary returns that can be used for further investment or consumption. Stewardship of financial capital implies responsible investment to generate added income as well as eliminate unnecessary cost or waste. In creating wealth, community members strive to invest financial capital in ways that increase and improve the quality of the other six forms of capital.



# INDIVIDUAL CAPITAL

## BY THE NUMBERS

# 29,992

Town of New Iberia

**36.4** Median Age

**25.8%** Poverty Rate

**11,141** Number of Households

**\$37,628** Median Household Income

**\$106,900** Median Home Value

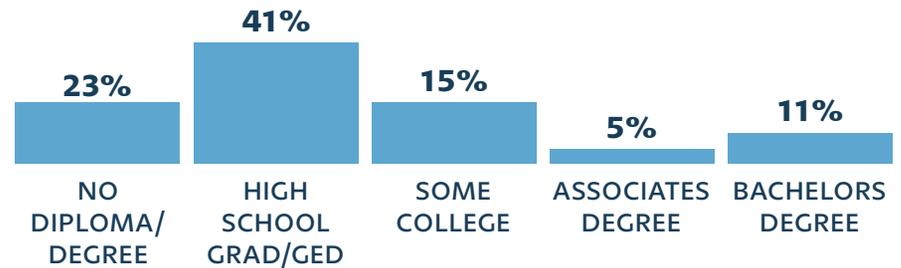
## EDUCATIONAL ATTAINMENT:

# 77%

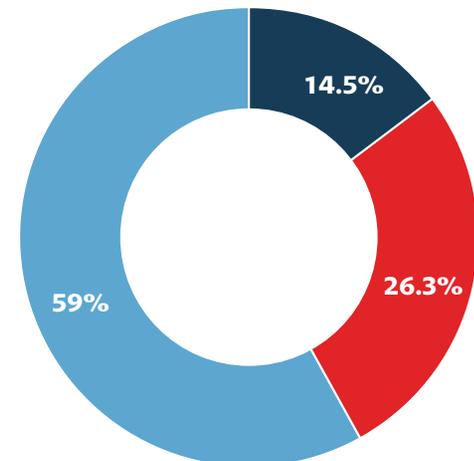
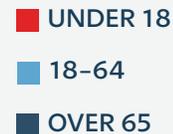
HIGH SCHOOL GRAD OR HIGHER

# 15%

BACHELOR'S DEGREE OR HIGHER



## NEW IBERIA AGE DISTRIBUTION



2018 NARRATIVE PROFILE / AMERICAN COMMUNITY SURVEY / US CENSUS BUREAU

# WORKFORCE

These are the top 10 industry sectors for Iberia Parish based on NAICS Codes:

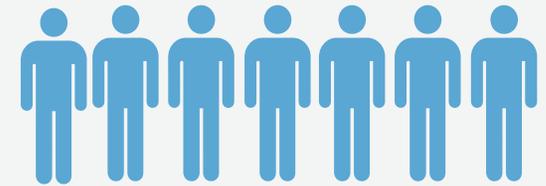
- Agriculture, Forestry, Fishing and Hunting
- Health Care and Social Assistance
- Retail Trade
- Manufacturing
- Mining, Quarrying, and Oil and Gas Extraction
- Educational Services
- Construction
- Accommodation and Food Services
- Administration & Support, Waste Management and Remediation
- Real Estate and Rental and Leasing

## INDUSTRY HIGHLIGHT: CONRAD RICE MILL – KONRIKO RICE

The Conrad Rice Mill is the oldest rice mill in America. It is also one of the leading tourist attractions in the Bayou Teche area. In 1981, the Mill was placed on the National Register of Historic Places. P.A. Conrad founded the Conrad Rice Mill and Planting Company in 1912. In the 1950's, "KONRIKO" was trademarked as an acronym for "CONRAD RICE COMPANY." In 1975 Mike Davis, a former teacher and farmer, bought the mill from the Conrad family. The original part of the mill was built in 1912 and received additions in 1917 and 1930. This is significant because it is a rare surviving example of a factory using a belt-drive power transmission. Davis has made many changes and improvements to the mill since 1975 and shows no signs of stopping. Today KONRIKO sells to every major wholesaler and every chain store in the state. KONRIKO has developed a specialty rice business in all 50 states and Canada, and is expanding into the European markets.

[CONRADRICE.COM/](http://CONRADRICE.COM/)

## ACCESS TO A SKILLED, LOYAL WORKFORCE



**687,000**

REGION POPULATION

**1.4MILLION**

**PEOPLE  
WITHIN A  
60-MILE  
RADIUS**



## IBERIA PARISH MAJOR EMPLOYERS

COMPANY NAME	INDUSTRY
IBERIA MEDICAL CENTER	HEALTH CARE
IBERIA COMPREHENSIVE COMMUNITY HEALTH CENTER	HEALTH CARE
NEW IBERIA RESEARCH CENTER	RESEARCH FACILITY
ACADIANA REGIONAL AIRPORT	AIRPORT
UNIVERSAL FABRICATORS	OFFSHORE FABRICATION

### CANE RIVER PECANS

Located in downtown New Iberia, Cane River Pecans serves up a slice of Louisiana’s culinary heritage. Since 2002, their focus has mainly been on their ability to offer gourmet pecan gifts to companies looking to strengthen their corporate relationships. As a result they offer a variety of pecan gifting solutions to customers that fall into a range of corporate industries throughout the United States.

### SUGAR CANE

Iberia Parish is the center of sugar production in Louisiana. Sugar cane has been an integral part of the south Louisiana economy and culture for more than 200 years. Sugar cane was introduced to Louisiana by Jesuit priests in 1751. Since that time, the sugar cane industry has grown so that it now contributes \$2 billion to the Louisiana economy. Today, Louisiana sugar cane yields range from 30 to 50 tons per acre, with recoveries ranging from 180 to 240 pounds of sugar produced from each ton of cane.



CANE RIVER PECAN COMPANY

[CANERIVERPECAN.COM](http://CANERIVERPECAN.COM)

## FOCUS ON HEALTHCARE - IBERIA MEDICAL CENTER

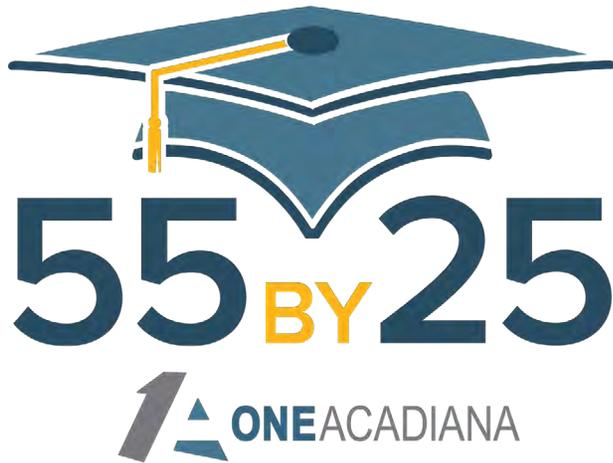
Iberia Medical Center is a not-for-profit, award-winning hospital committed to improving the health and quality of life of its community. From humble beginnings as an endeavor of the local Lions Club, Iberia Medical Center was created through the establishment of Hospital Service District No. 1 in 1951. Additional collaboration with the Iberia Parish Police Jury resulted in the opening of Iberia Parish Hospital September 13, 1960. Today, Iberia Medical Center is home to over 30 medical specialties provided by over 140 physicians. With the addition of its North campus, services at the Lewis Street location include the Women's Diagnostic Center, 14-bed inpatient rehabilitation unit, Advanced Wound Center, outpatient Rehab Center, Hepatology Clinic and inpatient and outpatient behavioral health. Iberia Medical also provides services through the Jeanerette Rural Health Clinic, Cancer Center of Acadiana-New Iberia Clinic, Sleep Center and the IMC Physician Network.



IBERIA MEDICAL CENTER



# INTELLECTUAL CAPITAL



## 55 BY 25

55 by 25 is an initiative by One Acadiana with a **vision** of an equitable education system that meets the region's need for talent and offers all Acadiana residents the chance for a better life through increased educational attainment, a **goal** of increasing the proportion of working-age adults in Acadiana with postsecondary degrees, certificates, or other high-value credentials to 55 percent by 2025, and a **common purpose** to galvanize business, education, faith, civic and community leaders and organizations in support of a shared agenda to increase educational attainment, prosperity, and quality of life.

[55BY25ACADIANA.ORG](http://55BY25ACADIANA.ORG)

## ACADIANA WORKS, INC.

Acadiana Works brings business and job seekers together through an array of services to help with recruitment needs, improve productivity and provide a competitive edge. They offer no-cost recruitment and screening services, information on tax incentive programs, labor market information, training and more. Many of the services can be customized to meet businesses' specific needs.

[ACADIANAWORKFORCE.ORG/SERVICES/CAREER-SERVICES](http://ACADIANAWORKFORCE.ORG/SERVICES/CAREER-SERVICES) | (337) 373-0010

The Iberia Parish School District provides a high quality educational experience for all students in a safe environment, ensuring that all students maximize their highest potential as contributing citizens of the community.

## NEW IBERIA HIGH SCHOOLS

NEW IBERIA SENIOR HIGH SCHOOL

CATHOLIC HIGH SCHOOL

WESTGATE HIGH SCHOOL



## FIRE STARTER PROJECT

The Fire Starter Project is a leadership program for high school students in Iberia Parish. The project shows young leaders how they can impact their community. 16 high school juniors in Iberia Parish are nominated by their administrators to participate. The year-long program aims to provide learning experiences in leadership, communication skills, team-building, and networking. Participants will take part in monthly seminars and/or field trips to develop skills as future leaders of their community. Based on the Leadership Iberia program, the Fire Starter Project is the brainchild of former Leadership alumni who see a need for engaging students of the parish in their community. The Fire Starter Project board, made up of a mix of business, education, healthcare, and non-profit professionals, have created a program that they hope will provide insight for the students into their own communities but to observe and experience the effects of positive engagement in the world around them.

# LEADERSHIP IBERIA

Leadership Iberia, a program of the Greater Iberia Chamber of Commerce, is designed to inspire and renew leadership commitment in a diverse group of participants from a cross-section of the community including age, gender, profession, ethnicity, leadership and volunteer experience. The eleven month program begins with a class orientation and is followed by an opening retreat in February. The day-long monthly sessions, special projects and field trips are held March through October with a closing retreat in November and graduation in December. These sessions are focused on information and activities related to: leadership and team development skills, education, government, law enforcement and judicial system, economic development, health care, social services and general quality of life issues. Nearly 400 concerned citizens have emerged from the program with fresh perspective regarding the assets and challenges and opportunities of the community; and consequently renewed commitment towards solving complex community issues as leaders in their profession, industry and the community at-large.



# SOUTH LOUISIANA COMMUNITY COLLEGE (SLCC) - NEW IBERIA CAMPUS



SLCC NEW IBERIA CAMPUS

[SOLACC.EDU/CAMPUSES/NEW-IBERIA-CAMPUS](http://SOLACC.EDU/CAMPUSES/NEW-IBERIA-CAMPUS) | [NEWIBERIA@SOLACC.EDU](mailto:NEWIBERIA@SOLACC.EDU) | (337) 373-0185

Want to learn how to weld? Students in the Welding program in New Iberia are doing just that. Students are able to earn a four year degree close to where they live and work in Iberia Parish. SLCC's campus in New Iberia includes two buildings: the Teche Building and the Ember Street Building. Both are bustling with students ready to learn. In addition, there is a campus bookstore in the Ember Street Building.

Here's what's offered in New Iberia:

- Business
- General Studies
- Machine Tool Technology (Fall Start)
- Oil and Gas Production Technology
- Welding (Fall Start)

## REGIONAL HIGHER EDUCATION CAMPUSES

UNIVERSITY OF LOUISIANA AT LAFAYETTE

SOUTH LOUISIANA COMMUNITY COLLEGE

LSU EUNICE

# IBERIA PARISH LIBRARY

The Iberia Parish Library System was developed in 1947 using as its base community libraries already in existence in New Iberia, Jeanerette and Weeks Island. Originally headquartered in a building designed by Owen Southwell on Weeks Street, the library was moved to a new structure in the Civic Center on June 27, 1966. Built on the site of the old Henshaw House, the library is framed by hundred year-old-oaks and the Bayou Teche. The system has expanded to eight outlets throughout the parish and now has a collection of over 210,000 volumes. The Iberia Parish Library was the second public library in the state to be fully automated for circulation and cataloging, and has gone



IBERIA PARISH LIBRARY INTERIOR



IBERIA PARISH LIBRARY FAÇADE

on to provide Internet services to all branches. It is also the home of the I.A. and Carroll Martin Photography Collection, the Bunk Johnson Collection, and award-winning children's programs. The Iberia Parish Library is not only a repository for books and a computer center but a cultural center as well. An array of lectures, concerts, storytelling activities and art exhibits are held throughout the year. The library has received the Louisiana Endowment for the Humanities Award for its extensive programming and welcomes the public to all of its events.

## NEW IBERIA RESEARCH STATION

The New Iberia Research Center operates from a 118-acre site with 24 buildings totaling over 485,000 square feet. Diversified animal housing systems include indoor/outdoor cages for housing small non-human primates in large family groups, outdoor corncrib/minicrib combinations for housing macaque and Cercopithecine species, and indoor single housing units for all non-human primate species in cage sizes recommended by the United States Department of Agriculture. Clinical and research support areas are located in near proximity to outdoor social housing across the UL Lafayette-NIRC campus. Diagnostic capabilities include radiography, ultrasonography, and an on-site clinical pathology laboratory. Two on site dedicated surgical suites are maintained as available for both protocol mandated, routine scheduled and emergency care procedures. Service agreements are maintained on all equipment to ensure non interruption of services. Protocol mandated surgical procedures are minimally invasive. Clinical Pathology diagnostic support is centrally located in a 12,000 square foot, controlled access laboratory. Diagnostic support capabilities include hematology, chemistry, coagulation, microbiology, urinalysis, parasitology and histology. There are over 6,800 non-human primates housed at the Center which makes NIRC one of the largest primate center in the US. Active breeding and/or research holding programs exist for the following species: *Cebus apella*, *Chlorocebus aethiops*, *Macaca fascicularis*, *Macaca nemestrina*, and *Macaca mulatta*.



NEW IBERIA RESEARCH STATION

[NIRC.LOUISIANA.EDU](http://NIRC.LOUISIANA.EDU)

## CROWN BIOSCIENCE

Crown Bioscience is a global drug discovery and development service company providing translational platforms to advance oncology and metabolic disease research. With an extensive portfolio of relevant models and predictive tools, Crown Bioscience enables clients to deliver superior clinical candidates. In 2016 they expanded CVMD services capacity by investing in facilities at the University of Louisiana at Lafayette's New Iberia Research Center (NIRC), which has multiple research capabilities that harmonize with the efficacy and model development studies conducted by CrownBio.



# SOCIAL CAPITAL

New Iberia has a variety of civic organizations that provide the opportunity for social interactions and community service. These include:

- Rotary Club
- Knights of Columbus
- Lions Club
- Woodmen Life New Iberia
- American Legion
- Veterans of Foreign Wars
- United Way of Iberia

## NEW IBERIA RELIGIOUS INSTITUTIONS

### CHURCH NAME

ST. PETER'S CATHOLIC CHURCH

FIRST UNITED METHODIST CHURCH OF NEW IBERIA

FIRST BAPTIST CHURCH OF NEW IBERIA

HIGHLAND BAPTIST CHURCH

TEMPLE BAPTIST CHURCH

THE EPISCOPAL CHURCH OF THE EPIPHANY

NATIVITY OF OUR LADY CATHOLIC CHURCH

TRINITY BAPTIST NEW IBERIA

LIGHTHOUSE MISSIONARY BAPTIST CHURCH



ST. PETER'S CATHOLIC CHURCH

## UNITED WAY OF IBERIA'S FAMILY RESOURCE CENTER

United Way of Iberia, Inc. began operating the Family Resource Center in July 1996. The main purpose of the Center is to collect publicly accessible information about the various client service programs available through agencies in the Iberia parish area. In conjunction with the gathering of information, the Center has compiled a Community Resource Directory that includes pertinent information for each agency/program in their files, an index categorized by the services provided, a list of support groups in the Iberia Parish area, and a listing of important local and national telephone numbers. A medical equipment loan program is also operated by the Center. Through private donations, the Center has acquired such equipment as crutches, walking canes, walkers and wheelchairs. This equipment is loaned out on a basis of need and availability. Donations to the program can be made by contacting the Center at 365-1800. The Family Resource Center operates for the people of Iberia Parish.



UNITED WAY OF NEW IBERIA

[UNITEDWAYOFIBERIA.ORG](http://UNITEDWAYOFIBERIA.ORG)

## SOCIAL SERVICES NETWORK

New Iberia is rich in social services that work together to meet the needs of the community. These include charitable non-profits, food pantries, mental health services, and youth services. Many of the organizations partner with each other and duplicate programs and efforts to more effectively serve individuals and families in need.

# IBERIA AFRICAN AMERICAN HISTORICAL SOCIETY

The IAAHS is a nonprofit corporation operated exclusively for educational and charitable purposes. The mission of the organization is to foster the appreciation, understanding, and teaching of the long, rich, and unique history of African Americans in Iberia Parish; and also, by example and through programs and activities, to encourage and promote research, preservation, and publication of historical materials related to the history of African Americans in Iberia Parish. IAAHS was founded by Dr. Phebe Hayes. Dr. Hayes, a life-long resident of Iberia Parish, retired from the University of Louisiana at Lafayette after 26 years of service (Professor of Communication Sciences & Disorders, 1986–2013; and Dean of the College of General Studies, 1998–2013). Dr. Hayes is the descendant of West African ancestors who were enslaved on local plantations. Four of her ancestral grandfathers fought for their freedom as members of the United States Colored Infantry (USCI) formerly, the Corps d’Afrique, and one fought as a member of the Union Navy. Following retirement, Dr. Hayes began researching the history of African Americans of Iberia Parish from the pre-colonial Louisiana period to the end of the Jim Crow era of segregation. What she found was exciting and demanded to be shared with the Iberia Parish community.



## ENVISION DA BERRY

Envision da Berry is a non-profit organization based in New Iberia, Louisiana. "Da Berry" is both a nickname for New Iberia and a community of talented, creative people who love Iberia Parish. Their mission is to build creative businesses, establish cultural resources, and breathe fresh life back into the Iberia Parish community by seeking to spark partnerships that advance a brighter vision. Envision da Berry has developed a model for generating a shared vision through opening up public spaces to leaders and the individuals within the community with art and information



BROWN SUGAR MUSIC FESTIVAL



# CULTURAL CAPITAL

Locals and visitors can brush up on history and local literature on a self-guided trail within the New Iberia National Register Historic District, explore the Trilingual Markers, or Historic Jeanerette and Loreauville. Folks can also stock up on local products at Konriko Company Store, part of the Nation's oldest active rice mill. Or discover New Iberia through the lens of someone who grew up roaming the area decades ago, via personal renditions of historic New Iberia life in the novels written by New Iberia local, James Lee Burke.



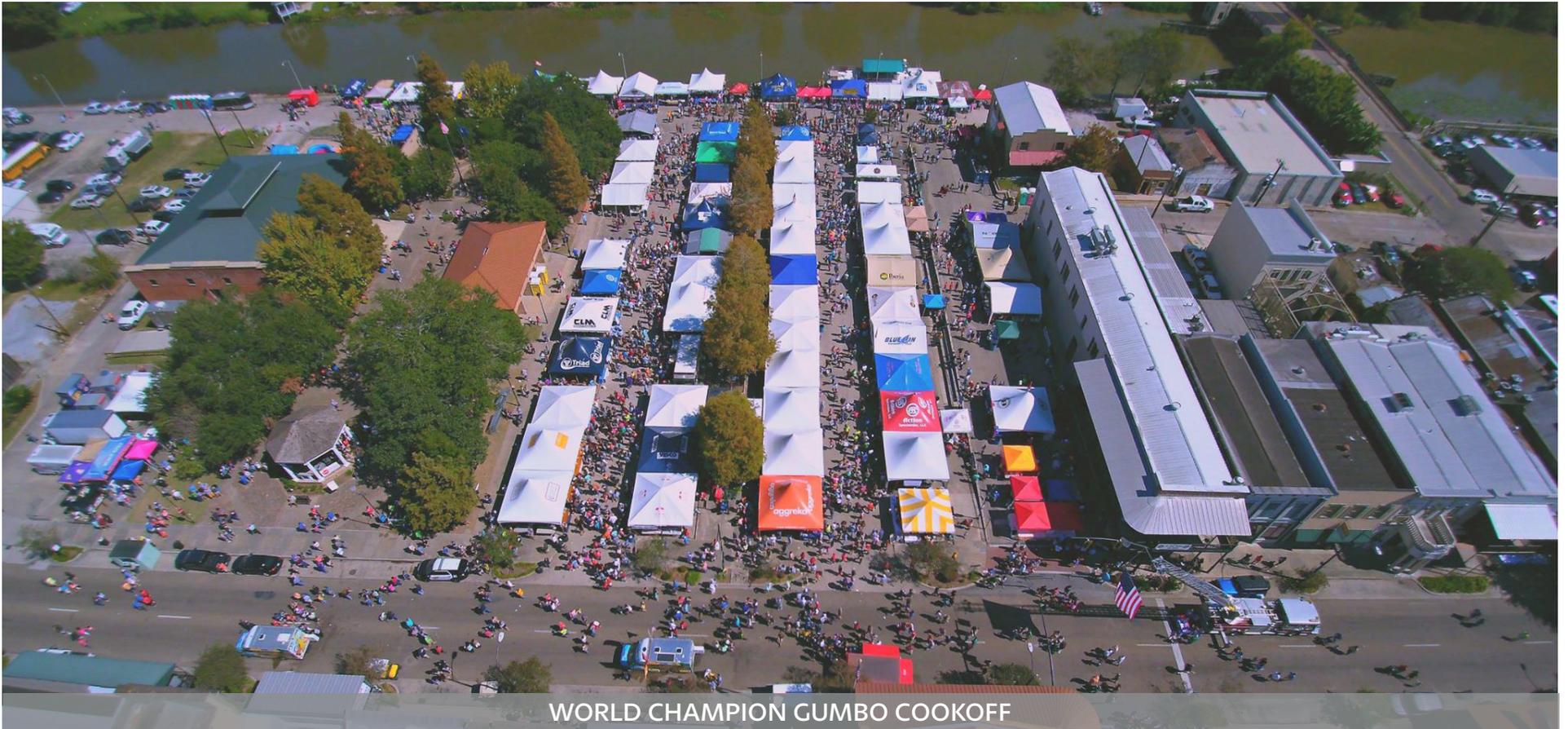
SUGAR CANE FESTIVAL

[HISUGAR.ORG](http://HISUGAR.ORG)

NEW IBERIA FESTIVALS	
FESTIVAL NAME	MONTH
EL FESTIVAL ESPAÑOL	SPRING
LAO NEW YEAR	SPRING
SUGARCANE FESTIVAL	FALL
BROWN SUGAR MUSIC FESTIVAL	FALL
WORLD CHAMPIONSHIP GUMBO COOKOFF	FALL
VERY BERRY CHRISTMAS QUEST	WINTER

# FEATURED FESTIVAL - WORLD CHAMPIONSHIP GUMBO COOKOFF

The World Championship Gumbo Cookoff is held in historic downtown New Iberia's Boulogny Plaza every second weekend in October. The Gumbo Cookoff is a family oriented festival that includes several events such as the Roux Run, Youth Gumbo Cookoff, Meanest Beans Competition, children's activities, live music all weekend and more. Gumbo lovers from all over come to experience what is described as the "superbowl" of gumbo.



# IBERIA PERFORMING ARTS LEAGUE

The Iberia Performing Arts League (IPAL), is a community theater organization based in New Iberia. Its mission is to promote live theater in New Iberia and to enhance the community. It generally offers five major productions per season, a summer youth play or activity, and occasionally other special activities. IPAL depends on the community to stay alive. IPAL accepts volunteers within the community. There are many jobs involved in theater other than acting such as backstage crew, costumers, make-up artists, and light, and sound crews. Plays are held at the historic Essanee theater in downtown New Iberia. As a community theater, IPAL is always glad to have sponsors, donors and other financial help. IPAL has been supported in part by a grant from the Louisiana Division of the Arts, Office of Cultural Development, Department of Culture, Recreation & Tourism, in cooperation with the Louisiana State Arts Council, Funding has also been provided by the National Endowment for the Arts, a Federal agency.



THE ESSANEE THEATER IN DOWNTOWN NEW IBERIA

## SLIMAN THEATER FOR THE PERFORMING ARTS

The Evangeline Theater started its life as a wholesale grocery building in the late nineteenth or twentieth century. Remodeled for a movie house in 1929, the building gained its current Art Deco façade and other characteristics during a 1939/40 renovation. The two story brick building's façade is clad in stucco and pigmented structural glass. Located on Main Street in the New Iberia Central Business District, the façade is fully restored to its 1940 appearance. Donated to the City of New Iberia by the Sliman family in 1994, then State Representative "Bo" Ackal secured funding to preserve and restore it to its useful purpose. The Sliman Theater for the Performing Arts is located at 129 East Main Street and is listed on the National Register of Historic Places. It is also home to the Louisiana Live Performances. The Sliman is operated by the City's Parks & Recreation Department and is available for private functions.



SLIMAN THEATRE FOR THE PERFORMING ARTS

## BAYOU TECHE MUSEUM

Museum founders Paul Schexnayder and Becky Schexnayder Owens conceived of the Bayou Teche Museum in 1992. With the help of Alfred "Smitty" Landry, they formed the nonprofit New Iberia Museum Foundation. Over time, many dedicated board members, elected officials, and volunteers made it possible to open the Bayou Teche Museum's doors in 2010. It is through the community's generous spirit that this rich area is showcased to visitors from around the world, and its history and culture will be preserved for generations to come. The Bayou Teche Museum is a place where visitor's can explore one of the country's most colorful, bountiful and historically significant areas. Interactive exhibits showcase the spicy blend of cultures, artists, industries and lore that sprang from the land surrounding the snake-like curves of the peaceful Bayou Teche. The Museum is located on Main Street in charming downtown New Iberia, which has been recognized by Forbes Magazine as one of America's Prettiest Towns. Local cuisine, historic sites, shopping and hotels are all within walking distance.



BAYOU TECHE MUSEUM

# SHADOWS ON THE TECHE HISTORY MUSEUM

Located in New Iberia's Main Street District, set among towering live oak trees draped with Spanish moss on the banks of Bayou Teche, The Shadows, built in 1834 for sugar planter David Weeks, paints a vivid picture of life for the four generations that made this property their home. The first National Trust for Historic Preservation site in the Gulf South, The Shadows is a Classic Revival-style home with a Louisiana Colonial floor plan and a garden that is as breathtaking as the history preserved here.



THE SHADOWS



# NATURAL CAPITAL

Iberia Parish is home to a cluster of unique and valuable natural resources, from the nation's largest swamp and the state's only national paddle trail to the multiple salt domes/mines and rich Vermilion Bay coast land. In terms of outdoor recreation and natural resources, the lands surrounding New Iberia are bountiful and accommodate a wide range of activities. Just southwest of New Iberia is the Avery Island factory where world-famous Tabasco® pepper sauce is made. The plant's founder also created a 250-acre garden and bird sanctuary where one can stroll through rare plants, see a deer or peacock in the garden, or step onto a swamp boardwalk for a view of resident alligators.

## NEW IBERIA NATURE & RECREATION

ASSET	RECREATION TYPE
BAYOU TECHE	AQUATIC, FISHING, NATIONAL PADDLE TRAIL
ATCHAFALAYA BASIN	NATION'S LARGEST SWAMP, AQUATIC
LAKE FAUSSE POINT STATE PARK	CAMPING, INTERPRETIVE ED., HIKING, AQUATIC
CYPRE MORT POINT STATE PARK	BOAT ACCESS TO THE GULF, CAMPING, CABINS, BEACH
AVERY ISLAND	TABASCO FACTORY TOURS, JUNGLE GARDENS TRAILS
JEFFERSON ISLAND	RIP VAN WINKLE GARDENS, HISTORIC SITES TOUR
LAKE PEIGNEUR	AQUATIC RECREATION
VERMILION BAY & GULF OF MEXICO	GULF BOATING ACCESS, FISHING,
DAUTERIVE LAKE	FISHING, PADDLING, BOATING, BIRDING
BAYOU TECHE BYWAY	STATE SCENIC BYWAY FOR AUTOMOTIVE RECREATION

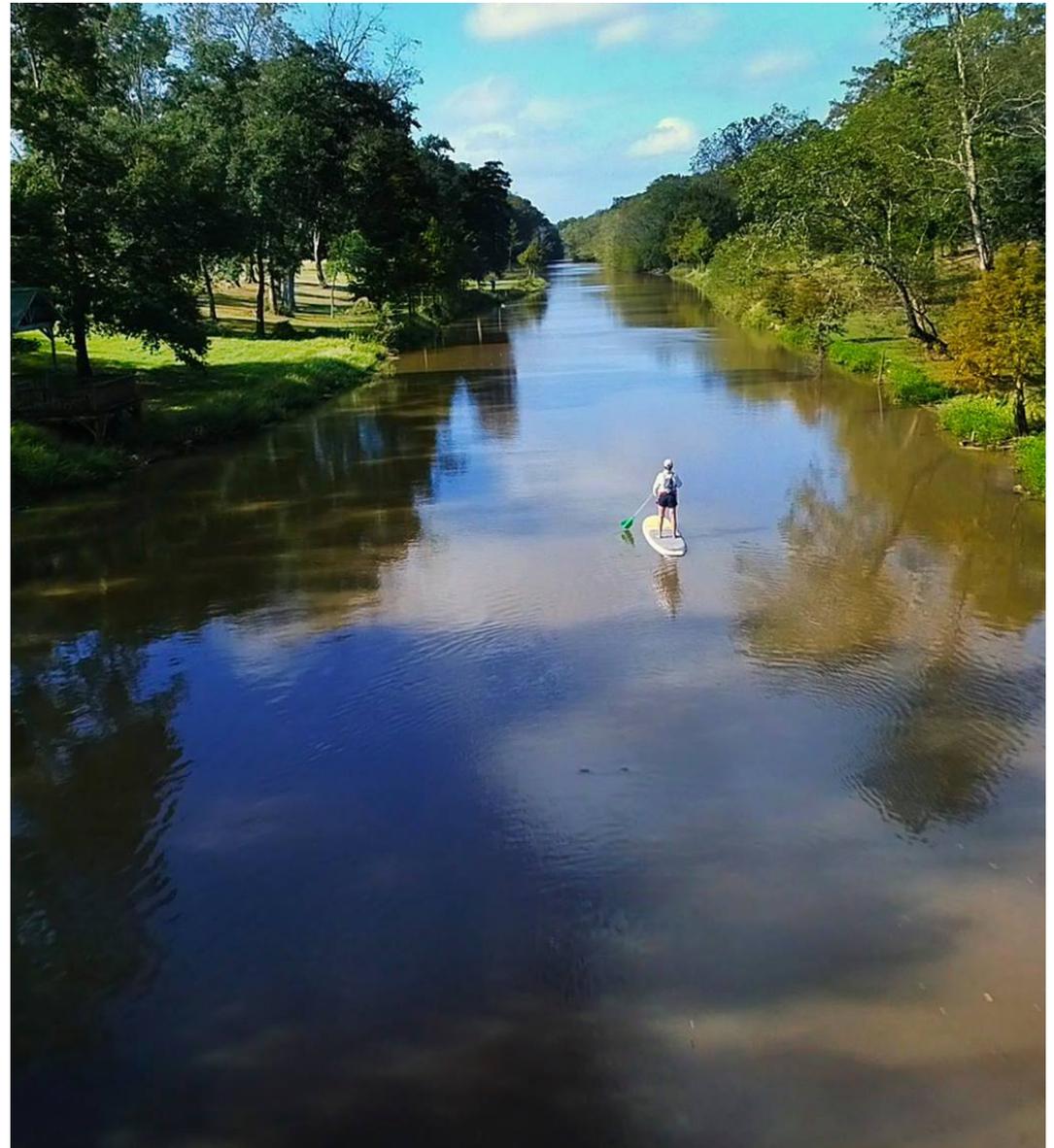
## TECHE PROJECT

The Teche Ecology, Culture and History Education Project started in 2008 in St. Landry Parish. The organization is made up of individuals passionate about making Bayou Teche a healthier waterway for fishing, kayaking, canoing boating, tubing and even swimming! Along with aesthetics and recreation, TECHE Project advocates for improved water quality in the Bayou Teche watershed through the reduction of non-point source pollution.

What started with a small group of people in Arnaudville as an effort to pull debris from the bayou has become a movement championed by communities and volunteers. Volunteer crews have worked with the St. Landry, St. Martin, and Iberia Parish sheriffs offices to pull refrigerators, hot water heaters and other items littering the bayou and the banks. The TECHE Project has also worked with folks in St Mary Parish to pull exotic water hyacinth out of the bayou and holds public cleanups regularly and encourages volunteers with motorboats, kayaks and canoes to join.

TECHE Project has relationships with the Tour Du Teche, the Kiwanis Club of Breaux Bridge, Pack and Paddle, Bayou Teche Experience, Bayou Teche Brewery, Bayou Vermilion District, Arnaudville Area and Breaux Bridge Chambers of Commerce, St. Landry and St. Martin Parish Governments and Sheriffs as well as many of the towns and cities along Bayou Teche.

[TECHEPROJECT.ORG](http://TECHEPROJECT.ORG)



BAYOU TECHE

## EVERY ISLAND - HOME OF TABASCO®

Iberia Parish is the home of the Tabasco Brand Factory Tour and Museum which has been a staple to Louisiana for over five generations. Founded in 1868 by Edmund McIlhenny, the Tabasco Brand Factory was built on a salt dome where red peppers grow and the original sauce is produced. The island houses the first rock salt mining operation of its kind in North America which began in 1862. Avery Island is also home to Jungle Gardens, a 170 acre botanical garden and bird sanctuary. Jungle Gardens hosts regular bird tours where viewers can see a large variety of birds including snowy white egrets, several of species of herons, spoonbills ,and many others.



JUNGLE GARDENS

[TABASCO.COM/VISIT-AVERY-ISLAND/](https://www.tabasco.com/visit-avery-island/) | [JUNGLEGARDENS.ORG](https://www.junglegardens.org)

## JEFFERSON ISLAND

Jefferson Island is one of five wooded "islands," which rise above the surrounding grassy marshlands and prairies of Iberia Parish. Sitting on large salt domes, these islands are historically and geographically unique to Louisiana's Delta Country. Jefferson Island is home to the Rip Van Winkle Gardens, named for the famous 19th century actor, Joseph Jefferson, who portrayed Rip Van Winkle. Visitors may take part in guided tours of the Joseph Jefferson Home a grand architectural masterpiece, built in 1870 as a hunting lodge and painting studio for Jefferson. Rip's Rookery is a popular birding area housed on Jefferson Island where bird watchers and photographers may view the Roseate Spoonbill. Cafe Jefferson is a restaurant with a glassed-in porch nestled in a grove of ancient live oaks which offers a breath-taking view of the gardens and Lake Peigneur.



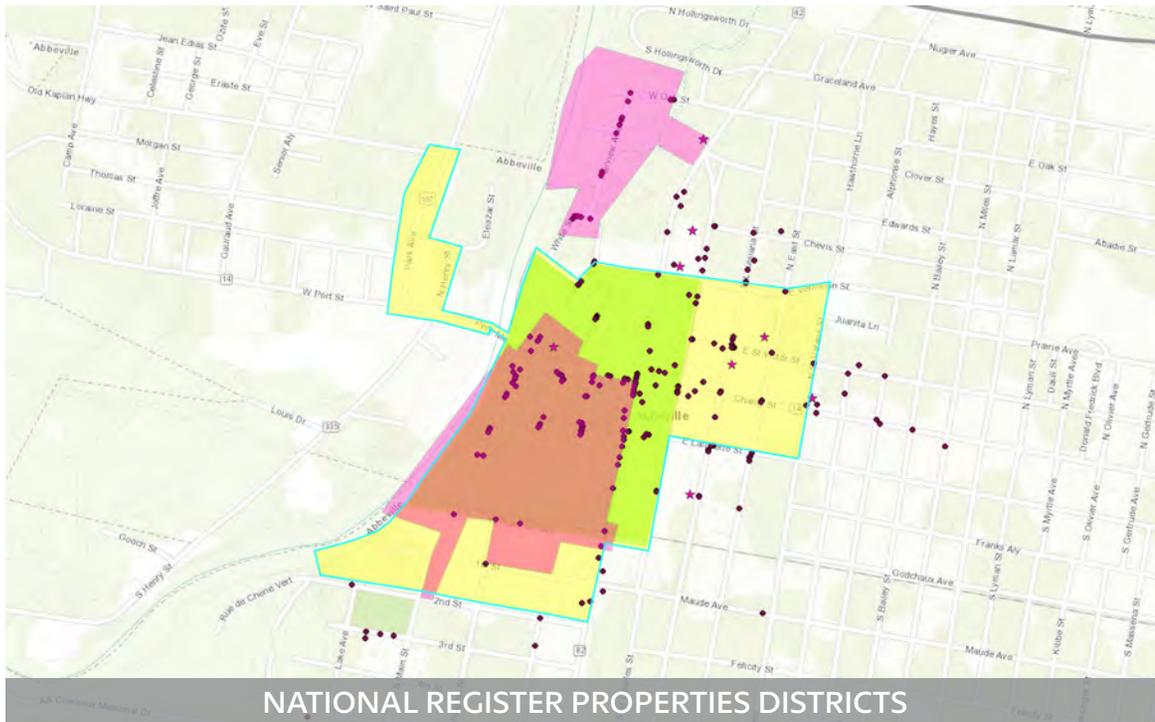
ROSEATE SPOONBILL



# BUILT CAPITAL

## LA OCD STANDING STRUCTURES AND DISTRICTS

Historic buildings and structures play a special role in creating the distinctive character of each and every community. Their essential legacy of cultural, educational, recreational, aesthetic, social, and environmental benefits must be preserved and/or documented for present and future generations. The Louisiana Division of Historic Preservation's professionally trained staff work in the public's interest to recognize, revitalize, rehabilitate, and record the historic built environment in the state through the important programs and technical assistance offered.



### HISTORIC & CULTURAL DISTRICTS

Within this map are the nationally registered East Main Street Historic District, the New Iberia West End Historic Cultural District, the New Iberia Residential Historic District, and the nationally registered Downtown New Iberia Commercial Historic District. The points on the map represent local and nationally registered structures that are recognized for their age, architecture, engineering, commerce, community planning and development, industry, or transportation significance.

## ACCOMMODATIONS

New Iberia offers a range of accommodations for area visitors and travelers. The area's bed and breakfasts offer charming accommodations that brings the best of New Iberia to the visitor's doorstep. Many bed and breakfasts are conveniently located near restaurants.

NEW IBERIA BED & BREAKFASTS	
B&B	PHONE NUMBER
ANTIQUE ROSE VILLE	(337) 367-3000
BAYOU CHATEAU	(337) 962-7407
BAYOU HOUSE ON BAYOU TECHE	(337) 319-3475
BAYOU POOL HOUSE	(337) 519-1340
BAYOU TECHE GUEST COTTAGE	(337) 201-0345
CABIN ON BAYOU PETITE ANSE	(337) 257-2715
CHATEAU ROYALE	(337) 962-7407
DA BERRY HOUSE	(337) 256-6195
ESTORGE-NORTON HOUSE	(337) 365-7603
HARRY B. HEWES HOUSE	(337) 276-5004
JEFFERSON ISLAND RIP VAN WINKLE GARDENS	(337) 359-8525

# CRITICAL INFRASTRUCTURE

## ACADIANA REGIONAL AIRPORT

Acadiana Regional Airport is an FFA certified General Aviation Airport in New Iberia. It is home to more than 50 companies and 1,750 employees, including Bristow (the world's largest provider of helicopter services) and AvEx (the world's leader in aviation exterior painting). The airport houses a fully instrumented concrete runway that once served as an alternate landing site for NASA's space shuttle program. The airport features direct rail access, a 5,000-foot lighted water runway for amphibious aircrafts, and a rail-to-truck offloading facility. The airport's close proximity to the Port of Iberia spotlights the intermodal transportation available in Iberia Parish.

## PORT OF IBERIA

New Iberia's Opportunity Zones are located near the Port of Iberia. The Port of Iberia is strategically located between Houston and New Orleans. The 2,000 acre industrial and manufacturing site is home to over 100 companies involved in the oil and gas industry, materials handling, and marine services. The Port of Iberia has direct access to the Gulf Intracoastal Waterway and the Gulf of Mexico through its 13' deep main navigational channel. In addition, the port is connected to rail and four-lane highway. Future infrastructure enhancements include the Acadiana Gulf of Mexico Access Channel (AGMAC). When completed, it will be a 53 mile connection to the Port of Iberia directly to the Gulf of Mexico.



## AVIATORS EXTERIORS INC.

Aviation Exteriors Louisiana, Inc. (AvEx) is the world's leader in aviation exterior painting. Once exclusively focused on the commercial aviation market, operations have expanded to military and corporate markets both in the U.S. and around the world. From rather modest beginnings in 1990, AvEx is now firmly entrenched in the niche market of aircraft painting. AvEx also has extensive experience in balancing flight controls, minor sheet metal, and composite repairs.

## PROGRESS POINT BUSINESS PARK

Progress Point Business Park will be a 50-acre mixed-use commercial park located adjacent to Acadiana Regional Airport in Iberia Parish. Featuring easy access from U.S. Highway 90, Progress Point will offer tenants the latest in fiber optic connectivity, underground utilities and a variety of lot sizes ideal for retail, office, warehouse and corporate space. The park will be strategically located at the gateway to the airport, and will feature curb-and-gutter streets, sidewalks, ample parking for employees and customers, and green spaces.



### NEW IBERIA UTILITY COMPANIES

COMPANY NAME	TYPE	PHONE NUMBER
BOARDWALK PIPELINE PARTNERS	GAS/OIL PIPELINES	(866) 913-2122
CENTERPOINT ENERGY	GAS	(800) 477-0177
CENTURYLINK	TELECOMMUNICATIONS	(337) 221-4042
CLECO ELECTRIC COMPANY	ELECTRIC	(337) 212-9693
COX CABLE	TELECOMMUNICATIONS	(337) 456-4464
LASSALLE L P. GAS CO.	PROPANE ETC.	(337) 364-4558
LOUISIANA WATER COMPANY	WATER	(337) 365-0002
TEXAS GAS TRANSMISSION LLC	GAS	(337) 364-6782
TNT GAS AND SUPPLY	GAS	(337) 364-5747



# POLITICAL CAPITAL

The City of New Iberia prides itself as a progressive community, eager to provide its citizens with good government that is responsive to their needs. The Iberia Parish Council is made up of 14 elected members. The Iberia Parish Courthouse Building is located at 300 Iberia Street and the New Iberia City Hall is located at 457 E Main St.



IBERIA PARISH COURTHOUSE BUILDING

[IBERIAPARISHGOVERNMENT.COM](http://IBERIAPARISHGOVERNMENT.COM) | [CITYOFNEWIBERIA.COM](http://CITYOFNEWIBERIA.COM)

## CITY OF NEW IBERIA DEPARTMENTS

DEPARTMENT	PHONE NUMBER
OFFICE OF THE MAYOR	(337) 369-2300
CITY ATTORNEY	(337) 365-5486
CITY COURT	(337) 369-2334
CITY PROSECUTOR	(337) 369-2333
COMMUNITY DEVELOPMENT	(337) 369-2350
COMPLIANCE	(337) 369-2313
FINANCE	(337) 369-2361
FIRE	(337) 369-2370
INSPECTION & PERMITS	(337) 369-2354
MUNICIPAL CIVIL SERVICE	(337) 369-2351
NEW IBERIA POLICE DEPARTMENT	(337) 369-2306
PARKS & RECREATION	(337) 369-2337
PLANNING & ZONING	(337) 369-2330
PUBLIC WORKS	(337) 369-2391
TAX & LICENSING	(337) 369-2341
WASTE WATER	(337) 369-2362



# FINANCIAL CAPITAL

## IBERIA PARISH ECONOMIC PARTNERS

### ACADIANA PLANNING COMMISSION

The Acadiana Planning Commission serves the public sector in the planning and implementation of Economic, Community & Transportation Development throughout the region known as Acadiana including the Louisiana Parishes of Acadia, Evangeline, Iberia, Lafayette, St. Landry, St. Martin, and Vermilion.

### ONE ACADIANA

One Acadiana is a bolder, re-energized version of the Greater Lafayette Chamber of Commerce. 1A is a business-led, privately funded economic development organization serving a nine-parish (county) area in South Louisiana. Their vision is to make the Acadiana region one of the most sought-after places in the South for emerging businesses and professional talent. Lafayette Parish's local and area agencies and organizations work collaboratively to leverage the strengths of each entity to create opportunities for business expansion and to bring new businesses into the area, both of which will create better paying jobs; thereby, improving living standards and ensuring sustainable growth.

### GREATER IBERIA CHAMBER OF COMMERCE

Lead by a twenty-one member volunteer board of directors, who direct the Chamber's mission of improving the business environment so members can grow and prosper, the Greater Iberia Chamber of Commerce contributes to the economic development of the community, which ultimately enhances quality of life. By maintaining its independent nature, founded of and for the business community, the Chamber is uniquely positioned to speak for pro-business legislation, convene collaborative groups and form public and private alliances that will help move public policy and projects forward.

## IBERIA INDUSTRIAL DEVELOPMENT FOUNDATION

The Iberia Industrial Development Foundation (IDF) was established in 1984 as a Quasi-Public Foundation and serves as the primary facilitator of Economic Development Activities for the Parish of Iberia, Louisiana and the communities of New Iberia, Jeanerette, Loreauville and Delcambre, Louisiana as well as the Port of Iberia, Acadiana Regional Airport and LeMaire Memorial Airport Industrial Park Complexes. The IDF is also a member-driven organization made up of both public entities and private business members. It is governed by a 20 member Board of Directors which is made up of representatives from all local governing bodies, and local business leaders. In addition to recruitment of new business and economic development for the Iberia community, the IDF also offers business advisory services to existing local businesses in an effort to help them grow and prosper and provides a central location for dissemination of information of available resources that create business opportunities.

## IBERIA TRAVEL

The Iberia Parish Convention & Visitors Bureau is the official parish marketing agency promoting New Iberia, Avery Island, Jefferson Island, Jeanerette, Loreauville and Delcambre as a destination. Marketing programs target leisure travelers, business travelers, media, entertainment industry, and the travel trade including group tour planners, meeting planners, sports planners and special event planners. The bureau operates a parish welcome center located at 2513 Hwy. 14 in New Iberia.

### NEW IBERIA FULL SERVICE FINANCIAL INSTITUTIONS

INSTITUTION	PHONE NUMBER
B1 BANK	(337) 376-6450
FIRST HORIZON BANK (FORMERLY IBERIABANK)	(888) 777-7145
FIRST PIONEERS FEDERAL CREDIT UNION	(337) 551-6932
FOTI FINANCIAL SERVICES	(337) 367-3700
JD BANK	(337) 376-5521
THE FIRST NATIONAL BANK OF JEANERETTE	(337) 276-3692

# PROPOSED PUBLIC CATALYST PROJECTS

## BAITS MOTEL

The Baits Motel is a proposed re-development of an existing vacant building in downtown New Iberia along the banks of the Bayou Teche. The building to be redeveloped is 175' long 29' deep building will be able to accommodate between 9 and 11 motor lodge type motel rooms. Some of the guest rooms will be handicap accessible, while other guest rooms will be organized into suites with 2 bedrooms, 1 bath, full kitchens, washers/dryers, stove, and Dishwashers. The remaining rooms will feature accommodations similar to extended stay rooms with kitchenettes that either have one king or two queen-size beds. The Baits Motel is an extension of the Bellott's other successful vacation rental properties on Burke Street in New Iberia's historic downtown. This potential opportunity zone project will leverage other adjacent public investments including: the George Rodrigue Park, City Boat Dock, Kayak Dock, bulkheading, and a new hard surface walking path along the banks of the Teche. This project will improve the downtown and create a great business. The estimated project cost is \$500,000.



BAITS MOTEL

## KEYS OUTPATIENT BEHAVIORAL HEALTH CLINIC

Located in downtown New Iberia, Keys Outpatient Behavioral Health Clinic (KBHC) is a nationally recognized and CARF accredited rehabilitation facility serving low-income mental health and substance abuse patients from the south-central region of Louisiana. For the past 14+ years, KBHC has served Iberia and surrounding parishes. KBHC has served as a leading referral source for local agencies, including the Department of Children and Family Services (DCFS) and the Office of Probation and Parole. Nearly 90% of all KBHC patients are low-income residents whose services are covered by Louisiana's Medicaid program, and nearly half of its patients are women with children. KBHC is proposing to expand its operations to include a Level III, 30-day inpatient rehabilitation program. In addition, KBHC is proposing to provide Level II recovery/sober living residences that will provide transitional housing opportunities for outpatient and inpatient patients who may need a supportive living environment to facilitate permanent sustainability of their sobriety. This expansion will not only allow KBHC to offer much needed residential treatment programs to its patients participating in its outpatient programs, but will also allow it to accept patient referrals from other treatment clinics located throughout south-central Louisiana. The estimated project cost is \$14.5 Million.



KEYS OUTPATIENT BEHAVIORAL HEALTH CLINIC

# INTRODUCTION TO OPPORTUNITY ZONES

The Opportunity Zone program was established by Congress in the 2017 Tax Cuts and Jobs Act as an innovative approach to spurring long-term private sector investments in low-income urban and rural communities.

## WHAT ARE OPPORTUNITY ZONES?

Opportunity Zones are low income census tracts nominated by governors and certified by the U.S. Department of the Treasury into which investors can now put capital to work financing new projects and enterprises in exchange for certain federal capital gains tax advantages.

## WHAT ARE OPPORTUNITY FUNDS?

Opportunity Funds are private sector investment vehicles that invest at least 90% of their capital in Opportunity Zones. U.S. investors currently hold trillions of dollars in unrealized capital gains in stocks and mutual funds alone – a significant untapped resource for economic development. Opportunity Funds provide investors the chance to put that money to work rebuilding the nation's left-behind neighborhoods. The fund model will enable a broad array of investors to pool their resources in Opportunity Zones, increasing the scale of investments going to under-served areas.

## WHO CAN ESTABLISH AN OPPORTUNITY FUND?

The statute allows for broad participation in the creation of Opportunity Funds with the goal of drawing a wide array of investors to support the broad variety of needs in low income communities nationwide. Any entity, from a large bank to a community development financial institution, from a venture capital group to a developer consortium, as well a regional economic development organizations, can establish a fund as long as they follow guidelines set out by the statute and the U.S. Treasury.

For more information visit:

[irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions](https://www.irs.gov/credits-deductions/opportunity-zones-frequently-asked-questions)

## WHAT CAN AN OPPORTUNITY FUND INVEST IN?

The policy enables funds to be responsive to needs of different communities, allowing for investment in operating businesses, equipment, and real property. For example, funds can make equity investments in, or purchase the stock of, a company if substantially all the company's tangible property is and remains located in an Opportunity Zone. Funds can take interests in partnerships that meet the same criteria. Funds can also invest directly in qualifying property, such as real estate or infrastructure, if the property is used in the active conduct of a business and if either the original use of the property commences with the fund or the fund substantially improves the property.

## BENEFITS OF OPPORTUNITY ZONE INVESTMENT

The Opportunity Zone program offers three tax incentives for investing in low-income communities through a qualified Opportunity Fund.

### TEMPORARY DEFERRAL



A temporary deferral of inclusion in taxable income for capital gains reinvested into an Opportunity Fund. The deferred gain must be recognized on the earlier of the date on which the opportunity zone investment is disposed of or on December 31, 2026.

### STEP-UP IN BASIS



A step-up in basis for capital gains reinvested in an Opportunity Fund. The basis is increased by 10% if the investment in the Opportunity Fund is held by the taxpayer for at least five years and by an additional 5% if held for at least seven years, thereby excluding up to 15% of the original gain from taxation.

### PERMANENT EXCLUSION



A permanent exclusion from taxable income of capital gains from the sale or exchange of an investment in an Opportunity Fund if investment is held for at least 10 years. This exclusion only applies to gains accrued after an investment in an Opportunity Fund.

## KEY PARTIES



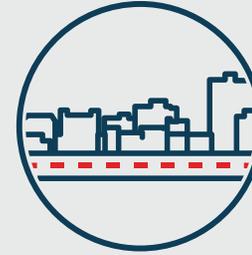
TAXPAYERS



QUALIFIED  
OPPORTUNITY  
ZONES



OPPORTUNITY  
FUND



PROJECTS



THE  
COMMUNITY

### HOW IS THIS DIFFERENT THAN OTHER TAX CREDITS?

- ✓ More market-oriented
- ✓ Qualifying residential, commercial real estate, and business investments
- ✓ No benefit cap

### KEY PARTIES IN OZ INVESTMENTS

In typical OZ investments there may be several different parties involved, though in some cases there may only be one party. The **investor** or **taxpayer** who has a capital gain to invest is always involved. The typical opportunity zone **fund** is managed by a fund manager separate from the investors. Frequently, there is a third party who is developing a **project** or starting a business in a qualified opportunity zone. **Qualified Opportunity Zones** are specially designated census tracts that have lacked substantial investment for a significant period of time. Their designation as opportunity zones are designed to economically benefit the **community** as a whole. For sophisticated investors, it is possible for all three roles to be played by the Investor.

# INCENTIVES

Developers can utilize the Opportunity Zone program along with other incentives to increase their capital stack and thus reduce total costs of projects, create higher returns, and potentially expand the project. This concept is also referred to as "twinning" or "stacking" incentives. Below are some of the other incentives that may be able to stack with the Opportunity Zone program. Developers should consult their legal and financial advisors to determine the solution that is best fit for the project and their associated investors.

Please note this list is not inclusive of all business incentives and not all available incentives are guaranteed.

## NEW MARKET TAX CREDITS (FEDERAL)

Established in 2000, the New Markets Tax Credit program (NMTTC) attracts investment for acquisition, rehabilitation, or construction of real estate projects in low-income communities. Approximately 43% of U.S. census tracts qualify for NMTTCs.

The U.S. Department of the Treasury competitively allocates tax credit authority to intermediaries known as Community Development Entities (CDEs). CDEs primarily consists of domestic corporations and partnerships. NMTTC investors provide capital to CDEs and in exchange receive a tax credit against their federal income tax. Local government does not play a role in this tax incentive, as it is a federal program.

An investor must make an investment in a project for seven years to realize the maximum amount of benefits possible from the program. This includes:

- 5% of the investment for each of the first three years
- 6% of the investment for each of the remaining four years

This totals to a potential 39% of the initial investment. New Market Tax Credits are often stacked with other incentives, further enhancing development opportunities.

For more information visit:

[cdfifund.gov/programs-training/Programs/new-markets-tax-credit/Pages/default.aspx](https://cdfifund.gov/programs-training/Programs/new-markets-tax-credit/Pages/default.aspx)

## EPA BROWNFIELDS PROGRAM (FEDERAL)

The EPA's Brownfields Program provides grants and technical assistance to communities, states, tribes, and others to assess, safely clean up, and sustainably reuse Brownfield sites. Brownfields are properties that may have hazardous substances, pollutants or contaminants present. Grants are available for Phase I/II environmental assessments, clean-up (if necessary), and redevelopment. In addition, the program was expanded in 2006 to cover properties with petroleum contamination.

- Brownfields Assessment Grants provide funding for Brownfield inventories, planning, environmental assessments, and community outreach.
- Brownfield Revolving Loan Fund Grants provide funding to capitalize loans that are used to clean up Brownfields.
- Brownfield Job Training Grants provide environmental training for residents of Brownfield communities.
- Brownfield Clean-up Grants provide direct funding for clean-up activities at certain properties with planned greenspace, recreational, or other nonprofit uses.
- Brownfield Area-Wide Planning Grants provide funding to communities to research, plan, and develop implementation strategies for cleaning up and revitalizing a specific area affected by one or more Brownfield sites.
- Alternative funding/Assistance sources: State (LA DEQ), Local (APC), Regional TAB (Technical Assistance for Brownfields – Kansas State University)

For more information visit:

[epa.gov/Brownfields/types-Brownfields-grant-funding](https://epa.gov/Brownfields/types-Brownfields-grant-funding)

In addition, for more information on the Small Business Revolving Loan fund, please visit:

[scpd.org/opportunity-zones-and-small-business-revolving-loan-programs/](https://scpd.org/opportunity-zones-and-small-business-revolving-loan-programs/)

## **FEDERAL HISTORIC REHABILITATION TAX CREDIT (FEDERAL)**

Encourages and supports the preservation/rehabilitation of historic/older buildings through incentives. This credit applies to income producing properties that are individually listed on the National Register or a contributing element within a National Register Historic District. This incentive is a 20% federal tax credit of eligible construction costs and fees.

For more information visit:  
[nps.gov/tps/tax-incentives.htm](https://nps.gov/tps/tax-incentives.htm)

## **ENTERPRISE ZONE (STATE)**

The Enterprise Zone, or EZ program is a jobs incentive program that provides Louisiana income and franchise tax credits to a new or existing business located in Louisiana creating permanent net new full-time jobs and hiring at least 50% of those net new jobs from one of four targeted groups. The benefit provides: either a one-time \$3,500 or \$1,000 tax credit for each net new job created.

An Enterprise Zone can result in a 4% rebate of sales and use taxes paid on qualifying materials, machinery, furniture, and/or equipment purchased or a 1.5% refundable investment tax credit on total investment, excluding tax exempted items. The 4% or 1.5% rebate shall not exceed \$100,000 per net new job.

For more information visit:  
[opportunitylouisiana.com/business-incentives/enterprise-zone](https://opportunitylouisiana.com/business-incentives/enterprise-zone)

## **QUALITY JOBS (STATE)**

The Quality Jobs, or QJ program provides a cash rebate to companies that create well paid jobs and promote economic development. The program provides up to a 6% cash rebate on 80% of gross payroll for new direct jobs for up to 10 years. Effective July 1, 2018, the rebate is available on 100% of gross annual payroll. It can provide a 4% sales/ use rebate on capital expenditures or a 1.5% refundable investment tax credit on the total capital investment, excluding tax exempted items.

For more information visit:  
[opportunitylouisiana.com/business-incentives/quality-jobs](https://opportunitylouisiana.com/business-incentives/quality-jobs)

## **INDUSTRIAL TAX EXEMPTION (STATE)**

Available exclusively to manufacturers, the Industrial Tax Exemption Program is Louisiana's original incentive program for capital investments. This incentive abates local property taxes for up to 10 years on new investments and annual capitalized additions related to the manufacturing site. Note: Executive Order JBE 2016-26, issued June 24, 2016, provides changes and new requirements. See LED website for updates.

For more information visit:

[opportunitylouisiana.com/business-incentives/industrial-tax-exemption](http://opportunitylouisiana.com/business-incentives/industrial-tax-exemption)

## **RESTORATION TAX ABATEMENT (STATE)**

The Restoration Tax Abatement (RTA) program grants businesses and homeowners up to 10 years of property tax abatement to encourage the expansion, restoration, and development of existing commercial structures and owner-occupied residences in downtown, historic, and economic development districts.

For more information visit:

[opportunitylouisiana.com/business-incentives/restoration-tax-abatement](http://opportunitylouisiana.com/business-incentives/restoration-tax-abatement)

## **STATE HISTORIC REHABILITATION TAX CREDIT (STATE)**

This program encourages and supports the preservation/rehabilitation of historic/older buildings through incentives. It applies only to income producing properties that contribute to the significance of a designated Downtown Development District or a Cultural District in Louisiana. The incentive provides for a 20% state tax credit for eligible construction costs and fees that meet the Secretary of the Interior's Standards for Rehabilitation.

For more information visit:

[crt.state.la.us/cultural-development/historic-preservation/tax-incentives/state-commercial-tax-credit/index](http://crt.state.la.us/cultural-development/historic-preservation/tax-incentives/state-commercial-tax-credit/index)

## **LOUISIANA FASTSTART (STATE)**

A single-source workforce solution that works with businesses to anticipate and address the company's workforce needs early in the startup or expansion process. This is a discretionary incentive of the state and is based on a company's commitment to create jobs. Target industries that this program works with are manufacturing, call centers, headquarters, wholesale distribution, technology, and digital media.

For more information visit:  
[opportunitylouisiana.com/faststart](https://opportunitylouisiana.com/faststart)

## **ANGEL INVESTOR TAX CREDITS (STATE)**

Louisiana's Angel Investor Tax Credit (AITC) encourages accredited investors to invest in early stage, small wealth-creating Louisiana businesses that seek startup and expansion capital.

- Provides a 35% tax credit on investments by accredited investors who invest in businesses certified by Louisiana Economic Development as Louisiana Entrepreneurial Businesses (LEB) located in an opportunity zone.
- \$7.2 million annual program cap.
- Investors can invest \$720,000 per business per year and \$1.44 million per business over the life of the program.
- The AITC Program sunsets on July 1, 2025.

For more information visit:  
[opportunitylouisiana.com/business-incentives/angel-investor-tax-credit](https://opportunitylouisiana.com/business-incentives/angel-investor-tax-credit)

## **DIGITAL INTERACTIVE MEDIA AND SOFTWARE DEVELOPMENT INCENTIVE (STATE)**

The Digital Media Incentive provides a tax credit of just 25% on qualified payroll for in-state labor and 18% for qualified production expenditures.

For more information visit:  
[opportunitylouisiana.com/business-incentives/digital-interactive-media-and-software-program](https://opportunitylouisiana.com/business-incentives/digital-interactive-media-and-software-program)

## **PURCHASING COMPANY INCENTIVES PROGRAM (STATE)**

The Purchasing Company Incentives Program authorizes the Secretary of Louisiana Economic Development (LED) to enter into a contract with a procurement processing company which recruits purchasing companies to Louisiana. The contract shall provide for incentive rebate payments in exchange for the generation of new state tax revenue from new taxable sales to a purchasing company which is managed by the procurement processing company.

## **CORPORATE HEADQUARTERS RELOCATION PROGRAM (STATE)**

This program provides for the granting of contracts for businesses to receive rebates of 25% of applicable relocation costs for relocating or expanding its headquarters in Louisiana. Louisiana Economic Development (LED) will determine the eligibility of a business based on criteria that include that the relocation or expansion will create at least 25 headquarters jobs, that program participation will be a significant factor in a highly competitive site selection situation, and that securing the project will provide a significant positive economic benefit to the state.

## **TAX INCREMENT FINANCING (LOCAL)**

Tax increment financing (TIF) is an economic development tool utilized by local governments which may be utilized to encourage development and redevelopment in certain areas. Capturing future incremental tax revenue enables the local government to undertake economic development activities or provide subsidies that otherwise might not be possible.

The state has authorized local governments to designate project areas, "TIF Districts", to capture tax increments (on property tax, sales tax and/or hotel occupancy tax) that can be used to focus on funding toward improvements in distressed or underdeveloped areas where development would not otherwise occur. The taxing bodies in these districts continue to receive the base value tax revenues while the incremental increase goes to the project or project areas for a designated period of time. The TIF is created by the local governing authority and remains in effect until it expires or until the bonds or loans are paid off.

## **PILOT (LOCAL)**

A Payment in Lieu of Taxes (PILOT) is a tax incentive designed to restructure the tax burden for developers interested in relocating, expanding, or developing in certain areas. With PILOTs, local governments can grant developers exemptions from traditional property taxes for a set period of time to support improvements to property, or to locate a project in a blighted and distressed area.

In reducing a developer's local property tax liability, additional cash flow is generated that can make a marginal project more economically feasible and allow a development to be financed that might not otherwise be possible without the incentive. The incentive also increases the fair market value of the property as a result of higher net operating income.

PILOT recipients must show that the project benefits the community, however, in the form of additional employment through construction and permanent jobs, meeting certain payroll criteria, generating certain sales tax revenues, and other requirements specified in the agreement.

## ECONOMIC DEVELOPMENT PARTNERS



**Acadiana Planning Commission (APC)** - APC is a public-sector organization focused on planning and implementation of community, economic, and transportation development throughout South Louisiana's Acadiana Region.

**Monique Boulet, CEO**  
[mboulet@planacadiana.org](mailto:mboulet@planacadiana.org)



**One Acadiana (1A)** - 1A is a business-led, privately-funded economic development organization for the nine parishes (counties) in South Louisiana's Acadiana Region, and serves as the chamber of commerce for the city of Lafayette.

**Troy Wayman, President & CEO**  
[troy@oneacadiana.org](mailto:troy@oneacadiana.org)



**Iberia Industrial Development Foundation** - The Iberia Industrial Development Foundation (IDF) was established in 1984 as a Quasi-Public Foundation and serves as the primary facilitator of Economic Development Activities for the Parish of Iberia, Louisiana and the communities of New Iberia, Jeanerette, Loreauville and Delcambre, Louisiana as well as the Port of Iberia, Acadiana Regional Airport and LeMaire Memorial Airport Industrial Park Complexes.

**Mike Tarantino, President & CEO**  
[info@iberiabiz.org](mailto:info@iberiabiz.org)



**Greater Iberia Chamber of Commerce** - Lead by a twenty-one member volunteer board of directors, who direct the Chamber's mission of improving the business environment so members can grow and prosper, the Greater Iberia Chamber of Commerce contributes to the economic development of the community, which ultimately enhances quality of life. By maintaining its independent nature, founded by and for the business community, the Chamber is uniquely positioned to speak for pro-business legislation, convene collaborative groups and form public and private alliances that will help move public policy and projects forward.

**Janet Faulk-Gonzales, President & CEO**  
[janet@iberiachamber.org](mailto:janet@iberiachamber.org)



**Community Foundation of Acadiana (CFA)** - CFA is a tax-exempt, donor-centric, entrepreneurial foundation whose core purpose is building legacies and improving communities by connecting generous people to the causes they care about. CFA is South Louisiana's premier philanthropic organization benefiting the region, with a particular focus on the parishes of Acadia, Evangeline, Iberia, Lafayette, St. Landry, St. Mary, St. Martin, and Vermilion.

**Raymond Hebert, President & CEO**  
[RHebert@CFAcadiana.org](mailto:RHebert@CFAcadiana.org)



**Delta Regional Authority (DRA)** - The production of this prospectus was supported by the Delta Regional Authority as part of a grant award to the Acadiana Planning Commission. The contents do not necessarily represent the official views of, nor an endorsement, by the Delta Regional Authority or the U.S. Government. For more information, please visit [DRA.gov](http://DRA.gov).

**Christopher Caldwell, Federal CO-Chairman**  
**John Bel Edwards, States' CO-Chairman**



**FOR MORE INFORMATION, VISIT:**

[InvestAcadiana.com](http://InvestAcadiana.com)