

Livingston Economic Development Council

Annual Report on Economic Development

January 27, 2005

LEDC is an economic development organization working to improve the quality of life for citizens of Livingston Parish

Highlights of 2004

- Bass Pro Shop in Denham Springs moves forward
- Literacy and Technology Center near construction completion
- Fortune 500 Shaw Sunland expands into former Yuba Heat Building in the Livingston Industrial Park
- Northshore Concrete doubles building to 80,000 square feet
- Ferrara Fire celebrates 10 years in Livingston Parish
- Livingston Industrial Park sewer construction and railroad projects completed
- Mike Grimmer's first year as parish president
- More retail development creates additional tax revenues
- Broussard out, Wale in as LEDC President
- Dixie Business Center adds several new tenants



For the second year, **Bass Pro** was the number one story for Livingston Parish Economic Development in 2004. The Livingston Economic Development Council joined the Denham Springs Economic Development District in an "amicus brief" for the Tax Increment Financing Bond Validation case heard before the Louisiana Supreme Court on November 29, 2004. LEDC, Inc. also worked to secure the Louisiana Department of Economic Development, Louisiana Association of Business and Industry and others to support the case in an "Amicus Brief" before the Louisiana Supreme Court, as well. A favorable decision by the Louisiana Supreme Court is anticipated to be rendered in early 2005. Let the "Celebration Begin"!

LKQ Corporation (LKQX) purchased the former Co-Part Automotive facility in October 2004. LKQ Corporation is

Livingston Parish Continues Its Strong Growth Pace

the largest nationwide provider of recycled OEM automotive replacement parts and related services in the United States. This firm is a major player in the \$32 Billion dollar collision repair market of which 12% is served by recycled OEM parts. Revenue for LKQ ending December 2004 is anticipated to be over \$400 million.

Eventual employment is expected to grow to 50 workers when in full production. The official name for the firm is LKQ Birmingham and is located at 16925 Black Mud Road, Satsuma.



Shaw FVF, Incorporated, located in the



former Yuba Heat Transfer facility in December 2004. Shaw FVF will employ 27 workers at the plant. Products to be produced will be fittings,

valves and flanges. It is anticipated that Shaw Sunland Fabrication will gain economic productivity by having this sister plant jointly located at the Livingston Parish Industrial Park in Walker, Louisiana.



Northshore Concrete Products, Inc., is



under construction to double its existing 40,000 square foot facility to 80,000 square feet. The initial plan was completed in Spring 2004 and demand has increased to create a need to double the plant size to manufacture specialty concrete products such as man-holes and other precast concrete products for the construction industry. It is anticipated that the expansion will be completed by late Spring 2005. Seven to ten new

Livingston Parish Continues Its Strong Growth Pace (continued)

employees will be needed to facilitate the expansion.



The Livingston Economic Development Council and the DEMCO Electric Staff joined forces to "Celebrate a 10 year Anniversary" with **Ferrara Fire Apparatus Company** as a resident industry in Livingston Parish. The multimillion dollar manufacturing plant has grown to be one of the top employers in Livingston Parish. The firm is now approaching the 400-employee level with a multimillion dollar backlog in orders from around the world. Thank you Chris Ferrara,



Celebrating 10 years of operating in Livingston Parish

management and staff for making Livingston Parish the best decision that you ever made. Here's to a great 2005!

The LEDC received word in early November 2004 that Congressman Richard Baker had secured a new \$100,000 grant to enhance the **Livingston Parish Literacy and Technology Center** now under construction in Walker, Louisiana.

This joint effort between the Livingston Parish School Board and Southeastern Louisiana University is the first of its kind in Louisiana, providing workforce training and education for all ages.

This is the second grant that has been generated through Congressman Baker's office due to an application that was filed through Louisiana Economic Development. The initial grant in 2003 was for \$73,000 directed towards improving the "Automotive Maintenance Training" Section of the Cen-



Construction of the 40,000 sq. ft. Literacy and Technology Center

ter. The Livingston Parish School Board will now need to consider where to deploy the new funds. We are very grateful to Congressman Richard Baker, his staff and the Louisiana Economic Development Department!

Industrial Park Projects Completed

The extension of the sewer line in the Livingston Industrial Park was completed in 2004 along with the new Canadian National railroad crossing, the latter a \$75,000 project.

Future plans include grubbing and clearing the right-of-way to the existing access road, which requires a wetlands permit.

The continued investment in infrastructure in the park will secure continued growth of existing and new industry to the park.



Outgoing LEDC President
Mary Broussard

2005 promises to be a year of continued business growth for Livingston Parish.

Last year, Bass Pro's announcement of its intention to locate in Denham Springs near the interstate was just what the parish needed as it continues enhancing and diversifying its economy.

We expect many high quality businesses to locate along the interstate corridor when Bass Pro breaks ground including new hotels, restaurants and shops, which will create new ideas for economic growth.

The parish also boasts of a wonderful quality of life and excellent public school system. Active groups like the LEDC, Greater Denham Springs Chamber of Commerce and the Livingston Parish Tourism Commission contribute to the parish's growth.

When Livingston Parish President Mike Grimmer took office last year, he made image a priority as well as accountability in his administration. So far, he's made great strides in both areas.

The LEDC, which has been active in business growth for more than 20 years, plans to continue stimulating economic growth and working with its membership to improve our future.

2005 Will Be A Blessed Year



Livingston Parish President
Mike Grimmer

Looking back on my first year as Livingston Parish President, I am thankful and blessed that our Parish made great strides in preparing for continued growth for the future. We are heading for another successful year with orderly business growth as well as residential growth. Our Parish Council has made every effort to work together to improve our service to parish citizens. Our goal is to continue to improve the quality of life for our families and citizens.

Bass Pro was definitely the No. 1 topic of discussion last year. We look forward to the day we cut the ribbon and allow the first customers to walk into the store in Denham Springs. Bass Pro shops all over the country are tourist destinations. An added bonus is that this company is focused on its customers and community involvement as well as the environment. Our store will be one of the largest in the country with over 150,000 square feet of retail shopping. The Destin store is 50,000 square feet and the Bass Pro in Bossier City is 60,000. Our store with sport a Louisiana back ground and Cajun swamp theme.

The School Board shortly will be selecting a new superintendent to replace Mr. Warren Curtis, who will retire later this year. I look forward to working hand in hand with the new superintendent on up and coming projects in the parish.

What else has transpired in the parish? Shaw Industries has moved another branch of its organization into the parish. Shaw FVF moved into the former YUBA Heath Transfer Building in December of last year. Shaw FVF will employ 27 workers who will produce fittings, valves and flanges. The new plant is near Shaw Sunland Fabrication in the Livingston Parish Industrial Park, which was expanded last year to keep up with growth.

I'm happy to see Northshore Concrete doubling its existing 40,000-square-foot building as it manufactures specialty concrete products.

Greystone Country Club Golf Community (www.greystonecountryclub.com) has begun construction on its course and executive housing project. The new project is on schedule and will be working towards opening by fall 2005.

The parish was also successful in locating North Oaks Medical Center in Walker. We have two new marinas that will begin construction on the Amite and Tickfaw rivers. Both projects will exceed eight million dollars.

The new waterway commission has begun to improve the safety of our waterways along with working toward cleaning up our rivers and streams. Boating clubs along with many boaters have joined forces for clean up days as well as plans to improve signage for boater safety.

We have plans this year for access roads for Gainey's Concrete and Carter's Plantation Golf

Course. New owners have purchased the Carter (www.carterplantation.com) course and have plans for 100 new water front lots along the Blood River. Their plans also include a hotel and small convention center on site. Parish Government and the new owners are working together to improve Panther Road as the main entrance to the course.

Construction work has begun on the Juban Road interchange as well as the promise of the six lane improvements along I-12 from O'Neal Lane to the new Juban exchange. We've been successful in obtaining a wetlands permit for the new parish Government Center in the parish seat of Livingston. A new health unit complex will begin in February 2005.

The Council received an enhancement grant to thin the pine trees and beautify the entire Albany Exit. We were successful in also obtaining a grant for improvements to the Hungarian Settlement Museum.

On behalf of the Parish Council and myself, we thank you for your patience as we work toward making Livingston Parish the greatest place in the state to live. We look forward to another rewarding year watching businesses grow, working with business leaders and elected officials to see the parish continue to prosper. May God bless Livingston Parish and all of our citizens.



Cindy Wale
Incoming LEDC President

As a lifelong resident of Denham Springs, I have seen many changes and tremendous growth in Livingston Parish. Developments include the David Toms Signature Golf Course, Greystone Golf and Country Club Community, one of the finest antique shopping districts in the state, and the second highest ranking public school system in Louisiana. All of these developments add recreation, shopping, education and employment for parish residents. The people of Livingston Parish can look forward to an exciting and promising future with the decision of the Bass Pro Shop any day now and the new Juban Road/I-12 Interchange scheduled to begin construction in March of this year.

I challenge the leaders of our parish to continue to work hard to provide the leadership for our residents to meet the needs of our growing parish and to all citizens to become involved to help stimulate our economy. I ask our parish government officials to work with our new governor who has an obvious enthusiasm to improve economic development in our state and let state officials know that the people of Livingston Parish are ready and capable to showcase our strengths to the rest of Louisiana.

I look forward to serving the people of Livingston Parish in the role of President of the LEDC and consider it an honor and a privilege to be in this position for the next year. I continue to ask God's blessings on Livingston Parish.

Dixie Business Center

"The Dixie Business Center has made several positive transitional changes during 2004," according to John Ware, Executive Director of the Business Incubator.

One of the objectives of an incubator is to grow small companies after a period of time. "To that extent we had a very favorable year," Ware stated. **C & A Associates** expanded into an additional section of Building II and are now employing approximately 20 persons at the

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Dixie Business Center campus. Additionally, C & A President, Bill Moss, contributed 100 room nights at local motels to house visitors to the business. This is exciting to see spin-off as a result of local economic development.

Other tenants that have grown at the Center during 2004 are **Ping Zine, Inc.**, a web-hosting magazine company that needed larger office space to accommodate future employees. The firm is one of three companies providing this service in the U.S.

Sooner Siding Company, a brick and masonry siding firm is now leasing an additional 2,000 square feet for their invention of a new generation product to assist the construction industry to clients as far away as Florida.

Office Manager, Norma Stewart, is still scheduling about 150-200 interviews per year of individuals interested in starting their own business.

Retail Market Expands Further

The trend continued for Livingston Parish as a dynamic market for retail establishments with the location of new establishments including **Cocodries Restaurant**, part of the Rick Volland Group out of Florida, and Don's Seafood in the former Crawford's Restaurant in Denham Springs. The **Livingston Parish Shopping Center** is under construction in the community of Livingston and will feature a new grocery chain store for local residents. Nick Patel, owner of the **Denham Springs Days Inn**, is doing land preparation work to begin construction of a new motel in Walker. Many financial institutions found their way into the parish in 2004 including the **Louisiana DOTD Federal Credit Union**, **First Guaranty Bank of Hammond**, and **American Gateway Bank of Port Allen**, all building new structures to accommodate their long-term growth objectives.



Livingston Team Parish representatives: Don Boiehm, Denise Martin, John Ware, Karen Yates and Jim Hendricks celebrating at the 2004 Entergy Annual Team City Conference