

# PORT MANCHAC



*An inter-modal transportation hub  
(barge, truck, rail)*

# Master Plan for Port Manchac 2017-2022

- Mission Statement
  - “Enhance economic development of Tangipahoa Community by providing jobs and inter-modal transportation facilities to serve manufacturing and distribution clients.”
- Master Plan
  - Blueprint for development and expansion – focus on long-term development but be ready for short-term adjustments
  - Identifying strengths and weaknesses
  - Dynamic Document---always ready to update

# ***Master Plan commissioned by South Tangipahoa Parish Port Commission***

- Don Boihem, *President*
- Daryl Ferrara, *Vice President*
- Lucas Watkins, *Treasurer*
- Ernest Drake III, *Secretary*
- William Joubert
- Cheryl Brumfield
- James Daniels II
- Helen Muller, *Administrative Assistant*
- *Patrick Dufresne, Executive Director*



# *Master Plan Developed by*

- Dr. James A. Richardson
  - Alumni Professor Economics and Public Administration
  - Louisiana State University
  
- Mr. Patrick Dufresne
  - *Executive Director/CEO*
  - *Port Manchac/STPPC*





**MASTER PLAN** is developed given  
*Current Economic Environment,  
Existing Port Capabilities and Potential  
Economic Changes and Port Possibilities*



***A blueprint for development***

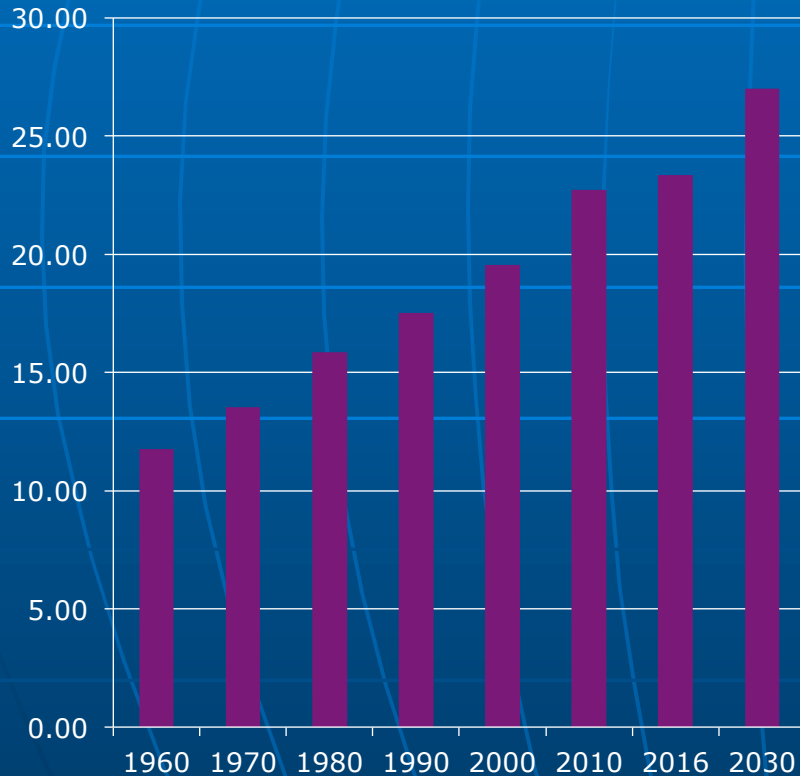
# Current Economic Environment

- Port Manchac located along I-12/I-55 Corridor
  - Growth area of the State.
- Tangipahoa and surrounding parishes' population has grown
  - Growth due to increase in business activity
  - Due to relocation from New Orleans
  - Permanent relocation
- Projected growth for I-12 Corridor for next 20 years

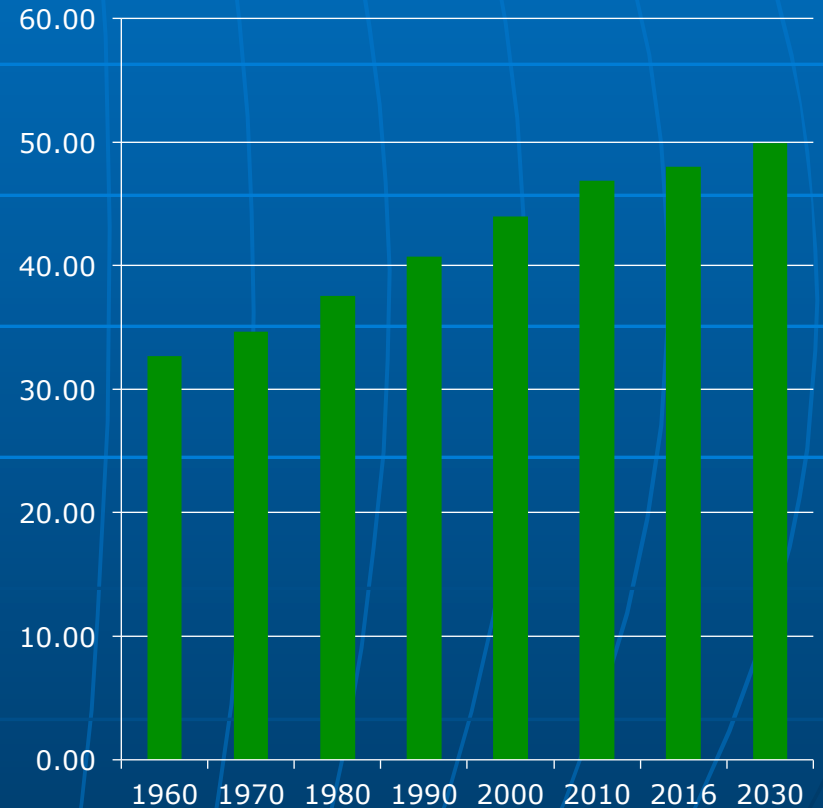
# Population Density with Projection

## Focus on I-12/I-55 Corridor

■ For Every 100 persons living in LA, number living in Ascension, EBR, Livingston, St. Tammany, & Tangipahoa



■ for Every 100 Persons Living in 5 Parish Area, number living in Livingston, Tangipahoa, and St. Tammany



Projection is for this area of the state to continue to be the growth region.

# All Business Activities in Livingston, St. Tammany, and Tangipahoa Parishes

<b>Economic Activity</b>	<b>Livingston Parish</b>	<b>Tangipahoa Parish</b>	<b>St. Tammany Parish</b>	<b>All Three Parishes</b>
<b>Establishments</b>	<b>2,171</b>	<b>2,808</b>	<b>8,031</b>	<b>13,010</b>
<b>Employment</b>	<b>26,068</b>	<b>42,340</b>	<b>88,129</b>	<b>156,537</b>
<b>Annual Payroll (in millions)</b>	<b>\$973.6</b>	<b>\$1,484.3</b>	<b>\$3,904.4</b>	<b>\$6,362.3</b>

**Source:** 2016 Louisiana Workforce Commission



# Manufacturing and Wholesale Trade

(industries dominating inter-modal transportation)

<b>Economic Activity</b>	<b>Livingston Parish</b>	<b>Tangipahoa Parish</b>	<b>St. Tammany Parish</b>	<b>All Three Parishes</b>
<b>Establishments</b>	<b>194</b>	<b>252</b>	<b>912</b>	<b>1,358</b>
<b>Employment</b>	<b>2,909</b>	<b>4,207</b>	<b>7,259</b>	<b>14,375</b>
<b>Annual Payroll (in millions)</b>	<b>\$161.5</b>	<b>\$176.7</b>	<b>\$517.0</b>	<b>\$855.2</b>

**Source:** 2016 Louisiana Workforce Commission

# Economic Connection

- Activities at Port Manchac
  - Connected to Port of New Orleans
  - Related to economic activity in Tangipahoa, Livingston, and St. Tammany parishes
  - Related to national and international activities such as price of oil and natural gas
- Long-term development is a 10 to 20 year process

***Backdrop:*** Port Manchac is in the middle of the fastest growing corridor in Louisiana & just completed \$3 million upgrade.

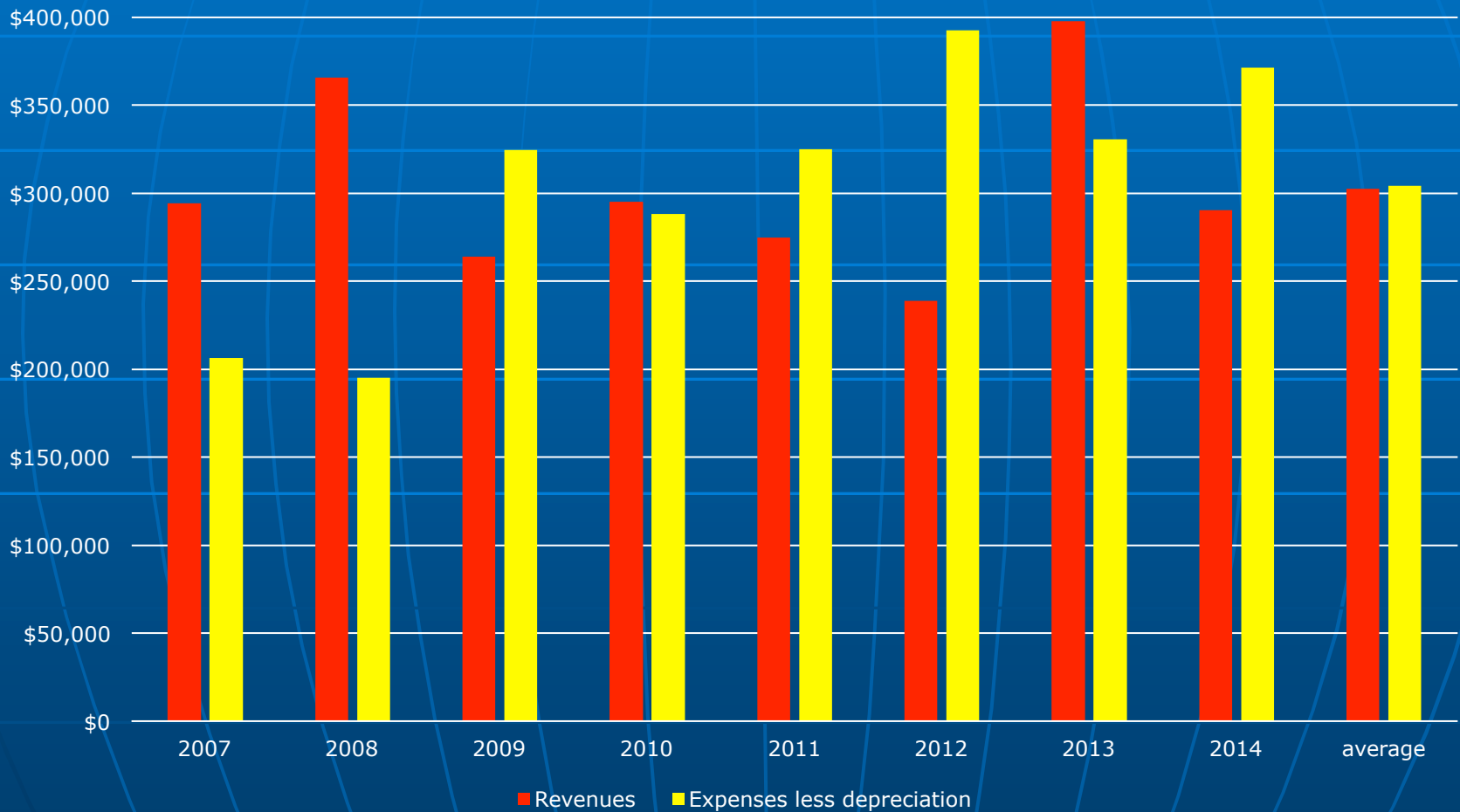


# Existing Capabilities

- 40 acre facility located on North Pass
- Two 30,000 square foot warehouses
  - Both steel warehouses are 206' x 145' with a 23' 9" wall height
- Adjacent to Canadian National Railroad main line
  - Includes a 1,000' spur, a 1,200' spur, and an 1,800' spur, totaling 4,000' of storage track
- Barge dock 160'x 40' capable of handling 1000 lbs./square foot
- 70' LA-DOTD certified truck scale



# Revenues (not including grants) and Expenses (not including depreciation)



# ***CONCLUSIONS- Existing Capabilities***

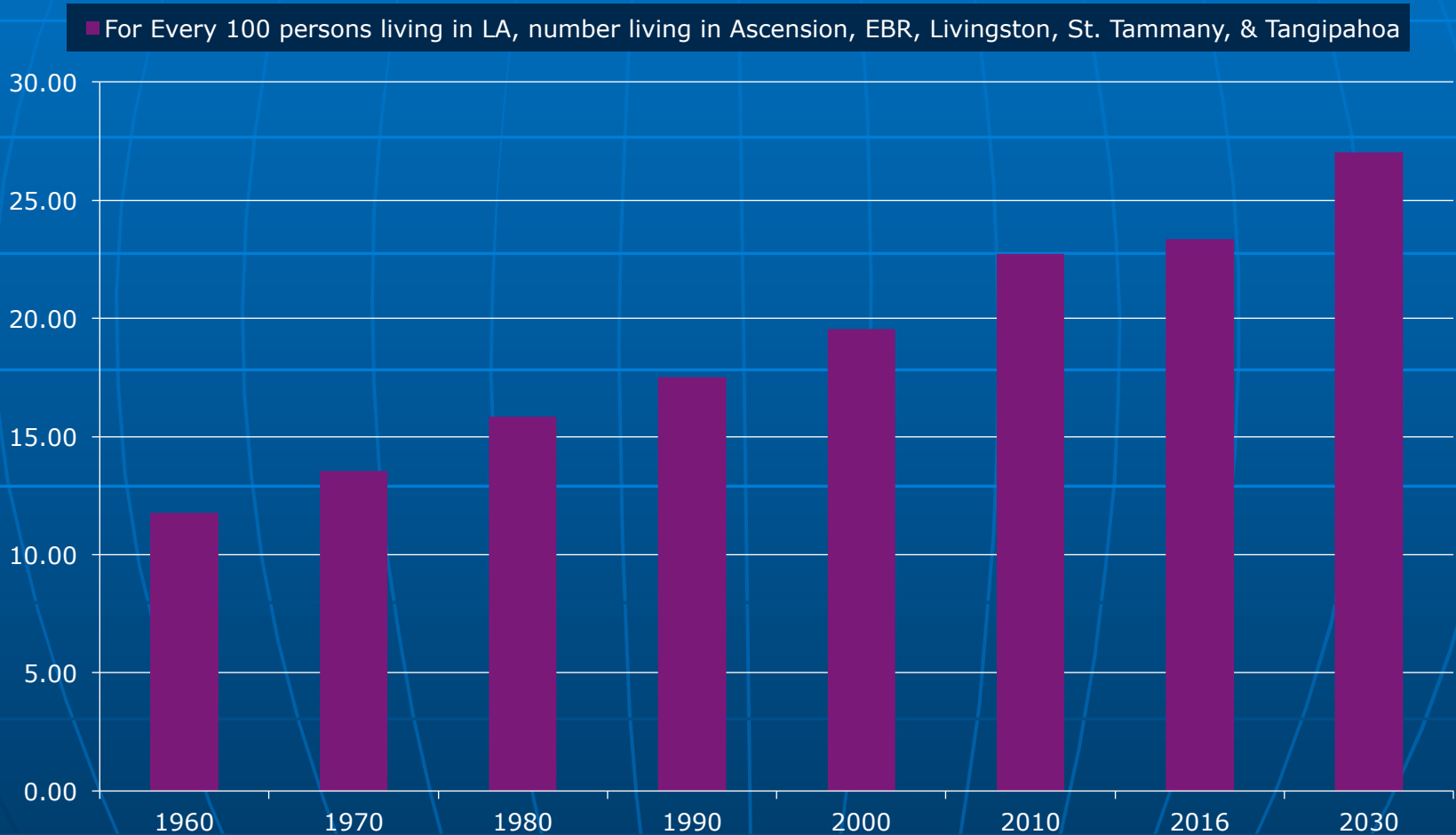
- Facilities not adequate for growth
- Barge traffic—one in past 2 years
- Major focus on inter-modal transfer facilities
- Budget stagnant except for interest earnings

# ***Current Strengths of Port***



- **Location, Location, Location**
- **In Growth Region of State**
- Active commission & director
- Working relationship with Southeastern Louisiana University Business Center
- Electricity for heavy industrial purposes
- Pending developments
  - CEA with Port of NO
  - Pellets/resins
  - Barge opportunity

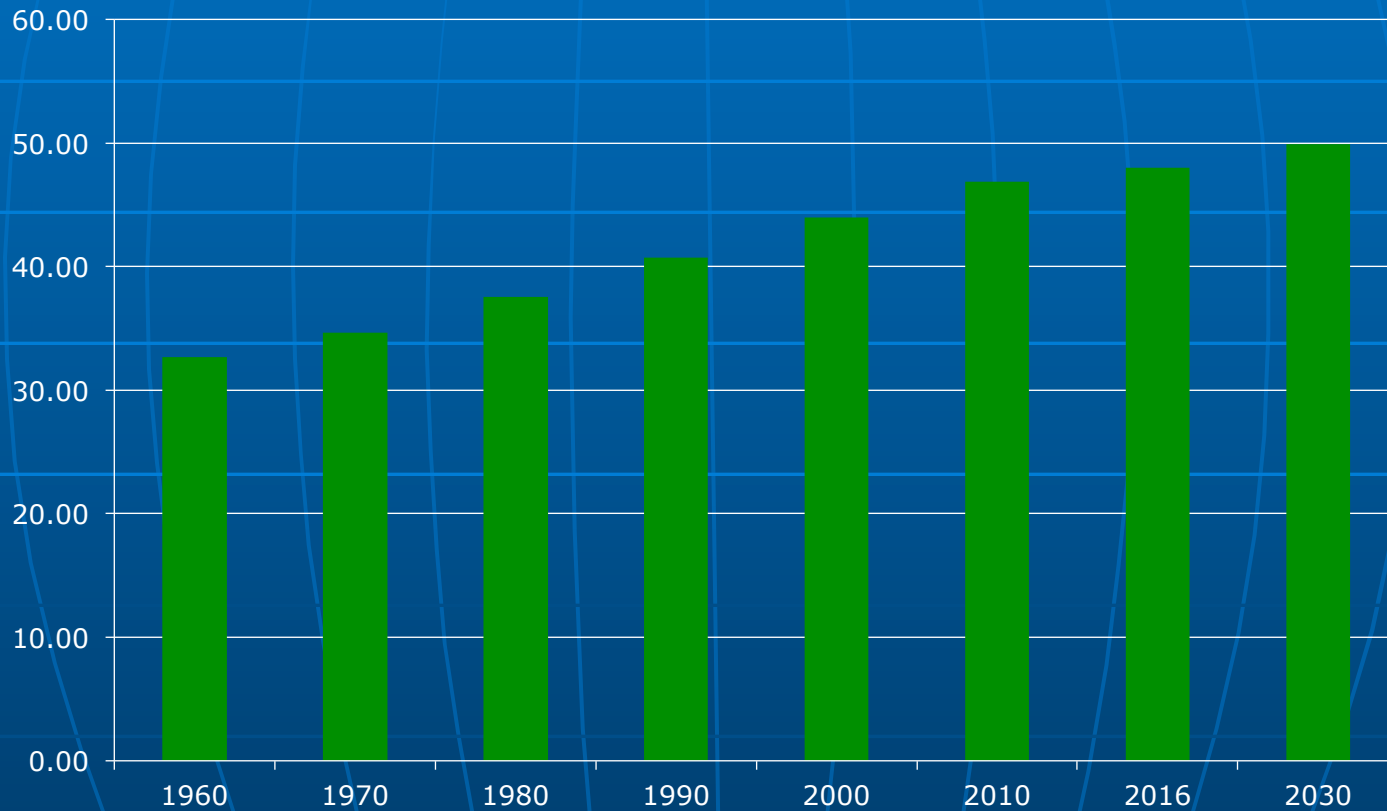
# Growth in 5 Parish Area





# Growth in Tangipahoa, Livingston, and St. Tammany

■ for Every 100 Persons Living in 5 Parish Area, number living in Livingston, Tangipahoa, and St. Tammany



# *Port Weaknesses*

- Lack of Dredging
- Lack of Barge Traffic
- Inadequate budget
- No capital outlay budget
- Lack of Natural gas Availability
- Need for CEA with Port of New Orleans



# Strategic Plan For Port Manchac

- Improvements for Port Manchac
- Funding for capital projects
- Augment operating budget
- Develop long-term Engineering/Environmental/Legal Studies
- Connecting Port activities to economic development in Tangipahoa Parish and SE Louisiana

# *Projected Improvements*

- Dredging     \$1,000,000
- Trans-loading polymer pellets/resins and containerized shipments
  - Upgrade in facilities
  - Lifting crane
  - \$+1,000,000
- Cooperative Endeavor Agreement with Port of New Orleans
  - Cost will be associated with dredging and containerized shipments
  - Legal fees associated with CEA
- Natural Gas Pipeline
  - Estimated cost of \$5 million to be paid by client
  - Important for Port to be able to promote
- Evaluation of Projects undertaken related to 2007 Master Plan



# Funding for Capital Improvements

- State Capital Outlay Request
  - Can be slow since state has more requests than it can handle
- Port Construction & Development Priority Program (PCDPP)
  - Administered by DOTD
- Federal Dollars
  - INFRA Grants
- Other Grants and Nonprofit Organizations involved with economic development

# Enhanced Budget: How to

- Increased business—Port Manchac to augment its operating revenues by attracting new business—this is a necessity
- Seek support from state & local EDA
  - Adding \$1M of port activity will generate jobs & earnings for region
- Seek re-instatement of millage—community involvement is essential, but it will take a very convincing argument

# Engineering/Environmental Assessment

- Master Plan outlines projects to be undertaken and timing
- Dredging, Cooperative Endeavor Agreement, Natural Gas Pipeline, Attention to Polymer Pellets/Resins, and Port Expansion
- Technical and Legal Plan: Required

# Connect Port to Other Economic Development Activities in Parish

- Direct Employment at Port—as it grows due to expansion at the Port
- Direct Employment related to construction activity
- Importance for other businesses in regions—those using port either to export or to import—get economic development officials to approach businesses that need inter-modal transportation facilities
- Working relationship with Tangipahoa Economic Development Foundation, Southeastern Louisiana University, and other organizations
- Support of growth in region—facilitating transfer of goods
- Importance for region—ability to offload rail and truck cargo burden from Port of New Orleans



***THE FUTURE:*** Capital improvements, new business, & aligning the port to growth in Tangipahoa Parish will change the look of your port.

**Source:** Louisiana Sea Grant

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**Artist rendering:** Louisiana Sea Grant



***A vision for Port Manchac***

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# Comments and Suggestions

- Master Plan belongs to the South Tangipahoa Parish Port Commission and the people whom you represent
- Presentation is first stage—it is the starting point
- We need your comments and suggestions in Master Plan
- If you want time to prepare comments/suggestions, email comments/suggestions to Pat and/or to me at [parich@lsu.edu](mailto:parich@lsu.edu)