



Site Profile

West Feliciana Business Park

Primary Contact Information:

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I. SITE INFORMATION

a. Site Name and Address:

(1) Site Name:	WEST FELICIANA INDUSTRIAL/BUSINESS PARK (consisting of the Barton, Daniel & Harvey properties)
(2) Street Address (or Latitude / Longitude):	Hwy 964 30° 44' N / -91° 18' W
(3) City:	Riddle
(4) State / Province:	Louisiana
(5) Country:	USA
(6) Postal Code:	70775

b. Site Information:

(1) Number of acres (hectares) of proposed site:	2,085± acres
(2) Number of parcels:	3
(3) Total asking price for site (US\$):	\$15,000/acre negotiable (~\$31mm)
(4) Annual lease price for the site (US\$):	Nominal lease rates could result from public ownership; Port Commission could build for nominal management fee.

(5) General site configuration/shape including any out parcels or site development limitations:

The site is located on east bank of Mississippi River at RM 262, west of existing US Hwy 61, twenty-five miles north of Baton Rouge, Louisiana. This large site is bounded by the Mississippi River to the west, agriculture

(6) Additional acreage available?	Yes
(7) Site dimensions (feet or meters):	5,000'± x 8,000'± with 4,000'± by 8,000'± extension to the river [15,600' long/4,500' wide]
(8) Water frontage at site (feet or meters):	4,200'± total on Mississippi River
(9) Water depth at site (feet or meters):	50' to 60'±
(10) Channel width to site (feet or meters):	300' to 2500*
(11) Channel depth to site (feet or meters):	12' to 60'*

*per Cairo-Baton Rouge Maintenance Reach (above RM 233.4)

*per Cairo-Baton Rouge Maintenance Reach

(12) Topography Narrative:

About half of site is Terrace (typically Elev. 80' to 125') with 30±% Uplands and balance at Flood Plain (Elev. 35-40').

(13) Current use of the site:

Site is greenfield and industrial situated between Entergy's River Bend Power Plant and Tembec Paper Mill, near Colonial (formerly Williams) Tank Farm and just across the river from NRG's Big Cajun 2 Power Plant. Highway, Water and Rail facilities are pr

(14) Explanation of existing structure on site (i.e., wharf, buildings, etc.):

Towers for two electricity transmission lines, scattered residences on other side of Burton property, three gas pipelines, one cemetery, one abandoned church. Preliminary work has been done toward developing dock and railroad spur for the site.

(15) Distance from site to emergency services:

(a.) Ambulance	7 miles
(b.) Fire	5 miles
(c.) Police	5 miles

(16) Aerial photography of the site including location maps with site identified, site plans, topography maps, etc.

*attached

c. Site Ownership

(1) Current property owners; including name, address and phone numbers:

Name	Address	City, State / Province, Postal Code	Phone #
Rufus L Barton, Jr. et ux	PO Box 1118	St. Francisville, LA 70775	
M. Leroy Harvey	PO Box 297	Jackson, LA	
Edward Daniels	PO Box 130	St. Francisville, LA 70775	

▶ Please contact Mr. Stephen Jones with West Feliciana Parish Community Development Foundation at (225) 635-6767 for assistance with arrangements for contacting property owners.

(2) Is the title for the site readily transferable? (i.e. free of liens, not held in a trust, etc.) Please describe:

Yes. Note: the West Feliciana Parish Port Commission has expropriation rights.

(3) Would access to the site be allowed prior to title or lease transfer for environmental, soils, etc. testing? Please describe:

Yes, with right of entry permission from existing landowners. Relevant engineering data may be available from highway projects on/near site.

d. Site Use:

(1) Chronology of previous site use including dates of reference:

Site has been used for agriculture over the last 100 years.

(2) Restrictions on the site (i.e. noise restriction, light restrictions, etc.):

None.

(3) What is the current site zoning: Mostly RA, some M2

(4) Would it be possible to rezone property to our use (heavy industrial) within 180 days? Please describe:

Yes. Property is zoned "RA" except for "M2" zoning of about 100 acres in southeast corner of Daniel property. (RA is Residential/Agriculture and M2 is General Industrial.)

(5) Identify any height restrictions on site:

None. Height limitations would apply under/near aerial electrical lines and under the approach to John J. Audobon bridge.

e. Identify surrounding land uses:

Site is within northern end of industrial corridor that collectively has over \$500 billion of capital improvements over the past 12 years. Industrial to the north by River Bend Power plant, Industrial to west by Big Cajun 2 Power plant across the river,

f. Environmental Site Studies:

(1) Indicate any studies that have been performed characterizing the site including environmental, archaeological, wetlands, threatened and endangered species, protected habitats, etc.:

Not aware of any studies, per list above, other than environmental assessment for the John J. Audobon Bridge.

(2) Identify any known issues that may impact our site development plan:

None. May need to relocate electricity and gas lines.

(3) General soil conditions of the site (i.e., weight bearing capacity, soil types, etc.):

Suitability for industrial development, e.g. good capacity for weight bearing, etc., is indicated by River Bend and Tembec facilities. Foundation system type(s) used are not known.

g. Encumbrances:

(1) Easement or right-of-ways on site and ownership for each:

R/W for Highways 964 & 10. Easements: Duke Energy Gas 30"Ø Pipeline, Williams Gas Company 36"Ø Pipeline with Williams Company Fiber Optics, Entergy 230 kV Transmission Lines and Entergy 500 kV Transmission Lines. Unable to confirm Railroad R/W.

(3) Identify and describe any site use rights not held by the property owner (i.e. mineral rights, water rights, etc.):

N/A. No significant issues anticipated.

h. Site Accessibility:

(1) Is barge access currently available to the site? Please describe:

Yes. Riverfront can be developed to handle ships and/or barges.

(2) Please describe the navigation route from the site to the main channel including issues which may limit accessibility (i.e., height, currents, traffic, etc.):

Navigation channel is near mid-point of river all along shore of site.

(3) Is road access currently available to the site? Please describe:

Yes, via State Hwy 964 connecting with US Hwy 61 to the north. New John J. Audobon Mississippi River Bridge, under construction at the site, is part of proposed State Hwy 10 connecting Interstate 55 to Interstate 49.

(4) Describe and identify the proximity of the site to major trucking terminals:

Several major trucking centers, serving the PetroChemical Industry, are about twenty miles south in Baton Rouge area. These include one at Exxon, north of Baton Rouge, and Dow at Baton Rouge port.

(5) Is rail access currently available to the site? Please describe including name and type of carrier (mainline, shortline, etc.):

Yes. Canadian National services spur at Tembec routing to Illinois Central in Slaughter, LA, on to Plank Road and then to Baton Rouge connections. Union Pacific serves the Georgia Pacific facility 3 miles from site. Further, West Feliciana Parish Port C

(6) Are multiple rail carriers available to service this site? Please describe:

No, however connection could be made to Union Pacific about 3 miles south.

(7) Please describe the site's proximity to major railyards, switching stations, etc.:

There is a small Canadian National yard nearby. Site is about 25 miles north of the major switching stations of Baton Rouge.

(8) Identify the largest rail users within a 50-mile radius of the site:

Exxon Refinery and Chemical, Port of Baton Rouge, Placid, Dow, Occidental, Georgia Pacific Paper and Tembec Paper.

II. QUALITY WORK FORCE (NOTE: data presented here is Regional data, i.e. within 30-mile radius)

a. Indicate total population for the community in which the site is located: 780,000±

b. Indicate total work force size for the community: 375,600±

c. Indicate construction work force size for the community: 39,200±

d. Indicate current unemployment rate for the community: 3.8%±

e. Shift Experience: 2

(1) Number of manufacturing firms employing more than 500 people in community:

(2) How many of these operations regularly utilize more than one shift? 2

(3) How many operate seven days per week? 2

g. Please provide a list of top manufacturers employing more than 500 people within community:

	Name of Company	No. of Employees	Industry Served	Union?	Union Name
1	TEMBEC USA, LLC.	500-999	Pulp & Paper	Yes	PACE
2	Entergy Operations, Inc.	500-999	Power Generation	Yes	IBEW

III. TRANSPORTATION

Airport

- a. International Airport(s):
 - (1) Name of Airport:

Louis Armstrong International, New Orleans
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 - (2) Distance (miles or kilometers) to Closest International Airport:

90 miles

- b. Commercial Service Airport(s):
 - (1) Name of Airport:

Baton Rouge Metropolitan

 - (2) Distance (miles or kilometers) to Closest Commercial Service Airport:

25 miles south

 - (3) Number of Carriers:

4

Interstate Highways

- c. Distance to Interstate Transportation Corridors:
 - (1) Identify interstate(s):

I-10, I-20, I-55 and I-49

 - (2) Distance (miles or kilometers) to interstates:

25 miles south, 120 miles north, 45 miles east and 45 miles west, respectively
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- d. Identify distance (miles or kilometers) to 4-lane primary road:
 - (1) Identify highway(s):

US Hwy 61

 - (2) Distance (miles or kilometers) to highways:

2 miles

IV. ENVIRONMENTAL

a. Environmental Permitting:

(1) Is the site located in an area with known air quality issues which may impact development? Please describe:

No. West Feliciana Parish is in attainment for all NAAQS criteria pollutants.

(2) Identify any environmentally protected areas within 100 miles (160.9 kilometers) of the site, and the closest one to the site:

None known

(3) Identify and define any issues that would impact the full permitting of this site (air, land, water, marine):

None other than perhaps some wetlands matters. Any issues could be resolved working directly with USACE since there is no levee district involved.

(4) Identify the seismic zone in which the site is located, if it sits on an active fault line, and any recent earthquake activity:

The Uniform Building Code 1995 Seismic Zone Map indicates the site is Seismic Zone 0. Seismicity and faults are expected to have been extensively investigated during the siting of both Entergy's existing River Bend nuclear power station and Entergy's app

(5) Identify any climatological or geological hazards that may impact the site including frequency (tornadoes, hurricanes, etc.):

One tornado within last 10 years struck ten miles to north. Hurricane effects limited to tree damage, sporadic wind damage and power shortages.

b. Environmental Permitting Authorities:

(1) Name and role of the authorities that would be involved in the permitting of this development (air, land, water, marine):

West Feliciana Parish Police Jury:	Zoning
Louisiana Dept. of Environmental Quality:	Environmental
US Army Corps of Engineers:	Docks and Wetlands
US Coast Guard:	Marine
Louisiana State Police:	Hazardous Materials

VI. UTILITY SERVICE

a. Electric:

- (1) Is electrical service currently available at the site:

Yes

- (2) If not, is it possible to extend electrical service to the site within 180 days:

n/a

- (3) Name of current or potential electrical service provider:

Entergy

- (4) Size of electrical feed (specify line size):

500 kV and 230 kV lines on site

- (5) Describe potential to supply short-circuit capacity (6 to 9 GVA):

Yes

(6) Identify the power plant(s) that will serve the site including an indication of total and excess capacity:
 Entergy River Bend (nuclear) and NRG Big Cajun 2 (coal).

(7) Identify the largest power users within 50 miles of the site:
 Tembec Paper, Georgia Pacific Paper, Exxon Refinery and Chemical and Dow

(8) Is dual feed service available to the site? Please describe:
 Yes

b. Natural gas:

- (1) Is natural gas service currently available at the site:

Yes

- (2) If not, is it possible to extend natural gas service to the site within 180 days:

n/a

- (3) Name of current or potential natural gas service provider:

Williams or Duke

- (4) Size of natural gas service:

Williams 36"

c. Water:

- (1) Is municipal water service currently available at the site:

no

- (2) If not, is it possible to extend municipal water service to the site within 180 days:

New water system using wells would need to be developed

- (3) Name of current or potential municipal water service provider:

n/a

- (4) Size of municipal water service:

n/a; Tembec has 5 wells

- (5) Capacity of municipal water system serving the site:

n/a

- (6) Excess capacity of municipal water system serving the site:

n/a

d. Wastewater:

- (1) Is municipal wastewater service currently available at the site:

no

- (2) If not, is it possible to extend municipal wastewater service to the site within 180 days:

New w/w plant would need to be developed
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- (3) Name of current or potential municipal wastewater service provider:

n/a

- (4) Size of municipal wastewater service:

n/a

- (5) Capacity of municipal wastewater system serving the site:

n/a

- (6) Excess capacity of municipal wastewater system serving the site:

n/a

e. Telecommunications:

- (1) Are telecommunication (phone, internet) services currently available at the site:
- (2) If not, is it possible to extend telecommunication services to the site within 180 days:
- (3) Name of current or potential telecommunications service provider:
- (4) Type of telecommunication services:

Full services available via BellSouth trunk to River Bend plant	
n/a	
n/a	
n/a	

VII. TAXES

a. Property taxes:

- (1) Are property taxes applied against real and personal property:
- (2) Identify the assessment ratio as a % of fair market value for industrial property:
- (3) Identify the personal property tax rate:
- (4) Identify the real property tax rate:
- (5) Is there an inventory tax?:
- (6) Identify inventory tax rate:
- (7) How is inventory tax liability calculated?:
- (8) Attach all applicable depreciation schedules.

Yes
10% for land; 15% for personal property; is subject to 10-year industrial property tax exemption.
70 mils
70 mils
Yes but 100% rebated from State
70 mils
Annual Average * 15% * millage (\$/\$m)
Iron & steel industry M&E: 25 years M&E in GO Zone parishes, put into service by EOY 2008 can qualify for an additional bonus depreciation charge in first year equal to 50% of asset value

b. Sales & Use taxes:

- (1) Identify the S&U tax rate for retail sales:
- (2) Identify the S&U tax rate for construction materials:
- (3) Identify the S&U tax rate for manufacturing machinery and equipment:

State 4% plus Local 4%
State 4% plus Local 4%
The local S&U tax rates are the same as for retail sales and construction materials listed above. The state sales tax rate for machinery and equipment is 4% but an increasing portion of the value of the M&E will be excluded for taxation each year until 1

c. Corporate income taxes:

- (1) Identify the corporate income tax rate for your state / area:

Louisiana corporate sales tax rate is based on a single sales tax formula. For goods produced in state but sold out of state the effective sales tax rate is zero. Goods produced and sold in state the following formula applies, graduated according to sch
4% on first \$25,000
5% on next \$25,000
6% on next \$50,000
7% on next \$100,000
8% on net income over \$200,000.
Federal income taxes are deductible on computing Louisiana net taxing income.
Yes

- (2) Does your area have a franchise tax?:

(3) If so, please identify rate and means of calculation:

The franchise tax is based on a single sales factor formula. State corporate franchise taxes are levied annually on domestic and foreign corporations doing business in the state; or owning or using capital, plant or other property in the state. The tax

\$1.50 per \$1,000 up to \$300,000; and
\$3.00 per \$1,000 over \$300,000.

Beginning January 1, 2005, Louisiana's franchise tax on borrowed capital portion will be phased out over a six-year period. In calculating the taxpayer's franchise tax liability, the taxpayer's borrowed capital is discounted by the following phase out schedule

Year 1 - 14%
Year 2 - 28%
Year 3 - 44%
Year 4 - 54%
Year 5 - 70%
Year 6 - 84%
Year 7 - 100%