



GREATER NEW ORLEANS
INC
REGIONAL ECONOMIC DEVELOPMENT

Louisiana International Terminal: *Economic and Fiscal Benefits to St. Bernard Parish*

April 7, 2026

METHODOLOGY

This analysis synthesizes three independent sources to provide a complete picture of Louisiana International Terminal's (LIT) economic and fiscal impacts across all phases.

01

2023 Economic Impact Report

Lewis Terrell & Associates, Louisiana State University
<https://www.terrellandassociates.com/>

Provides foundational economic assumptions: construction activity, operational scale, employment, and long-term growth. Establishes the overall magnitude and timing of economic activity.

02

RAL Forensic Analysis

RAL Forensics, L.L.C. (2025)
<https://www.ralforensics.com/>

Focuses on statutory, asset-based fiscal impacts. Estimates property tax and BPP revenues for Phase I using assessed values and existing millage rates. Does not capture indirect or induced effects.

03

IMPLAN Modeling

GNO, Inc. (St. Bernard Parish level)
<https://www.implan.com/>

Regional input-output model capturing direct, indirect, and induced impacts for construction, Phase I, and Phase II. Also models activity-based sales and property tax effects.

EXECUTIVE SUMMARY

The Louisiana International Terminal will bring unparalleled economic and fiscal benefits to St. Bernard Parish.

Close to \$100,000 per day
of new revenue

\$33.3M

**New Parish Annual Taxes
at Full Buildout**

Property + Sales, recurring

+58%

**Increase in Parish
Tax Revenues**

Phase II vs. \$57M current base

+37%

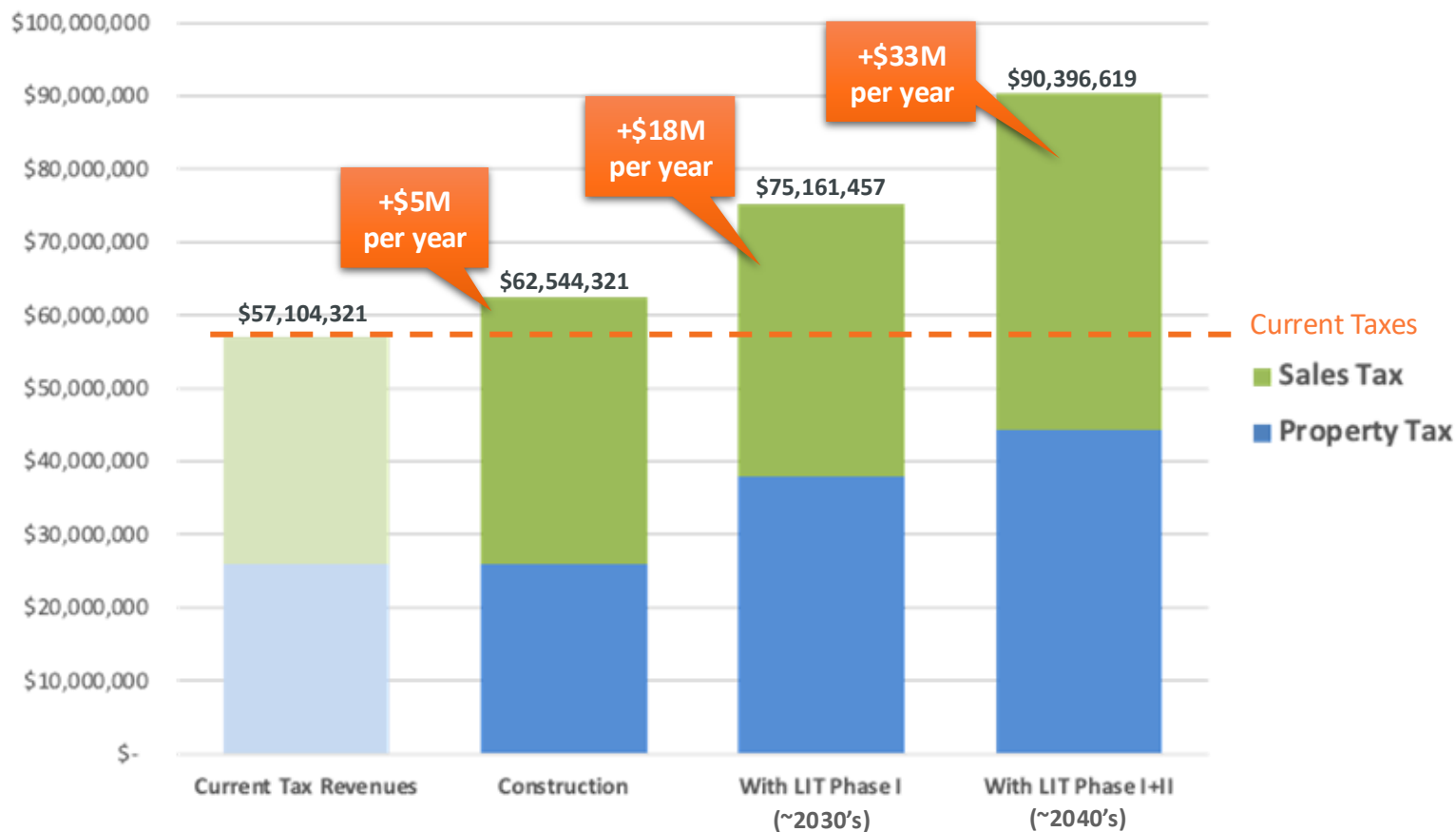
**Increase in Parish
Employment**

4,339 jobs added to 11,868 current

EXECUTIVE SUMMARY

Louisiana International Terminal will provide a massive boost - over \$33 million per year - to St. Bernard tax revenues, allowing for better services and/or a rollback of tax rates.

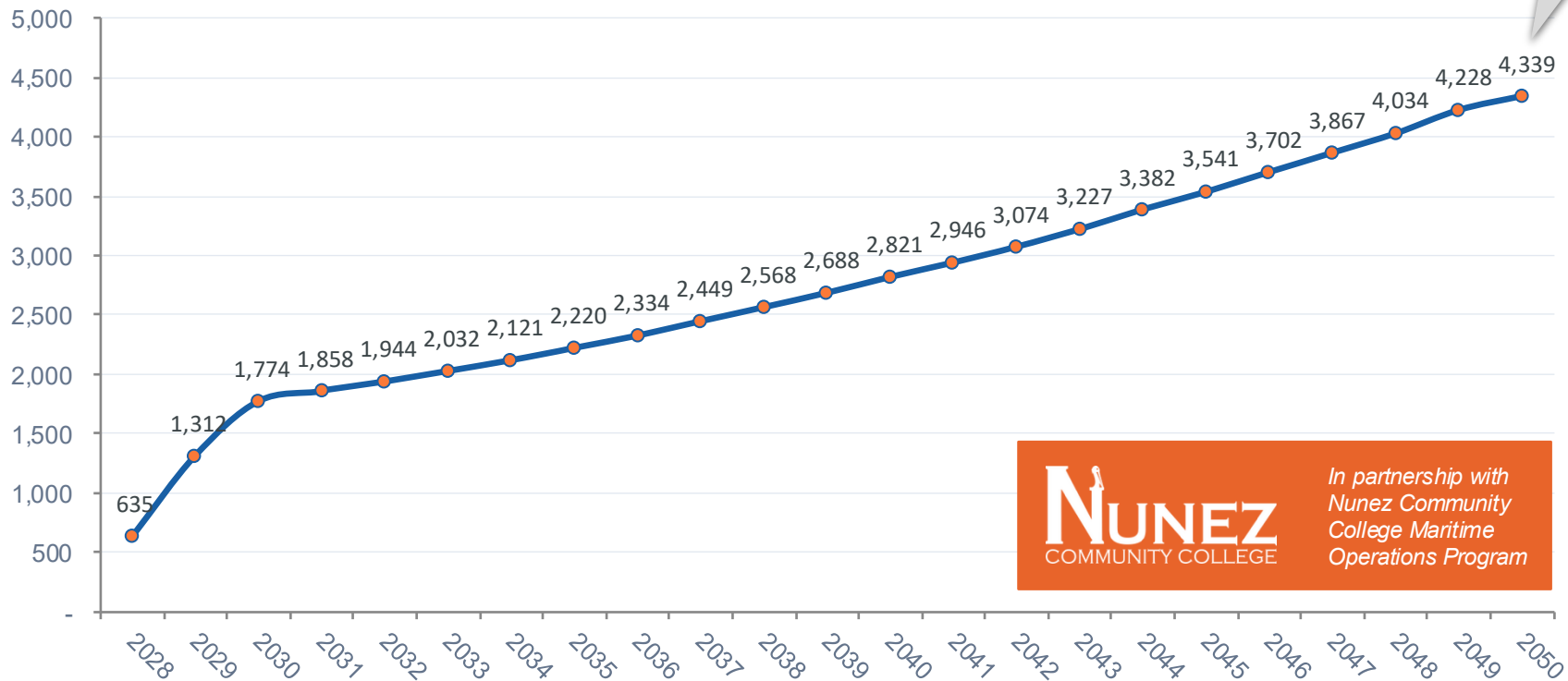
LIT Impact on St. Bernard Tax Revenues



EXECUTIVE SUMMARY

The Louisiana International Terminal will create over 4,300 new direct* and indirect** jobs for the people of St. Bernard.

LIT Employment Projection for St. Bernard



* Direct jobs are at the Port. ** Indirect jobs are Port-related (e.g., warehousing)

PHASE I – MASSIVE TAX BOOST

Once operational in the 2030s, Phase I alone generates over \$18M recurring annual revenues, an increase of nearly 35% over current tax levels.

\$12.0M

Property Taxes

Direct & indirect (annual)

\$6.1M

Sales Taxes

Activity-based (annual)

\$18.1M

Total New Taxes

Per year, Phase I

Taxes Come from a Variety of Sources

The Louisiana International Terminal will generate new tax revenues through both operational activity (sales taxes) and private capital investment (property taxes) in St. Bernard Parish.

Sales Tax - While the Port of New Orleans is tax-exempt, terminal operators (Ports America and TiL) will fund and purchase all above-ground infrastructure and equipment, including cranes, trucks, and fuel, all of which are subject to local sales tax. In addition, increased employment and economic activity will drive higher spending at local businesses, further boosting sales tax collections.

Property Tax - Although the Port itself is exempt, privately owned terminal improvements and equipment are taxable. Operators will construct and own buildings, infrastructure, and significant business personal property (e.g., cranes and vehicles), creating a recurring, asset-based tax base. As the terminal expands, this taxable base grows, increasing annual property tax revenues to \$18.4M annually.

PHASE II – PERMANENT BENEFITS GROW

At full buildout, LIT's annual tax impact nearly doubles Phase I - fundamentally boosting St. Bernard Parish's fiscal base.

\$18.4M

Property Taxes

Direct & indirect (annual)

\$14.9M

Sales Taxes

Activity-based (annual)

\$33.3M

Total New Taxes

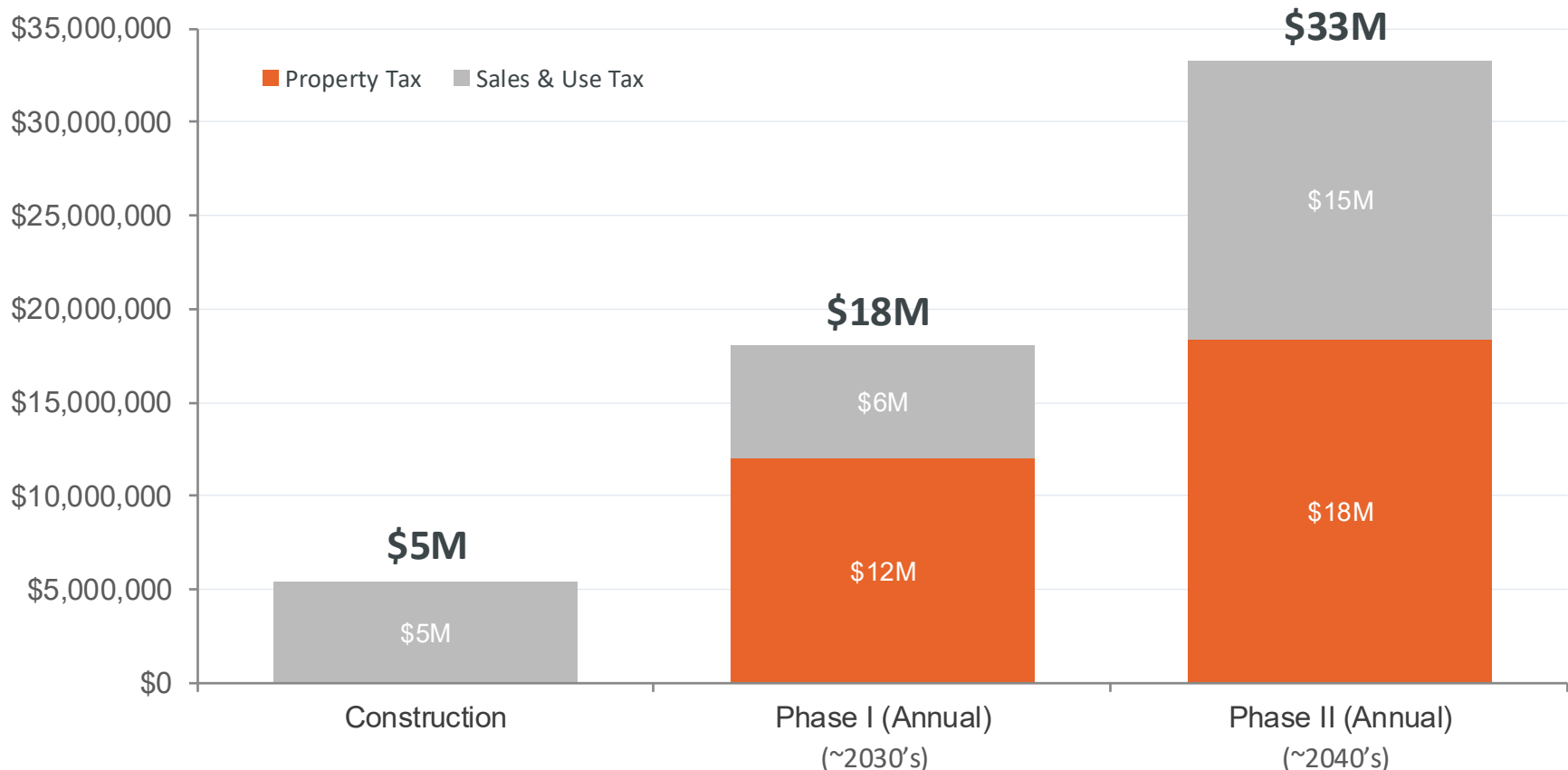
Per year, Phase II

Benchmarked Against Current Parish Revenues

St. Bernard Parish collected approximately \$57 million in total tax revenues in 2024 (Louisiana Legislative Auditor). LIT at full buildout would add \$33.3 million per year — a 58% increase over the entire current tax base — representing the largest single expansion of local revenue in the Parish's modern history.

NEW ANNUAL TAX REVENUE BY PHASE

LIT's fiscal contributions grow substantially from construction through full buildout, providing an expanding and durable revenue stream for St. Bernard Parish.



ANNUAL PROPERTY TAX REVENUE BY TAXING AUTHORITY — PHASE I

Phase I Property and Business Personal Property tax revenues are distributed across all major St. Bernard Parish taxing authorities, strengthening schools, law enforcement, fire, and more.

Annual Phase I Property Tax Impacts by Taxing Authority					
Entity	Millage Rate	Property Tax (Direct)	Business Personal Property (Direct)	Indirect + Induced Property Taxes	Total
Assessment District	1.24%	\$28,079.42	\$98,075.87	\$22,266.18	\$148,421.47
Council on Aging Sr. Citizens	0.63%	\$14,187.49	\$49,554.12	\$11,312.65	\$75,054.26
Drainage Pumps Levee Maintenance	5.23%	\$118,229.12	\$412,951.04	\$93,912.99	\$625,093.15
Fire District Parish Wide	13.62%	\$308,134.64	\$1,076,253.64	\$244,568.83	\$1,628,957.11
Garbage District	2.04%	\$46,109.36	\$161,050.90	\$36,631.45	\$243,791.71
Health District	0.41%	\$9,310.54	\$32,519.89	\$7,362.20	\$49,192.63
Law Enforcement 4	7.68%	\$173,649.02	\$606,521.83	\$137,906.65	\$918,077.50
Law Enforcement District	20.32%	\$459,615.70	\$1,605,347.15	\$364,878.01	\$2,429,840.86
LBBLD	4.65%	\$105,223.92	\$367,526.42	\$83,498.17	\$556,248.51
Library District	2.47%	\$55,863.26	\$195,119.36	\$44,352.79	\$295,335.41
Parish Constitutional	1.88%	\$42,414.70	\$148,146.18	\$33,758.40	\$224,319.28
Port Harbor & Terminal District	2.44%	\$55,124.33	\$192,538.42	\$43,814.09	\$291,476.84
Recreation Facilities	1.45%	\$32,808.58	\$114,593.91	\$26,037.06	\$173,439.55
Road District	2.04%	\$46,109.36	\$161,050.90	\$36,631.45	\$243,791.71
Road Lighting District	0.82%	\$18,473.30	\$64,523.60	\$14,724.41	\$97,721.31
School District	27.52%	\$622,328.52	\$2,173,671.01	\$494,165.50	\$3,290,165.03
Fire Protection District No. 1 / 2	5.56%	\$126,061.80	\$440,309.04	\$99,838.67	\$666,209.51
Total	100%	\$2,261,723.06	\$7,899,753.28	\$1,795,659.51	\$11,957,135.85

Includes direct property tax, business personal property tax, and indirect/induced property tax impacts per IMPLAN modeling.

ANNUAL PROPERTY TAX REVENUE BY TAXING AUTHORITY — PHASE II

Phase II Property and Business Personal Property tax revenues are distributed across all major St. Bernard Parish taxing authorities, strengthening schools, law enforcement, fire, and more.

Phase II Property Tax Impacts by Taxing Authority					
Entity	Millage Rate	Property Tax (Direct)	Business Personal Property (Direct)	Indirect + Induced Property Taxes	Total
Assessment District	1.24%	\$38,640.46	\$134,963.52	\$54,460.51	\$228,064.50
Council on Aging Sr. Citizens	0.63%	\$19,631.85	\$68,570.18	\$27,669.45	\$115,871.48
Drainage Pumps Levee Maintenance	5.23%	\$162,975.49	\$569,241.32	\$229,700.38	\$961,917.19
Fire District Parish Wide	13.62%	\$424,421.84	\$1,482,421.94	\$598,187.22	\$2,505,031.01
Garbage District	2.04%	\$63,569.79	\$222,036.77	\$89,596.32	\$375,202.88
Health District	0.41%	\$12,776.28	\$44,625.04	\$18,007.10	\$75,408.42
Law Enforcement 4	7.68%	\$239,321.57	\$835,903.12	\$337,303.81	\$1,412,528.50
Law Enforcement District	20.32%	\$633,204.98	\$2,211,660.34	\$892,449.66	\$3,737,314.98
LBLD	4.65%	\$144,901.73	\$506,113.22	\$204,226.92	\$855,241.86
Library District	2.47%	\$76,969.31	\$268,838.63	\$108,481.82	\$454,289.76
Parish Constitutional	1.88%	\$58,583.93	\$204,622.12	\$82,569.16	\$345,775.21
Port Harbor & Terminal District	2.44%	\$76,034.46	\$265,573.39	\$107,164.23	\$448,772.07
Recreation Facilities	1.45%	\$45,184.41	\$157,820.25	\$63,683.66	\$266,688.32
Road District	2.04%	\$63,569.79	\$222,036.77	\$89,596.32	\$375,202.88
Road Lighting District	0.82%	\$25,552.56	\$89,250.07	\$36,014.21	\$150,816.84
School District	27.52%	\$857,568.95	\$2,995,319.52	\$1,208,671.98	\$5,061,560.45
Fire Protection District No. 1 / 2	5.56%	\$173,258.84	\$605,159.03	\$244,193.90	\$1,022,611.78
Total	100.00%	\$3,116,166.23	\$10,884,155.23	\$4,391,976.68	\$18,392,298.15

Includes direct property tax, business personal property tax, and indirect/induced property tax impacts per IMPLAN modeling.

ANNUAL PROPERTY TAX REVENUE BY TAXING AUTHORITY — PHASE II

LIT tax revenues will support the services that are most important to St. Bernard.



* Law Enforcement 4 + District



\$5,149,844 per year



\$5,061,560 per year

ANNUAL PROPERTY TAX REVENUE BY TAXING AUTHORITY — PHASE II

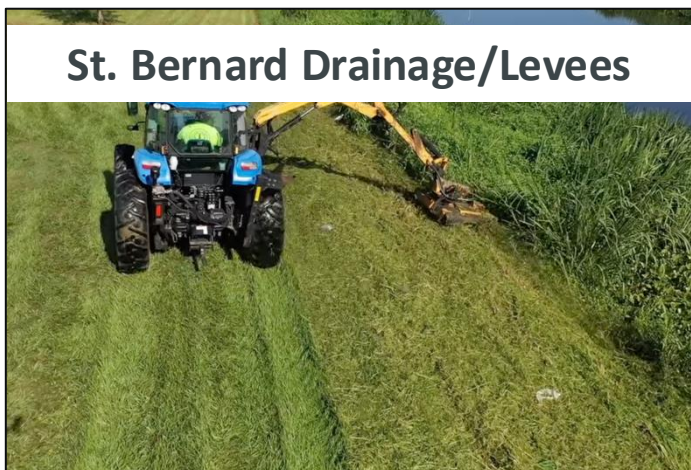
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St. Bernard Fire District



\$2,505,031 per year

St. Bernard Drainage/Levees



\$961,917 per year

CONCLUSION - LIT: A TRANSFORMATIONAL INVESTMENT FOR ST. BERNARD PARISH

Taken together, LIT is projected to deliver an unprecedented expansion of the Parish's recurring revenue base and employment - anchoring long-term economic growth with a clean industrial use that will make St. Bernard critical to Louisiana and the United States of America.

+58%

**Increase in Parish
Tax Revenues**

Phase II vs. \$57M current base

+37%

**Increase in Parish
Employment**

4,339 jobs vs. 11,868 current

\$33.3M

**New Annual Taxes
at Full Buildout**

Property + Sales, recurring

The Louisiana International Terminal will secure the future of St. Bernard Parish.

THANK YOU



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