



Le Vieux Moulin  
Clock and  
Gift Shop



**INVEST  
CHURCH POINT**



ART STUDIO  
LOUISIANA  
FUTURES  
BARRI-GRAS  
COSTUMES  
CLOCK  
REPAIR  
MUSICAL  
INSTRUMENT  
APES CO  
FRAMES  
SHOP





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# CHURCH POINT OPPORTUNITY ZONES

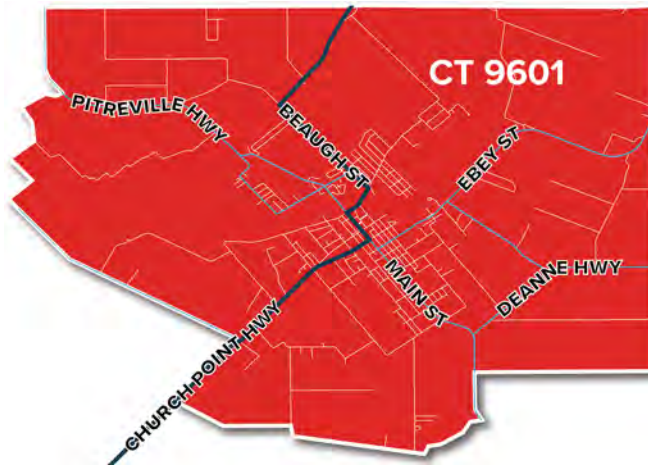
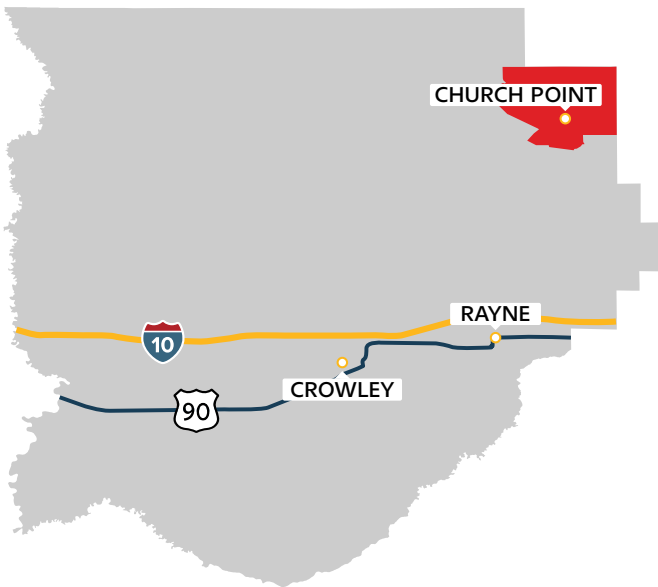
Acadia Parish is centrally located in the southern part of Louisiana immediately adjacent to the Gulf of Mexico. This proximity to the Gulf makes the parish an ideal location for the numerous companies needed to serve this region's oil and gas industry. Acadia Parish's Opportunity Zone is located in the heart of Church Point's historic downtown. Within the shadow of one of the largest fishing ports in the US, Church Point's restaurants are known for their fresh seafood caught in the Gulf of Mexico.

## OPPORTUNITY ZONES IN CHURCH POINT

CENSUS TRACT	MUNICIPALITY	TPOLOGY
9601	CHURCH POINT	RURAL RESIDENTIAL

### ACADIA PARISH

### CHURCH POINT OZ



**62,568**  
PARISH POPULATION

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

#### LEGEND

- OPPORTUNITY ZONES
- INTERSTATES
- U.S. HIGHWAYS



## ABOUT CHURCH POINT

The name Church Point was derived from the original name of the settlement, Plaquemine Brulee and the location of the first chapel. Jesuit missionaries serving the chapel referred to the site as "La Chapelle de La Pointe de Plaquemine Brulee," or Church at the Point. The name was eventually anglicized to Church Point. Many old timers still refer to the town as "Pointe de l'Eglise." Church Point's claim of the "Buggy Capital of the World" was secured in the 1920's when many people traveled miles to attend services here. Church Point is also famous for the authentic horseback Cajun-French "Courier de Mardi Gras" held the Sunday before the traditional Fat Tuesday. Cajun Wood Stock is held the last Saturday in April to Benefit St. Jude Research Hospital. Buggy Town Playground, built in 2008 was imagined by children & built by the community working side by side this project was completed in 5 full days. Also, stop by Le Vieux Moulin Mardi Gras Costume Shop ,for authentic handmade Cajun Mardi Gras Costumes, Masks & Accessories where they build, repair, buy, sell antique & modern clocks.



LE PARC DU VIEUX DEPOT

# 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

# 4,511

Town of Church Point

**42.3** Median Age

**33.7%** Poverty Rate

**1,926** Number of Households

**\$31,288** Median Household Income

**\$77,700** Median Home Value

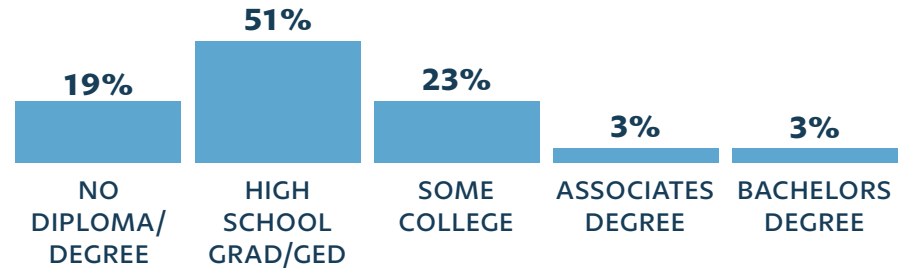
## EDUCATIONAL ATTAINMENT:

# 81%

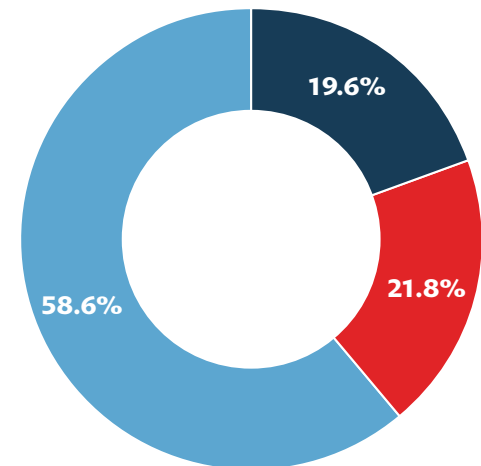
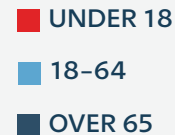
HIGH SCHOOL GRAD OR HIGHER

# 4%

BACHELOR'S DEGREE OR HIGHER



## CHURCH POINT AGE DISTRIBUTION



2018 NARRATIVE PROFILE / AMERICAN COMMUNITY SURVEY / US CENSUS BUREAU

## WORKFORCE

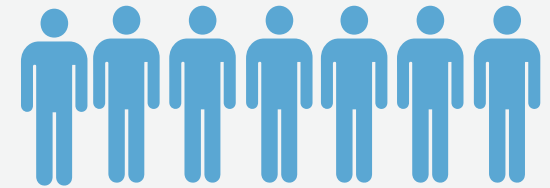
These are the top 10 industry sectors for Acadia Parish based on NAICS Codes:

- Retail Trade
- Health Care and Social Assistance
- Construction
- Educational Services
- Accommodation and Food Services
- Manufacturing
- Wholesale Trade
- Transportation and Warehousing
- Public Administration
- Finance and Insurance

### INDUSTRY HIGHLIGHT: CAJUN TRADITIONS FOOD PROCESSORS

Cajun Traditions Food Processors creates high-quality meats such as sausage and boudin in Church Point, Louisiana. Established in 2019, Cajun Traditions is owned and operated by the Richard family, whose extensive history of Cajun meat production is instrumental in the company's operations. The 80,000-square-foot facility was built more than 40 years ago. Cajun Traditions is installing and purchasing new electrical and operational equipment and completing a list of structural repairs. These upgrades represent a total capital invest \$2.85 million. Cajun Traditions will create 35 new direct jobs and 57 new indirect jobs, for a total of more than 90 new jobs in Acadia Parish and the surrounding region.

ACCESS TO A SKILLED,  
LOYAL WORKFORCE



**687,000**

REGION POPULATION

**1.4MILLION**

PEOPLE  
WITHIN A  
60-MILE  
RADIUS



## ACADIA PARISH MAJOR EMPLOYERS

COMPANY NAME	INDUSTRY
CHURCH POINT WHOLESALE	WHOLESALE TRADE
RICHARD'S CAJUN FOODS	FOOD SERVICES
CAJUN TRADITIONS FOOD PROCESSORS	FOOD SERVICES
ACADIA ST. LANDRY HOSPITAL	HEALTH CARE
ACADIA PARISH SCHOOL BOARD	EDUCATION



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

## RICHARD'S CAJUN FOODS

Richard's Cajun Foods was founded in 1981. Today, Richard's has core distribution in Louisiana, Texas and other Southeast markets. Product lines include smoked sausage, seasoned meats, andouille, boudin, all-natural dinner links, roux, rice dressing, spices and a complete line of ready-to-eat Cajun favorite entrees that are Certified Cajun by the Louisiana Department of Agriculture and Forestry. As part of a recent expansion, Richard's Cajun Foods Inc. will invest \$2.7 million to expand operations and relocate some production and administrative functions from Milwaukee to Church Point. At completion, the facility will feature 28,000 square feet of production and office space, which will retain 38 jobs and will create 12 new direct jobs, and new 16 indirect jobs, for a total of 28 new jobs in the Acadiana Region.



## FOCUS ON HEALTHCARE - ACADIA - ST. LANDRY HOSPITAL

Acadia - St. Landry Hospital has been providing healthcare services to the people of Southwest Louisiana for over 50 years. Today the tradition of providing the highest quality of healthcare in the primary care facility continues. The hospital's commitment is to the people and to helping them live healthy, productive lives. The relationship that Acadia - St. Landry Hospital maintains with area healthcare institutions only serves to enhance the ability to care. Of greatest importance is the support that is ever present through the professional healthcare staff, the medical community, the Acadia - St. Landry Hospital board and last but not least, the people in the service area.



ACADIA - ST. LANDRY HOSPITAL



# 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) 363-6241

# SOUTH LOUISIANA COMMUNITY COLLEGE (SLCC) - ACADIAN CAMPUS IN CROWLEY, LA



SLCC ACADIAN CAMPUS

[SOLACC.EDU/CAMPUSES/ACADIAN-CAMPUS](https://solacc.edu/campuses/acadian-campus) | [ACADIAN@SOLACC.EDU](mailto:ACADIAN@SOLACC.EDU) | (337) 788-7521

SLCC's Acadian Campus, located just half an hour from Church Point in Crowley, offers citizens a close, convenient place to earn a college degree. The college bookstore is always open online.

Program's at Acadian Campus in Crowley include:

- Business
- General Studies
- Medical Assistant (Fall Start)
- Practical Nursing (Fall Start)
- Welding (Fall Start)

## REGIONAL HIGHER EDUCATION CAMPUSES

UNIVERSITY OF LOUISIANA AT LAFAYETTE

SOUTH LOUISIANA COMMUNITY COLLEGE

LSU EUNICE



# ACADIA PARISH SCHOOL BOARD

Excellence in education at all levels is a cornerstone in the life of Acadia Parish residents. The Acadia Parish School System operates 20 facilities throughout the area, including 11 elementary schools, four middle schools and five high schools. Specialized education programs, Dual Enrollment classes, technical classes for national certifications and a wide range of co-curricular activities supplement a rigorous traditional curriculum. The mission of the Acadia Parish School Board is to provide excellence in education and training for personal fulfillment and for a productive and prosperous society. Church Point High School is a part of the Acadia Parish School Board System.



[ACADIA.K12.LA.US](http://ACADIA.K12.LA.US) | (337) 783-3664



# ACADIA PARISH LIBRARY - CHURCH POINT BRANCH

Acadia Parish Library operates branches in Church Point, Crowley, Estherwood, Iota, Mermentau, Morse, and Rayne. The library offers a wide selection of books and other materials for adults, teens, and children. The libraries are part of an Inter-Library Loan network for acquiring books and materials that are available outside of the library system. The Church Point branch has a number of computers available for public use.



ACADIA PARISH LIBRARY FAÇADE



ACADIA PARISH LIBRARY INTERIOR

Resources available at the Acadia Parish Libraries' include:

- Computer Lab
- Online Library Catalog
- Searchable Newspaper Database
- Flipster Digital Magazines
- Louisiana Library Connection
- Professional Resume Builder Services



# SOCIAL CAPITAL

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

- Church Point Revitalization Corporation
- Cajun Ladies of Church Point
- Knights of Columbus
- Rotary Club
- Lions Club
- Woodmen of the World
- American Legion
- Veterans of Foreign Wars

## CHURCH POINT RELIGIOUS INSTITUTIONS

### CHURCH NAME

CHURCH POINT BAPTIST MISSION

CHURCH POINT UNITED METHODIST

FIRST BAPTIST CHURCH

OUR LADY OF THE SACRED HEART

OUR MOTHER OF MERCY CATHOLIC CHURCH

POINT CHURCH

PROMISE LAND CHURCH

VICTORY LIFE CHRISTIAN CENTER



OUR LADY OF THE SACRED HEART  
& ST. JOHN'S CATHOLIC CHURCH



# CHURCH POINT COMMUNITY DEVELOPMENT CORPORATION



BUGGY TOWN PLAYGROUND

Church Point Community Development Corporation was formed in 2008 to facilitate the funding and building of Buggy Town Playground. CPCDC raised approximately \$125,000 with no grants or funding from government agencies, and the playground was built completely by volunteer labor of the people of Church Point and surrounding areas. Buggy Town Playground opened in May of 2008 proving that no matter what, “dreams can become realities!” From the beginning, CPCDC has been committed to properly maintaining this remarkable playground. Fundraising events include Breakfast with Santa, BBQ Hamburger sales and in the past an annual golf tournament. Over the years, the nonprofit corporation has paid for new mulch, replacement components, signs, and repainting of different areas on the playground.



# CULTURAL CAPITAL

The Town of Church Point is rich in cultural heritage displayed in numerous attractions, whether it be the plethora of references to the bygone buggy days such as the Buggy Town Playground. Visitors may also experience Church Point's history by visiting interpretive museums like Le Vieux Presbytere or Le Parc Du Vieux Depot, which served as the railroad depot and loading platform for 75 years. Locals have no shortage of music, festivities, and cultural events based on the unique history of the region, some of which draws visitors from far and wide, such as the famous Cajun Woodstock and exquisite Courir de Mardi Gras. Many of the sites have been included in the Zydeco Cajun Prairie Scenic Byway which goes through all the original Cajun Prairie towns that gave birth to what is known as the Cajun lifestyle today.

## CHURCH POINT FESTIVALS

FESTIVAL NAME	MONTH
CHURCH POINT COURIR DE MARDI GRAS	FEBRUARY
CPCDC MARDI GRAS BALL	FEBRUARY
CAJUN WOODSTOCK	APRIL



BOB'S BED & BREAKFAST AND ARBORETUM



## FEATURED FESTIVAL - CAJUN WOODSTOCK

Cajun Woodstock, organized in 2004, is an annual two day festival held in Church Point City Park during the last full weekend of April. The festival features local musicians, cuisine, and a number of activities such as the Cajun Woodstock Color Run. Benefits from the festival are donated to the St. Jude Children's Hospital, and the members of Cajun Woodstock visit the Ronald McDonald House in Memphis, TN at the end of every year to bring food and toy donations.



WASHBOARD PLAYER AT CAJUN WOODSTOCK



## FEATURED FESTIVAL - CAJUN COURIR DE MARDI GRAS

The Courir de Mardi Gras is a traditional Mardi Gras event held in many Cajun and Creole communities of French Louisiana. In Church Point the rural Mardi Gras has largely remained unchanged since the arrival of the early Acadian settlers to the region. This rural Mardi Gras celebration is based on early begging rituals, similar to those still celebrated by mummers, wassailers, and celebrants of Halloween. Since Mardi Gras is the celebration of the final day before Lent, celebrants drink and eat heavily, dressing in specialized costumes to protect their identities. Traditionally, only men are permitted to participate in the run, and they must be fully masked and costumed. The Church Point Courir is held on the Sunday before Mardi Gras.



CHURCH POINT COURIR DE MARDI GRAS



## LE VIEUX PRSEBYTERE MUSUEM

In 1883 , a French priest named Rev. Auguste Vincente Eby arrived in the settlement of Church Point to take over the pastorship of the Catholic church. His first order of business was to build a new church structure- the existing one was built as a Jesuit missionary chapel years before. That completed, Father Eby built a home for himself in 1887 which is now know as Le Vieux Presbytere. The Parsonage (presbytere in French), housed the town's priests for one hundred years. Now the ancient structure, carefully restored to its original configuration, serves as Church Point's museum. The 40 x 40 foot building is surrounded on all sides by a wide and comfortable porch and has walls constructed of bousillage- a filling of clay mixed with Spanish moss. Le Vieux Presbytere Museum tells the story of Church Point, a predominantly Cajun community on the prairies of Acadia Parish. Church Point is far older than the old Presbytere. The first settlers received Spanish land grants along Bayou Plaquemine Brulee and began populating the area by the 1780's. The Jesuit priests at Grand Coteau, while ministering to the local inhabitants, established a crude chapel here in 1848, and it was around this little church that the town developed. Le Vieux Presbytere celebrates the history of the Town of Church Point and of the rural farming community surrounding it.



LE VIEUX PRESBYTERE



# NATURAL CAPITAL

Church Point is a central location between numerous natural assets, from several state parks and state/federal hunting areas to the labyrinth of waterways and swamplands that meander their way eventually to the gulf, owing up to the moniker of “Sportsman's Paradise”. Less than an hour away awaits the nation's largest swamp, the Atchafalaya Swamp, hosting the most diverse array of wildlife and recreation opportunities in the entire region. Some other forms of natural capital around Church Point includes the town's notably robust park system & recreation facilities such as their playgrounds, local parks, tennis and basketball/volleyball courts, baseball fields, and their designated bike lane. The most popular activities among the community are based around utilizing the area's abundant natural resources through hunting & fishing, bird watching, or just enjoying the picturesque landscape from the veranda.

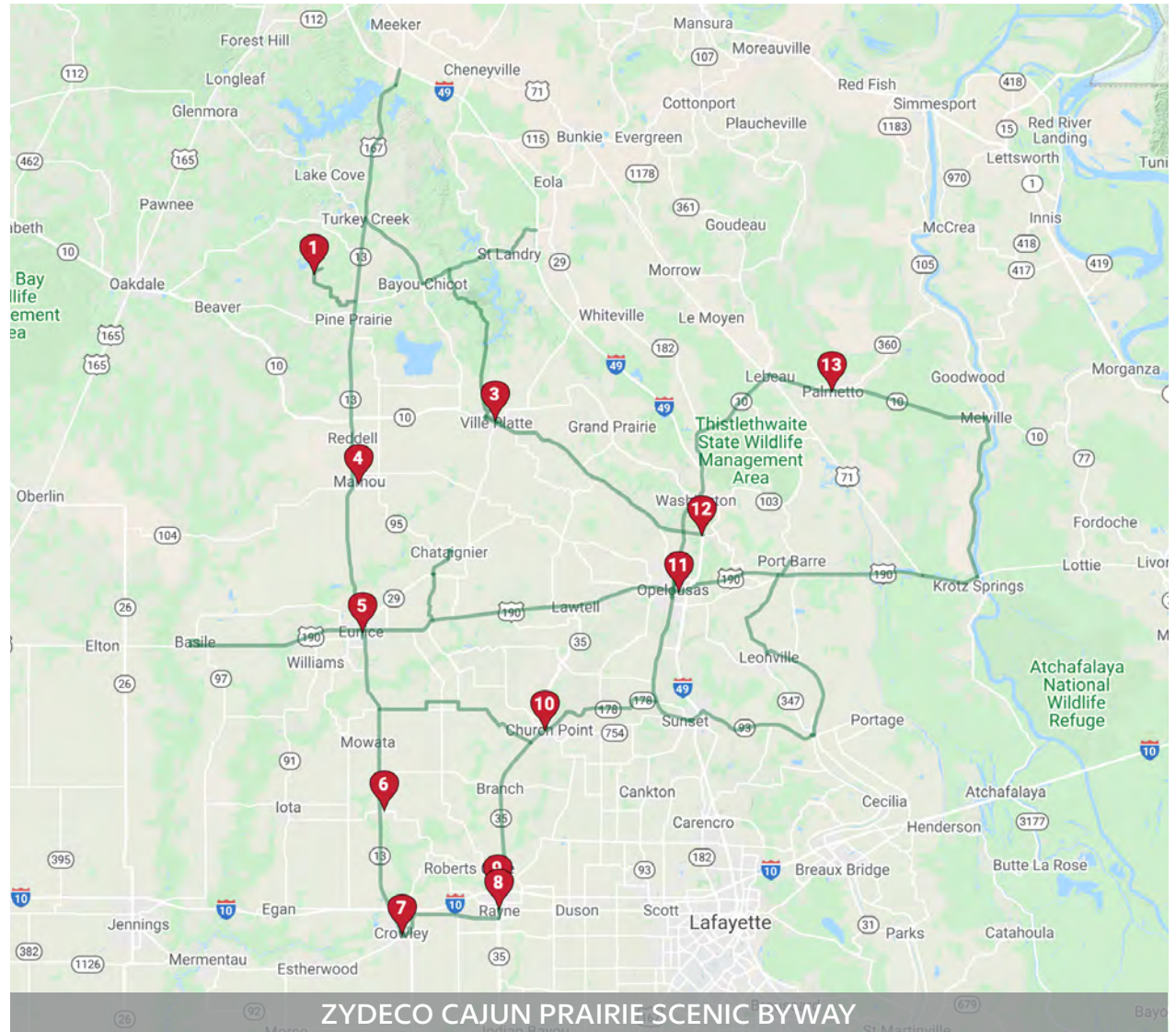
## CHURCH POINT NATURE & RECREATION

ASSET	RECREATION TYPE
CHURCH POINT CITY PARK	CITY PARK, EVENT VENUE
MLK DRIVE PARK	CITY PARK, EVENT VENUE
BUGGY TOWN PLAYGROUND	LARGE CHILDREN'S PLAYGROUND
GERTRUDE WIMBERLEY COMMUNITY CENTER	EVENT CENTER, RECREATION FACILITIES, RV-PARK PLAYGROUNDS
BAYOU PLAQUEMINE	NATURAL WATERWAY - POTENTIAL PADDLE TRAIL
BIKE ROUTES	OFFICIAL BIKING ROUTES IN TOWN & HWY 35 TO RAYNE
BOB'S B&B AND ARBORETUM	WALKING TRAILS, TREE NURSERY, INTERPRETIVE EDUCATION, B&B



# ZYDECO CAJUN PRAIRIE SCENIC BYWAY

Louisiana's Scenic Byways offer investment opportunities for entrepreneurs looking to join Louisiana's growing cultural tourism market. The Zydeco Cajun Prairie Byway celebrates the music of south Louisiana, touching many iconic music spots while ambling through serene, rolling prairies. The byway passes crawfish farms, sweet potato fields and pastures where cattle and horses graze. The towns along the route hold celebrations to honor everything from cotton to cracklins. The byway consists of three loops and a spur, so visitors have their choice of routes. The Evangeline parish loop ends in Ville Platte, home to the 6,400-acre Chicot State Park, with its playground, swimming pool, fishing and boating facilities, and the Louisiana State Arboretum. Here you'll find hundreds of indigenous plants, from sycamores to orchids, along with white-tailed deer, wild turkey and many types of birds.

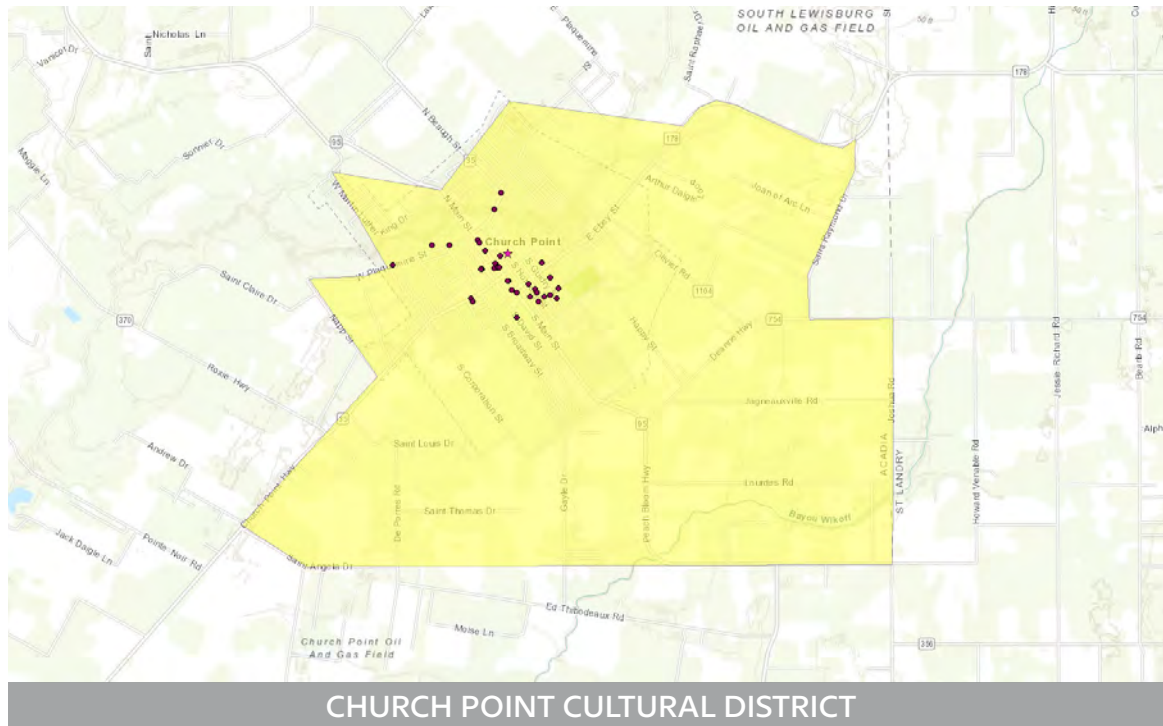




# BUILT CAPITAL

## 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.



### CULTURAL DISTRICT

This map depicts the Church Point Cultural District. The points on the map recognize structures for their age, architecture, engineering, role in commerce or industry, planning and development, or transportation significance. The star on the map represents the nationally registered building, Le Vieux Presbytere.



# ACCOMMODATIONS

## CHURCH POINT BED & BREAKFASTS AND RV PARKS

B&B	PHONE NUMBER
BOB'S BED & BREAKFAST AND ARBORETUM	(337) 319-3957
CAJUN CAMPGROUND	(337) 457-5753
DAVID'S RV TRAILER PARK	(337) 250-5876
L'ACADIE INN & RV PARK	(337) 457-5211
LA PAY E BAS RV PARK	(337) 457-5032
MAISON D'MEMOIRE BED & BREAKFAST COTTAGES	(866) 580-2477
MR. BEE'S RV PARK	(337) 684-5692
SAVOY THE BED & BREAKFAST	(337) 237-0835



MR. BEE'S RV PARK



# CRITICAL INFRASTRUCTURE

## CHURCH POINT WHOLESALE

Church Point Wholesale is uniquely positioned to offer retailers product variety and a service level seldom found within the wholesale industry. With approximately 200,000 square feet of warehouse space, Church Point Wholesale stocks 12,000 items allowing them to be the supplier of choice for everyone from mom-and-pop stores to modern superettes, full-line convenience stores and discount tobacco retailers. Each week, their fleet of trucks delivers products to almost 1,000 retail outlets in a six state region. Throughout their phenomenal growth, Church Point Wholesale has become "high tech" without sacrificing the "high touch" their customers have come to expect. The 200+ associates take pride in providing customers with the highest level of service and accuracy. Church Point Wholesale believes in quality, service and tradition.



## CENTRAL PROXIMITY

Church Point is located in northern Acadia Parish, Louisiana. Considered a bedroom community, Church Point bestows upon its citizens the ambiance and charm of small town living with the convenience and opportunities of its neighboring larger cities, namely Crowley, Opelousas, and Lafayette, all within 20 minutes travel.

## CHURCH POINT UTILITY COMPANIES

COMPANY NAME	TYPE	PHONE NUMBER
ACADIANA BROADBAND	TELECOMMUNICATIONS	(337) 282-0300
CHURCH POINT WATER WORKS SYSTEM	WATER	(337) 684-2917
CENTURYLINK	TELECOMMUNICATIONS	(833) 329-6421
CLECO	ELECTRIC	(318) 484-7400
HUGHESNET (INTERNET)	TELECOMMUNICATIONS	(833) 374-1016
SUDDENLINK	TELECOMMUNICATIONS	(833) 329-6421
VERIZON	TELECOMMUNICATIONS	(337) 305-8018



## INFRASTRUCTURE



### COMMERCIAL AIRPORT

Lafayette Regional Airport  
(new terminal under construction  
- slated to open 2020)



### CLASS 1 RAIL SYSTEMS

BNSF  
Union Pacific



### MAJOR INTERSTATES

I-10





# POLITICAL CAPITAL

The Town of Church Point is organized under the Lawrason Act and is governed by an elected Mayor and 5-member Board of Aldermen. These dedicated servants work in concert with the Mayor, one another and their constituents to ensure the long-term prosperity of the Town of Church Point and its populace.



CHURCH POINT CITY HALL

## CHURCH POINT CITY HALL DEPARTMENTS

DEPARTMENT	PHONE NUMBER
FIRE DEPARTMENT	(337) 684-5429
POLICE DEPARTMENT	(337) 684-5455
STREET DEPARTMENT	(337) 684-5754
TRASH PICKUP	(337) 783-4834
WASTEWATER DEPARTMENT	(337) 684-5543
WATER WORKS DEPARTMENT	(337) 684-5686
PARKS AND RECREATION DEPARTMENT	(337) 684-5692





# FINANCIAL CAPITAL

## ACADIA PARISH ECONOMIC PARTNERS

Acadia 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, improve living standards and ensuring sustainable growth.

## 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 Acadia.

## 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.

## ACADIA CHAMBER OF COMMERCE

The Chamber is managed by an employed President/CEO and staff. However, the direction of the Chamber is in the hands of its Board of Directors. The Acadia Parish Chamber is guided by a fifteen member Board of Directors, who are elected by the full voting membership. Each director is elected to a three-year term. The Board of Directors meet monthly, working at a high level to ensure the Chamber effectively serves as many voices in the parish as possible.

## ACADIA PARISH TOURIST COMMISSION

The Acadia Parish Tourist Commission represents the cultural assets and unique attractions in the communities of Church Point, Crowley, Estherwood, Iota, Mermentau, Morse & Rayne.

### CHURCH POINT FULL SERVICE FINANCIAL INSTITUTIONS

INSTITUTION	PHONE NUMBER
FARMERS MERCHANTS BANK & TRUST	(337) 332-2115
COMMUNITY FIRST BANK	(337) 442-6320
IBERIA BANK	(337) 332-2149
PEDESTAL BANK	(337) 442-1169
HANCOCK WHITNEY BANK	(800) 448-8812
SOUTHWEST LOAN CO - CHURCH POINT	(337) 332-6246
BRENCO FINANCE INC	(337) 332-4160



# PROPOSED PUBLIC CATALYST PROJECT

## THE CHURCH POINT CARRIAGE HOUSE TAPROOM & EATERY

The Church Point Carriage House Taproom & Eatery is a catalyst project that arose from the Acadia Parish Creative Placemaking Initiative which was funded through grants from USDA and the Delta Regional Authority. Church Point was one of five communities in Acadian parish that participated in this innovative project designed to fill amenity gaps within each community while leveraging their unique resources and each other.

Limited dining options in Church Point have forced many residents to leave their community regularly to eat in Lafayette or elsewhere. For some business owners, this means leaving their community daily to meet with clients and spend their money outside of Church Point. To fill this culinary void, Church Point residents would envision a full-service restaurant on Main Street across from Café Maison. The proposed site for the restaurant was formerly a department store for clothing. The building of interest has been vacant for years but is in excellent shape and located in prime real estate for redevelopment. The current owners of the building are amenable to selling or leasing their property at a nominal rate and hope to see their parent's old department store be redeveloped into something worthwhile for their hometown residents to enjoy. The right restaurant concept – well executed and reflecting the



PROPOSED CARRIAGE HOUSE TAPROOM & EATERY

local cuisine and culture – stands to serve as both a cornerstone for the Church Point community as well as a culinary destination with potential draw from the rest of Acadia Parish and beyond.

Based on community demographics, regional tastes, restaurant industry trends and overall economic development in Acadia Parish, the new restaurant in Church Point should be designed as a casual full-service eatery and taproom. In homage to the community's Horse and Buggy Festival, the working name for the proposed establishment will be The Carriage House Eatery & Taproom. The Carriage House should feature Cajun gastropub cuisine, beers on tap – blending best sellers such as Bud Light with a selection from some of Louisiana's 33+ native craft brews, and craft cocktails with regional themes and liquors. This restaurant concept will appeal to the tastes and budgets of locals and will also offer the potential for a culinary tourism experience and creative outlet for apprentice chefs.

Since the identified building is twice the space needed to operate a table service restaurant in the area, The Carriage House will only need approximately 3,850 square feet to operate efficiently. This includes 1,155 square feet for a kitchen and slightly under 2,700 square feet for a dining area with 94 seats and the remainder for a bar and required storage. The rest of the building could be used for a secondary purpose including an event/catering space or divided for a second business.

## INDUSTRY HIGHLIGHT: CAJUN TRADITIONS FOOD PROCESSORS

In analyzing the key tenants of a successful new restaurant venture – creating an experience, marketing beyond the community and Acadia Parish, and recruiting a quality workforce – one possible strategy is to approach South Louisiana Community College's (SLCC) Culinary Arts & Occupations Program (located at SLCC's Lafayette campus) about partnering on a formal residency or internship program. If the owner/operator is passionate about working with up and coming chefs, a formal internship, residency and/or apprenticeship program could be an enticing incentive for talented culinary students to live and work in the Church Point community.





# 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 as 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-epa-brownfield-grant-funding](https://epa.gov/brownfields/types-epa-brownfield-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)



**Acadia Chamber of Commerce** - The Chamber is managed by an employed President/CEO and staff. However, the direction of the Chamber is in the hands of its Board of Directors. The Acadia Parish Chamber is guided by a fifteen member Board of Directors, who are elected by the full voting membership. Each director is elected to a three-year term. The Board of Directors meet monthly, working at a high level to ensure the Chamber effectively serves as many voices in the parish as possible.

**Amy S. Thibodeaux, President & CEO**  
[amy@acadiaparishchamber.org](mailto:amy@acadiaparishchamber.org)



**Acadia Parish Tourist Commission** - The Acadia Parish Tourist Commission represents the cultural assets and unique attractions in the communities of Church Point, Crowley, Estherwood, Iota, Mermentau, Morse & Rayne.

**Gwen Hanks, Executive Director**  
[info@acadiatourism.org](mailto:info@acadiatourism.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. Martin, St. Mary, and Vermilion.

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



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





**FOR MORE INFORMATION, VISIT:**

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