



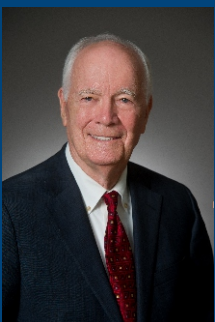
LOUISIANA GATEWAY PORT

PLAQUEMINES PARISH

2025

ECONOMIC IMPACTS OF
THE LOUISIANA GATEWAY PORT
TENANTS ON THE REGIONAL AND
STATE ECONOMIES

TURNING BIGGER SHIPS FASTER



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EXECUTIVE SUMMARY



The newly branded **Louisiana Gateway Port (LGP)** is located on the first 81 miles of the Mississippi River where the river meets the Gulf of America. LGP provides water access to more than 20 states. Because there are no bridges along this stretch of the river, there are no air draft issues for ships, a critical issue for the larger vessels plying the ocean today.

Ships encounter a minimum river depth of 50 feet, there are 14 major anchorages, and existing rail, barge, and interstate highway connectivity. These advantages have attracted nine major tenants to LGP, including the **\$23 billion Venture Global LNG project, the largest capital investment in Louisiana's history.**

The objective of this report is to estimate the economic impact of these nine tenants on two geographic areas:

1. The Region

Defined as Plaquemines, St. Bernard, Orleans, Jefferson and St. Tammany Parishes, and

2. The State of Louisiana

Impacts are estimated of the (1) capital expenditures made by these firms over 2021-24 and (2) operational spending by these firms in 2024.

CAPITAL SPENDING IMPACTS—REGION

Over 2021-24, these nine firms spent a remarkable **\$16.9 billion**, on capital projects, with over \$9.2 billion of that spent in Louisiana.

The impact of that spending on the Region economy can be summarized in Table EX-1.

TABLE EX-1 Impacts of Tenant Construction on the Plaquemines Port Region: 2021-2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2021	\$1,915.9	\$592.4	11,507	\$67.5
2022	\$3,835.0	\$1,185.9	22,573	\$135.2
2023	\$7,614.8	\$2,354.7	43,906	\$268.3
2024	\$3,841.4	\$1,187.9	21,688	\$135.8
TOTAL	\$17,207.1	\$5,320.8	24,918**	\$606.8

*Values in millions of dollars.

**Jobs total represents an average of the 4-year period.



Over this 4-year period, this capital spending created in the Region:

- Over \$17.2 billion in new sales at firms in the Region
- Over \$5.3 billion in new earnings for residents of the Region

- An average of nearly 25,000 new jobs annually for citizens of the Region, with a peak of 43,906 jobs in 2023, and
- \$606.8 million in new revenues for local governments in the Region.

CAPITAL SPENDING IMPACTS—LOUISIANA

Table EX-2 summarizes capital spending impacts on the State's economy:

TABLE EX-2 Impacts of Tenant Construction on Louisiana: 2021-2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2021	\$2,037.8	\$667.5	12,801	\$46.7
2022	\$4,079.1	\$1,336.2	25,121	\$93.5
2023	\$8,099.4	\$2,653.1	48,884	\$185.7
2024	\$4,085.9	\$1,338.4	24,157	\$93.7
TOTAL	\$18,302.2	\$5,995.3	27,741**	\$419.7

Tenant capital spending over 2021-24 created:

- Over \$18.3 billion in sales at businesses in Louisiana.
- Nearly \$6 billion in new earnings for Louisiana households:
 - By way of reference, total earnings by Louisiana's durable goods manufacturing workers in 2022 (latest available) was \$5.8 billion.

- An average of 27,741 jobs per year for Louisianans:
 - As a reference point, in March 2025 there were 27,800 people employed in the entire arts, entertainment and recreation sector of the State's economy.
- Nearly \$420 million in revenues for the State treasury:
 - At just over \$100 million a year, this was slightly more than the State collects from all its hotel/motel room occupancy taxes.

*Values in millions of dollars.
**Jobs total represents an average of the 4-year period.



2024 OPERATIONAL SPENDING IMPACTS—REGION

Operational data were provided by five firms and the data for the other four were estimated based on employment data provided. A total of **1,586 people were employed** at these nine sites in 2024. Table EX-3 summarizes the impact on the Region's economy of the expenditures these facilities make to operate the ir plants.

TABLE EX-3 Impacts of Tenant Operations on the Plaquemines Port Region: 2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2024	\$2,053.1	\$464.0	5,427	\$38.5

*Values in millions of dollars.

According to our estimates, the tenants operational spending in 2024 supported:

- Just over \$2 billion in sales at businesses in the Region.
- \$38.5 million in revenues for local governments.

Nearly one-half billion dollars (\$464 million) in earnings for households in the Region.

-There are thirteen parishes in Louisiana where total employment is less than 5,427. This number is almost exactly equal to employment in Jackson Parish (5,436).

-This implies an average annual wage for these workers of \$85,500 (\$464 million/5,427), which is 43% higher than the average wage in Louisiana (\$59,904 in 2024-III). These are relatively high-wage jobs created by the tenants.

-This also implies a job multiplier of 3.4 (5,427/1,586), meaning for every new job created among the tenants, another 2.4 jobs are created elsewhere in the Region economy via the multiplier effect.

2024 OPERATIONAL SPENDING IMPACTS—LOUISIANA

Table EX-4 summarizes the impact on the State's economy of the expenditures these facilities make to operate their plants.

TABLE EX-4 Impacts of Tenant Operations on Louisiana: 2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2024	\$2,421.6	\$590.4	7,858	\$42.6

*Values in millions of dollars.



Our estimates indicate tenant operational spending in 2024 supported:

Over \$2.4 billion in sales at firms in Louisiana.

\$590.4 million—over one half billion—in earnings for Louisiana households

\$42.6 million in revenues for the State treasury:

-This amount is more than the State collected in liquor and wine taxes in FY23 (\$41 million).

7,858 jobs for Louisianans:

-This is more jobs than exist in Louisiana's massive casino industry (6,800 people in March 2025).

-There are 23 parishes in Louisiana where total employment is less than 7,858. This is about equal to total employment in Grant Parish (7,770)

-This suggests a job multiplier of 5.0, meaning for every new job created by the tenants, another four jobs are created elsewhere via the multiplier effect.

-This implies an average annual wage for these jobs of \$75,134 (\$590.4 million/7,858) which is 36% higher than the average wage in the private sector in the State (\$55,068), indicating these are well over above-average jobs.

COMBINED IMPACTS IN 2024

Table EX-5 tallies at both the Region and State levels, the **combined impacts of capital and operational spending** by these nine firms.

TABLE EX-5 Total Impacts of Tenant Spending on the Region & State: 2024					
	YEAR	SALES*	EARNINGS*	JOBS	TAXES*
REGION	2024	\$5,894.5	\$1,651.8	27,115	\$174.3
STATE	2024	\$6,507.5	\$1,928.8	32,015	\$136.3

*Values in millions of dollars.

All of these impacts should be considered very conservative. Capital expenditures were not secured from all tenants. Our techniques for handling missing data on operations expenditures were also designed to provide conservative estimates. Even using conservative approaches, the results are extraordinary.

FUTURE GROWTH IMPACTS

All the numbers presented in Tables EX-1 through EX-5 are scheduled to grow significantly. Venture Global has already announced a huge **Phase 3 expansion of \$18 billion**, Gulfstream LNG, and APM has signed a Letter of Intent to build a **\$467 million state-of-the-art container terminal on the west bank of the river**. These three large projects discussed in Section 6 indicate another major boost on the horizon.

1. INTRODUCTION



Louisiana Gateway Port (LGP) is Louisiana's deepwater port strategically located at the intersection of the Mississippi River and the Gulf of America. Situated along the first 81 miles of the Mississippi River, LGP provides solutions for U.S. global supply chain connectivity.

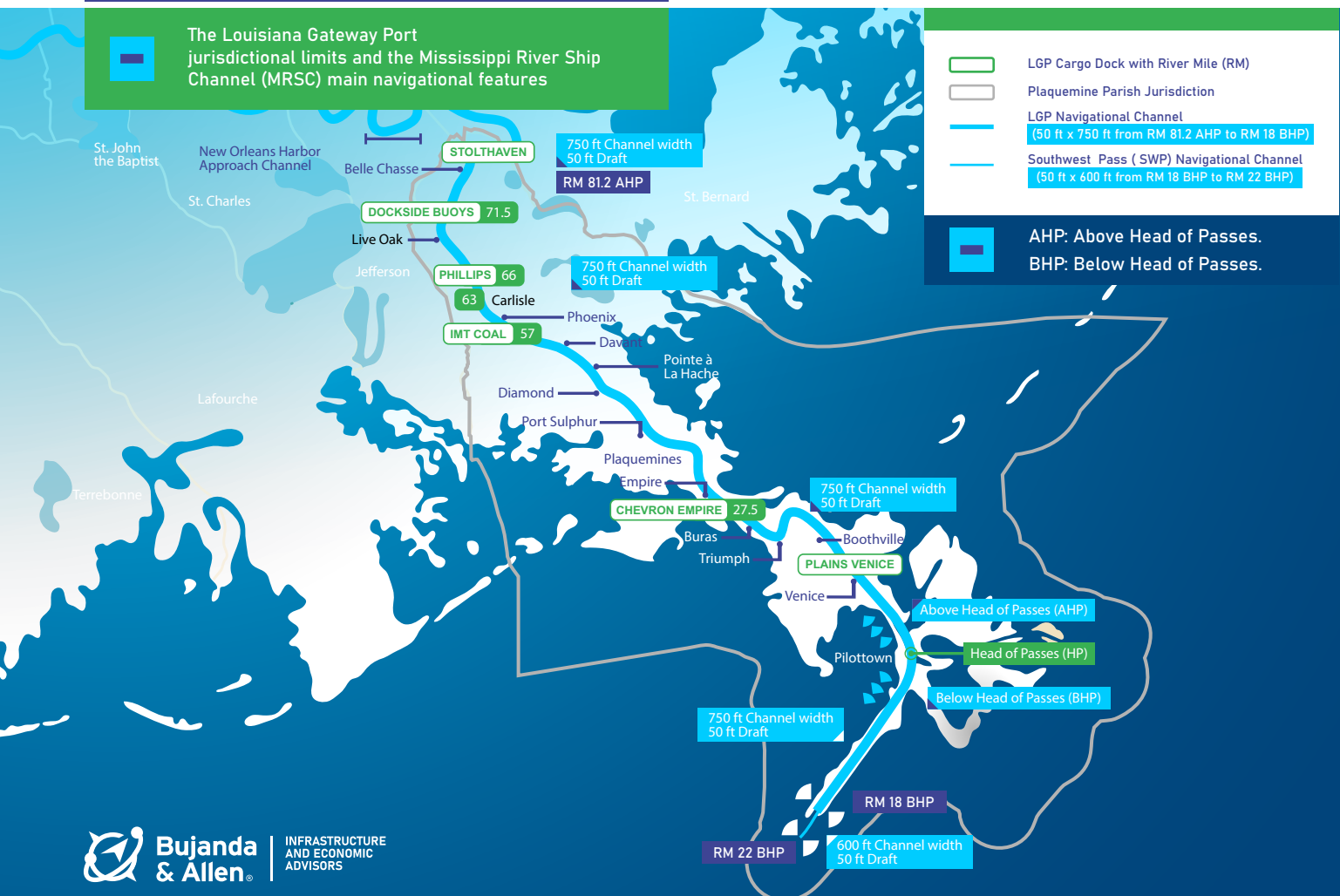
Because of its unique location, the Port provides water access to more than 20 states. Because there are no bridges along this stretch of the river, there are no air draft issues for

ships, a critical issue for the larger vessels plying the ocean today. Ships encounter a minimum river depth of 50 feet, there are 14 major anchorages, and there is existing rail, barge, and interstate highway connectivity.

The Port covers 1,692 acres of which 548 are currently developed. This leaves a significant acreage for future development for which the Port has a master plan. This is a topic covered in the final section of this report.

FIGURE -1

Louisiana Gateway Port



Bujanda & Allen

INFRASTRUCTURE
AND ECONOMIC
ADVISORS

1.1 PORT TENANTS



There are presently nine major tenants within the port's jurisdictional boundaries. The largest—and newest—of the nine is the **Venture Global LNG** export facility. The first two phases of this facility cost an estimated **\$23.8 billion** to construct, making it the largest single capital investment in Louisiana history. Remarkably, Venture Global has already submitted to the Federal Energy Regulatory Commission (FERC) papers to add an \$18 billion third phase at this site starting in about 2027. Impacts of the first two phases are included in our estimates. Phase three is covered in the final section.

Chevron has two operations within the Port District. The largest is the **Chevron Oronite** plant which manufactures lubricants and fuel additives. Chevron also has a **pipeline facility** that operates within the Port. **BOLSU** imports and then distributes cement across the U.S. Within BOLSU is its operating arm—**Onsite Concrete Solutions**.

The Port has been a haven for receiving and distributing bulk cargoes. Four firms operate liquid bulk terminals—Venture Global LNG, Chevron Oronite, Chevron Pipeline, and Stolthaven. Three other dry bulk terminals—**NOLA Terminal**, **International Marine Terminals** and **United Bulk Terminals**—handle cement and concrete products, coal, and petcoke moving on the river. **CHS Cenex Harvest States** is another agribulk terminal which focuses on handling agricultural products, such as grain.

Employment data were secured on all nine of these firms. Together, they employed

1,586 people in 2024. Unfortunately, detailed capital and operating expenditures were secured on only six of the firms. Over the four-year period from 2021-24, the six firms spent a whopping **\$16.9 billion on capital projects**² at their site, and of that total, \$9.2 billion was spent in Louisiana. These six firms paid out **\$106.8 million in wage, salaries, and benefits** in 2024.



¹<https://louisianagatewayport.com/port-master-plan/>

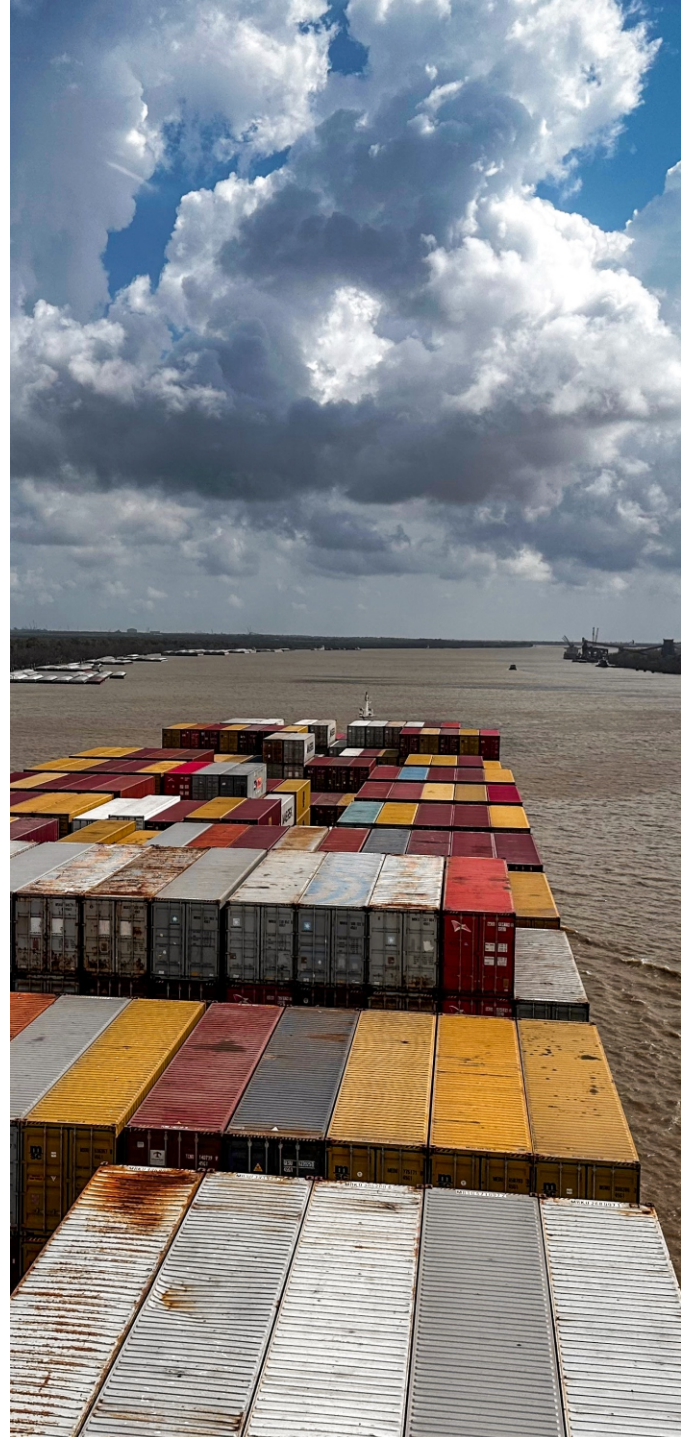
²Readers may be curious about why this number is not larger given that the first two phases of the Venture Global project alone totals \$23.8 billion. The primary reason is because a significant amount of the Venture Global expenditures spilled over into 2025—a year not included in this analysis.

1.2 PURPOSE OF REPORT



The purpose of this report is to estimate the economic impact of these Port tenants on the economies of two geographic areas: (1) the **State of Louisiana** and (2) the **Port Region** (“the Region”), defined as the area containing the following parishes: Plaquemines, St. Bernard, Orleans, Jefferson, and St. Tammany. The objective is to show the impact of these tenants on: (a) **business sales** in the Region/State, (b) **household earnings** of Region/State citizens, (c) **jobs** for Region/State residents, and (d) Region/State **governmental revenues**. We will also estimate, at the Region level only, **which industries**—retail trade, construction, healthcare, utilities, etc—benefit the most from the multiplier effect of tenant capital spending and operational spending in the year of largest expenditures.

Because of LGP's existence, nine firms chose to locate within Port boundaries, bringing with them new capital and operating expenditures injected into the Region and State economies. What economic benefits have the Region and State economies gained from the attraction of these firms? Section 2 will address the methodology used to estimate these impacts. Section 3 is devoted to documenting the impacts of the tenants' capital spending, while Section 4 shows the impacts of tenant operational spending. Section 5 sums the capital and operational spending in each geographic area, and Section 6 provides information on the impacts from three future expansions at the Port.



2. METHODOLOGY



When the construction and operational expenditures associated with these Port tenants are injected into these two geographic areas there is both a **direct** and a **multiplier effect** on the Region and the State. A helpful way of thinking of this methodology is to think of, for example, the Region economy as a large economic pond.

Into this pond, a rock will be dropped labeled “construction and operational monies associated with Port tenants.”

This rock will make quite a splash, since a remarkable \$9.2 billion was spent in Louisiana on just capital spending by these nine firms over 2021-24. This initial splash is what we call the “direct effect” of the new monies.

2.1 THE MULTIPLIER EFFECT

Once this rock hits the pond it will send ripples to the edge of the pond. For example, construction workers and employees at the site will take their new paychecks and spend those new monies at grocery stores, car dealerships, movie theaters, department stores, etc. in the Region. This will create new earnings at these establishments, and those workers will spend their new earnings at other establishments in

the region. The construction firms will spend money on equipment and supplies at stores in the area, creating new income for their owners and employees, who will take this new money and spend it at car dealerships, grocery stores, etc. This is the “**multiplier**” effect.

2.2 MEASURING THE MULTIPLIER EFFECT

Fortunately, there is a handy tool available for measuring these multiplier effects—an **input/output (I/O) table**. I/O tables for the Region and the State have been constructed by the Bureau of Economic Analysis (BEA) within the U.S. Department of Commerce. The BEA is the same governmental agency responsible for measuring the nation's gross domestic product each quarter.

The I/O tables can be used to estimate three separate impacts of the new monies brought to the Region/State by Venture Global activities—the impact on (1) **business sales** at

firms in each area, (2) **household earnings** of citizens in each area, and (3) **jobs** in each area. We will also be able to estimate the impacts on **local and state tax collections** as a result of tenant spending.

2.3 IMPACT OF TENANT CAPITAL SPENDING



Table 1 documents capital spending over 2021-24 by Port tenants. Several explanatory points need to be made about these data. First, data were available from only six of the nine tenants. When impacts estimates are documented below, they should be considered very conservative, lower-bound estimates, because they do not include capital spending by three other firms. Even omitting data from three firms, the numbers in the first column are

eye-popping. As a reference point, the author has been generating forecasts for the Louisiana economy for 40 years. Prior to 2010, if there was \$1 billion in capital spending across the entire State, that would have been considered extraordinary. These six firms averaged over four times that number—**\$4.2 billion a year**—on capital projects over this 4-year period (for a Total \$16.8 billion).

TABLE -1 Port Tenant Capital Spending: 2021-24			
YEAR	TOTAL	AMOUNT SPENT IN LOUISIANA	MACHINERY, MATERIALS, EQUIPMENT (MM&E)
2021	\$1,877	\$1,027	\$788
2022	\$3,756	\$2,056	\$1,582
2023	\$7,483	\$4,083	\$3,138
2024	\$3,760	\$2,060	\$1,591
TOTAL	\$16,876	\$9,226	\$7,099

Source: Survey of tenants. Data in millions of dollars

Second, it should come as no surprise that the numbers in Table 1 are dominated by the capital spending of Venture Global. Not only was Venture Global's capital spending the largest in the State's history, it was also the construction of a brand new, from the ground up, greenfield project.

Third, readers will notice that the total construction numbers in column one were further broken down into two categories. Column two shows the amount of the capital spending that was done in Louisiana—an impressive **\$9.2 billion** over four years. Only these numbers were injected into the Region and State I/O tables to determine the impacts

of this spending on these two economies. Expenditures, for example, on turbines built in Wisconsin help that state's economy but not Louisiana's.

Finally, the amount the tenants spent on machinery, material, and equipment (MM&E)—regardless of source—was also parsed out of the total capital spending figure. That is because an important impact of this spending is the impact on local government revenues. As it turns out, the Plaquemines Parish government is allowed to assess a sales tax on all MM&E installed at the site, regardless of where the items were purchased.

2.4 IMPACTS OF TENANT CAPITAL SPENDING ON THE REGION



The capital spending numbers in the “amount spent in Louisiana” column of Table 1 were injected into the Region I/O table to determine the total impacts on the Region's economy. The results are shown in Table 2.

TABLE -2 Impacts of Tenant Construction on the Plaquemines Port Region: 2021-2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2021	\$1,915.9	\$592.4	11,507	\$67.5
2022	\$3,835.0	\$1,185.9	22,573	\$135.2
2023	\$7,614.8	\$2,354.7	43,906	\$268.3
2024	\$3,841.4	\$1,187.9	21,688	\$135.8
TOTAL	\$17,207.1	\$5,320.8	24,918**	\$606.8

*Values in millions of dollars.

**Jobs total represents an average of the 4-year period.

It should come as no surprise that when eye-popping numbers are injected into the Region's I/O table, the eye-popping impacts in Table 2 came out. Over this 4-year period, this capital spending created in the Region:

Over \$17 billion in new sales at firms in the Region

Over \$5.3 billion in new earnings for residents of the Region

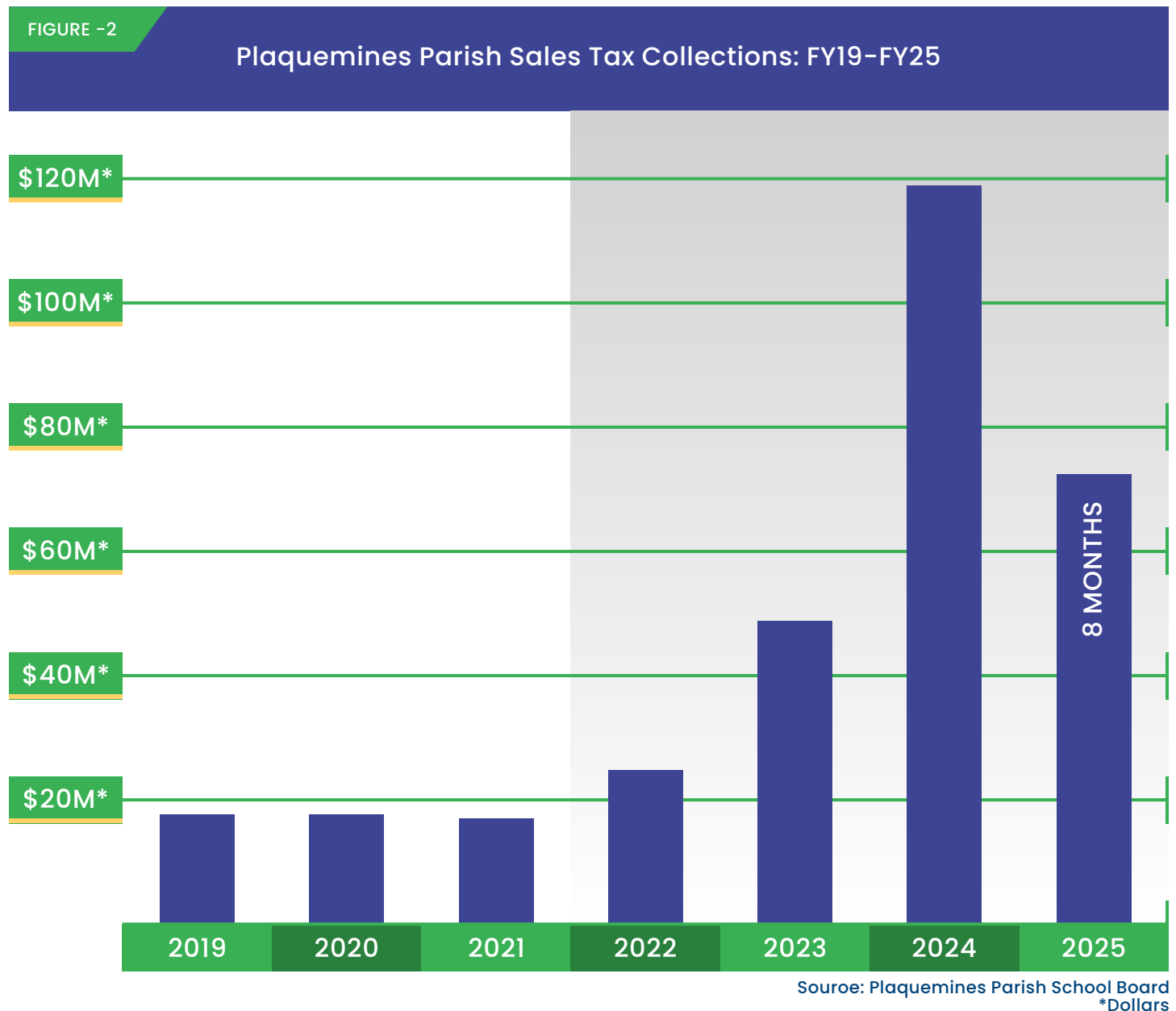
Nearly 25,000 new jobs annually on average for citizens of the Region, with a peak of 43,906 jobs in 2023, and

\$606.8 million in new revenues for local governments in the Region.

This last bullet point requires further explanation, since \$606.8 million in new local revenues is such a significant sum. This figure is comprised of two components. First, these companies pay a sales tax to Plaquemines Parish on any MM&E installed at their sites. These would be classified as “direct taxes” paid by the firms.

Figure 2 provides a striking illustration of the impact of this construction activity on Plaquemines Parish sales tax collections. These revenues were rather stable in the \$16-\$17 million range until the ramp up of construction at LGP. By FY24, these collections had ramped up almost 8-fold to nearly \$120 million. In just the first eight months of FY25, collections already exceeded \$72.6 million.

2.4 IMPACTS OF TENANT CAPITAL SPENDING ON THE REGION



Secondly, when the \$5.3 billion in new earnings (earnings column in Table 2) is generated in the Region, some of this money is spent, generating new revenues for local governments in the form of sales taxes, property taxes, and other licenses and fees. Dr. James Richardson of LSU's Public Administration Institute has estimates

that for every dollar of new earnings generated in a parish, that parish collects an estimated 5.4 cents in these new revenues. We applied this "Richardson Ratio" to the \$5.3 billion in new earnings shown in Table 2 to estimate the indirect taxes local governments collected.

2.5 IMPACTS OF TENANT CAPITAL SPENDING BY INDUSTRY ON THE REGION

Which industries in the 5-parish Region benefitted the most from the enormous construction spending within the Louisiana Gateway Port? The I/O tables for the Region make such an industry breakout possible. Table 3 shows the breakout for the year of greatest spending—2023—which is italicized back in Table 2.

The impact numbers for 2023 in Table 2 match those at the bottom of Table 3. By scanning upward from the bottom line of Table 3 readers can see how the business sales, earnings and job impacts are spread across various industries in the Region.

TABLE -3 Indirect Impacts of Tenant Construction by Industry on the Plaquemines Port Region: 2023			
INDUSTRY	SALES*	EARNINGS*	JOBS
Agriculture, Forestry, Fishing, and Hunting	\$1.6	\$0.4	17
Mining	\$87.0	\$15.9	102
Utilities	\$52.7	\$7.3	59
Construction	\$4,116.1	\$1,404.1	23,917
Durable Goods Manufacturing	\$301.3	\$60.4	924
Nondurable Goods Manufacturing	\$320.1	\$47.4	470
Wholesale Trade	\$321.3	\$74.3	811
Retail Trade	\$414.4	\$136.8	4,056
Transportation and Warehousing	\$142.9	\$38.4	887
Information	\$81.7	\$16.3	245
Finance and Insurance	\$225.4	\$53.1	955
Real Estate and Rental and Leasing	\$409.1	\$62.1	2,190
CONTINUE...			

2.5 IMPACTS OF TENANT CAPITAL SPENDING BY INDUSTRY ON THE REGION

TABLE -3 Indirect Impacts of Tenant Construction by Industry on the Plaquemines Port Region: 2023			
INDUSTRY	SALES*	EARNINGS*	JOBS
Professional, Scientific, and Technical Services	\$262.5	\$123.3	1,715
Management of Companies and Enterprises	\$72.3	\$9.0	97
Administrative and Waste Management	\$109.8	\$42.9	1,114
Educational Services	\$47.8	\$21.2	581
Health Care and Social Assistance	\$324.2	\$135.6	2,353
Arts, Entertainment, and Recreation	\$39.6	\$13.9	433
Accommodation	\$36.7	\$9.4	272
Food Services and Drinking Places	\$106.2	\$33.1	1,282
Other Services	\$142.1	\$47.4	1,259
Households	\$0.0	\$2.4	165
TOTAL	\$7,614.8	\$2,354.7	43,906

*Values in millions of dollars.

It should come as no surprise that the industry that is the biggest winner is the **construction sector**, gaining \$4.1 billion in new sales, \$1.4 billion in new earnings for construction workers, and 23,917 construction jobs in the Region. This finding is also reflected in the employment changes in Plaquemines Parish and its two closest neighbors—St. Bernard and Jefferson.

Table 4 shows the changes in total employment and construction employment in these three parishes in 2021 versus September 2024 (latest data available). Construction employment grew much faster than total employment in the se three parishes, especially so in Plaquemines Parish where the difference was 157.4% versus 15.3%.

2.5 IMPACTS OF TENANT CAPITAL SPENDING BY INDUSTRY ON THE REGION

TABLE -4			Employment Changes, Total & Construction 2021 v. September 2024		
PARISH		% CHANGE EMPLOYMENT 2021		% CHANGE EMPLOYMENT SEPTEMBER 2024	
Plaquemines		15.3%		157.4%	
St. Bernard		10.3%		41.3%	
Jefferson		2.0%		11%	

Source: www.bls.gov

The data in Table 3 indicate that several other sectors were significant winners from Port tenant capital spending. Note that there were seven other sectors within this 5-parish Region that gained more than 1,000 jobs in 2023. In second place was the very labor-intensive **retail trade sector** (+4,056 jobs), followed by

the **healthcare/social assistance** industry (+2,353 jobs) and **real estate/rentals/leasing** (+2,190 jobs). Table 3 data confirm that meaningful benefits were quite widespread across the economy.



3. IMPACTS OF TENANT CAPITAL SPENDING ON LOUISIANA



What was the impact on the entire State's economy of the tenants' capital spending documented back in Table 1? Table 5 contains the results of injecting the capital spending numbers into the Louisiana I/O table.

TABLE -5 Impacts of Tenant Construction on Louisiana: 2021-2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2021	\$2,037.8	\$667.5	12,801	\$46.7
2022	\$4,079.1	\$1,336.2	25,121	\$93.5
2023	\$8,099.4	\$2,653.1	48,884	\$185.7
2024	\$4,085.9	\$1,338.4	24,157	\$93.7
TOTAL	\$18,302.2	\$5,995.3	27,741**	\$419.7

*Values in millions of dollars.
**Jobs total represents an average of the 4-year period.

There are two general comments about these numbers. First, these impact numbers are larger than those for the Region illustrated back in Table 2. The obvious reason is because the "economic pond" for the State is much larger than that for the Region, so the ripple effects have farther to go. Second, while the numbers in Table 5 are larger than those in Table 2, they are not that much larger. This means the positive ripple effects of tenant capital spending is largely confined to the Region economy. Almost 90% of the annual average of 27,741 jobs created at the State level occurred within the Region (24,918 jobs).

3. IMPACTS OF TENANT CAPITAL SPENDING ON LOUISIANA



According to the Louisiana I/O table, tenant capital spending over 2021-24 created:

Over \$18.3 billion in sales at businesses in Louisiana.

Nearly \$6 billion in new earnings for Louisiana households.

-By way of reference, total earnings by Louisiana's durable goods manufacturing workers in 2022 (latest available) was \$5.8 billion.³

An average of 27,741 jobs per year for Louisianans, and

-As a reference point, in March 2025 there were 27,800 people employed in the entire arts, entertainment and recreation sector of the State's economy.⁴

Nearly \$420 million in revenues for the State treasury.

-At just over \$100 million a year, this was slightly more than the State collects from all its hotel/motel room occupancy taxes.⁵

This state tax estimate was estimated by taking the earnings figure of 5,995.3 million in Table 5 and multiplying it by 7%. Officials with the Legislative Fiscal Office have estimated that for every new dollar of earnings brought to the State, the treasury collects seven cents in sales taxes, income taxes, gasoline taxes, and other licenses and fees.

Clearly, the State as a whole benefitted handsomely from LGP tenant capital spending. Readers are reminded that the impacts shown in Table 3 are based on capital spending data from only six of the nine tenants at the Port. That is, Table 3 data significantly understate the impacts of all tenant capital spending.



³www.bea.gov

⁴"Louisiana Workforce at a Glance," Louisiana Workforce Commission, April 29, 2025, p.12.

⁵"Annual Tax Collection Report," Louisiana Department of Revenue, 2022-23., p. 15.

4. IMPACT OF TENANT OPERATIONAL SPENDING



Section 3 addressed the impact of tenant capital spending on the Region and State economies. It is in the nature of these expenditures—and their impacts—that they are **temporary**. For example, the construction of the Venture Global LNG facility injects huge amounts of money into the Region and State economies, but once construction is complete, the construction monies and their impacts vanish.

This is not true of operational expenditures. These expenditures and their impacts are **permanent**, lasting as long as the firm remains operational. This section of the report addresses the impacts of these permanent operational monies on the Region and State economies.

4.1 COLLECTING OPERATIONAL SPENDING DATA

While firms may be open about their capital expenditures, the same is not true about operational expenditures. Two techniques were used to gather these data. First, non-disclosure agreements were signed with five of the tenants. These five firms provided very detailed expenditure data under the agreement that (1) none of their individual data would be revealed and (2) their data would be summed with the other firms in a way that made it impossible to parse out their specific data.

The other four entities were only willing to provide very limited operations information, most of it consigned to only employment data. Fortunately, I/O tables can be used as a tool to estimate operational expenditure data from just the firm's employment number. Essentially, the technique makes the assumption that tenant X's expenditures will mimic the expenditures of the average firm in its NAICS code.

This technique was applied for the four firms providing only employment data. To test the reliability of this technique, we compared the results to impact findings in other, individual firm studies our firm had conducted. In every case, this technique generated lower impact estimates than we had found in other studies. That is, this technique will lead to more conservative impact results than if the four firms had actually provided their detailed operational spending. The technique will not lead to over-stating the impacts of the tenants on the Region and State economies.

Finally, it should be noted that because of the nature of these operational data, we were only able to secure information for one year—2024. In that year, there were **1,586 people employed at these nine sites**.

4.2 IMPACTS OF TENANT OPERATIONAL SPENDING ON THE REGION

The I/O table for the Region was used to generate the impacts of tenant operational spending in 2024, and the results are shown in Table 6. According to the I/O table, tenants operational spending in 2024 supported:

Just over \$2 billion in sales at businesses in the Region.

Nearly one-half billion dollars (\$464 million) in earnings for households in the Region.

5,427 jobs for residents of the Region:

- There are actually thirteen parishes in Louisiana where total employment is less than 5,427. This number is almost exactly equal to employment in Jackson Parish (5,436).⁶

- This implies an average annual wage for these workers of \$85,500 (\$464 million/5,427), which is 43% higher than the average wage in Louisiana (\$59,904 in 2024-III).⁷ These are relatively high-wage jobs created by the tenants.

- This also implies a job multiplier of 3.4 (5,427/1,586), meaning for every new job created among the tenants, another 2.4 jobs are created elsewhere in the Region economy via the multiplier effect.

\$38.5 million in revenues for local governments.

data provided by the local assessor on property and inventory taxes collected directly from the tenants. Finally, the “Richardson Ratio” of 5.4% was applied to the earnings number of \$464 million—which equals \$25.1 million—as an estimate of the indirect taxes collected when these earnings were spent. These \$38.5 million in revenues—which are spread among the five parishes in the Region—are equivalent to about two years of sales tax collections in Plaquemines Parish before the big boom in capital spending started in 2021 (see Figure 2).



These local government revenues were generated from three primary sources. First, six of the tenants self-reported their direct tax payments to local government. Second, these self-reported data were supplemented with

⁶“Louisiana Workforce at a Glance”, Louisiana Workforce Commission, April 29, 2025, p. 21.

⁷https://www.laworks.net/LaborMarketInfo/LMI_WageData2002toPresent.asp?year=2024&qtr=3

4.2 IMPACTS OF TENANT OPERATIONAL SPENDING ON THE REGION

TABLE -6 Impacts of Tenant Operations on the Plaquemines Port Region: 2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2024	\$2,053.1	\$464.0	5,427	\$38.5
*Values in millions of dollars.				

Readers are reminded that because of operational data challenges we believe the very impressive impact results in Table 6 are conservative and under-estimate the true impact on the Region's economy.

4.3 IMPACTS OF TENANT OPERATIONAL SPENDING ON LOUISIANA

Tenant operational spending was plugged into the State I/O table to determine the impacts on the Louisiana economy. Again, these impact numbers are larger than those for the Region illustrated in Table 6, because the “economic pond” for the State is much larger than that for the Region, so the ripple effects have farther to go. Also, note that though the

numbers in Table 7 are larger than those in Table 6, they are not that much larger. As was the case with tenant capital spending, the positive ripple effects of tenant operational spending were largely confined to the Region economy. Almost 70% of the 7,858 jobs created at the State level occurred within the Region (5,427 jobs).

TABLE -7 Impacts of Tenant Operations on Louisiana: 2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2024	\$2,421.6	\$590.4	7,858	\$42.6
*Values in millions of dollars.				

4.3 IMPACTS OF TENANT OPERATIONAL SPENDING ON LOUISIANA

According to the Louisiana I/O table, tenant operational spending in 2024 supported:

Over \$2.4 billion in sales at firms in Louisiana.

\$590.4 million—over one half billion—in earning for Louisiana households.

7,858 jobs for Louisianans:

—This is more jobs than exist in Louisiana's massive casino industry (6,800 people in March 2025).⁸

—There are 23 parishes in Louisiana where total employment is less than 7,858. This is about equal to total employment in Grant Parish (7,770).⁹

—This suggests a job multiplier of 5.0, meaning for every new job created by the tenants, another four jobs are created elsewhere via the multiplier effect.

—This implies an average annual wage for these jobs of \$75,134 (\$590.4 million/7,858) which is 36% higher than the average wage in the private sector in the State (\$55,068), indicating these are well over above-average jobs.¹⁰

\$42.6 million in revenues for the State treasury.

—This amount is more than the State collected in liquor and wine taxes in FY23 (\$41 million).¹¹



Again, impressive as these impacts are, we contend that data limitations resulted in us **under-estimating the full impact** of the operational spending of the tenants on the State's economy.

⁸Ibid, p.14.

⁹Ibid, p.21.

¹⁰Ibid, p.22.

¹¹"Annual Tax Collection Report," Louisiana Department of Revenue, 2022–23., p. 15

5. TOTAL IMPACTS OF TENANT SPENDING: 2024



5.1 TOTAL IMPACTS OF TENANT SPENDING IN THE REGION: 2024

In the previous two sections the impact of tenant capital and operational spending have been analyzed separately. Readers may be interested in the full impact of both types of spending on the Region and State economies. In this section the impacts are combined for 2024, the only year for which both impacts have been estimated.

The data in Table 8 combine—at the Region level—the 2024 impact line in Table 2 (capital spending impacts) with those in Table 6 (operations spending impacts). In that year the combined impact of tenant spending generated:

- Over \$5.9 billion in sales at businesses in the Region.
- Almost \$1.7 billion in earnings for households in the Region.
- 27,115 jobs for residents of the Region, and
- \$174.2 million in revenues for local governments in the Region.

Because of the sheer size of the capital expenditures, their impacts dominate the numbers in Table 8. Still, as was revealed back in Table 5, the operations alone are quite impressive.

TABLE -8 Total Impacts of Tenant Spending on the Plaquemines Port Region: 2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2024	\$5,894.5	\$1,651.8	27,115	\$174.2

*Values in millions of dollars.

5.2 TOTAL IMPACTS OF TENANT SPENDING IN THE STATE: 2024



Table 9 combines the capital and operational spending impacts at the State level for 2024. Note the very impressive total impact numbers for this year. Tenant capital and operating spending generated:

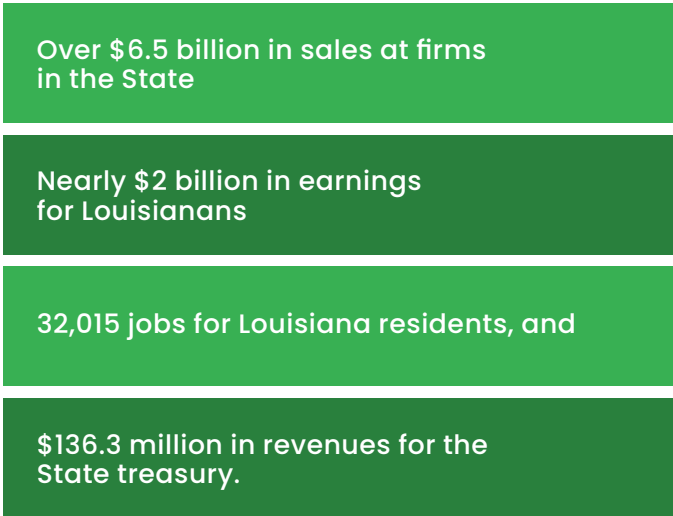


TABLE -9 Total Impacts of Tenant Spending on Louisiana: 2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2024	\$6,507.5	\$1,928.8	32,015	\$136.3

*Values in millions of dollars.

It bears repeating that these impacts should be considered very conservative. Capital expenditures were not secured from all tenants. Our techniques for handling missing data on operations expenditures were also designed to provide conservative estimates. Even using conservative approaches, the results are extraordinary.

6. OUTLOOK BEYOND 2024



The benefits that LGP tenants bring to the Region and State economies are impressive by any measure. What is further impressive is that waiting in the wings are two more large projects that will boost these impacts even higher. One is the huge third phase of the Venture Global LNG project and the second is the proposed APM container terminal.

6.1 VENTURE GLOBAL: PHASE 3

As mentioned in Section 1, Venture Global is finishing up the first two phases of its LNG export facility at the Port. The first two phases are capable of producing 27 million tons annually (MTPA) of LNG. On March 6, 2025, the company announced it would be submitting paperwork to FERC for authorization of a Phase 3 addition, which will add 18 MTPA in capacity, pushing total capacity to 45 MTPA. Phase 3 will add 24 trains and is expected to represent an additional \$18 billion investment at the site. A Final Investment Decision (FID) is projected for mid-2027.

What will be the impact on the Region and State economies of this new \$18 billion in construction spending on Phase 3? Fortunately, there is evidence from earlier work done for the Port on the economic impact of building Phase 1—an almost identical investment of \$18.5 billion.¹² Table 10 shows the likely pattern of construction expenditures over 2027-31 for Phase 3 if it follows the same pattern as Phase 1. In addition to showing a projected spending pattern over this 5-year period, Table 10 also breaks down construction spending by year into amounts spent in Louisiana and amounts spent on MM&E.

TABLE -10 Total Estimated Construction Spending on Venture Global Phase 3: 2027-2031 (Millions of Dollars)			
YEAR	TOTAL	AMOUNT SPENT IN LOUISIANA	MACHINERY, MATERIALS, EQUIPMENT (MM&E)
2027	\$1,350	\$1,140	\$875
2028	\$3,700	\$2,000	\$1,530
2029	\$7,400	\$4,000	\$3,060
2030	\$3,700	\$2,000	\$1,530
2031	\$1,850	\$1,000	\$765
TOTAL	\$18,000	\$10,140	\$7,760

¹²“The Economic Impact of Venture Global Plaquemines LNG in the Louisiana Gateway Port on the Port Region and Louisiana Economies”, Loren C. Scott & Associates, Inc., April 2024.

6.1 VENTURE GLOBAL: PHASE 3



If the data in the middle column of Table 10 (amount spent in Louisiana) are injected into the Region I/O table, Table 11 provides an estimate of the impacts of these new construction monies on the Region's economy.

As might be expected, multi-billions of dollars of investments will result in multi-billions of dollars in benefits to the Region economy. The benefits will vary by year just as the capital spending pattern in Table 10. The greatest benefits should occur in 2029 (shown in italics in Table 11) when the I/O estimates the Region will gain:

Nearly \$7.3 billion in new sales for businesses in the Region

Over \$2.2 billion in new earnings for residents of the Region

A stunning 41,852 jobs for citizens of the Region, and

Over a quarter of a billion in new revenues for local governments in the Region.

TABLE -11 Impacts of Constructing Phase 3 on Plaquemines Port Region: 2027-2031				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2027	\$1,814.6	\$561.2	10,899	\$63.8
2028	\$3,629.1	\$1,122.5	21,362	\$127.6
2029	\$7,258.2	\$2,244.9	41,852	\$255.2
2030	\$3,629.1	\$1,122.5	20,489	\$127.6
2031	\$1,814.6	\$561.2	10,027	\$63.8
TOTAL	\$18,145.3	\$5,612.3	20,926**	\$638.0

*Values in millions of dollars.

**Jobs total represents an average of the 5-year period.

Table 12 contains our rough estimates of the impact of Venture Global's Phase 3 operational spending on the Region's economy. Estimates in Table 12 are based on: (1) assuming Phase 3 would add about 306 new direct jobs at the site, (2) that Phase 3 operational spending would be about the average of other firms in the company's NAICS code, and (3) that gross operational spending would increase about 3% per year due to

inflation. Our previous experience with estimating the impacts of LNG export facilities suggests that assumption #2 in the previous sentence will lead to very conservative estimates of operational spending impacts.

6.1 VENTURE GLOBAL: PHASE 3



TABLE -12 Total Impacts of Tenant Spending on Louisiana: 2024				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2032	\$636.5	\$114.2	1,118**	\$6.2

*Values in millions of dollars.
** Jobs total represents an average of the 5-year period.

As seen in Table 12, it is projected that the operation of Phase 3 starting in 2032 will generate:

- \$636.5 million in new sales at firms in the Region
- \$114.2 million in new earning for citizens of the Region
- 1,118 new jobs for residents of the Region, and
- An additional \$6.2 million in new revenues for local governments in the Region.



6.2 PROPOSED LOUISIANA GATEWAY TERMINAL



LGP has executed a letter of intent with **Louisiana Gateway Terminal (LGT)** to construct, over 2027-29, a **\$467 million state-of-the-art container terminal** on the west bank of the Mississippi River in Plaquemines Parish. The terminal is to begin operations in 2030 and expand in size through 2036. Our firm has conducted a detailed economic impact study of this project, and in this sub-section we summarize those findings.¹³

Table 13 illustrates by year over 2027-36 the impact of LGT's capital and operational spending on business sales, household earnings, jobs, and local government revenues in the 5-parish Region's economy. Years 2027-29 are the impacts of **constructing** the terminal.

TABLE -13 Total Impacts on Plaquemines Port Region, 2027-2036				
YEAR	SALES*	EARNINGS*	JOBS	TAXES*
2027	\$249.9	\$77.3	1,321	\$6.9
2028	\$236.8	\$73.3	1,223	\$6.5
2029	\$95.1	\$29.4	480	\$2.6
2030	\$43.7	\$41.8	542	\$3.8
2031	\$57.6	\$57.0	614	\$4.6
2032	\$72.3	\$72.9	736	\$5.5
2033	\$78.5	\$79.6	758	\$5.9
2034	\$85.0	\$86.6	831	\$6.3
2035	\$87.6	\$89.2	932	\$6.5
2036	\$90.2	\$91.9	933	\$6.7
TOTAL	\$1,096.7	\$698.9	837**	\$638.0

*Values in millions of dollars.

**Jobs total represents an average of the 10-year period.

^{13a}The Economic Impact of the Proposed Plaquemines Port, Harbor, and Terminal District's LGT Container Terminal on the Port Region and Louisiana Economies," Loren C. Scott & Associates, Inc., April 2024.

6.3 GULFSTREAM LNG PROJECT



LGP has signed a long-term agreement (50 years) with **Gulfstream LNG** to construct a 3-train, four million tons per annum LNG export facility on a 400-acre site about six miles south of the existing Venture Global site. The site would have a 200,000 cubic meter (m3) capacity tank and two berths for ships.

Several important initial steps have been taken on the project. Seed funding has been secured from a global technical provider. Permits have been received to export to countries with which the U.S. has free trade agreements. A term sheet has been executed

with a pipeline operator whose 26" pipeline crosses Gulfstream's site, and agreements have been executed with major technical partners for gas treatment, liquefaction, tank, engineering, procurement, and construction.

A final investment decision for the project is expected in early 2027, with construction to be complete and operational startup in 2029. Once operational, Gulfstream expects to employ 60-80 full time people at the site, suggesting the facility will be about one-fourth the size of Venture Global's Phase 3 project.





LOUISIANA GATEWAY PORT

PLAQUEMINES PARISH

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