

# MONROVIA INDUSTRIAL PARK UPDATE

## Background

The Monrovia Industrial Park was established through an Act of the National Legislature in 1965 to promote and incentivize domestic and foreign investments in manufacturing. The original land allocated for industrial development was 1,112 acres. Over time, the Park was heavily encroached upon by squatters and claimants. In 2013, a decision was reached to reclaim approximately 400 acres. Following a 2-year period of community engagement and legal action, Phase I, the demolition of an initial 200 acres, has been completed.

In July 2016, the Management of the MIP has been officially turned over by the Office of the President from NIC to the MoCI by an official letter for purposes of accelerating the development. The MoCI has since been fast-tracking the development of the MIP under the leadership of the Deputy Minister for Industry (DMI).



LPG-Packaging Facility by NP Liberia inside the MIP

## Firms operating in the MIP

Currently, three factories are fully operating inside the MIP: TIBA Group Industries produce biscuits and confectionary, NP Liberia packages cooking gas and Garson Steel manufactures wire nails.

Besides, four investors are currently developing their sites: West African Venture Fund (noodles and packaging), Sethi Brothers (steel), Premiere Milling (wheat flour) and Supreme Mattresses (mattresses).

Several lease holders still hold leases but are inactive. The MoCI is engaging MoJ to cancel these inactive lease agreements or work with the lease holders to develop their areas.

## Recent Development by MoCI

*Fencing:* The construction of a wire fence around the MIP is 70% completed. While the polls and the mesh between the polls are completed, the wire between the polls needs to be embedded in concrete and barbed wire needs to be installed on top.

*Land Survey and Deed:* The MoCI completed a comprehensive land survey of the 200 acres in cooperation with MLME. The survey was successfully completed and has resulted in a detailed map that shows all available and occupied lots with GPS-reference as well as a Deed, signed by H.E. President Johnson-Sirleaf. ([Link to Deed](#); see next page for layout)

*MIP Regulation:* The MIP Regulation entered into force in July 2017 and establishes the Inter-Agency Board to administer the MIP. The Regulation specifies all obligations and rights for all stakeholders (developer, users etc.). ([Link to the Regulation](#))

*Master Development Plan:* A detailed development plan has been drafted that lists the infrastructure needs, associated development costs, forecasts revenues and shows a detailed work plan. The Master Development Plan will serve as the roadmap to fully develop the MIP in the future and was completed in association with various technicians, for example from MPW.

## Key Facts and Contact Information

Responsible Agency: Ministry of Commerce & Industry

Location: Gardnersville, Montserrado County

Lead Minister: Hon. Roland S. Carey, Deputy Minister, [rcarey@moci.gov.lr](mailto:rcarey@moci.gov.lr) / +231 886 789 012 / +231 770 789 012

Pictures



Inside the Biscuit Manufacturer TIBA Group Industries



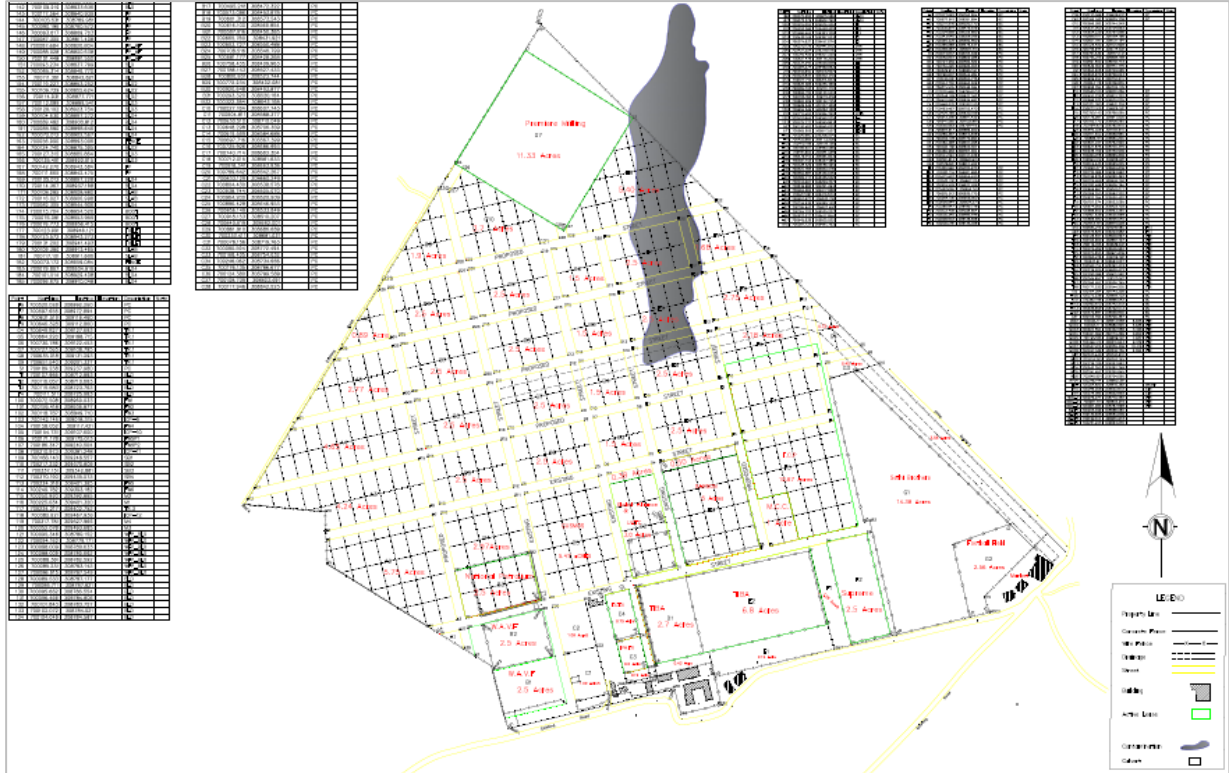
Site by West African Venture Funds



Aerial view of the Monrovia Industrial Park (TIBA on the left)



Garson Steel manufactures wire nails inside the MIP



Surveyor's site plan for the approx. 200 acres incl. occupied and unoccupied lots and GPS-referencing of coordinates