



NORTHERN KENTUCKY OPPORTUNITY ZONE PROSPECTUS

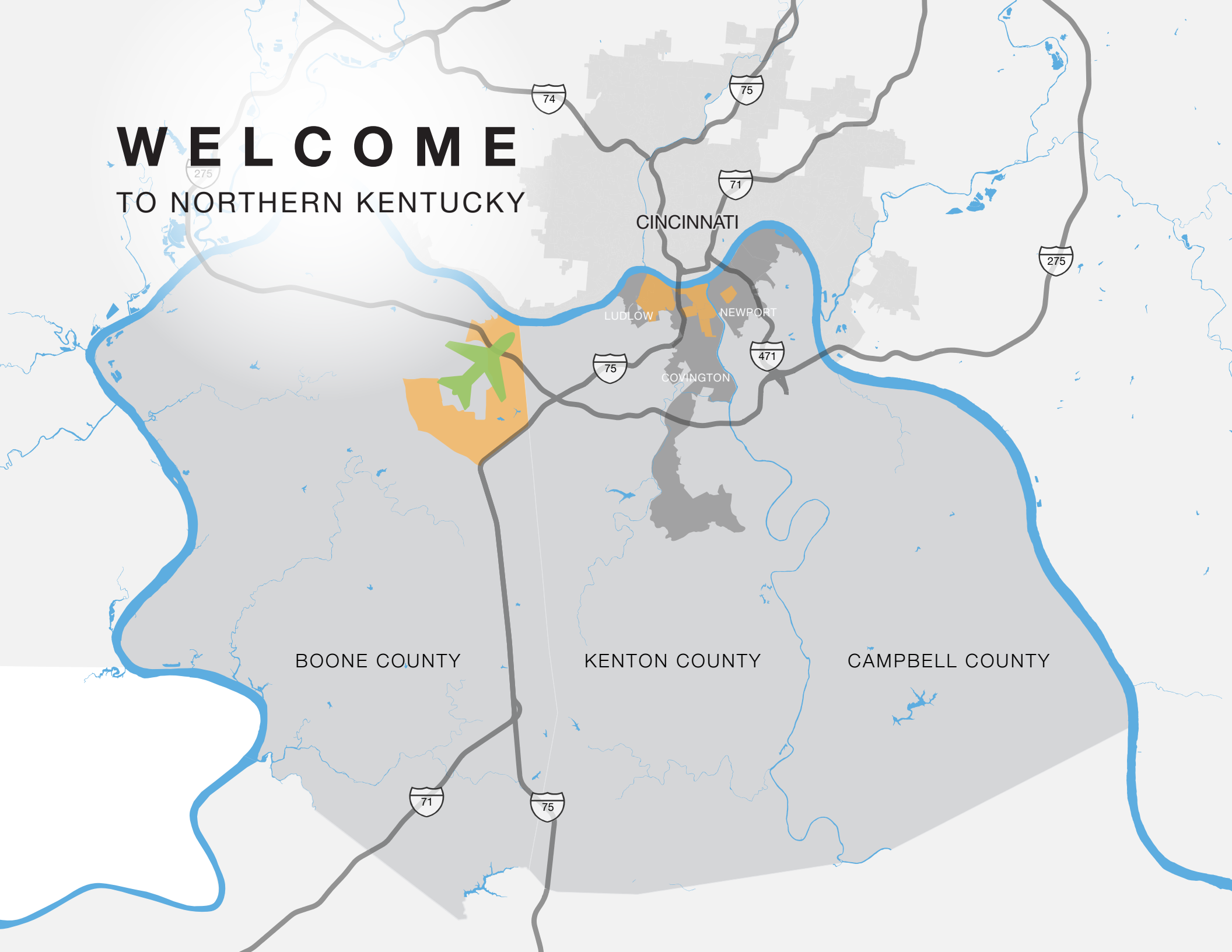
Presented By:



PARTNERS



WELCOME TO NORTHERN KENTUCKY



CINCINNATI

LUDLOW

NEWPORT

COVINGTON

BOONE COUNTY

KENTON COUNTY

CAMPBELL COUNTY

Northern Kentucky is comprised of Boone, Kenton, and Campbell Counties and is centrally located where the North and the Midwest meet the South. We celebrate our own identity around unified communities, historic neighborhoods, and an innovative approach to business.



RECENT ANNOUNCEMENTS

Amazon Prime Air | \$1.49B | 2000+ Jobs

In 2017, Amazon announced plans to invest \$1.5 billion into a Prime Air cargo shipping hub with 100 planes and 2,700 direct jobs. The first phase will be fully operational in 2021 with elements of the project already up and running.

CTI Clinical Trial & Consulting | \$36.4M | 750 Jobs

CTI Clinical Trial and Consulting Services completed a relocation of 250 employees to their new headquarters in Covington's RiverCenter towers in 2017. Additionally, CTI plans to add 500 jobs over the next 12 years.

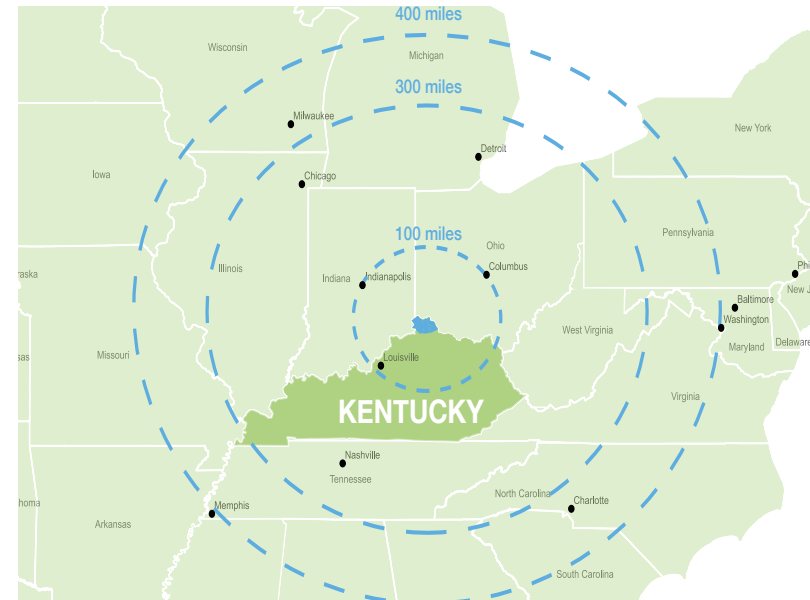
Kroger Co. | \$17M | 250 Jobs

In 2018, Kroger announced a \$17 million investment in its distribution center in Florence located in Boone County, which will create 250 new jobs, majority full-time positions.

Perfetti Van Melle USA | \$11M | 50 Jobs

Perfetti van Melle USA, the maker of Airheads and Mentos, announced an expansion of its U.S. headquarters in Erlanger in 2017. The candy manufacturer will increase its packaging capacity by nearly 50 %.

QUICK FACTS



2.16 million people

- ACS 5-year estimates, 2017



4 major Interstates
(75, 71, 275, 471)



175+ daily departures

- CVG Key Facts & Figures, 2019



174,000 graduates per year

- Jobs EQ, 2016

REGIONAL INDUSTRIES



Financial Services

Northern Kentucky presents a quality, low-cost alternative to traditional markets like Chicago or New York, without giving up access to a strong workforce trained in business, finance, technology and data analytics, an international airport, and big city amenities. Northern Kentucky's market advantage is demonstrated by the continued growth and success of *Fidelity Investments, Citi, and Huntington Bank*.



Aviation and Aerospace

Northern Kentucky offers aviation and aerospace companies access to four active runways at a top airport; proximity to DHL and Amazon Prime Air's cargo hubs; GE Aviation's global headquarters; and manufacturing expertise through companies like Safran Landing Systems and Meggitt Polymers & Composites.



Automotive

Perfectly situated on the I-75 corridor between the northern and southeastern OEM markets, Northern Kentucky is a top choice for automotive suppliers and component manufacturers. More than 40 automotive related companies are located in Northern Kentucky including Robert Bosch Automotive Steering, Mubea, Meritor Heavy Vehicle Systems, Linamar, Celanese, BOGE Rubber & Plastics, Balluff, and Fuji Autotech.



Food and Flavor

Northern Kentucky is well poised to support the entire food manufacturing supply chain from R&D and manufacturing, to packaging and distribution. The strong talent base of both professional and production workers has attracted ADM's global technology center, Tyson Food's Hillshire Brands production facility, Kellogg's Keebler cookie manufacturing line, and Castellini's fresh produce distribution headquarters.



Logistics Technology

Northern Kentucky is a natural choice for logistics, with more than 100 companies already in the region. By locating in Northern Kentucky, you can take your business to the next level through access to a strong production workforce, a professional workforce trained in supply chain analytics and informatics, and a competitive cost of doing business. Northern Kentucky is located within a one-day drive of 60% of the US and Canadian population.



Life Sciences

With a strong base of chemical, plastics, and metal manufacturing and a large healthcare industry, Northern Kentucky is the optimal location for Life Science companies to develop and move their product to market. Training and apprenticeship programs ensure a well trained production workforce, while degrees in Health Informatics and Health Economics and Clinical Outcomes Research ensure the professional workforce is equipped with skills in data analytics and health information systems.

WORKFORCE AVAILABILITY

With a labor pool of over 1.1 million people and nearly 190,000 professional workers in Greater Cincinnati, Northern Kentucky connects businesses with talent. Northern Kentucky University, the University of Cincinnati, and Xavier University offer strong business and technology programs that ensure the professional workforce is equipped with skills in data analytics, information technology, finance, marketing, and operations.

Labor Cost Comparison

Northern Kentucky	\$54,400
Chicago	\$59,500
Minneapolis	\$62,200
New York	\$72,600
San Francisco	\$78,700



25 min

Average Commute time in the Cincinnati MSA



42%

Population 25-64 with Associates degree or higher



10%

Increase in job growth between 2010 - 2017

QUALITY OF LIFE

The region is home to a wealth of impeccably preserved architecture, award winning public art, one of the nation's oldest art museums, a thriving local music scene and breathtaking Music Hall, where a recent \$135 million restoration project reflects a commitment to preserving unique cultural heritage.

Affordability

7.5% Below National Average for Cost of Living

Live better for less in Greater Cincinnati. Residents can purchase beautiful homes here - in an array of styles and neighborhoods - for a fraction of larger market prices.

Accessibility

2/3 Major U.S. markets within 90 minutes by flight

CVG International Airport is ranked as the best regional airport in North America. CVG currently serves over 56 non-stop destinations. On the ground, Greater Cincinnati offers a variety of transportation options including two regional bus systems, a streetcar, and a bike share system.

Community Investment

-20% Decrease in unemployment from 2010 - 2017

The Greater Cincinnati region is dedicated to investing in their local communities. Residents have access to over 7 top universities within 100 miles and growth of 15% of annual income since 2010.

RECOGNITION

We are the heart of the 15-county Greater Cincinnati region—a thriving metro with multiple Fortune 500 headquarters; 3 major professional sports teams; major arts and cultural institutions; prominent public and private universities; and nationally-recognized restaurant, craft beer and live music scenes.

#1

Most cost friendly location in the United States.

-KPMG, 2016

#1

Location in the country for population served within one days drive.

-Claritas, 2016

Top 10 Cities for STEM Jobs

-Wallet Hub, 2019

1. Seattle, WA
2. Boston, MA
3. Pittsburgh, PA
4. Austin, TX
5. San Francisco, CA
6. Madison, WI
7. Atlanta, GA
8. Salt Lake City, UT
9. Minneapolis, MN

10. Cincinnati, OH

OPPORTUNITY ZONE

PROGRAM OVERVIEW

The Opportunity Zones Program was created by the Tax Cuts and Jobs Act of 2017, creating a valuable tax incentive for investing in specially designated low income communities. To be eligible for the program, a new/expanding project or business must meet a number of qualifying thresholds, the most important of which is location within a census tract certified as eligible by the Department of the Treasury. There are seven designated zones in Northern Kentucky—one in Boone County near the CVG International Airport, five in downtown Covington in Kenton County, and one in downtown Newport in Campbell County.

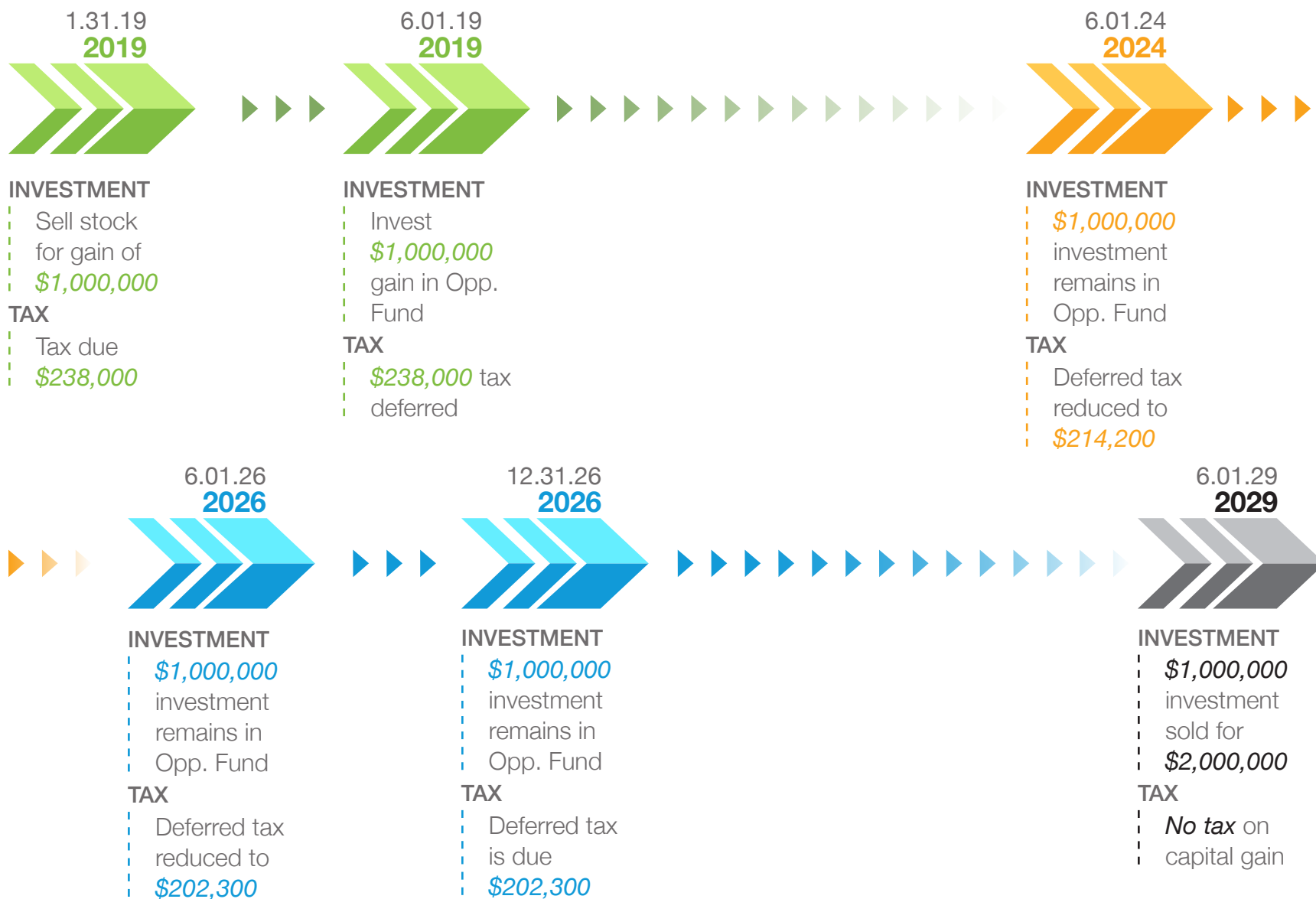
New/expanding projects and businesses located within qualified Opportunity Zones are eligible for several tax benefits if the new investment is made with qualified capital gains and through a Qualified Opportunity Fund. Investments made in this manner qualify for a reduction in the taxable basis of the invested capital gain by up to 15%, a deferral of taxes on the invested capital gain of up to seven years, and no additional taxes on any gains made by the invested capital gains for investments held for at least 10 years.

Investments made by an Opportunity Fund can be both real estate investments or business investments, however certain qualifications do apply. Real estate investments

must be either new construction or substantial rehabilitation requiring an investment in excess of the adjusted basis of the property. Business investments must also meet a rigorous test set by the IRS. For information on whether a potential investment in an Opportunity Fund is qualified, you should seek advice from a qualified tax professional. Likewise, to ensure that an Investment made by an Opportunity Fund qualifies, please consult a qualified tax professional.

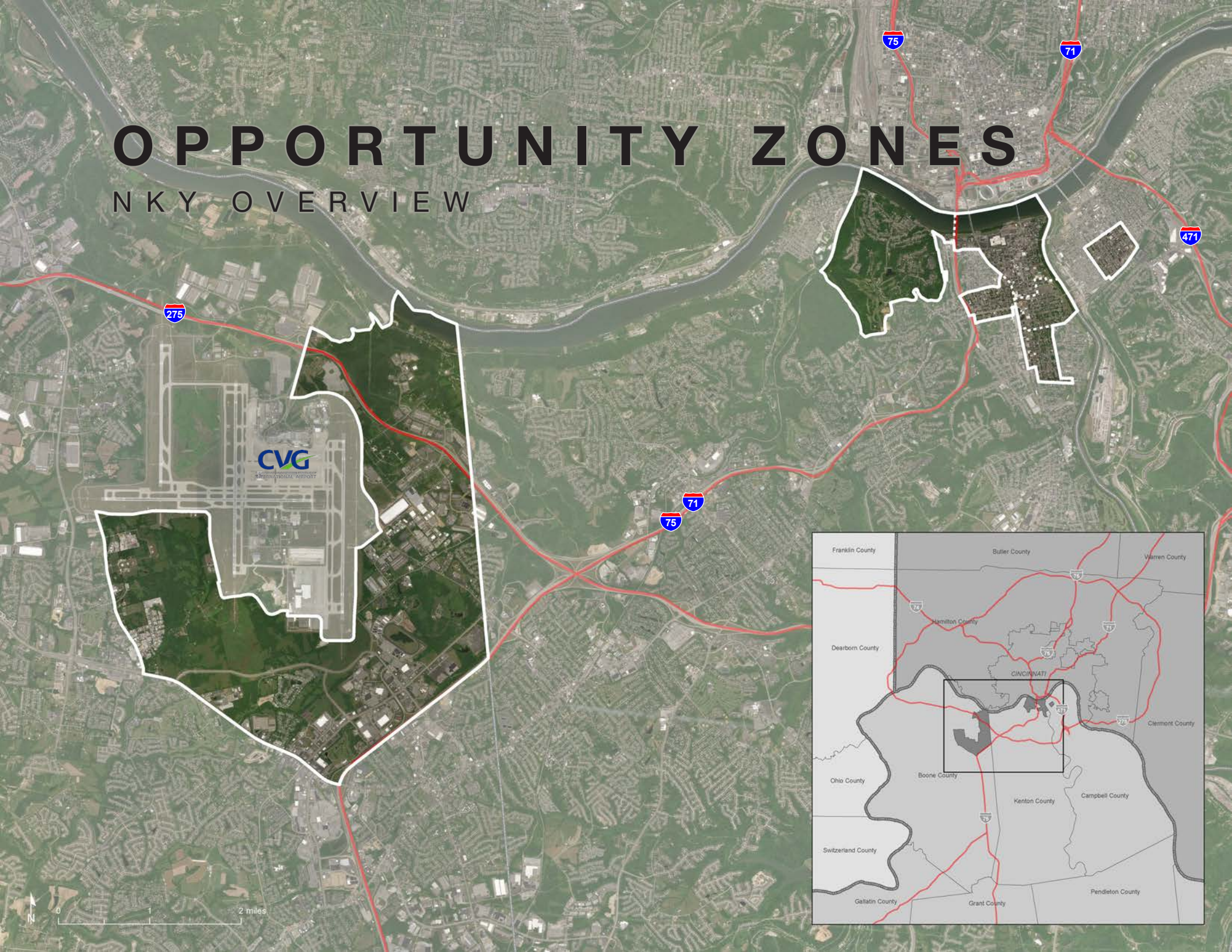


INVESTMENT TIMELINE

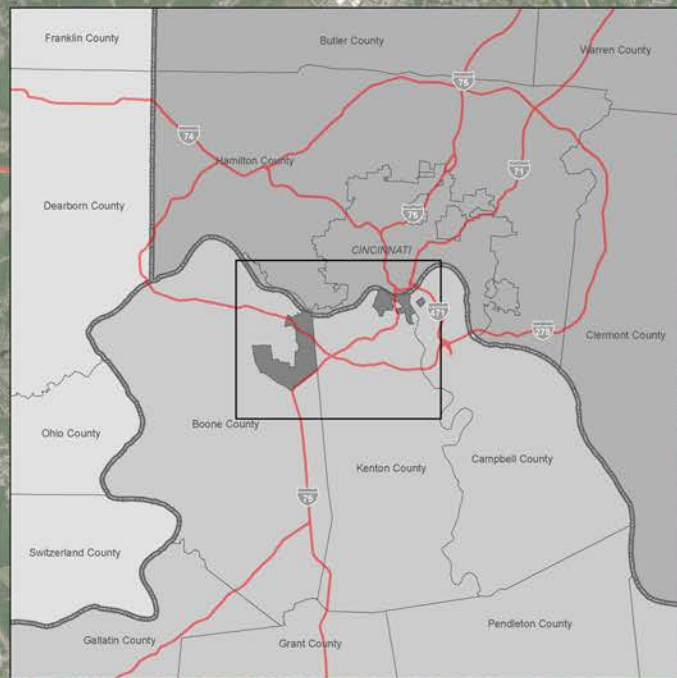


OPPORTUNITY ZONES

NKY OVERVIEW



CVG
CINCINNATI
INTERNATIONAL AIRPORT



BOONE COUNTY

127,682
Population

84,346
Employment

KENTON COUNTY

163,987
Population

61,060
Employment

CAMPBELL COUNTY

91,804
Population

29,520
Employment

CITY OF FLORENCE

31,603
Population

31,647
Employment

CITY OF COVINGTON

40,578
Population

18,751
Employment

CITY OF LUDLOW

4,523
Population

717
Employment

CITY OF NEWPORT

15,219
Population

1,884
Employment

FLORENCE OPPORTUNITY ZONE

199
Population

8,477
Employment

COVINGTON OPPORTUNITY ZONE

11,097
Population

7,890
Employment

LUDLOW OPPORTUNITY ZONE

1,074
Population

49
Employment

NEWPORT OPPORTUNITY ZONE

7,259
Population

650
Employment

c seasonal cuisine

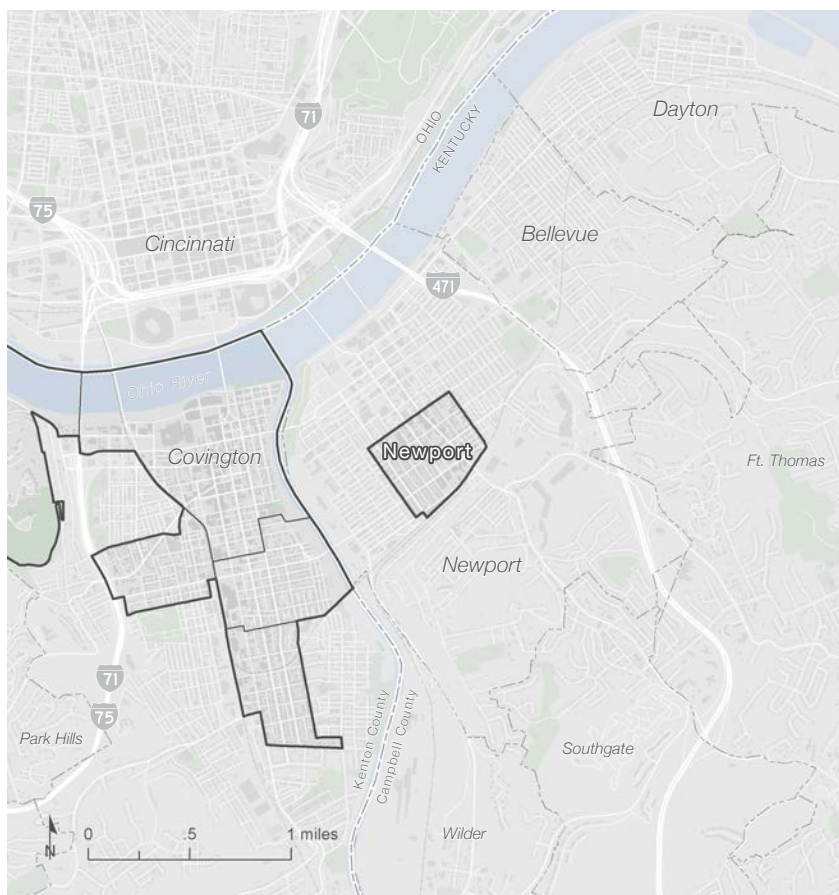
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THE BAKER'S TABLE



CAMPBELL COUNTY ZONE

Campbell County (pop. 91,804) is the eighth most populous county in Kentucky. The county is home to one of the seven census tracts in Northern Kentucky designated as Opportunity Zones. This tract is located in the City of Newport (pop. 15,219). Newport features an array of development opportunities bolstered by the city's prime urban location and the availability of developable land with solid real estate fundamentals.



Select Local Development Tools & Incentives

- ➔ **Job Development Incentive Program**
Manufacturing and technology companies and professional offices meeting the eligibility criteria may qualify for up to 40% rebate of City of Newport and Campbell County Occupational Tax withholdings for up to 10 years.
- ➔ **Property Assessment Moratorium**
Eligible property owners may defer the value of building improvements from the City and County's property tax assessment for a maximum period of 5 years. Any structure that is 25 years or older and has a primary use of commercial business (City/County), or is an existing residential unit (City) may apply.
- ➔ **Façade Improvement Grant Program**
Property owners in the Central Business District can apply for façade improvement funds. Changes to the façade must be approved by both the City's Historic Preservation Officer and by the Kentucky Heritage Council.



For a complete and detailed summary of available development tools and incentives, please contact:

City of Newport

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Campbell County

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President
Campbell County Economic
Progress Authority
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5th St

8

Central Ave

8th St

Robert's St

Saratoga St

10th St

1120

10th St

York St

9th St

27

27

Forrest St

11th St

9

Ann St

Columbia St

Putnam St

Orchard St

John St

11th St

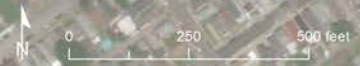
1120

York St

12th St

1892

Monmouth St



 National Register Historic Districts

PROFILE | NEWPORT

The City of Newport's Opportunity Zone tract makes up the southern portion of the historic Monmouth St. business district. Nearby demand drivers are the Newport on the Levee entertainment complex, the Ovation development site, and the \$45 million KY Route 9 corridor, improving access to downtown Cincinnati, I-475, and CVG airport.

Development Tools

- ➔ Local Development & Job Incentives
- ➔ New Market Tax Credits (NMTC)
- ➔ Historic Tax Credits (HTC)
- ➔ Industrial Revenue Bonds (IRB)

See *Incentives Index* for more details

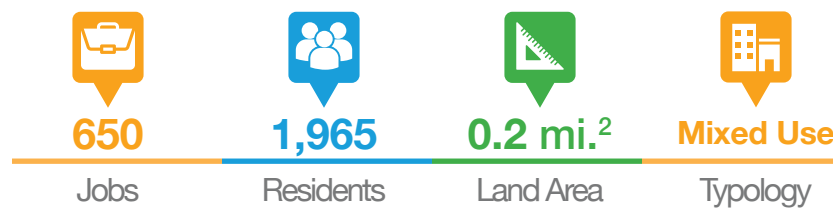
Key Development Opportunities



Commercial corridor opportunities

Ongoing opportunities for redevelopment and business investment along the Monmouth St. commercial corridor are reinforced by Newport's walkable historic urban neighborhoods, shopping and entertainment destinations, and scenic river and downtown views.

TRACT 505



-LEHD, 2015

Recent Investments

\$1.8M small business investment

Since 2016, the Monmouth St. commercial corridor south of 7th St. has experienced at least **\$1.8 million** in small business investment. Projects include a popular local coffee shop, farm-to-table restaurant, mixed-use neighborhood retail, and housing.

Newport has seen significant investment activity over the past decade including an **\$80 million** expansion of Newport on the Levee lifestyle development.



Future Investments

\$1.0B signature *Ovation* development

Located just a half-mile from the Opportunity Zone at the confluence of the Ohio and Licking Rivers, Ovation is a 35-acre signature mixed-use development, with up to **5 million square feet** of residential, retail, office, lodging, theater, conference center, marina, and structured parking expected to break ground in 2019.



Ovation concept
Corporex Companies

INCENTIVES INDEX

SELECT INCENTIVE PROGRAMS

FEDERAL

NEW MARKET TAX CREDIT (NMTC)

The New Market Tax Credit program provides incentive for project specific developments within specified census tracts. Credits are allocated by Community Development Entities (CDE) who have the authority to offer tax credits to investors in exchange for equity in the CDE. CDEs in return are able make loans and catalytic investments to businesses operating in specified communities. Investors can claim their allotted tax credits in as little as seven years—5 percent of the investment for each of the first three years and 6 percent of the project for the remaining four years—for a total of 39 percent of the NMTC project.

TARGETED EMPLOYMENT AREA (TEA)

A Targeted Employment Area is designed to attract investment by allowing for a reduction in the amount of required capital investment in the EB-5 visa program from \$1 million to \$500,000 if the investment is made in a commercial entity within the TEA. The EB-5 program allows foreign investors that meet specific United States citizenship and immigration requirements to obtain permanent residency. The investor must meet capital investment amount requirements, job creation requirements, and ensure that the business receiving the investment qualifies for the EB-5 program.

FEDERAL HISTORIC TAX CREDIT (HTC)

A 20% federal income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior to be “certified historic structures.” The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary’s Standards for Rehabilitation. A 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. There is no formal review process for rehabilitations of non-historic buildings.

FOREIGN TRADE ZONE (FTZ)

A United States Foreign Trade Zone is a restricted-access site within the United States that is legally considered outside of Customs territory for the purpose of tariffs or duties, so goods may be brought into the site duty-free and without formal customs entry. The purpose of the FTZ program since its inception has been to expedite and encourage foreign commerce within the United States. No duties are paid on merchandise exported from a FTZ. Therefore, a duty is eliminated on foreign merchandise admitted to the zone but eventually exported from the FTZ. Generally, duties are also eliminated for merchandise that is scrapped, wasted, destroyed, or consumed in a zone.

STATE & LOCAL

INDUSTRIAL REVENUE BONDS (IRB)

IRBs issued by state and local governments in Kentucky can be used to finance a broad range of projects including manufacturing facilities, warehousing, healthcare facilities, and other major facilities. Bond funds may be used to finance the total project costs including engineering, site preparation, land, buildings, machinery and equipment, and bond issuance costs. Typically, Northern Kentucky communities issue IRBs subject to full state and local property tax.

TAX INCREMENT FINANCING (TIF)

Tax increment financing is a designated fund financed by the dedication of incremental increases in property and payroll tax revenue that over time can be used as financing for property assets and improvements located in a locally designated development district. Eligible uses of the funds are projects serving a public purpose and are residential, commercial, industrial where the work includes physical improvements contributing to economic development.

KENTUCKY HISTORIC PRESERVATION TAX CREDIT (HTC)

This program is administered by the Kentucky Heritage Council/ State Historic Preservation Office (SHPO). For owner occupied properties, up to 30% of qualified rehabilitation expenses is offered as a state tax credit. A minimum investment of \$20,000 is required, with the total credit not to exceed \$60,000. For income-producing properties, up to 20% of qualified rehabilitation expenses is available, requiring a minimum investment of \$20,000 or the adjusted basis, whichever is greater. The total credit for a project must not exceed \$400,000. "Other" properties include commercial and industrial buildings, income-producing properties, historic landscapes and properties owned by governments and non-profit organizations.

KENTUCKY TOURISM DEVELOPMENT ACT (KTDA)

Under this program, developers of new or expanding tourism projects can recover up to 25% of the project's development costs over a ten year term. An expanding attraction receives the incentive on increased sales tax due to the expansion. The Kentucky Department of Revenue will return the state sales tax paid by visitors to the attraction on admission tickets, food and gift sales and lodging costs to developers of approved projects.

KENTUCKY BUSINESS INVESTMENT PROGRAM (KBI)

The Kentucky Business Investment Program provides income tax credits and wage assessments to new and existing agribusinesses, regional and national headquarters, manufacturing companies, alternative fuel, gasification, energy-efficient alternative fuels, renewable energy production companies, carbon dioxide transmission pipelines and non-retail service or technology related companies that locate or expand operations in Kentucky.

KENTUCKY ENTERPRISE INITIATIVE ACT (KEIA)

A KEIA approved company is eligible to receive a refund of sales and use tax paid for construction materials and building fixtures and for equipment used in research and development purchased during the life of the project. An approved company has 18 months from the date of KEDFA approval to purchase materials eligible for refund. KEDFA may grant a 12 month extension for good cause. The total tax refund incentive available for commitment by KEDFA for all projects, for each fiscal year, is limited to \$20,000,000 for building and construction materials and \$5,000,000 for equipment used for research and development.

Please contact Tri-ED for more information and other available incentives

CONTACT

Boone County Opportunity Zone

Boone County

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City of Florence

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Kenton County Opportunity Zone

Kenton County

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Campbell County Opportunity Zone

Campbell County

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...just south of Cincinnati

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Tri-ED's mission is to generate, preserve and enhance high quality economic opportunities for Northern Kentucky and support development of the region's business operating environment.

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The Catalytic Fund is a private sector, not-for-profit organization providing financing assistance and related services for developers of quality residential and commercial real estate projects in Northern Kentucky's urban cities of Ludlow, Covington, Newport, Bellevue, and Dayton.

