



NORTHERN KENTUCKY OPPORTUNITY ZONE PROSPECTUS



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NORTHERN KENTUCKY OPPORTUNITY ZONE PROSPECTUS

Presented By:



PARTNERS



WELCOME TO NORTHERN KENTUCKY



Overview of the Northern Kentucky region with a focus on target industries, workforce, quality of life, and national recognition

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Background on Opportunity Zone program mechanics with an example investment timeline

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Examination of the NKY Opportunity Zone geographic areas, investment momentum, and an overview of other available development incentives

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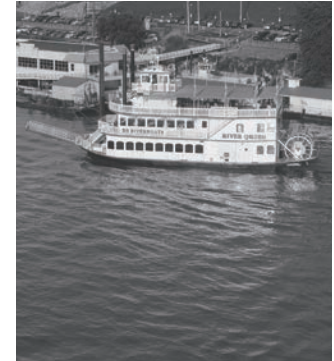


A summary of select shared federal and state incentives available within the NKY Opportunity Zone

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CONTACT



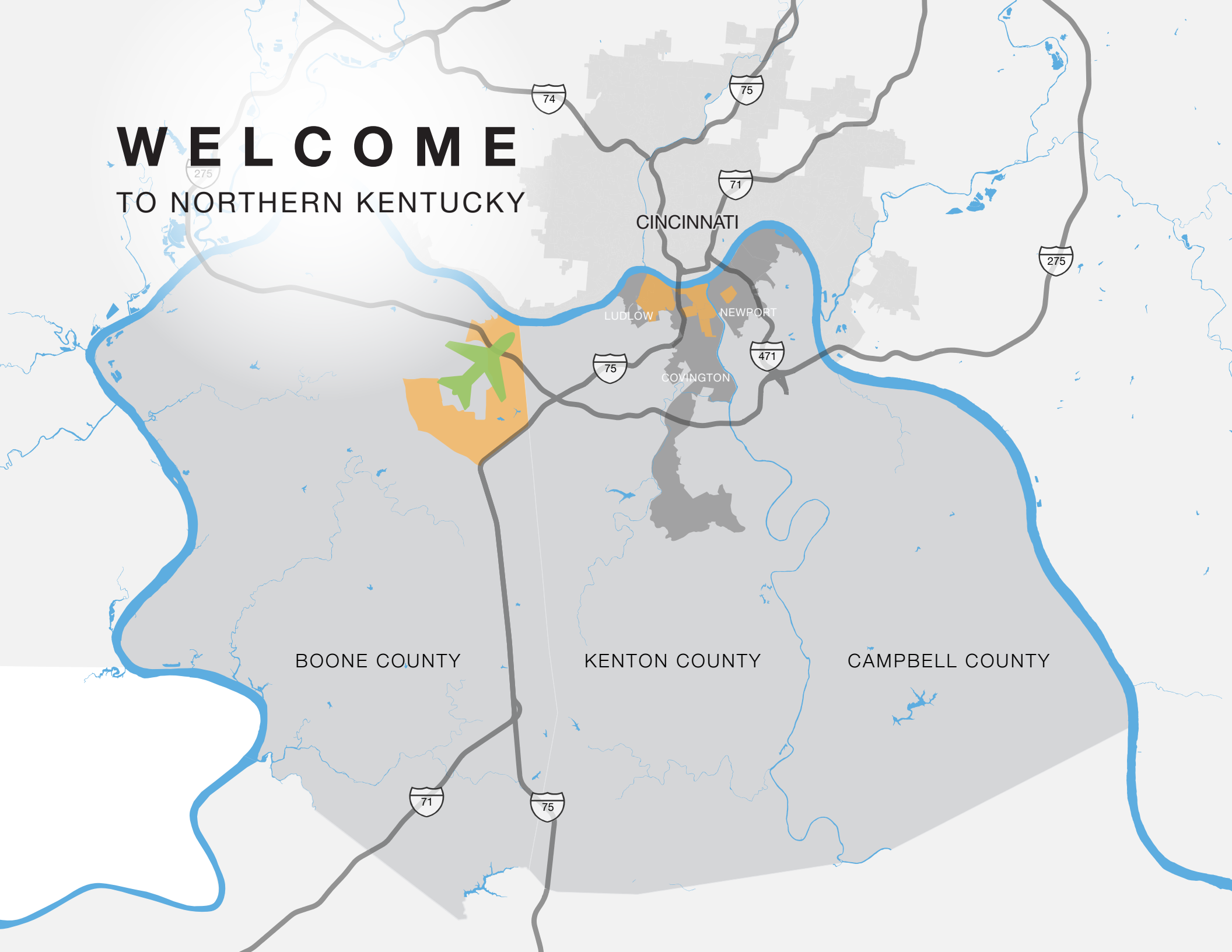
Complete contact information for economic development departments and agencies located within the NKY Opportunity Zone

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WELCOME

TO NORTHERN KENTUCKY



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.

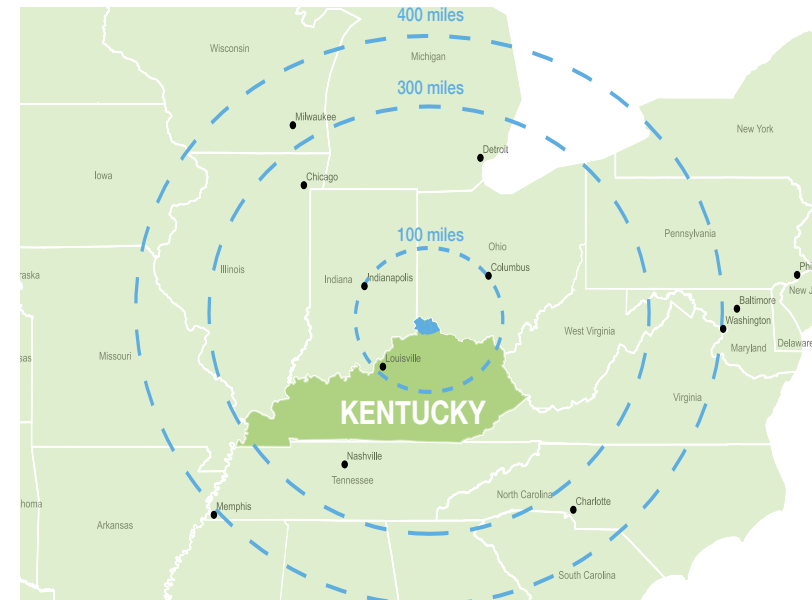
Kroger Co. | \$17M | 250 Jobs

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



2.21 million people

- ACS 5-year estimates, 2020



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



CTI
CLINICAL
TRIAL &
CONSULTING



GE Aviation



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

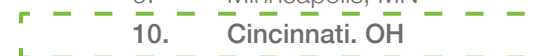
Location in the country for population served within one days drive.

-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.

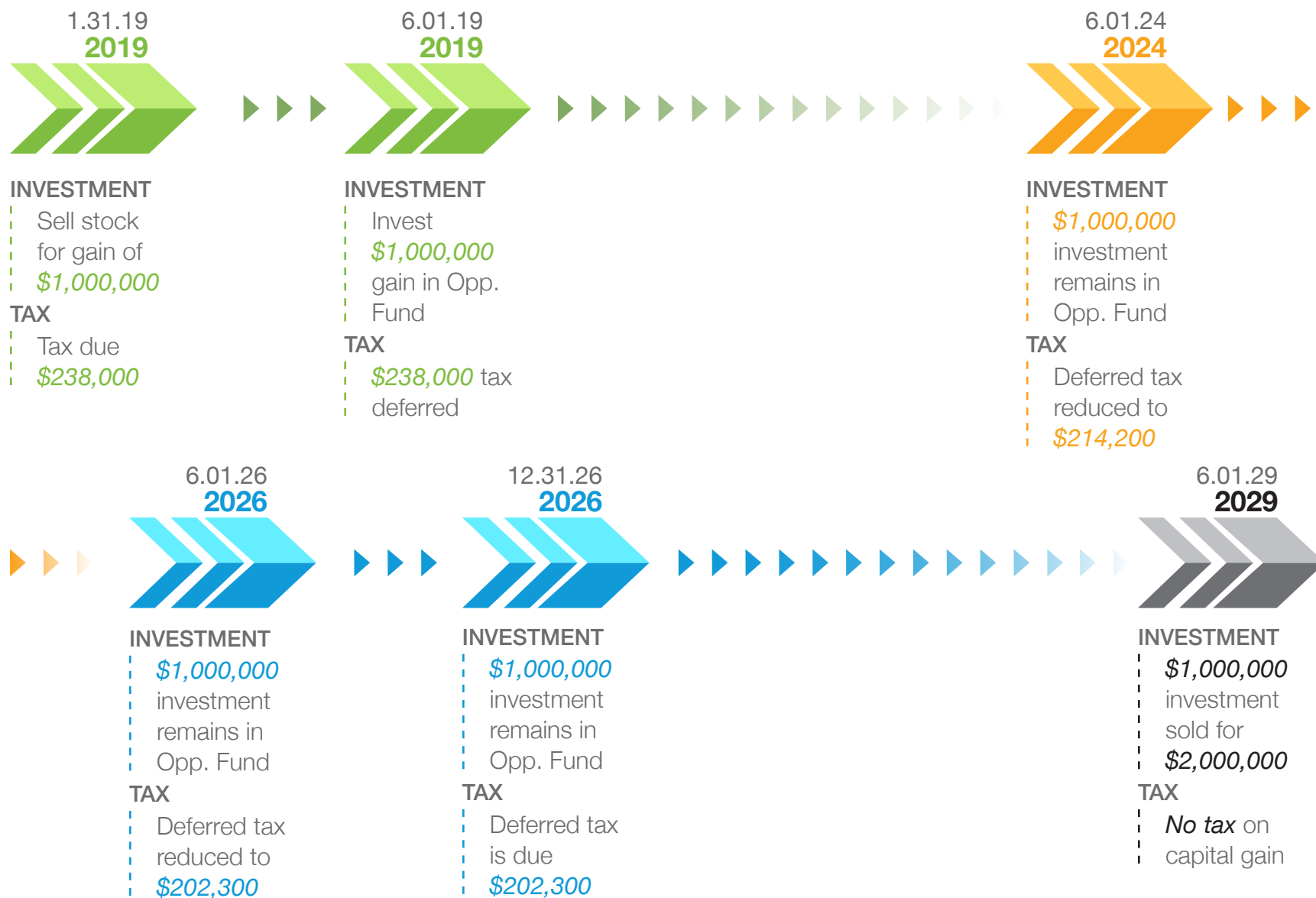
New/expanding projects and businesses located within qualified Opportunity Zones are eligible for several tax benefits if the new investment is made with qualified capital gains and through a Qualified Opportunity Fund. Investments made in this manner qualify for a reduction in the taxable basis of the 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.

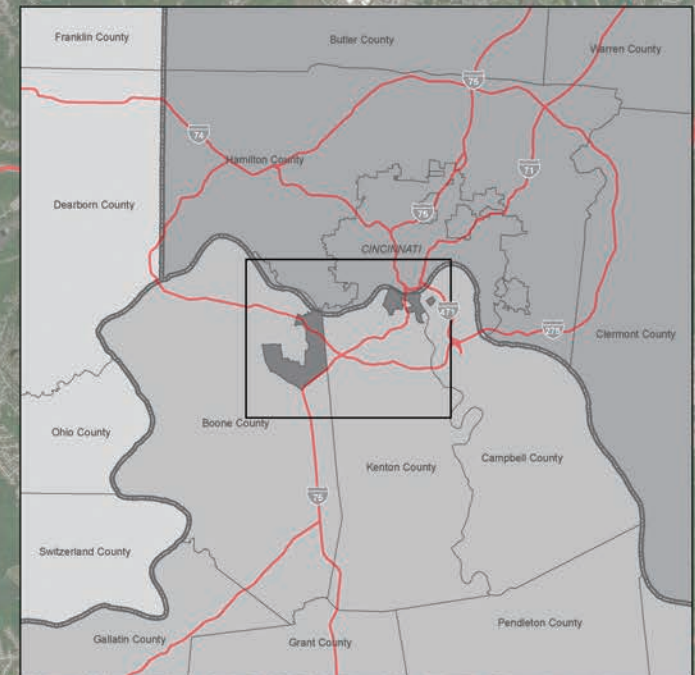
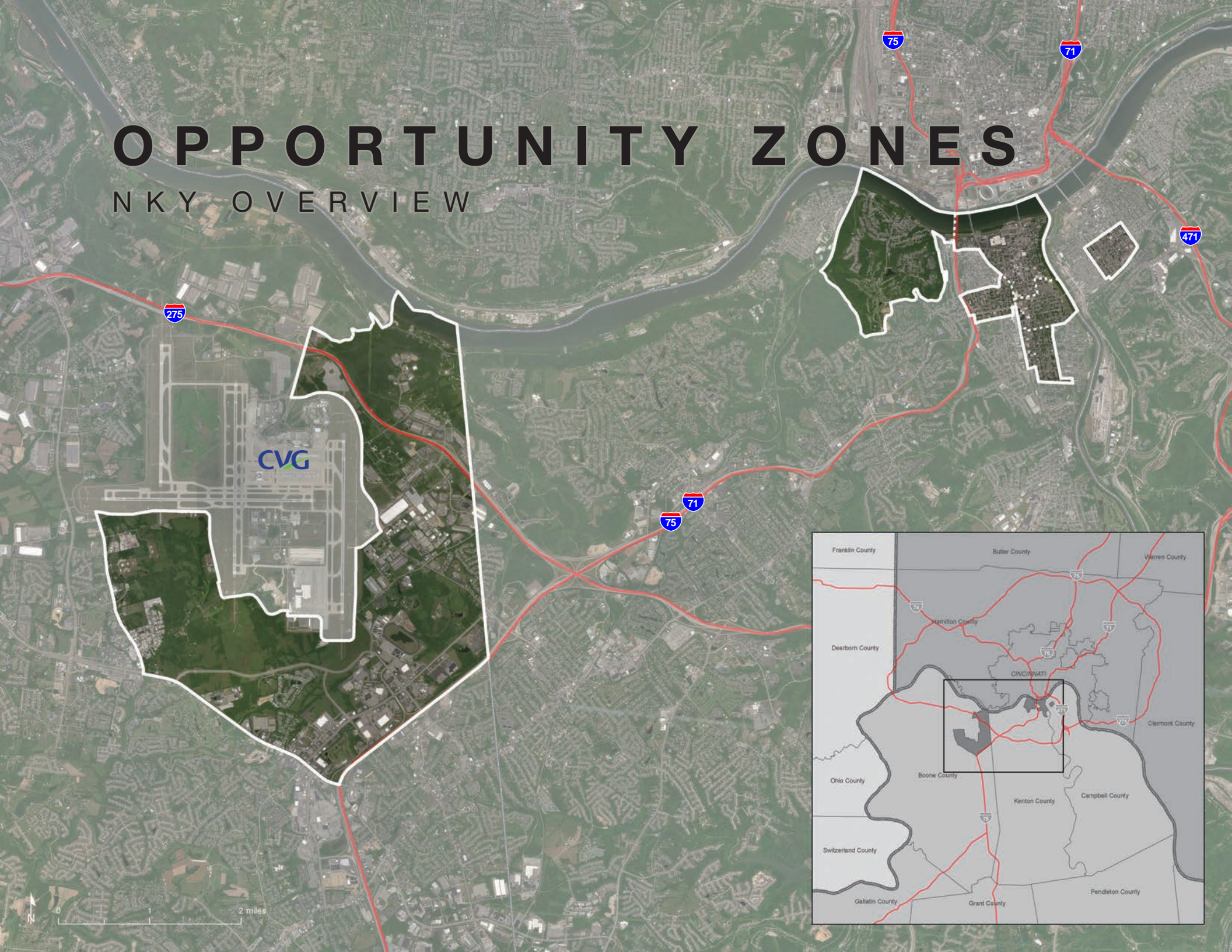


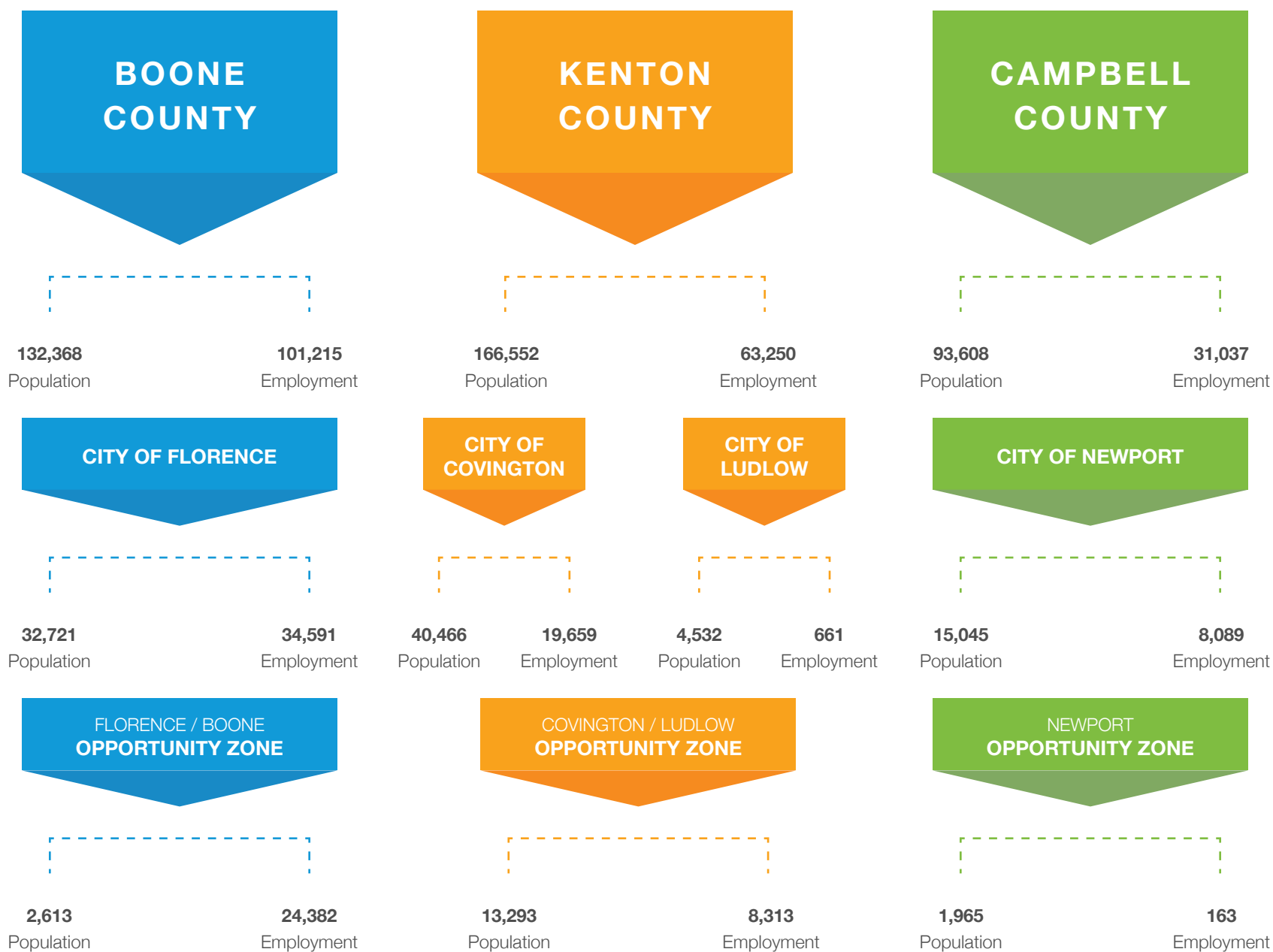
INVESTMENT TIMELINE



OPPORTUNITY ZONES

NKY OVERVIEW

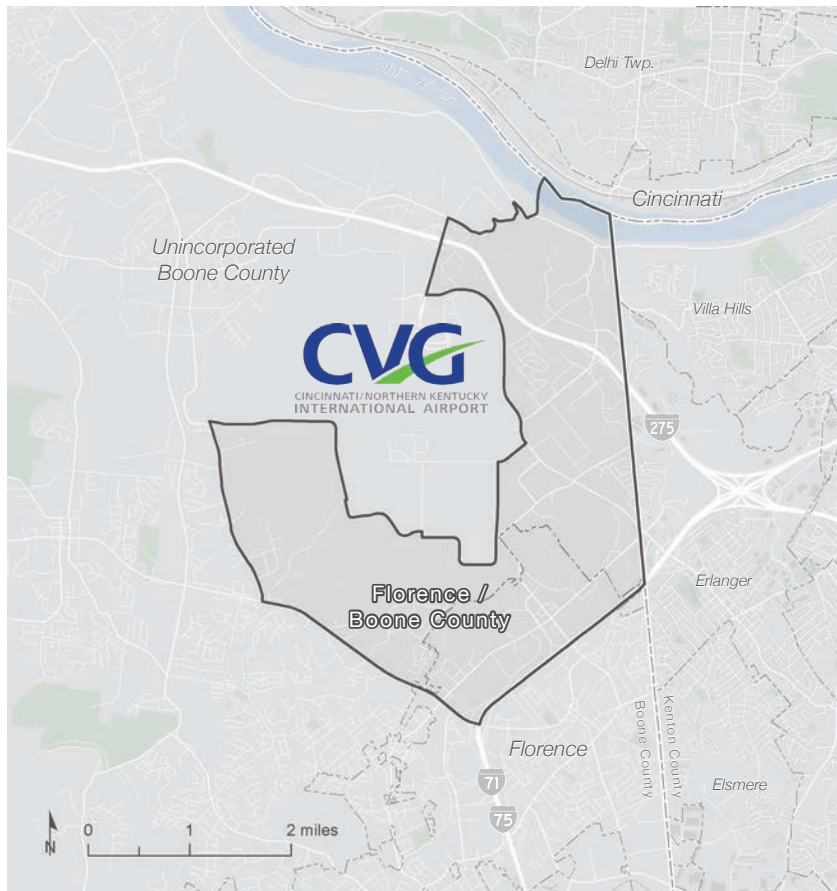






BOONE COUNTY ZONE

Boone County (pop. 132,368) is the fourth most populous county in Kentucky. Boone County is home to one of the seven census tracts designated as Opportunity Zones in Northern Kentucky. The tract straddles parts of the City of Florence (pop. 32,721) and unincorporated parts of the county. The Boone County Opportunity Zone wraps the Cincinnati/Northern Kentucky International Airport (CVG)—one of the fastest growing airports in the country.



Select Local Development Tools & Incentives



Licensed Professional Development Incentive

This incentive is available to a new or existing business engaging in the practice of a licensed professional within the City of Florence. The business may be eligible for an employee withholdings incentive payment equal to 50% for up to 5 years depending on their location within the city and their taxable wages.



Manufacturing, Non-Retail, and Technology Incentive

A new or existing manufacturing, non-retail service, or technology business in the City of Florence may be eligible for an employee withholdings incentive payment equal to 50% for up to 5 years depending on the business's location within the city and their taxable wages.



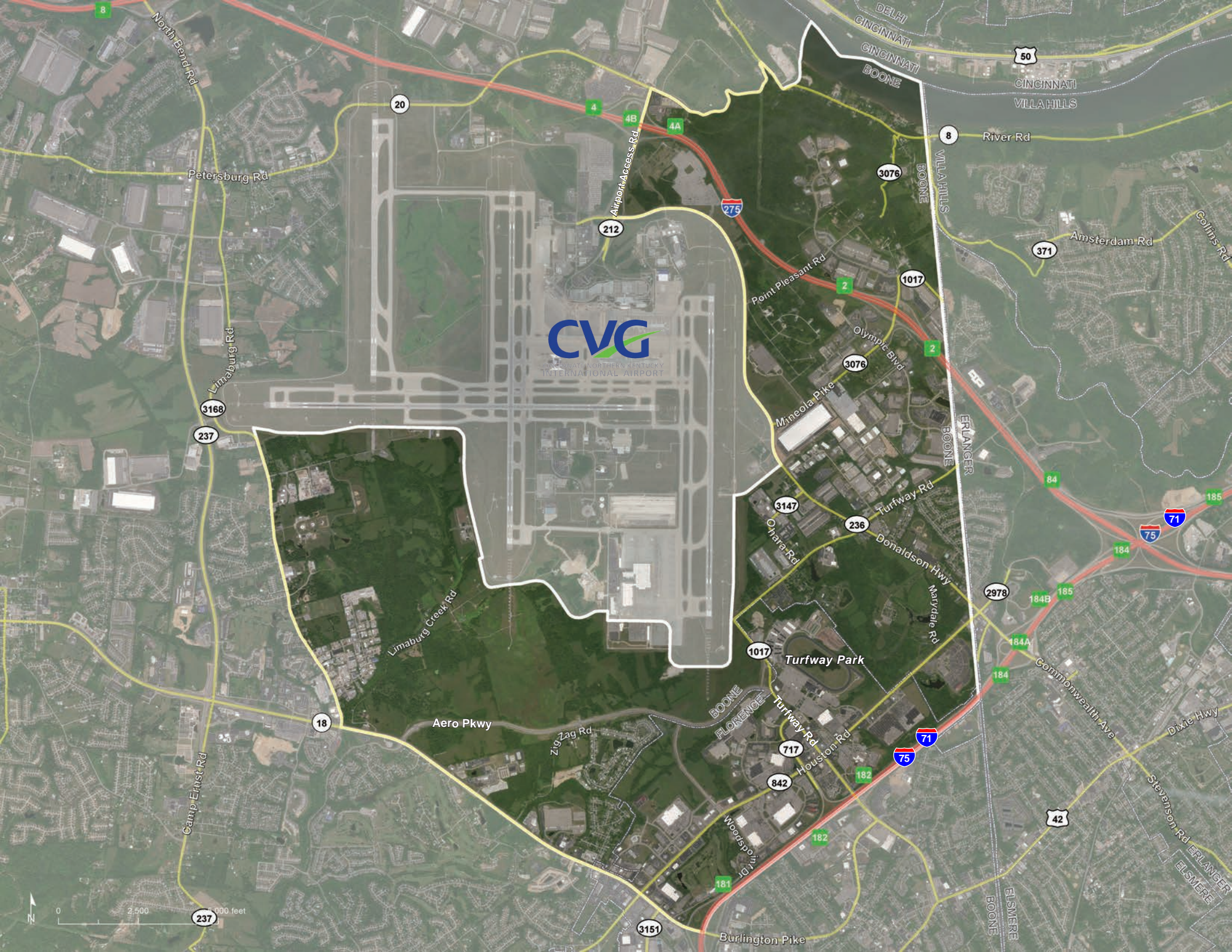
For a complete and detailed summary of available development tools and incentives, please contact:

City of Florence

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joshua.hunt@florence-ky.gov
(859) 647-8168

Boone County

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Communications & Government
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PROFILE | BOONE COUNTY

Boone County's portion of the Northern Kentucky Opportunity Zone is a large tract wrapping the eastern and southern ends of the Cincinnati/Northern Kentucky International Airport. The southern portion is located in the City of Florence. The area is home to numerous industrial and commercial opportunities. Over \$2 billion in investment is planned within the tract including a cargo hub for Amazon Prime Air.

Development Tools

- Local Development & Job Incentives
- New Market Tax Credits (NMTC)
- Tax Increment Financing (TIF)
- Industrial Revenue Bonds (IRB)
- Foreign Trade Zone (FTZ)

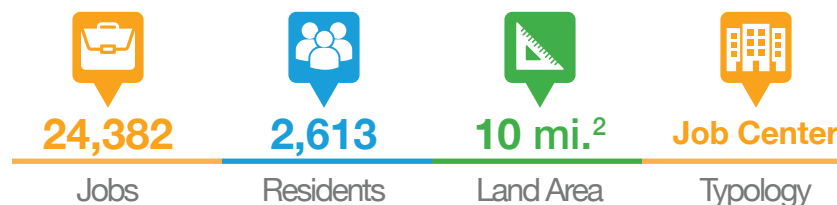
See [Incentives Index](#) for more details

Key Development Opportunities



Land Area	270 acres	Current	Undeveloped
Location	Donaldson Rd.	Potential	Multi-use

TRACT 703.11



-LEHD, 2019

Recent Investments

\$265M Bosch automotive steering plant

A \$265 million investment by Bosch Group in its existing automotive steering plant added over 200 high-paying manufacturing jobs.

\$17M Kroger distribution center

A \$17 million investment by Kroger expanded their Florence distribution center and created 250 additional jobs.

Other major facility and workforce investments in the area include GE Aviation, DB Schenker, Jabil, and Wayfair. Since 2008, over 150 economic development projects have been announced in Boone County.

Future Investments

\$1.4B Amazon Prime Air cargo hub

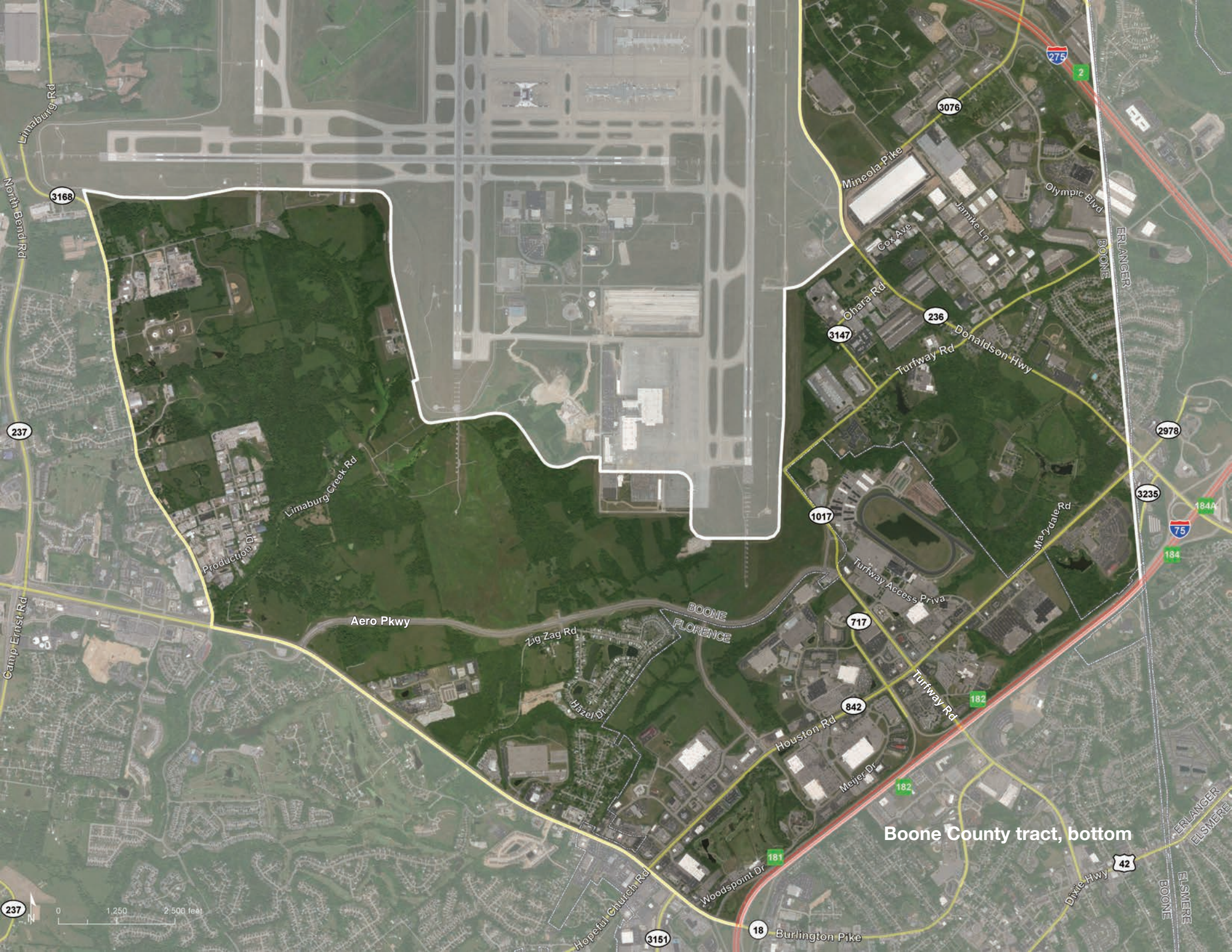
Amazon announced plans to invest \$1.4 billion into a Prime Air cargo shipping hub with 100 planes, creating 2,700 direct jobs. The first phase is expected to be fully operational in 2021 but elements of the project are already up and running.

The announcement boosts CVG's position as the fastest growing cargo airport in the United States.





Boone County tract, top



Linaburg Rd

3168

237

Camp Ernst Rd

Production Dr

Linaburg Creek Rd

Aero Pkwy

Zig Zag Rd

Hazel Dr

BOONE
FLORENCE

Hopetown Church Rd

3151

Woodsport Dr

18

Houston Rd

842

Meier Dr

717

1017

3147

Ohara Rd

3076

Mineola Pike

Cox Ave

Jamke Ln

236

Turfway Rd

Donaldson Hwy

Olympic Blvd

ERLANGER
BOONE

2978

3235

184A

184

75

Boone County tract, bottom

Dixie Hwy

42

ERLANGER
ELSMERE
BOONE

Burlington Pike

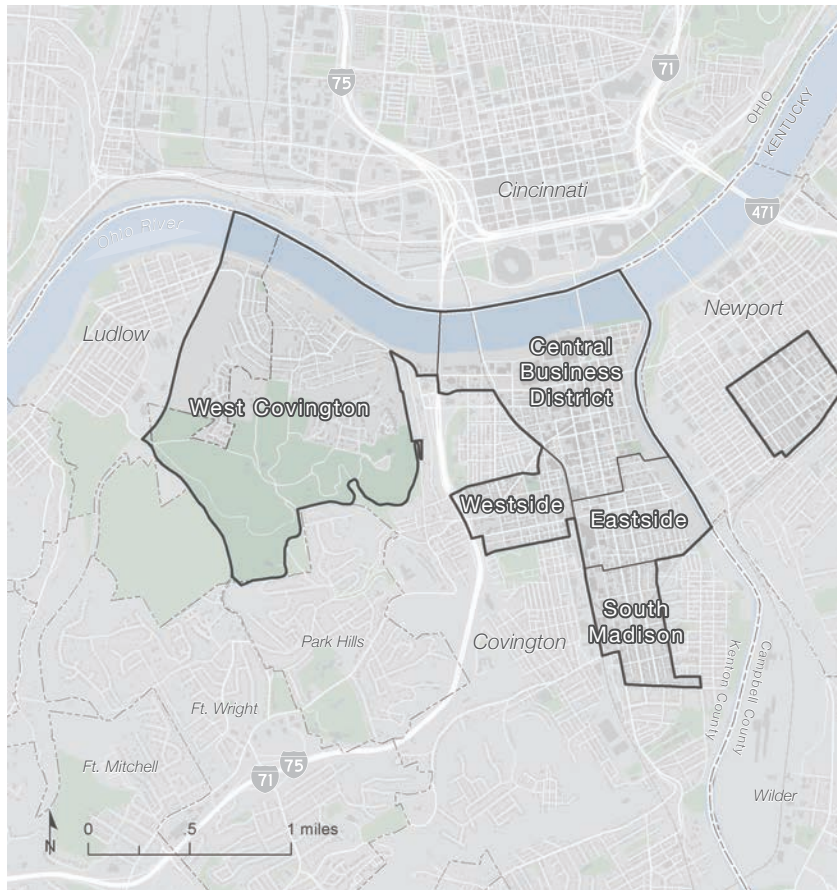
0 1,250 2,500 feet

237



KENTON COUNTY ZONE

Kenton County (pop. 166,552) is the third most populous county in Kentucky. Kenton County is home to five of the seven census tracts designated as Opportunity Zones. Four of the tracts are entirely within the City of Covington (pop. 40,466) and one is split between Covington and the City of Ludlow (pop. 4,532). These five tracts are full of diverse urban investment opportunities directly adjacent to a top metro downtown.



Select Local Development Tools & Incentives

→ New Business Incentive

Targeted for new businesses in Covington with a minimum payroll of \$250,000, this incentive provides up to a 1.25% reimbursement of the City's occupational license fee for 5 to 10 years.

→ Small Business Program

If you are a new business to Covington, this program can provide up to \$6,000 to reimburse rent payments for one year, or provide a 50/50 match for façade improvements.

→ Gap Financing

Gap financing is available for catalytic projects within Covington that create quality jobs, site improvements, and includes an experienced team with a proven track record.

→ City of Covington Rehab Incentives

The Upper Floor Rehab Grant is targeted for mixed-use properties with current vacant space and provides up to \$20,000 per unit to redevelop into affordable rental housing. The Vacant Property Rehab Incentive provides developers with 50% of City payroll taxes generated by a commercial tenant for up to 5 years.



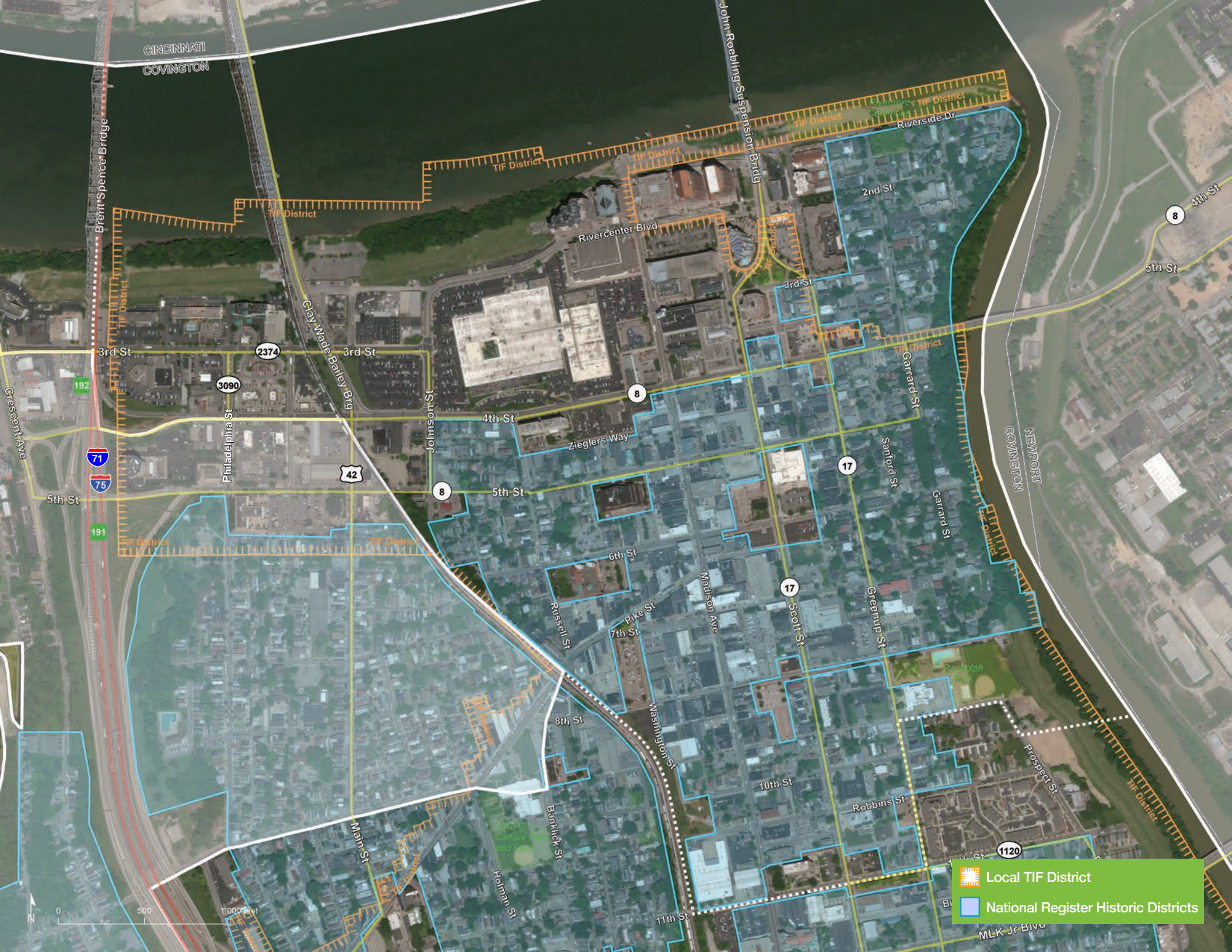
For a complete and detailed summary of available development tools and incentives, please contact:

City of Covington

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(859) 292-2168

Kenton County

Scott Gunning
County Administrator
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(859) 392-1400



-  Local TIF District
-  National Register Historic Districts

PROFILE | CENTRAL BUSINESS DISTRICT

Covington's walkable downtown has a chic urban vibe that is attracting diverse investments. This opportunity-rich area has been at the heart of Northern Kentucky's renaissance. The tract is home to a wide range of uses including class-A office space, hotels, restaurants, retail, civic anchors, mixed-use developments, and innovative accelerators. Its direct proximity to downtown Cincinnati makes this area very attractive for businesses and residents alike.

Development Tools

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

See [Incentives Index](#) for more details

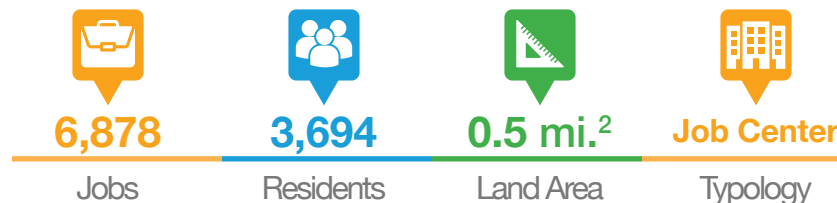
Key Development Opportunities



Redevelopment of the 23 acre IRS facility is one of the premier development opportunities in the entire Midwest. Six available city blocks will bring at least \$300 million in investment to downtown Covington. The City is currently undergoing a master plan to determine the uses and configuration for the site.

Land Area	23 acres	Current	Office
Location	W. Fourth St.	Potential	Mixed-Use

TRACT 670



-LEHD, 2019

Recent Investments

\$36.4M CTI Clinical Trial & Consulting

Downtown Covington has experienced over **\$178 million** investment over the past 5 years adding new residents, jobs, and amenities. CTI Clinical Trial & Consulting announced the creation of 750 total jobs as part of a **\$36.4 million** relocation to RiverCenter towers.

\$22M Hotel Covington restoration

Hotel Covington is the centerpiece of downtown activity. This **\$22 million** restoration project offers boutique lodging, unique event space, and award-winning dining. Just one block away, Braxton Brewing is one of the fastest growing craft brewers in the region.

Future Investments

\$300M redevelopment of IRS facility

The IRS will vacate 23 acres in downtown Covington by the end of 2019 bringing at least **\$300 million** in investment potential to Covington. Additionally, the Riverfront Commons multi-use path is expected to have a **\$76 million** economic impact.

\$50M Duveneck Square Phase II

The final phase to the Duveneck Square project will represent **\$50 million** in investment with a 700-space parking garage, office, retail, and residential units.

Additionally, multiple smaller investment opportunities exist in downtown Covington.



-  Local TIF District
-  National Register Historic Districts

PROFILE | EASTSIDE

This portion of the Covington Opportunity Zone has many small commercial infill opportunities along two of the city's major corridors: Madison Ave. and MLK Jr. Blvd. including a large 6 acre redevelopment site at a major intersection. The Eastside neighborhood is directly south of downtown Covington and connects to west Newport via the 11th St. Bridge.

Development Tools

- Local Development & Job Incentives
- New Market Tax Credits (NMTC)
- Tax Increment Financing (TIF)
- Industrial Revenue Bonds (IRB)
- Historic Tax Credits (HTC)
- Targeted Employment Area (TEA)

See [Incentives Index](#) for more details

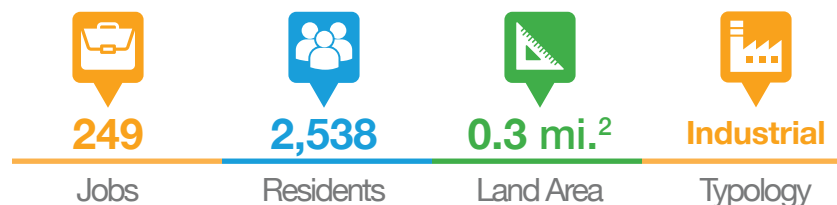
Key Development Opportunities



Numerous infill and redevelopment opportunities exist along two major commercial corridors within the Eastside Covington Opportunity Zone including a 6.1 acre industrial site. This site's corner location along two highly traveled commercial corridors makes it ideal for a high-impact project.

Land Area	6.1 acres	Current	Warehouse
Location	Madison Ave. & MLK Jr. Blvd.	Potential	Industrial

TRACT 671



-LEHD, 2019

Recent Investments

\$4.8M Kentucky Career Center

In 2014, a \$4.8 million Kentucky Career Center office opened, offering job and veteran services.

Additionally, HealthPoint Family Care opened their headquarters in the tract in 2014.



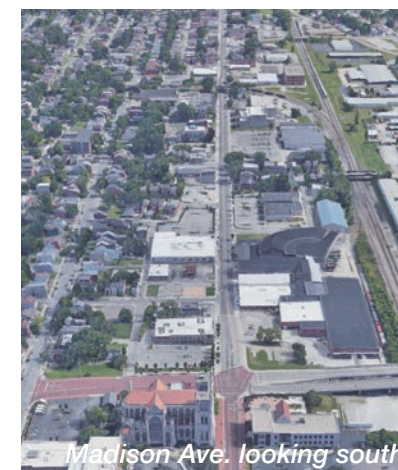
\$34M MLK Jr. Blvd. widening

A \$34 million widening of MLK Jr. Blvd. was completed in 2012 to improve access and spur growth along the corridor.

Future Investments



6+ acres redevelopment opportunities

Covington's Eastside Opportunity Zone tract future investment infill and redevelopment opportunities exist along Madison Ave. and MLK Jr. Blvd. including a 6.1 acre industrial site.



Madison Ave. looking south



-  Local TIF District
-  National Register Historic Districts

PROFILE | WESTSIDE

Covington's Westside is anchored by the Bavarian Brewing building, home to the new Kenton County Administration Building. Sites within the tract are easily accessible via I-71/I-75 with downtown Cincinnati 5 minutes away. Numerous commercial infill opportunities along the MLK Jr. Blvd. and Pike St. corridors could be supported by the critical mass created by the County Administration Building and the St. Elizabeth Healthcare facility to the south.

Development Tools

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

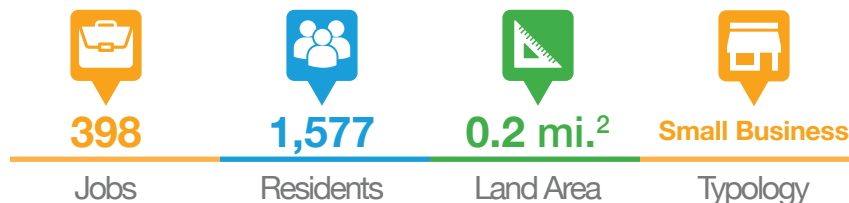
See *Incentives Index* for more details

Key Development Opportunities



Commercial mixed-use infill and redevelopment opportunities exist along the Pike St. and MLK Jr. Blvd. corridors. Commercial development in the Westside tract takes advantage of direct access to I-71/I-75 and downtown Cincinnati.

TRACT 607



-LEHD, 2019

Recent Investments

\$34M MLK Jr. Blvd. widening

A \$34 million widening of MLK Jr. Blvd. was completed in 2012 to improve access and spur growth along the corridor.



\$34M St. Elizabeth Covington facility

In 2009, St. Elizabeth opened a \$34 million, 120,000 ft.² facility just to the south of this Opportunity Zone tract in Covington. The facility will continue to be a demand-driver for future development within Covington's Westside neighborhood.

Future Investments

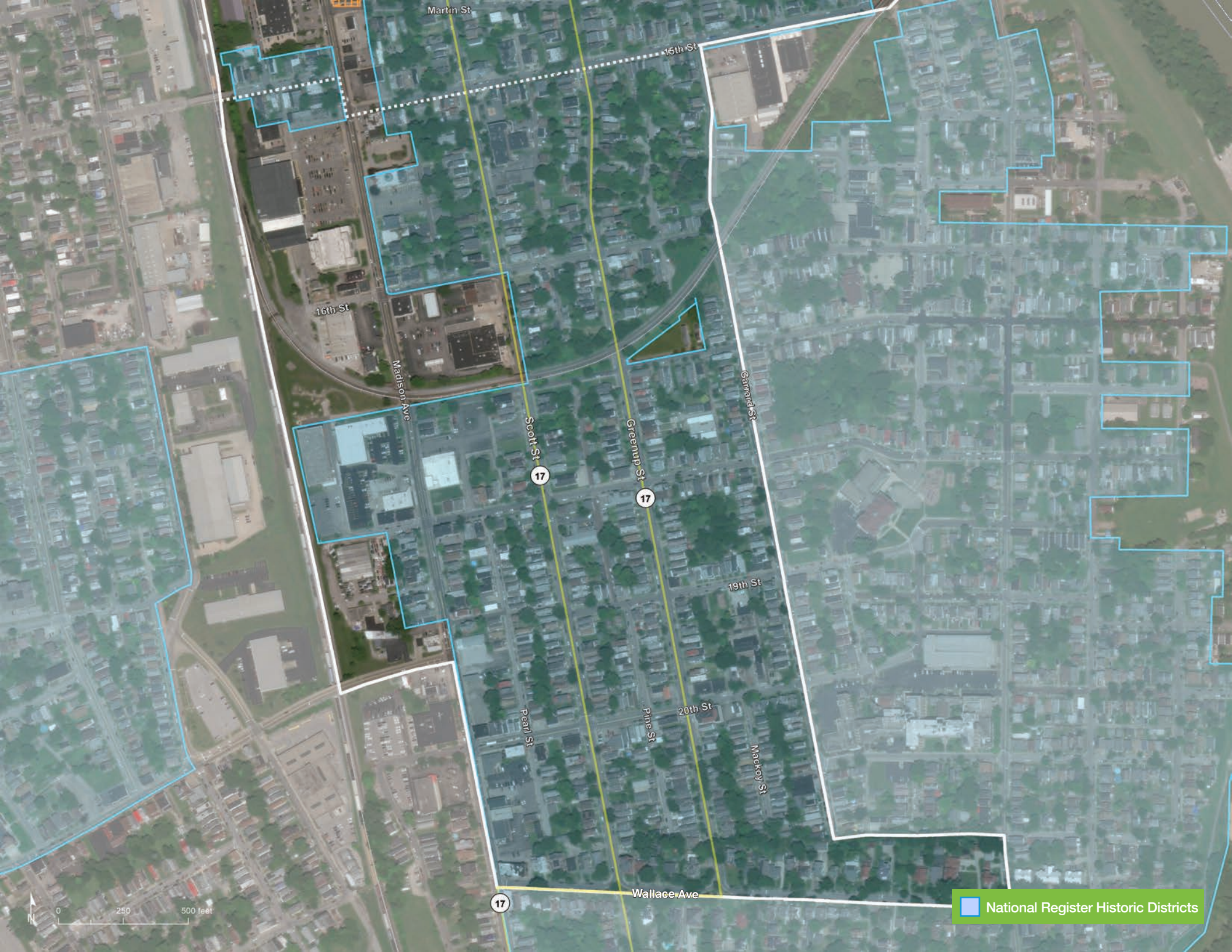
\$22M Kenton County Admin. Building

Kenton County will open their new administration building inside the historic Bavarian Brewing building in 2020 after a \$22 million renovation. Future investments include amenities to support the daytime population at the new offices.

Additional future investments are expected along the MLK Jr. Blvd. and Pike St. commercial corridors.



Kenton County Admin. Building
Elevor Design Group



Martin St

16th St

16th St

Madison Ave

Scott St

Greenup St

Garfield St

19th St

20th St

Mackay St

Pine St

Pearl St

Wallace Ave

17

17

17

National Register Historic Districts

PROFILE | SOUTH MADISON

The South Madison portion of the Covington Opportunity Zone enjoys a locational advantage between the city's central business district to the north and the Latonia commercial center to the south. This area has load access to two CSX rail lines and contains over a mile of frontage along the southern portion of Madison Ave., the city's primary commercial corridor. Additionally, many smaller development opportunities exist along the emerging 20th St. neighborhood commercial district

Development Tools

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

See [Incentives Index](#) for more details

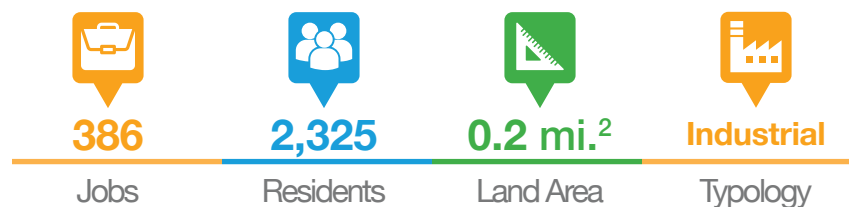
Key Development Opportunities



Numerous infill and redevelopment opportunities exist along the major commercial corridor within the South Madison Covington Opportunity Zone including commercial sites along Madison Ave. and 20th St. A full-service Kroger grocery and other national retailers make this tract a great investment opportunity.

Land Area	0.25 acres	Current	Vacant
Location	Madison Ave.	Potential	Commercial

TRACT 609



-LEHD, 2019

Recent Investments

\$3.4M Life Learning Center

The \$3.4 million Life Learning Center opened in 2014, providing services to at-risk individuals.



\$800K Kroger grocery remodel

An \$800,000 remodel of a Kroger was completed in 2015. This represents one of two full service grocers in the city.

Future Investments

1.03 mi. Madison Ave. frontage

Covington's South Madison Opportunity Zone tract has 1.03 miles of total frontage on Madison Ave. which sees nearly 17,000 passing cars per day. The visibility and access provided by this corridor is expected to attract future commercial investment, both large and small.





PROFILE | WEST COVINGTON

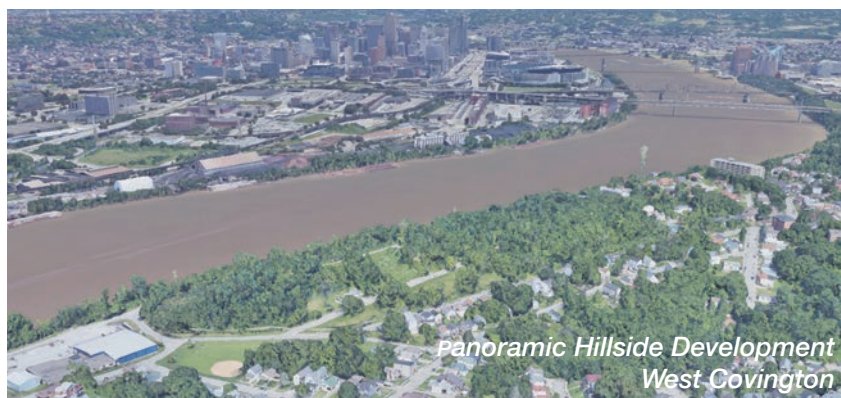
The western portion of the Covington Opportunity Zone is home to Devou Park. At 700 acres, the park is one of the largest centers for recreation and leisure in the region with panoramic views of the Ohio River and downtown Cincinnati. This tract encompasses parts of Ludlow and West Covington. Vacant parcels and small industrial sites near the KY Route 8 corridor and Ohio Riverfront enjoy scenic vistas and are easily accessed via I-71/I-75.

Development Tools

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

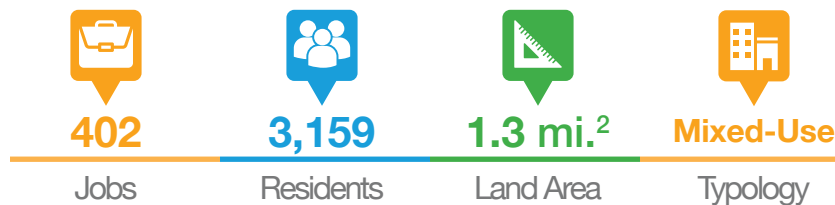
See [Incentives Index](#) for more details

Key Development Opportunities



West Covington offers opportunity for hillside commercial and residential development with sweeping views of the Ohio River and downtown Cincinnati.

TRACT 638



-LEHD, 2019

Recent Investments

\$6.5M Devou Park club house

A multi-million dollar renovation of the 127-room Best Western Plus on the Ohio Riverfront and a **\$6.5 million** club house at the Devou Park Golf Course were each completed in 2017.

West Covington has also experienced smaller investments over the past decade in residential properties that take advantage of the scenic river and skyline views.



Future Investments

11 mi. Riverfront Commons pathway

Riverfront Commons will be an **11.5 mile** multi-use path connecting all 6 Northern Kentucky cities along the Ohio River. The trail will cross over the Purple People Bridge connecting to Cincinnati, Licking River Greenway, and Devou Park in Northern Kentucky. A 1.25 mile portion of the trail connecting downtown Covington to Ludlow will go through West Covington.





THE BAKER'S TABLE

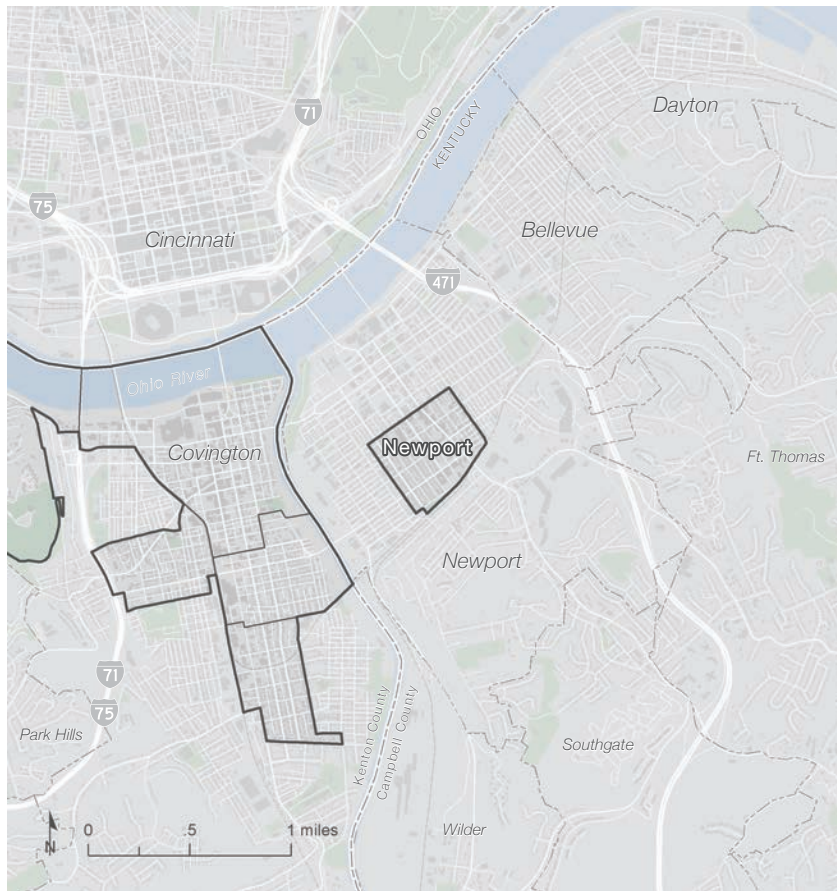
seasonal cuisine

1004

NEWPORT

CAMPBELL COUNTY ZONE

Campbell County (pop. 93,608) 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. 15,045). 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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Economic Development
Director
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 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

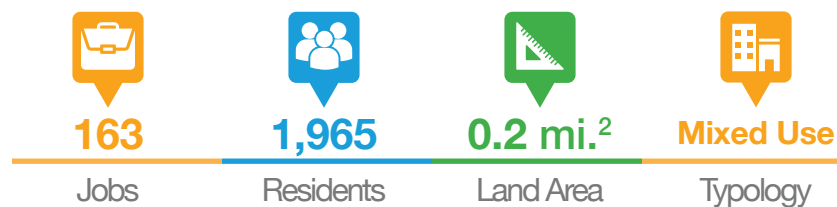
Key Development Opportunities



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, 2019

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

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Boone County

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Kenton County

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Campbell County Opportunity Zone

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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 company 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.

