Invest and Grow with Us

KNOX COUNTY
Opportunity Zones Investment Prospectus

January 2021
The city of Vincennes is rich in history. As the oldest city in Indiana, Vincennes has a population of 17,729 and is Knox County's county seat. Its historic downtown district makes it a regional hub for commerce and it is a member of the Indiana Main Street program.

Vincennes was founded in 1732 by Francois Marie Bissot–Sieur de Vincennes, a French military officer. This area was part of New France and the military post was built on the Wabash River to protect the rich fur trade here from the British. When the fur trade died out, this area turned to agriculture and is still rich in agriculture to this day. This military post became the oldest continuous settlement in Indiana, and continues to be at the forefront of development while preserving the history and charm of the city.

Since 2015, over $15 million has been invested privately and publicly into the Downtown area. Vincennes has experienced tremendous growth in new business along with improvements and expansions of existing businesses. In addition to the exciting activities taking place in the downtown area, the Kimmel Pointe development at Hart Street and Sixth Street is taking shape -- a 17+ acre power center that will be anchored by Hobby Lobby and Marshalls.

Knox County enjoys a variety of both public and private education options with millions of dollars in recent renovations, a focus on safety, and a wide variety of extracurricular activities. These schools offer the best in education and boast graduation rates near 100 percent. The City of Vincennes has expanded programs in workforce development and talent attraction to accelerate the pipeline of skilled workers vital to our growing community.

I hope the information contained in this prospectus will help potential investors recognize the quality and breadth of our local facilities, our extensive resources, the diversity of opportunities and the great mix of amenities the city of Vincennes has to offer. I urge individuals and groups interested in our two Opportunity Zones to give careful attention to the projects highlighted in the prospectus. We are confident you will realize a substantial return on your investment because of the passion and commitment by leaders and residents to elevate Vincennes, Indiana to new heights of excellence.

Please know that the invitation to visit is always open.

Joe Yochum
Mayor Joe Yochum
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Knox County Indiana is situated on the Wabash River in the southwestern part of the state. Knox County is home to the oldest city in the state and has a long history of innovation and economic success.

Located within the county are two census tracts designated opportunity zones, which are located in the city of Vincennes. Vincennes is the county seat and the oldest continually inhabited European settlement in the state. This investment prospectus highlights key developments and local assets that are the foundation upon which the city is building an exciting future for the people, businesses and neighborhoods that are part of the fabric of this community.
OPPORTUNITY ZONES

Agricultural
Commercial
Industrial
Residential
Utility
Exempt
Opportunity Zone
US Census Designated Places, 2010

KNOX COUNTY
Vincennes University is widely recognized for leadership in innovation and industry leading partnerships.

HEALTH
Good Samaritan Hospital is a 201,700 sq. ft. state of the art medical facility.

AMENITIES
Extensive Network of rivers, parks, trails and other nature resource amenities.

LOCAL BUSINESS
The Pantheon: A Business and Innovation Theatre - Regional co-working and business incubator facility.

MAIN STREET
Public & private investment for expansion of mixed-used retail and housing.

PUBLIC SERVICES
State of the art drinking water, stormwater & wastewater facilities as well as quality broadband services.

EDUCATION
Top-rated public and parochial elementary, middle and high schools.

HIGHER EDUCATION
Vincennes University, a public institution with 180-degree programs such as: agribusiness, architecture, business, communication, construction, education, engineering, healthcare, performing arts, public service, and technology.
Median Age
Median age of Knox County population
37.9

Workforce
Total resident labor force
18,898

Education
High school graduate or higher (age 25+)
88.2%

Higher Education
Bachelor’s degree or higher (age 25+)
16.1%

Wholesale Trade
Average annual earnings for wholesale trade
$53,778

Manufacturing
Average annual earnings for manufacturing
$52,795

Health Care & Social Assistance
Average annual earnings for health care and social assistance
$51,897

Construction
Average annual earnings for wholesale trade
$51,843
Downtown Hotel

Details

This property offers multiple redevelopment opportunities, including mixed-use retail and housing, office space, or a downtown hotel. Strategically located between Vincennes University and Good Samaritan Hospital, this location is well suited for business, university, or healthcare related travelers. A 25-30 room boutique hotel, reminiscent of the former Grand Hotel, could showcase local artisans with a theme of “First City” or “Chateau de Vincennes,” which leverages the rich heritage of the city. Dedicated space available for a small restaurant, coffee shop, or retail on the ground floor level.

Downtown Vincennes hosts a number of monthly and annual cultural events, including First Friday Art Walks, the Watermelon Festival, Spirit of Vincennes Rendezvous, Spring & Autumn on Mainstreet, the First City Music Festival, and more, which attract thousands of visitors and residents each year. Tourism and travel contributed $114.5 million to Knox County’s economy in 2018, and direct expenditures by tourists accounted for more than $82 million of this total.

Local Incentives

- Tax Increment Financing (TIF)
- Vincennes Urban Enterprise Association (UEA) Investment Deduction
- Vincennes UEA Façade Grant Program
- City of Vincennes Revolving Loan Fund
- Riverfront Development Liquor License
Mixed Use-Retail & Multi-family Housing

The historic Bierhaus building, constructed in 1901 as a wholesale grocery warehouse, was renovated in 1998 and currently houses commercial and medical offices. This prominent structure has potential future opportunity as mixed-used development, updated offices, or a boutique hotel. The demand for affordable and market rate housing in the community is high, and upper floor, loft-style apartments are highly sought.

Nestled between downtown Vincennes, the scenic Wabash River, and Vincennes University, this property has all the geographic advantages an investor would seek. It includes four floors + basement, more than 63,500 SF, and ample parking. First floor retail and dining options would fit nicely into surrounding neighborhood of office and nearby residential areas.

Details

The historic Bierhaus building, constructed in 1901 as a wholesale grocery warehouse, was renovated in 1998 and currently houses commercial and medical offices. This prominent structure has potential future opportunity as mixed-used development, updated offices, or a boutique hotel. The demand for affordable and market rate housing in the community is high, and upper floor, loft-style apartments are highly sought.

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Local Incentives

- Tax Increment Financing
- Vincennes Urban Enterprise Association Investment Deduction
- Vincennes Urban Enterprise Association Façade Grant
- City of Vincennes Revolving Loan Fund
- Historic Renovation Tax Credits
- Riverfront Development Liquor License
The Pantheon
*A Business and Innovation Theatre*

The facility will provide resources, services, and an environment which will foster innovation and support entrepreneurs to start and grow prosperous businesses in Knox County.

Riverview Housing

A 3-story development, located along the Wabash River, adjacent to the RiverWalk. Provides 44 newly constructed houses. The rent levels for the project include 11 units of 30% area median income rent level and 11 units of 50% area median income. The balance of the units will be at or below 60% AMI. Unit sizes consist of 22 three-bedroom units and 22 one-bedroom units.

Main Street Investment

Restoration and business development investments resulting in retail and housing.

Good Samaritan Beacon Project

Gibault Memorial Tower is a five-story inpatient tower with a state-of-the-art cardiology unit.
### BY THE NUMBERS

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<tr>
<th>Project</th>
<th>Private &amp; Public-Total Investments</th>
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<tr>
<td>The Pantheon</td>
<td>$4,000,000</td>
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<tr>
<td>Riverview Housing</td>
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<td>Main Street</td>
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<tr>
<td>Good Samaritan Hospital BEACON Project</td>
<td>$139,000,000</td>
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<tr>
<td>Downtown Facade Improvements Project</td>
<td>$679,936</td>
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### WHAT PEOPLE ARE SAYING

This journey brought us to Vincennes. Here, we can offer our employees the quality of life they expect, which will benefit our business recruitment and retention needs. The Vincennes community and the state of Indiana provide a business environment where we can continue to grow and prosper. It's been a privilege to be a part of this community and to have been so well-received.

**Don Jones**
President, Pioneer Oil Company
Upon Sale of an Appreciated Property and Invested into a QOF within 180 Days.

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<th>5 Years or Greater</th>
<th>10 Years or Greater</th>
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<tr>
<td>Defer Payment on Capital Gains of Investment Through 2026*</td>
<td>✓</td>
<td>✓</td>
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<td>Decrease Capital Gains Tax by 10%</td>
<td>✓</td>
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<tr>
<td>Exempt from Capital Gains Tax on Appreciation of QOF Investment</td>
<td>✓</td>
<td>✓</td>
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* Deferment is through 2026 unless investment is sold prior to 12/31/26. At which time, payment is due at time of sale.

The two Opportunity Zones projects showcased in this document are intended to build on the important work that local leaders, residents, organizations and businesses have realized in recent years. Help us “Make the Move” to new heights of success in Knox County by investing in our Opportunity Zones.

Make the Move! Invest in Our Opportunity Zones.
The Purdue Center for Regional Development (PCRD) seeks to pioneer new ideas and strategies that contribute to local and regional collaboration, innovation and prosperity. The Center partners with public, private, nonprofit and philanthropic organizations to identify and enhance the key drivers of innovation in communities and regions across Indiana, the U.S. and beyond.

The Indiana Office of Community and Rural Affairs is a valuable state agency that works with local, state and national partners to provide resources and technical assistance to aid Indiana communities in shaping and achieving their community and economic development vision and goals.

USDA Rural Development agency focuses on improving the economy and quality of life in rural America. It does so through a variety of programs, including grants, loans, and loan guarantees designed to help create jobs, strengthen economic development, and support the availability of such key services as housing, health care, water, electric and communications/broadband infrastructure.