



SWITZERLAND COUNTY

Opportunity Zones Investment Prospectus

Invest and Grow with Us

January 2021



SWITZERLAND COUNTY LETTER FROM JAMIE PETERS



Jamie Peters

Switzerland County provides a remarkable lifestyle blend of quiet and calm, while conveniently seated within one hour of the metropolitan areas of Cincinnati, Ohio and Louisville, Kentucky. The county enjoys 36 miles of continuous riverfront and rolling hills along the Ohio River, offering a host of natural resource amenities for residents and visitors to enjoy.

Complementing the natural beauty of the area is the diverse selection of restaurants that cater to wide-ranging palates and preferences of visitors and residents alike. It ranges from Belterra's celebrated 19 Steak & Seafood to AJ's Diner. In addition, the county is home to the Swiss Inn and the Belterra Casino & Hotel, a facility that offers a full-service spa and an award-winning golf course. Residents of Switzerland County also enjoy a YMCA facility that contains a regulation-size indoor pool and gym, as well as an indoor track. A number of daily programs are available to YMCA members as well.

As a business-friendly county, we continue to strive for resources and infrastructure to support business development and enhancement. We have made important strides in expanding our broadband services in concert with the Southeastern Indiana Regional Planning Commission (SIRPC) and the Purdue Center for Regional Development (PCRD). Through a "State of Broadband" Study, the region was able to join forces to bring broadband needs awareness and investment into the area. Furthermore, the county has secured Community Development block grants and Community Crossing grants which will bring about improvements in our road and sewer systems.

With our low property tax rates, luxurious riverfront casino, a new airport under development, and 80 acres of shovel-ready industrial park, the county welcomes investment into its designated rural Opportunity Zone area.

Jamie Peters

President- Switzerland County Commissioners



SWITZERLAND COUNTY
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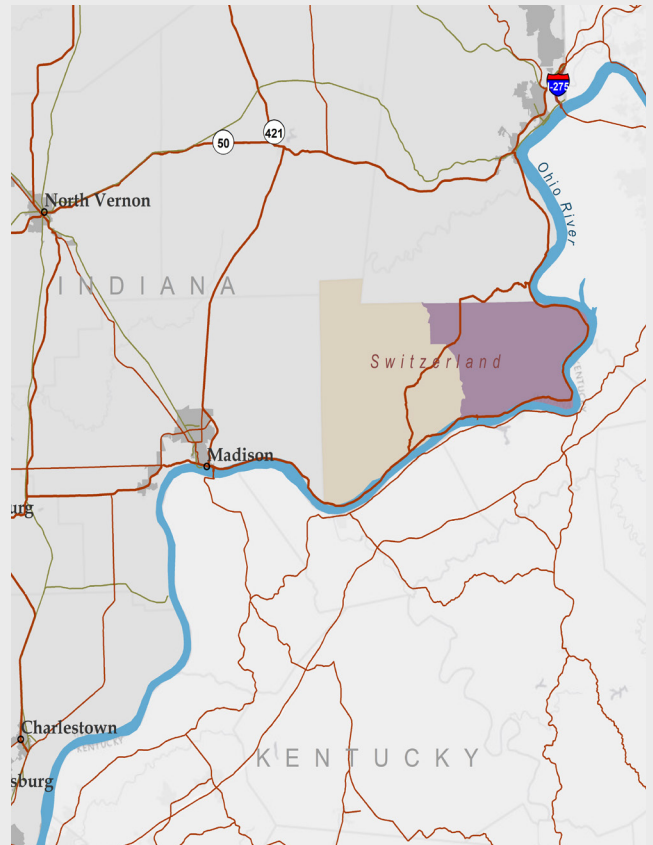
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INTRODUCTION

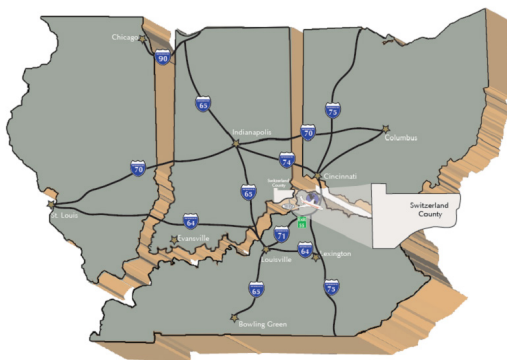
Switzerland County, Indiana is situated in the southeastern part of the state, bordering the Ohio River.

Switzerland County has convenient access to Interstate 71, the Ohio River and Gallatin County Regional Airport.

SWITZERLAND COUNTY



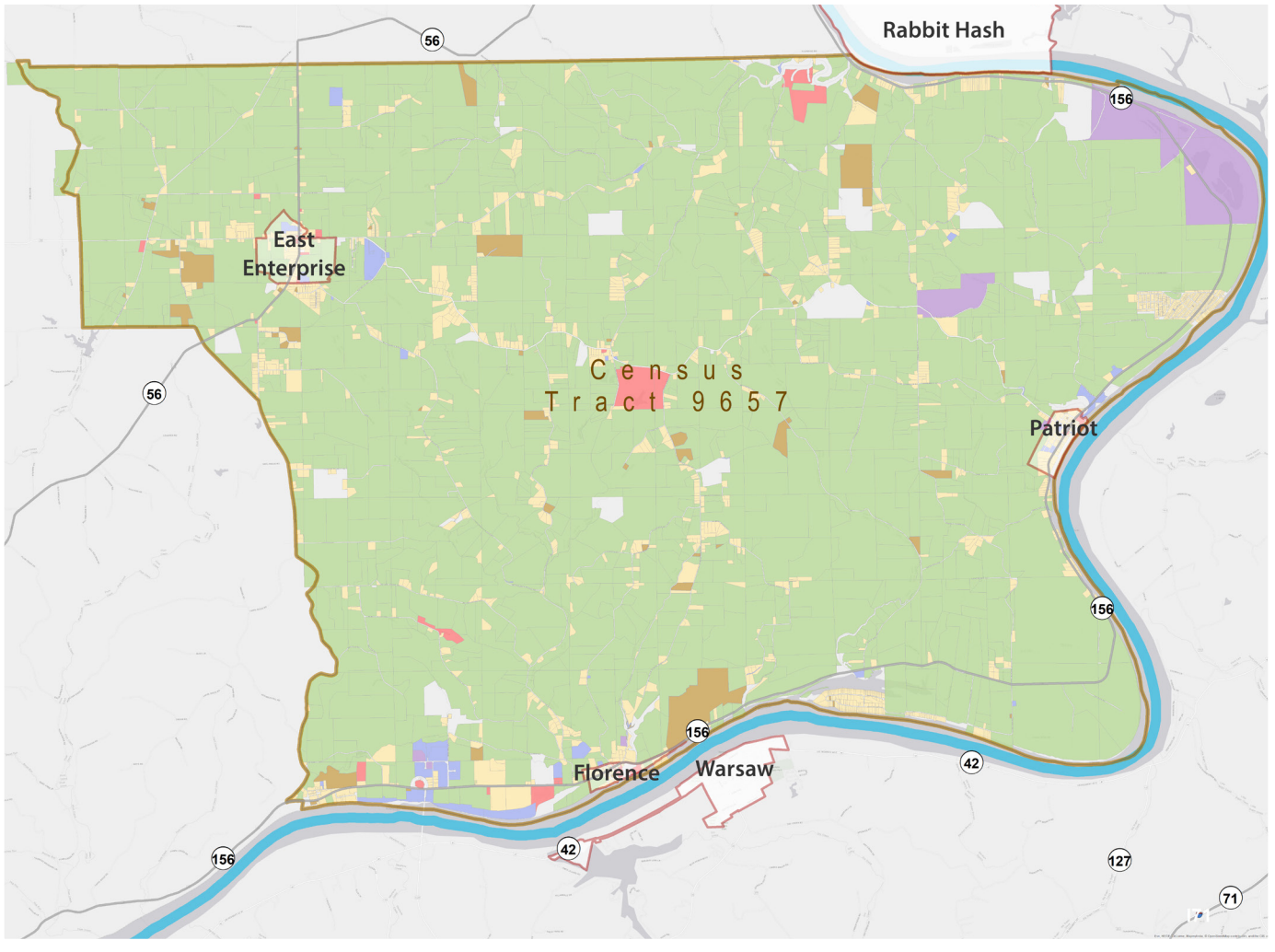
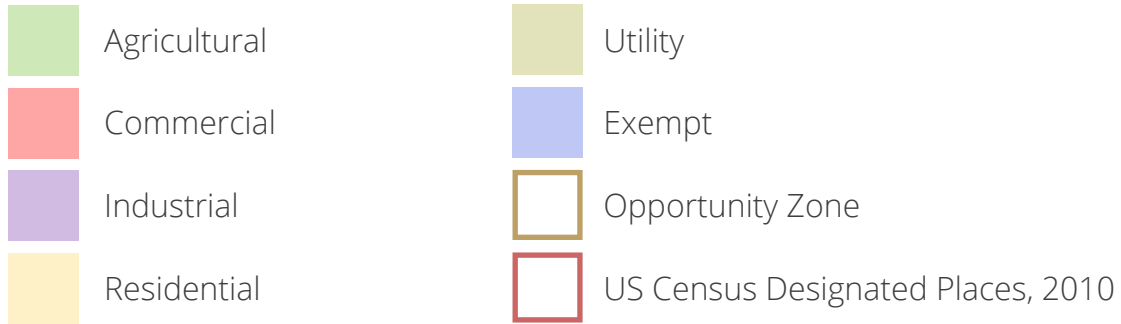
Switzerland County

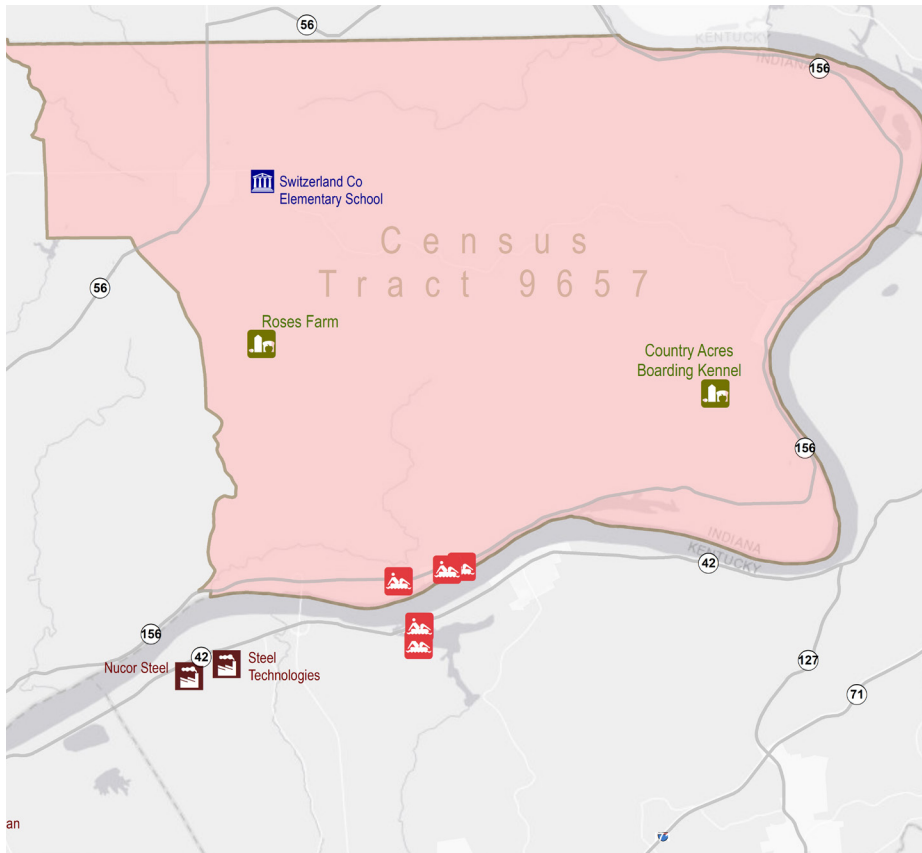


Switzerland County Proximity Map

The county formally organized in 1814 by Swiss settlers, who established the first commercial vineyard and winery in the U.S. The county enjoys a history and natural beauty that has made it a popular tourist destination, with a growing population. In 1978, the Markland Dam Bridge was constructed, connecting Kentucky and Indiana. Since that time, Switzerland County's population has steadily grown by over 68%.

Our Investment Prospectus features two projects, designed to advance the economic well-being of the census tract designated Opportunity Zone. At the same time, the prospectus highlights the mix of demographic, socioeconomic and natural resource assets that exist in the county, along with the exciting and impactful changes that are making Switzerland County a vibrant and attractive place in which to invest.





PUBLIC SERVICES

Broadband Expansion – Through a Next Level Connections grant, Southeastern Indiana REMC and SEI Communications joined in a Broadband Joint Venture to provide high-speed internet service for the entire opportunity zone.

MAJOR LOCAL EMPLOYERS

Major local employers include: Nucor Steel, North American Stainless, Dow Corning/Cabot and Belterra.

AGRIBUSINESS

Low cost of land, low cost of living, and low property taxes

CULTURAL AMENITIES

Both commercial and recreational marinas with nice harbors and boat launches available.

LOCAL ATTRACTIONS

Switzerland County is home to an extensive list of amenities and attractions. They include the Belterra Casino Resort and golf course, an array of parks and recreational facilities, and key events throughout the year, such as the Rivertown Art Walk, Patriot Fourth of July Celebration, Swiss Wine Festival, Thiebaud Farmstead and Musee de Venage Country Christmas, and the Festival of Lights.



Belterra is a true resort experience offering non-stop gambling action, thrilling entertainment, incredible food, unique shopping, comfortable accommodations, an indulgent spa, and world-class golf in beautiful Southern Indiana.

www.belterracasino.com

POPULATION



ECONOMICS



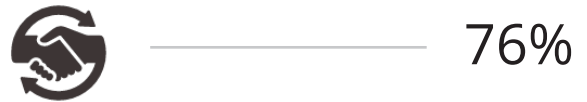
Population

Population of Switzerland County in 2019



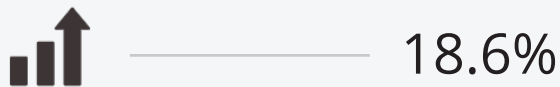
Employment

Residents employed outside the county



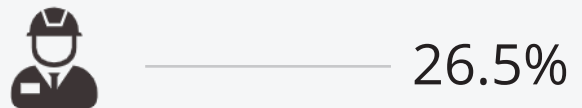
Population Growth

Growth of population from 2000 to 2019



Jobs

Jobs created by companies with 10-99 employees



Education

College education or higher in 2018 (age 25+)



Housing

Percentage of housing units built since 2000



Median Age

Median age of the population 2018

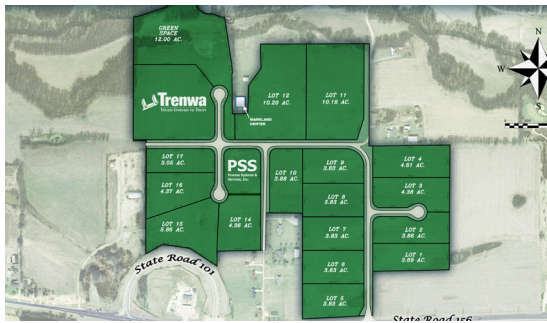


Cost of Living Index

The cost of living index for Switzerland County



Markland Business Park Development



ADDRESS

13401 Innovation Dr, Florence, IN

OWNERSHIP

Private

AVAILABILITY

For Sale, Unlisted
\$26,000 per acre

TOTAL ACREAGE

80 divisible acres

AMENITIES

Natural gas, electric, public water & sewer, broadband

ZONED

Business Park Unit Development

Details

The Markland Business Park offers turn-key building sites for businesses seeking a new facility, built around their needs without the surprise costs of a greenfield site. Also, the park is in an air quality attainment area, simplifying the permitting process. It may be developed mixed-use and is Indiana State Certified Shovel Ready. Price is negotiable based on capital investment and job creation.

The Business Park is conveniently located near Interstate 71 and within a thirty-minute drive of the Greater-Cincinnati, Northern Kentucky and Greater-Louisville regions.

Gallatin County Regional Airport: Currently under construction and expected to open 2022, the airport will offer a 5,500-foot runway, a variety of hangars for corporate and private aircraft, and on-site fuel systems. It is located 6 minutes from the Opportunity Zone.

Local Incentives

- Property tax and custom abatement terms
- Local infrastructure funds available
- Industrial Revenue Bonds
- Employee Recruitment and Training Assistance
- HUB Zone Eligible
- New Market Tax Credit Eligible

Multi-family & Mixed-use Development



ADDRESS

13108 SR 156, Florence, IN

LISTING PRICE

For Sale - Unlisted

TOTAL ACREAGE

27.2 acres

AMENITIES

Natural gas, electric, public water
& sewer, broadband

ZONED

Currently Ag/Forest Reserve
(subject to change with project)

Details

The development site is located only six miles from Interstate 71 and is within 10 minutes by vehicle to several major employers. It is conveniently positioned within walking distance to a public park, exercise facility, a Tom Fazio golf course, and the Belterra Resort and Casino.

A recent housing study projected that the Switzerland County market could support over 330 new rental units and 800 new owner-occupied units over the next five years. Ideal price points are in the \$900 to \$1,450 per month range for rental housing and \$105,000 to \$161,000 for owner-occupied, depending on the type of housing and target market. The study also suggests a strong market for affordable workforce housing.

Local Incentives

- ✓ Potential residential tax increment financing
- ✓ Property tax and custom abatement terms
- ✓ Local funds available to offset roads or utilities costs
- ✓ EDC provided turn-key project research
- ✓ New Market Tax Credit Eligible

TEC Center

The TEC Center is a 24,000 sq.ft. public facility created to promote education and training for residents through access to technology, e-learning and classroom resources. The Switzerland County Adult Education Program was declared the best rural human capital program in North America by the International Economic Development Council.



Duke Energy Hydroelectric Plant

Duke Energy's hydroelectric plant at the Markland Dam is currently undergoing a four-year refit of their facility. Scheduled for completion in 2021, the upgrade is expected to increase the plant's green energy production by 56%.



Vibrant Main Street

The Downtown Area is home to local shops, mansion-style bed and breakfast facilities and restaurants of varied cuisines. Tourists and residents can also enjoy various Main Street events throughout the year.



| Project | Private & Public-Total Investments |
|------------------------------------|------------------------------------|
| Cabot Corporation | \$89,000,000 |
| Duke Energy Hydro Plant | \$152,000,000 |
| Kentucky Utilities Facility | \$57,000,000 |
| North American Stainless Expansion | \$150,000,000 |
| Nucor Steel Expansions | \$826,000,000 |
| TEC Center | \$3,700,000 |



With all of its natural resources, interstate access, proximity to major cities, ease and affordability of doing business, Switzerland County offers ample opportunities for investment into a consistently growing community.



Upon Sale of an Appreciated Property and Invested into a QOF within 180 Days.

| | 5 Years or Greater | 10 Years or Greater |
|---|---|--|
| Defer Payment on Capital Gains of Investment Through 2026* |  |  |
| Decrease Capital Gains Tax by 10% |  |  |
| Exempt from Capital Gains Tax on Appreciation of QOF Investment | |  |



* Deferment is through 2026 unless investment is sold prior to 12/31/26. At which time, payment is due at time of sale.



Make the Move!
Invest in Our Opportunity Zone.

The Opportunity Zone 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 Switzerland County by investing in our Opportunity Zone.



Jon Bond

Switzerland County
Economic Development



Vevay, IN



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OUR PARTNERS



Center for Regional Development

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.



Committed to the future of rural communities.

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.