



Why Seek Opportunity Zone Investment Now?

Ogden City



Why now?



In December of 2017, new tax legislation was enacted that includes an investment incentive tool called opportunity zones. This tool provides multiple, unique incentives for taxpayers who invest in economically-distressed communities. Along with those incentives, Ogden City and the State of Utah offer additional benefits to further incentivize the effort to revitalize these distressed areas. With so much to gain, investors are capitalizing on these tax incentives now.

However, these incentives don't last forever. In order to reap all of the benefits of these incentives, a potential investor has to make their investments by December of 2019. This is why you should be seeking investment now. With the long list of investment incentives, this is a great time to reach out to potential investors.

Opportunity Zone Tax Incentives



- Temporary Tax Deferral
- Step-Up in Basis
- 100 Percent Permanent Federal Tax Exemption



Temporary Tax Deferral

A taxpayer can defer their capital gains until 2026 if they put those gains into an opportunity fund to be invested in a qualified opportunity zone.



Step-Up in Basis

This is a tax liability reduction on capital gains. If the investment is held for at least 5 years tax liability is reduced by 10%. If the investment is held for an additional 2 years, making it a total of 7 years, the tax liability is reduced by 15%.



100 Percent Permanent Federal Tax Exemption

All capital gains made from the opportunity zone investment are free from federal taxes as long as the investment made through an opportunity fund is held for at least 10 years.

Mechanics



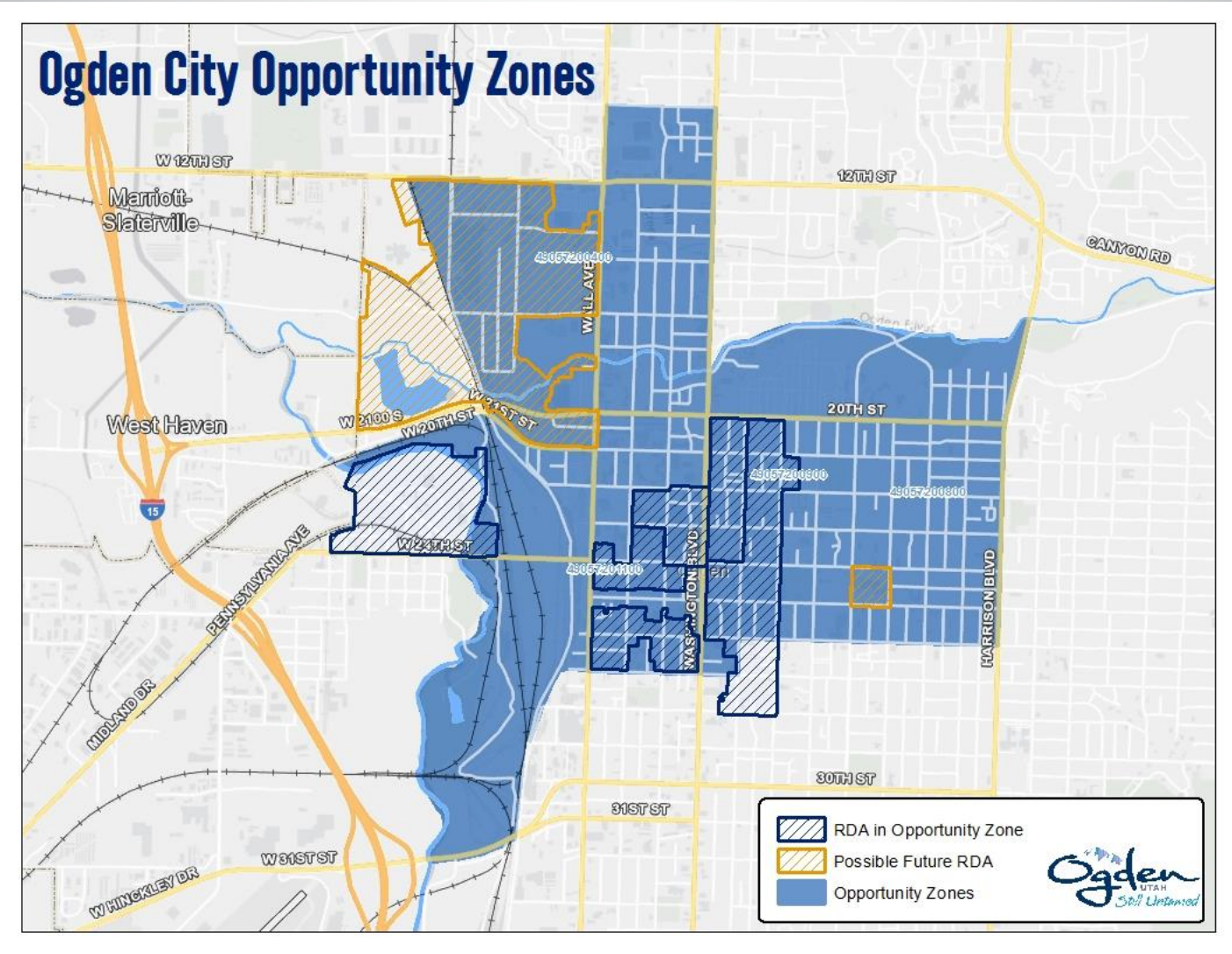
Basic Guidelines



- A Qualified Opportunity Zone (QOZ) fund must situate 90 percent of its assets in a QOZ business or property
- QOZ businesses must have “substantially all” of their tangible property located within a QOZ
 - “Substantially all” is defined as at least 70 percent of tangible property owned or leased within a QOZ

Further description of the rules and regulations [here](#).

Qualified Opportunity Zone (QOZ) Map



Ogden City Incentives



Ogden City offers business planning and development services to help businesses succeed in Ogden. Services include detailed information about the city and broader region; site selection services; and assistance with the entitlement process. Additionally, Ogden City offers business assistance for select projects using various tools.

Ogden City Incentives



- Tax increment financing (TIF) for projects in targeted redevelopment areas
 - Five of these TIF districts and two proposed TIF districts overlap or are contained within the opportunity zones
- New Market Tax Credits and NMTC-backed financing
- EB-5 Foreign Investor Program
- Loans through the Ogden City Business Information Center and its partners
- Connections to community-based financing
- Relocation resources and housing programs

State of Utah Business Incentives



- **Job Training Assistance - The State of Utah provides several job training assistance programs:**
 - Custom Fit training is offered by Utah's technical colleges. The colleges develop and coordinate training programs customized to employers' needs and subsidize a portion of the cost.
 - On-the-Job (OJT) training is offered by the Department of Workforce Services (DWS). DWS helps employers provide training for new hires specific to their new job requirements.
- **Sales Tax Exemption for Manufacturing Equipment**
- **Research Tax Credits**

State of Utah Business Incentives



Economic Development Tax Increment Financing (EDTIF) Tax Credit

- **Eligibility**
 - Companies seeking relocation and expansion of operations to the State of Utah
- **EDTIF Description and Requirements**
 - The EDTIF Tax Credit is a post-performance, refundable tax credit up to 30 percent of new state tax revenues (sales, corporate, and withholding taxes paid to the state) over the life of the project (5-10 years); retail business operations are not included. New project must be in competition with other locations. GOED does not review projects in business less than three years and that cannot show consistent profitability

QOZ Fund Directories



- <https://www.ncsha.org/resource/opportunity-zone-fund-directory/>
- <https://www.novoco.com/resource-centers/opportunity-zone-resource-center/opportunity-funds-listing>

Action Items



- Be aware of the timeline on Slide 4
- View investment fund list (attached) and directories on Slide 12
- Contact a fund with an investment focus that fits your business proposal/real estate opportunity
- Contact Ogden City Business Development Division for additional information or to attend an upcoming Opportunity Zone seminar

Key: Affordable Housing – AH, Commercial Real Estate – CRE, Community Revitalization – CoR, Economic Development – Edev, Mixed-use Development – MuD, Multifamily Residential – MR, Student Housing – SH, Workforce Housing – WH, Single Family Residential – SFR, Hospitality Development – HD, Small Business Development – SBD, Infrastructure Investment – II, Renewable energy investment – REI, Other – O, Sustainable Agriculture - SA

Fund	Fund Manager	Fund Size	Geographical Focus	Investment Focus	Contact	Phone	Email	Website
Loyalty Opportunity Fund	Eazy Do It	\$80 Million	Nationwide	SBD	David Sillaman	757-319-2103	dsillaman@eazydoit.com	Unknown
Women's Innovation Fund Accelerator	Barbara Bickham	\$50 Million	Nationwide	CRE, CoR, Edev, MuD, REI, SBD	Jessica Contreras	520-222-7591	fund@wifaxVC.com	https://wifaxvc.com/
SA Opportunity Zone Fund	Harvest Returns	\$25 Million	Nationwide	SA	Chris Rawley	844-673-8876	funds@harvestreturns.com	http://www.harvestreturns.com/oppportunity-zone-fund/
StakeHolder Opportunity Fund	Chris Byrnes	\$10 Million	Nationwide	CoR, Edev, II, MuD, SBD	Chris Byrnes	616-886-1691	chris@viability3e.com	http://stakeholder.exchange/
Sanctuary Opportunity Funds	Sanctuary Investment Group	\$50 Million	Nationwide	CRE, CoR, HD, MuD, MR, SFR, SBD, SH	John Coppola	843-437-5302	Johnc@sanctuaryinvestmentgroup.com	https://sanctuaryopportunityfunds.com/
Propel Opportunity Fund Inc.	Frank Austin	\$450 Million	Nationwide	AH, CRE, CoR, Edev, HD, MuD, REI, SFR, SBD	David Sillaman	757-319-2103	dsillaman@eazydoit.com	http://www.propelopfund.com/
OZI Company LLC	UnKnown	\$100 Million	Nationwide	AH, CRE, CoR, Edev, HD, II, MuD, MR, REI, SFR, SBD, SH, WH, O	Cathy Jackson-Gent	Unknown	cathy@ozicompany.com	Unknown
Obsidian Opportunity Fund	Allen Alley	\$100 – \$500 Million	Nationwide (western states)	CRE, CoR, II, REI	Allen Alley	503-245-8800	AAlley@ObsidianOpportunityFund.com	http://www.obsidianopportunityfund.com/
Local Grown Salads i95 Opportunity Zone (LGS I95 OZF)	Local Grown Salads	\$60 Million	Nationwide	CRE, CoR, Edev, SBD	Zale Tabakman	416-738-2090	Zale@LocalGrownSalads.com	http://localgrownsalads.com/
LIHTC Development Group LLC	LIHTC Development Group LLC	\$100 Million	Nationwide	AH, CoR, Edev, MuD, MR	Nathan Bondar	201-636-7900	nb@lihtcdev.com	http://www.lihtcdev.com/
HR Capital Opportunity Zone Fund 1	HR Capital LLC	\$100 Million	Nationwide	CRE, CoR, Edev, MuD, MR, SBD, WH.	Nancy Kapp	541-549-3800	njkapp@hunterrenaissance.com	http://www.hrc.capital/
HeroHomes.com Opportunity Zone Fund I	zeroto6t, inc. DBA HeroHomes.com	\$150 Million	Nationwide	AH, CRE, CoR, Edev, HD, MuD, REI, SFR, SBD, SH, WH	Reed Benet	415-342-3634	reed@herohomes.com	http://www.herohomes.com/
Fortuitous Partners Opportunity Fund	Fortuitous Partners, LLC	\$500 Million	Nationwide	AH, CRE, Edev, HD, II, MuD, MR, SBD, SH, WH	Brett Johnson	212-554-4250	brett@fortuitouspartners.com	http://www.fortuitouspartners.com/
Emergent Communities Fund	Rivermont Enterprise Capital	\$250 Million	Nationwide	AH, CRE, CoR, Edev, HD, MuD, MR, SBD, SH, WH	Shekar Narasimhan	703-752-8321	shekar@beekmanadvisors.com	http://www.enterprisecommunity.org/financing-and-development/opportunity-zones-program/rivermont-enterprise-emergent-fund
Detroit Opportunity Fund	North Coast Capital LLC	\$250 Million	Nationwide	AH, CRE, CoR, Edev, MuD, MR, SBD, SH, WH	Matthew Temkin	313-878-8824	info@oppfnd.com	http://www.ncp-re.com/
Cresset-Diversified QOZ Fund	Cresset-Diversified QOZ Management, LLC, a Delaware limited liability company	\$500 Million	Nationwide	AH, CRE, CoR, Edev, HD, II, MuD, MR, REI, SH, WH	Nick Parrish	312-429-2450	nparrish@cressetpartners.com	https://cressetcapital.com/qualified-opportunity-zone-fund/
Bedford Funds, LP	40 x 80 Group, LLC	\$2 Billion	Nationwide	CRE, CoR, Edev, MuD, REI, SBD	Dean Praskach	412-302-7895	dean@bedfordfunds.com	http://www.bedfordfunds.com/
Arela Opportunity Fund	Arela Partners	\$25 – \$100 Million	Nationwide	AH, CRE, CoR, HD, MuD, MR, SFR, SBD, SH, O	Vernon Allamby	800-225-8116	arelapartners@gmail.com	http://www.arelapartners.com/oppportunity-fund
1807 Hybrid Fund	1807 Ltd Co	\$5 Million	Nationwide	AH, CRE, CoR, Edev, HD, II, MuD, MR, REI, Single-family residential, SBD, SH, WH, O	Brent Palmer	843-608-0654	brent@hybrid-fund.com	http://www.1807Ltd.com/
Sortis Opportunity Zone Fund	Sortis Holdings	\$100 Million	California, Colorado, Idaho, Oregon, Utah, Washington	CRE, CoR, Edev, HD, MuD, MR, SBD, SH, O	Michael Sander	503-805-5524	michael.sander@sortis.com	http://www.sortisholdings.com/funds/opportunity-fund