



Kentland
INDIANA

Prospectus

TOWN OF KENTLAND | RURAL OPPORTUNITY ZONE



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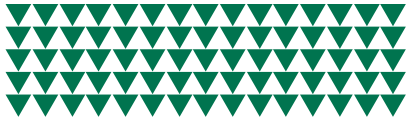
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Introduction



Dear Investor,

Research shows that communities with a strong sense of “place” have a more robust quality of life. Kentland, Indiana has long had this history. The recent developments and initiatives undertaken by the town’s leadership and economic development task force continue to strengthen the pillars that underpin our community’s character as highlighted in our prospectus.

- A great sense of cooperation is exemplified in the concept for the “Thrive” campus, which promises to enhance our cultural fabric, which includes a \$4,500,000 private pay senior care facility, a \$1,200,000 registered quality child care facility, a \$1,200,000 wellness clinic, and a \$200,000 multigenerational park. In February of 2021, we expanded the park project’s scope to include a new park on the South Side of US 24 and a connective walking path.
- Investments in our Opportunity Zone add 1-3 % to traditionally structured instruments. Local initiatives and a low tax burden (no local income tax or hotel and innkeeper taxes) produce a very business-friendly environment.
- Safety in our community is being enhanced by the addition of a \$1,400,000 new fire-station that’s set to begin construction in 2021. The town already supports a police force equipped with a K-9 unit.

Our transportation network, midway between Chicago and Indianapolis, showcases rail access and recently redone highways. A \$2,000,000 renovation and expansion of our airport is also set to begin in 2020.

Kentland, Indiana is a community where the more you look under its hood, the more you love. It combines safety, low-cost of doing business and access to major metropolitan markets. We invite you to come for a visit and stay for a while, because you may just find that it’s the very place you are meant to be.

MIKE DAVIS

Opportunity Zone Task Force Director



What Makes Kentland So Special?

Our quality of life is seen and felt in every conversation. Here, neighbors genuinely care for your wellbeing and wave as you're running your daily errands. We're so safe, parents let their children ride their bikes across town all day long without any concern, knowing that they'll tuck their little ones into bed once nightfall hits. We're where you can make a visible and positive impact in the community alongside a host of other driven residents. Located in Jefferson Township on the western edge of Central Indiana, we border the Illinois State Line. We were founded in 1860 by Alexander J Kent. Major roadways like US Route 41 / 52 and US 24 run through us, and we're ideally positioned 85 miles south of Chicago and 105 miles north of Indianapolis. Our school systems and sports programs for kids are top-tier. The downtown courthouse square is where a myriad of small businesses and creative community events can be found. Everything is within walking distance of each other, and at the end of a long day, you can relax and take in the beauty of a Midwestern sunset like you've never seen before.

KENTLAND'S DNA & PILLARS

Quality is ingrained in our DNA and can be experienced through its residents' strong sense of community engagement and dedication to invest in the town. We stand on the Pillars of safety and friendliness, and we're driven to produce great change in Newton County. Together, our DNA & Pillar statements provide a path for Boldly Moving Forward, which is not only the our new tagline but it also captures the essence of our mission in life.

DNA

QUALITY

We take pride in our great quality of life, enjoying friends, family, casual recreation, and outdoor activities. Our top-notch school system, beautiful downtown, and parks are just a few of the amenities that make our residents so happy.

COMMUNITY

Possessing a strong rural identity, Kentland is a small, welcoming, and affordable town to live and raise a family in. Our community maintains a close-knit atmosphere and takes great pride in caring for each other.

DEDICATED

Long-time residents, businesses, and our local government are focused on forging a bright future for Kentland. This ongoing investment is part of who we are.

Pillars

SAFE

We're welcoming and highly value our town's security. Our people take care of each other and offer a helping hand, especially in times of need.

FRIENDLY

Our community is known for its friendliness, and we support our town's values through a kind and generous spirit.

DRIVEN

Our agricultural town was founded on a legacy of hard work. Embracing this tradition is a driving force in maximizing our potential within Newton County.



What Is the Opportunity Zone Program?

The Opportunity Zone Program is a federal program connected to the Tax Cuts and Jobs Act of 2017. It is designed to spur community investment by providing tax benefits to investors who hold their investment between five to ten years. The benefits on investments made in Kentland will take the form of new industries taking root, new jobs being created and more families taking up residence in the town.

Federal Tax Advantages

THE TAX CUTS AND JOBS ACT OF 2017

Enables tax incentivized investment of realized capital gains, into designated Opportunity Zones.

- Under Seven Years: Original capital gains taxes invested in QOF is deferred until sold.
- Seven Years or More: Original deferred capital gains in the QOF is reduced by 10%.
- Ten+ Years: 10% reduction in the original capital gains investment; no capital gains taxes on the appreciated value of the investment.

PERIOD OF INVESTMENT



Maintains 5 years or greater but less than 10

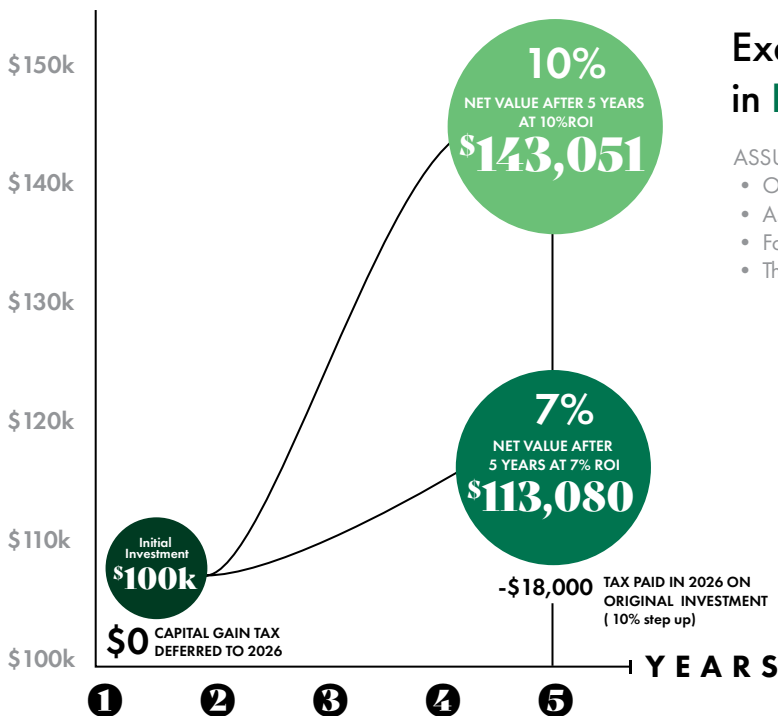
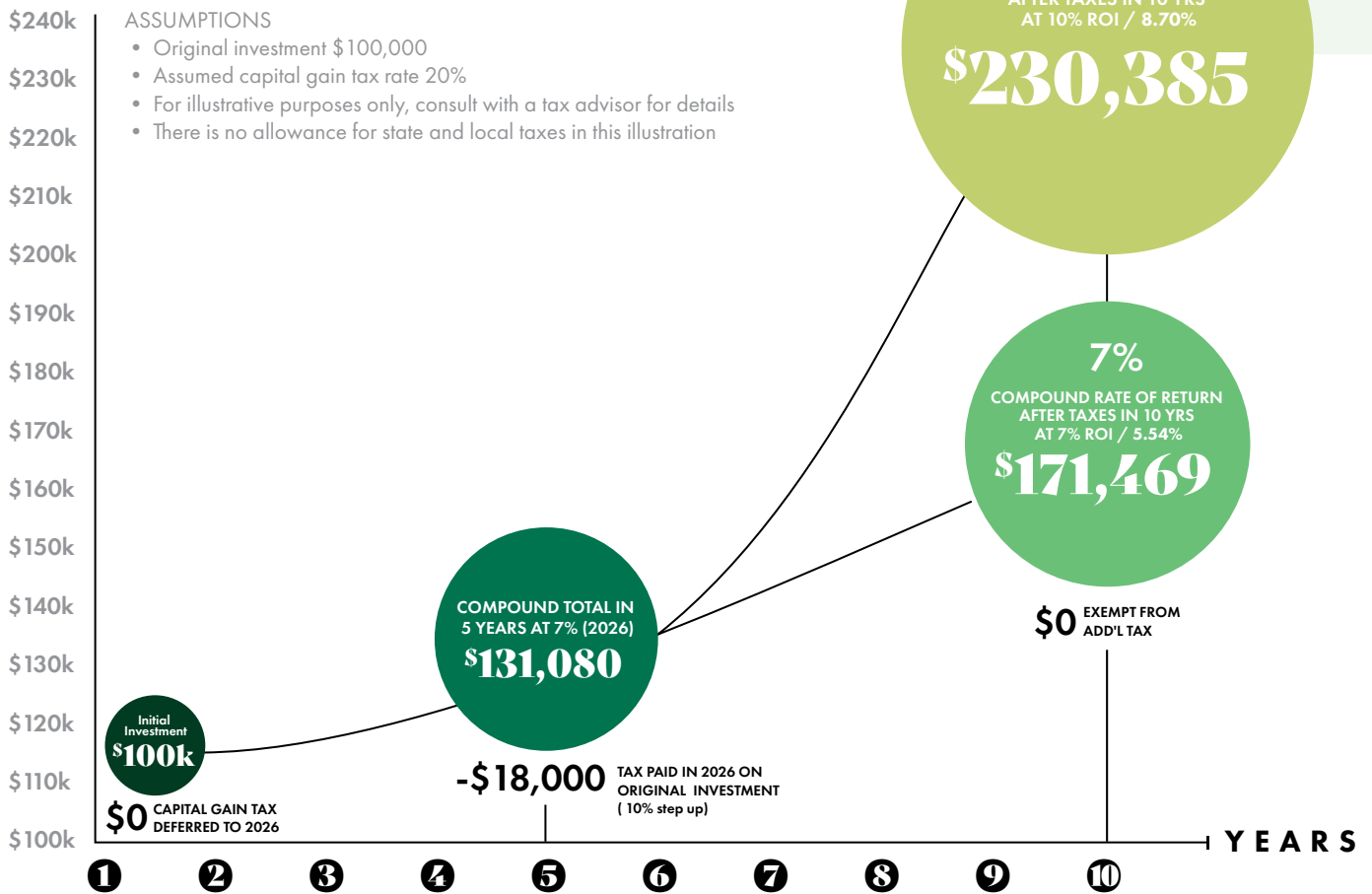
- BENEFIT:**
- Deferred payment on original capital gains through 12/31/2026 or when investment is sold, if prior to 12/31/2026.
 - 10% decrease in capital gains tax owed on original investment.



Maintains 10 years or greater

- BENEFIT:**
- Deferred payment on original capital gains through 12/31/2026 or when investment is sold or exchanged.
 - Exempt from capital gains tax on future capital gains (appreciation) while invested in the QOF.

Example of 10 Year 7% & 10% Investment in Kentland's Opportunity Zone



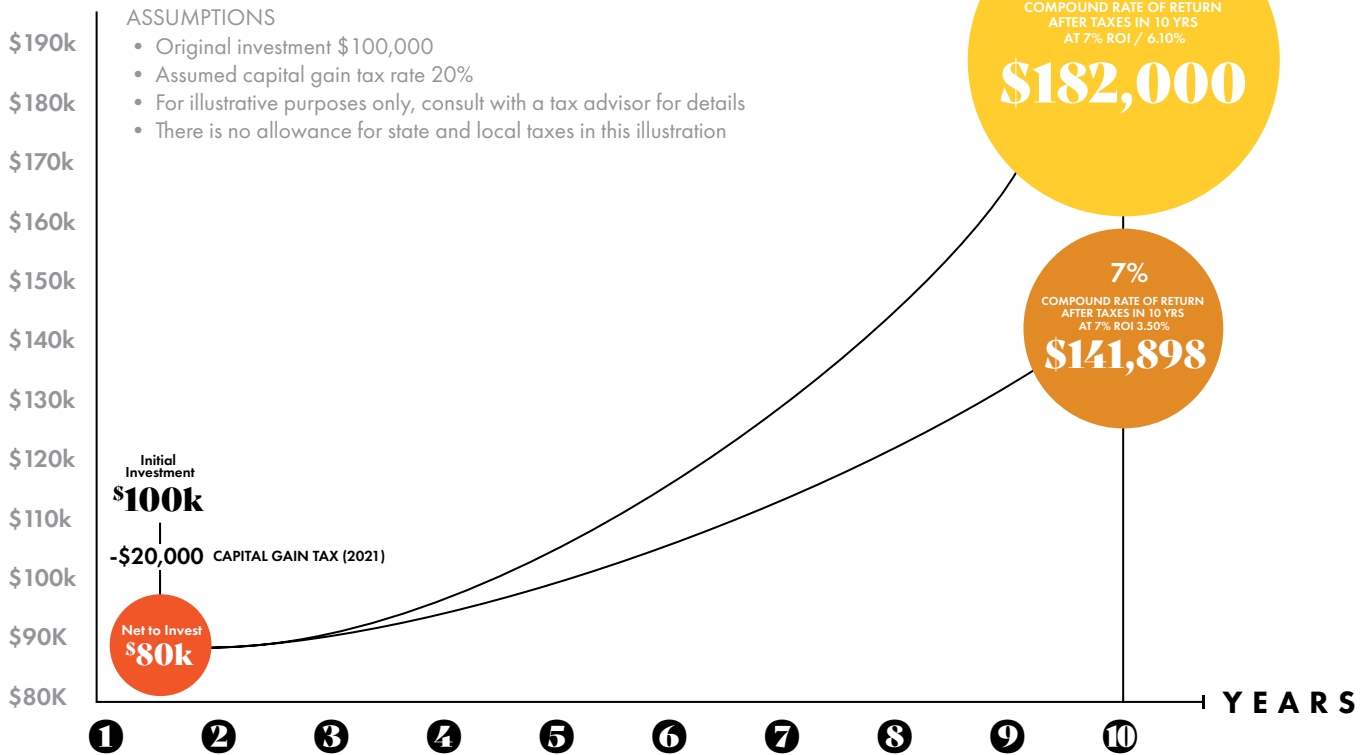
Example of 5 Year 7% & 10% Investment in Kentland's Opportunity Zone

ASSUMPTIONS

- Original investment \$100,000
- Assumed capital gain tax rate 20%
- For illustrative purposes only, consult with a tax advisor for details
- There is no allowance for state and local taxes in this illustration

Federal Tax Advantages

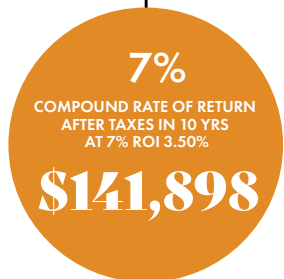
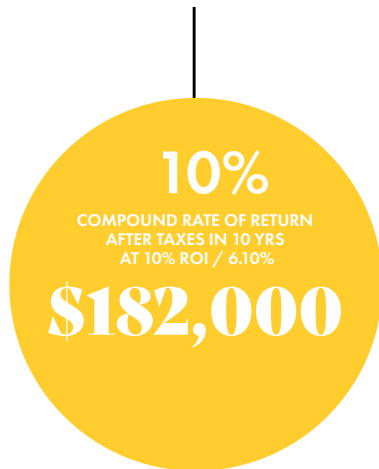
Example of 10 Year 7% & 10% Investment in a Taxable Opportunity



Federal Tax Advantages

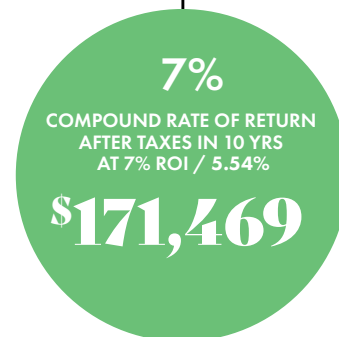
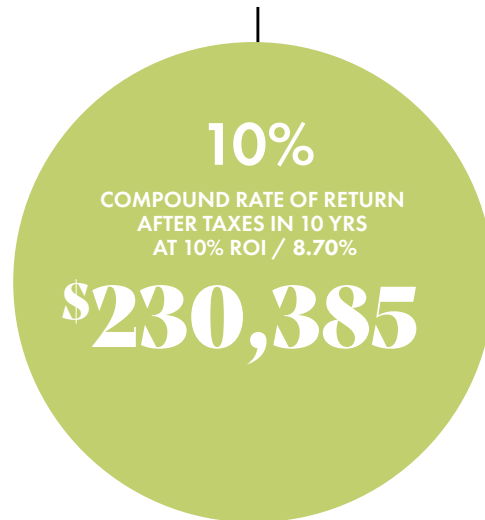
Example of a 10 Year \$100k Investment at 7% & 10% ROI*

Traditional Taxable Investment



\$48,385
RETURN DIFFERENCE
OVER 10 YEAR PERIOD

Opportunity Zone



\$29,571
RETURN DIFFERENCE
OVER 10 YEAR PERIOD

*ASSUMPTIONS

- Original investment \$100,000
- Assumed capital gain tax rate 20%
- For illustrative purposes only, consult with a tax advisor for details
- There is no allowance for state and local taxes in this illustration

Building Kentland's Opportunity Zone Prospectus

Our journey of building a prospectus began when Newton County was selected to take part in a new program titled the Rural Opportunity Zones Initiative (ROZI).

The program is a collaboration between two distinct groups: the Purdue Center for Regional Development (PCRD) and the Indiana Office of Community and Rural Affairs (OCRA). The ROZI team was going to invest in six counties, offering their expertise, technical assistance and capacity-building support for the purpose of developing and implementing a sound investment prospectus.

The program is powered by a grant that was recently awarded to PCRD by USDA Rural Development.

Located in one of the six counties, our prospectus is aimed at activating the Opportunity Zone with projects that show great promise in bolstering the community's human capital, job count and housing options.

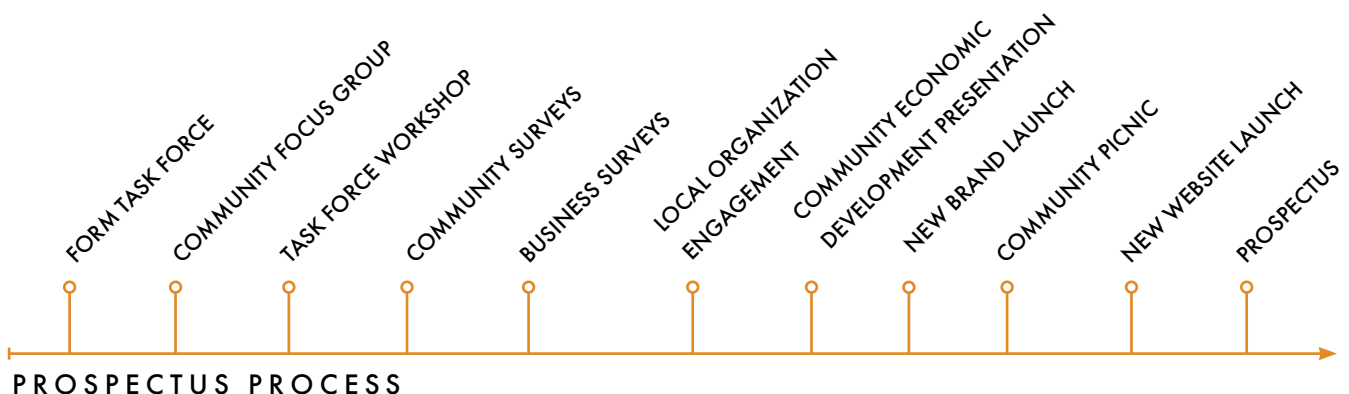
Quality of Place: Showcasing key strengths and assets to any and all interested parties.

Capital Demand: Driving interest and engagement to further develop assets, including but not limited to businesses, housing options and overall quality of life.

Institutional Capacity: Communicating intent for optimal growth in a clear manner and forging a path forward for even more beneficial opportunities in the coming years.

Incentives: Highlighting projects that carry great incentives and result in new growth, as well as economic and social benefits.

Growth: Promoting long-term job creation and economic development for the purpose of building a flourishing community.



Why Investing in Kentland's Opportunity Zone Makes Sense

SUPPORTIVE COMMUNITY

Living in a small town comes with its perks. You have the opportunity to get to know everyone. It's the kind of community where everything important is within walking distance, whether it's the bank, the grocery store, fine dining, parks or the post office. Our community is supportive. Looking out for one another is just our way of life.

ROZI COLLABORATION

Having the support of the ROZI team amplifies our success by arming us with ample resources through their strong connections.

Quality of life

We are a healthy community that's perfectly located halfway between Chicago and Indianapolis. Dedicated to cultivating a great quality of life for our residents and businesses, we're on a mission to tell our story to the world. When you're here, you're safe and sound, surrounded by some of the richest farmland in the world, and daily greeted by our famously beautiful sunsets. There really is no town like our town, and you're invited to join us as we enter a brand new chapter, full of brand new opportunities.

Ease of Doing Business

Ask any of our entrepreneurs and they'll tell you that we're a great place to start a business. There's an ease to the process. Having low taxes and affordable real estate provides great opportunity to jumpstart your business aspirations.



BUILDING KENTLAND'S OPPORTUNITY ZONE PROSPECTUS

It Takes a Team

Building the Opportunity Zone Prospectus called for gathering a leadership team. An Opportunity Zone Task Force was formed, and a focus group was hosted consisting of longtime residents spanning young and old. Using the data gathered at the focus group, the Task Force met with ROZI to draft two initial projects that are both suitable to our Opportunity Zone and highlighted community interest. These included an intergenerational wellness campus and new business development opportunities. Once the basis of a strong prospectus was formed, residents were gathered together and presented the Opportunity Zone projects. A community picnic was also hosted to celebrate the town's bold move forward into the future.

A CLOSER LOOK AT KENTLAND'S PROCESS

Our Task Force is a dedicated volunteer group of individuals who represent a broad cross-section of interests. Their expertise ranges from business executives with backgrounds in strategic planning, operations, marketing, human resources and sales to young working mothers and lifelong residents advocating for senior citizens. Their task has been to evaluate relevant data that will underlie the development plans for the major growth and lifestyle priorities within the Opportunity Zone. Their work continues to set the course for the future of our town.

KENTLAND OPPORTUNITY TASK FORCE

Vision-to transform the community to make it a town that provides what we need and access to what we want. To commit the tools to "Boldy Move Forward" as a unique community, that ensures growth, prosperity and a genuinely worthwhile lifestyle. Adhere to town DNA -Quality of Life, Sense of Community, Dedicated to Progress- and Pillars-Safe, Friendly and Driven to maximize our potential-as identified by community residents.

Mission-To develop an intergenerational campus and park system to connect the town and all generations within two years. Meanwhile, develop and execute a rolling five year plan as outlined in the town prospectus. Maintain and inspire a culture of inclusiveness throughout the town.



Mike Davis,
Opportunity Zone
Task Force Director



Pat Ryan,
Town Attorney



John Cassidy,
Business Owner



Laura Robbins,
Guidance Counselor



Tim Storey,
Rural Revitalization
Blogger



Bill Pitchford,
Human Resource
Professional



Paula Reed,
Task Force Activity
Coordinator



Casey Ward,
Educator



Logan Glassburn,
College Student



Chandler Weiss-Brinkman,
Business Owner



Tim Myers,
Director, Newton County
Economic Development

TOWN STRUCTURE (As it relates the Kentland Opportunity Zone Task Force)

TOWN CLERK	TOWN BOARD			TOWN COUNSEL	COUNTY & STATE ORGS
Town Admin. Water/Payables State Reporting Director of 1st Impression Oversee Social Media	TOWN MANAGER	TOWN COMMITTEES	TASK FORCE DIRECTOR	Contracts Gov't Liaison Legal Opinions Representation	Jefferson Township Library NCEDC Newton Co. Commissioners Newton Co. Council Newton County Historical South Newton School Corp.
	Town Departments Community Center Sewer Streets and Sanitation Water Independent Contractors	Airport Building Commissioner Fire Police Planning Committee Zoning Board Park Board Baseball Business Community Advanced Agriculture Food & Entertainment Primary Businesses Manufacturing Educational Medical Retail Solar IT	VAST Focus Groups Newsletter Newspaper Publications Project Branding School Liaison Website Development Social Media Development Photo & Video Content Housing Apartments Intergenerational Single Home Townhouse		
			TASK FORCE Events Fund Raising Manage OZ Planning Cultural Leisure and Recreation	Support Organizations FAA JNF OCRA PCRD ROZI	



BUILDING KENTLAND'S OPPORTUNITY ZONE PROSPECTUS

Community Focus Group

Like our Task Force, our Community Focus Group of eleven volunteers comprised a diverse group both in terms of occupation and age- starting at high school freshman through senior citizen. The input gathered at the Focus Group clarified and highlighted our town's personality. It also identified and prioritized major interests within the community to drive the prospectus development. Here are the results of the Focus Group.

THE BENEFITS OF LIVING IN KENTLAND

Proximity to Indy, Chicago, Lafayette and Merrillville:

- Amenity Expansion (restaurants, retail, etc.)
- Logistics Hub
- Tourism Opportunities
- Quality Schools
- Educational Programming
- Strong Community Involvement
- Low Cost of Living
- Quality of Life
- Low Taxes

SUGGESTED AREAS OF COUNTY INVESTMENT

- Modern, Affordable Housing
- Senior Living
- Broadband
- Healthcare Facility & Professionals
- Warehousing
- Redevelop Industry
- Town Square Beautification
- Child care
- Co-working Space

BUSINESS DEVELOPMENT PRIORITIES

- Housing (mixed-use, multi-family, senior living)
- Broadband
- Warehousing
- Medical Clinic

Key Steps

TASK FORCE WORKSHOP

Meeting with ROZI, our Task Force distilled the Community Focus Group data and drafted two initial projects: an intergenerational wellness center, featuring separate buildings for child care, health services and senior living, as well as a walking path, green space and playground for children; and new business development opportunities to draw in new jobs, residents and investors.

COMMUNITY SURVEYS

Our Task Force conducted, and will continue to conduct, Community Surveys. This exercise develops a sense of “place” that describes us in a way that local citizens embrace and communicate to those around them. The input of these surveys was instrumental in identifying our town’s assets, economic development interests and brand identity.

BUSINESS SURVEYS

Our Business Surveys engaged businesses on a very practical level, gathering input from business leaders regarding growth, opportunity, needs and challenges. These surveys not only assist the economic success of this operation but shed light on further support services and amenities that will continue to make us an ideal place to anchor a business.

LOCAL ORGANIZATION ENGAGEMENT

Our Opportunity Zone Task Force engaged with groups such as the Town Board, Rotary Club, County Economic Development, and other Foundations, receiving feedback and essential input for economic development.

BUILDING KENTLAND'S OPPORTUNITY ZONE PROSPECTUS



Community Economic Development Presentation

The Community Economic Development Presentation was well attended by residents, local leaders and business owners. The Opportunity Zone Task Force presented the two projects, and a creative agency we hired to establish our town's new brand unveiled their work to the public. Airport updates and Kentland's new firehouse were also announced.

BUILDING KENTLAND'S OPPORTUNITY ZONE PROSPECTUS



Community Picnic

The community came together to celebrate our town's bold move forward with a colorful new brand and economic development goals. It was hosted in the downtown courthouse square with live music, free food, branded merchandise for sale, and a brief ceremony honoring our high school graduating seniors.

Project 1

THRIVE
INTERGENERATIONAL
WELLNESS CAMPUS



BOLDLY MOVING FORWARD 



Thrive

INTERGENERATIONAL WELLNESS CAMPUS

Thrive Intergenerational Wellness Campus is our bold step forward in enriching the lives of residents and Newton County. This proposed and estimated 4.5 million dollar investment would be a two-phase project consisting of a Senior Living Facility, a Connective Park System, a Child Care Center and Wellness Complex.

Creating an intergenerational campus is all about bringing people together. Thrive would enhance our nearby assets, including the community pool, basketball courts, ball diamonds and community center. The campus' program of activities would be found on a single property with a shared green space that allows for natural interactions throughout the day between children and seniors. Seniors would be in close proximity to access to the town's grocery store, pharmacy, restaurants and shops. Additionally, Thrive is to include a Wellness Center, meaning a licensed, on-campus, nurse practitioner would be available during regular business hours. All care received in the Wellness Center is to be nurse-directed and based on physician- approved clinical protocols. Making communication as fast and simple as possible, all physicians could be contacted through a tele-health system. Altogether, the project is estimated to generate upward to 30 new jobs within our community.

JOB CREATION

- ▶ Executive Director Campus and Senior Living
- ▶ Assistant Director of Child care Center
- ▶ Assistant Director of Wellness Center
- ▶ Child care Teachers
- ▶ Executive Director Campus and Senior Living
- ▶ Janitors
- ▶ Kitchen Staff
- ▶ Nurses
- ▶ Landscape
- ▶ Maintenance

Project Phases



PHASE 1

Senior Living

The proposed Thrive Senior Living Center, a privately funded, private pay facility, will be comprised of 28 units with the potential for expansion wired into its design.

This project should not be confused with a nursing home. Rather, this is an independent living experience for family members, where residents can trust that their loved ones are safe and close by. As mentioned above, Thrive will create new jobs in the areas of administration, programming, landscaping and more. Seniors will have the opportunity to not only interact with children through music, arts or crafts, but also pass on their knowledge to the next generation.



PHASE 1

Key Benefits

- Promotes a strong sense of community for Kentland and Newton County
- Brings multiple generations and organizations together
- Features a connective walking path between parks in town
- Age appropriate equipment makes for a safe environment
- Expands childrens' play options on the South Side of Kentland



Connective Park System

In addition to establishing the Thrive Project, Kentland's parks will undergo a complete revitalization.

Kentland's Batton Park will serve as a space for all generations. Its outdoor equipment will be used by children for having fun; by seniors for getting out and enjoying the fresh air; and for those in need of a space for physical therapy. A new walking path will be added as well, connecting Batton and Cast Park with a new park on the South Side of town. The South Side park structures will be a mix of new and existing equipment from the previous Batton Park.



PHASE 2

Child Care Center

We're proposing a licensed Child Care Center with a structured curriculum. This will also include a fun time outside at the updated, on-site Batton Park.

The Child Care Center will have five class-rooms: Newborn, 1 year old, 2 year old, 3 year old and preschool. Designated to each classroom will be a lead teacher and one or two teachers aides. A Center Director will oversee all operations, and there will also be a kitchen and custodial staff.

PHASE 2

Wellness Center

Areas of focus to this Wellness Center include: Urgent Care, Primary Care, Speech Therapy, Occupational Therapy, Physical Therapy, Mental Health, and Nutrition.

Extensive research is being conducted into the possibilities of how this proposed center will positively impact our town and the Newton County area. The Wellness Center will create new jobs, and elements of the newly updated Batton Park would be incorporated to assist patients in their occupational and physical therapy.





Projected Economic Impact



of the Thrive Intergenerational Campus

Annual Revenue at Full Capacity	Annual Revenue	Annual Payroll	Equivalent Full-Time Jobs
Senior Living	\$1,038,216	\$339,516	35
Wellness	\$1,100,000	\$370,000	6.5
Childcare	\$800,000	\$412,720	6
Total Annual Revenue	\$2,938,216	\$1,122,236	47.5

Project 2

BUSINESS DEVELOPMENT



BOLDLY MOVING FORWARD ►

Business Development

PLACING AN EMPHASIS ON SIX INDUSTRIES.

We want to see new companies plant themselves in our soil. Six key areas of industry are perfectly poised for success in this Opportunity Zone: Warehousing, Logistics, Solar Energy, Agribusiness, Real Estate and Manufacturing. To complement these traditional opportunities, we are looking to support and develop small businesses and creative start-up businesses.



WAREHOUSING

With a host of facilities and ideal locations, our town is a perfect match for warehousing and storage businesses. We're a short distance from major retail locations, including Chicago (85 miles north), Indianapolis (105 miles south) and Detroit (298 miles northeast). Whether it is refrigerated goods, general merchandise or other materials you are needing to keep secure, we invite you to move your business here.



LOGISTICS

We're ideally located along major roadways like US Routes 41, 52 and 24. We also have a municipal airport for shipping just-in-time inventory. Our town would make a great base of operations for logistics companies, and we have direct access to a rail-line. Whether it's labeling, breaking bulk, order entry, fulfillment, packaging, transportation arrangement—conduct all of your business here with us.



SOLAR ENERGY

Being located in the heart of the Midwest, we're a wonderful location for solar energy companies. A quiet technology powering the town's economy through inexpensive, clean and renewable energy is precisely what is being invited to take root in our community.

CONTACT

▶ **Mike Davis**
Opportunity Zone Task Force Director

Phone: (219) 869-1156

Email: mdavis@kentland.in.gov



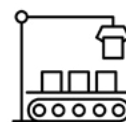
AGRIBUSINESS

As one of the seed corn capitals of the world, this is our top industry. Businesses are presented with boundless opportunity, with acre after acre of rich soil stretching far into the horizon. Those searching for a place to build their agribusiness, we're your home.



REAL ESTATE

Discover new life with us. Whether you're in need of commercial or residential properties, we're happy to share their benefits with you. Close to Illinois, our tax rates are low, and real estate is offered up an extremely affordable price. If you're a land developer, we are ready to meet with you and discuss planting your property on our fertile land.



MANUFACTURING

American-based processing, fabrication, assembly and disassembly— we invite manufacturers of all kinds to ground themselves in our town. We already possess a strong manufacturing presence and have the talent to support the industry and your company.



Collaboration: The Key of a Quality Community

Kentland's community leaders and members are dedicated to cultivating a great quality of life, whether in times of prosperity or turbulence. Excellent examples of this collaborative spirit can be seen in two current, large scale development projects: a New Firehouse and Updates to Kentland's Municipal Airport.



Blue Devil Lagoon

Blue Devil Lagoon, Kentland's community pool, is nothing short of a refreshing summertime getaway for families and friends. It underwent a \$1.4 million renovation project that was completed on May 23rd, 2015.

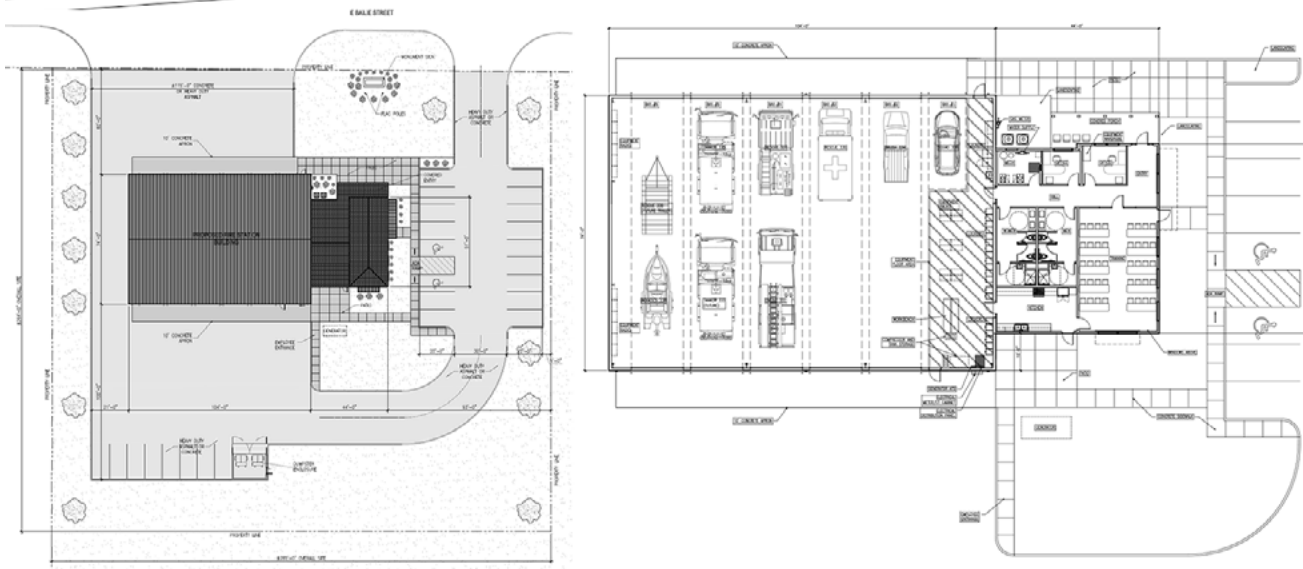
This summertime oasis is located directly next to the R. Steven Ryan Memorial Community Center. Families and friends flock to the pool for a relaxing day in the sun. Whether residents come to do cannonballs or work on their summer glow, they are always welcome to enjoy a fun-filled day at the Blue Devil Lagoon.

FEATURES

- ▶ 3 water slides
- ▶ Diving board
- ▶ Lap pool
- ▶ Shallow play area
- ▶ Multiple umbrellas
- ▶ Renovated concession stand

TOTAL FUNDING COST: \$1,543,000

- Private donations \$381,000
- Newton County support \$255,000
- Jefferson Township support \$100,000
- Town of Kentland \$807,000



New Firehouse

Kentland's Volunteer Fire Department has secured a location for a new 9,911 sq. ft. firehouse on the north side of town, and has received a combination of funds from private investors, the Town and OCRA.

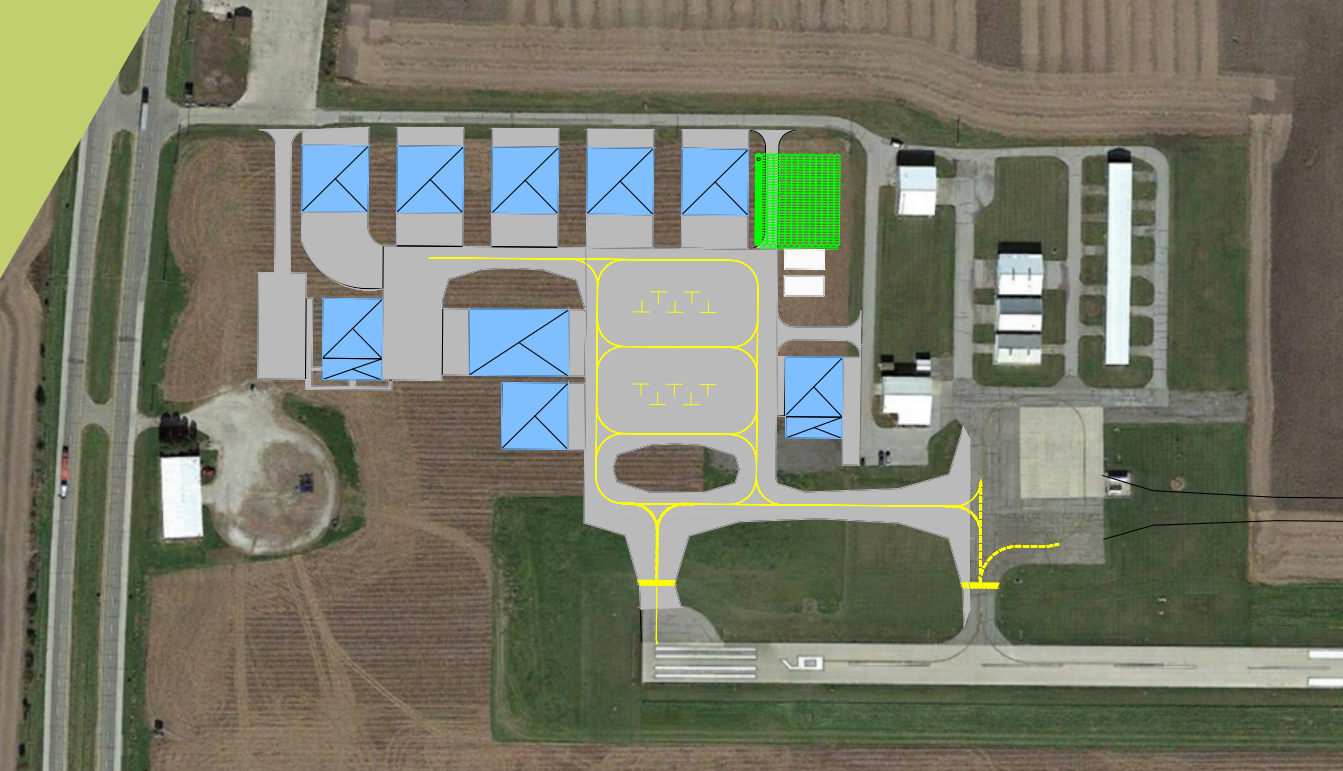
Construction began in 2021. The Fire Department has a history of collaborating with the surrounding area, coordinating equipment purchases that support all of the communities involved in fire and rescue operations. The new station will be centrally located and will improve overall response time. It will be equipped with ample parking and brand new offices. The new station will do away with old back-in bays, installing drive-through bays to help prevent injuries to Kentland's firefighters.

FUNDING FOR THIS PROJECT WAS PROVIDED BY THE FOLLOWING SOURCES:

- ▶ \$500,000 OCRA Grant
- ▶ \$300,000 Grant from Newton County
- ▶ \$250,000 Loan from Newton County (10 Years No Interest)
- ▶ \$150,000 Grant and Jefferson Township Trustees
- ▶ \$100,000 Pledged from the Town of Kentland.
- ▶ \$69,880 raised by private donations from friends of Kentland.

KEY DETAILS

- Located on Bailey St.
- 2 Acre Lot
- 9,911 Square Feet



Airport Expansion

Servicing three counties, Kentland's Municipal Airport plays a crucial role in business, training, currency and recreation. It currently has six buildings containing 17 hangars, as well as a maintenance shop. Planes fly in and out of Kentland's airport on a daily basis, from smaller charters like a Beechcraft Baron 58 to a larger capacity aircraft like a Citation CJ1.

In the past 10 years, 4.5 million dollars has been invested into the Kentland Municipal Airport. 90% of this number came from the Federal Aviation Administration, 5% from the State of Indiana, and the balance from the Town of Kentland. These investments have included everything from adding permanent fuel farms to widening, lengthening and resurfacing its runways. There have been upgrades to its fuel terminal technology and a weather reporting station has been added. Whether managing agriculture, visiting investments, flying parts in and out to satisfy commitments, or seeking medical treatment, the Kentland Municipal Airport is an essential asset that's consistently being improved.

The airport will yet again undergo a 1.3 million dollar project, involving stormwater improvement, adding a new taxi area, new terminal and new hangars. Normally, the FAA would cover its 90%, the State with its 5% and the town with its 5%, but due to recent legislation that allows the FAA to fund the town's portion of the bill, these additions will be applied to the airport at no cost.

NEW FEATURES

- ▶ New Taxi Area
- ▶ New Hangars
- ▶ New Terminal

TOTAL FUNDING COST

1.3 Million

- 95% funding comes from FAA
- 5% funding comes from the State of Indiana

Recent Community Efforts



Broadband Study

Newton County recently completed a countywide Broadband Survey with Yates Engineering, and is in the process of negotiating a Broadband plan to initiate in 2020.



Senior Center

A feasibility study regarding a private pay senior center was completed in 2019. Kentland is currently working with a developer to determine next steps. This is the first step to develop our intergenerational wellness campus.

Kentland's Growth Program

Taking an ideal enrollment rate of roughly 80 students per grade from kindergarten to senior year in high school, projections were drafted in three categories, each contingent on the other: population, housing and employment. Over the course of six years, here is a set of growth estimates and what is essential to account for an influx of residents and workers.

Population Projection

Based on Ideal Enrollment of 80 students approximately per grade (K-12) + Pre-K

	Current	OPPORTUNITY ZONE - 6 YEAR TIME SPAN						Growth From 2020-2026
	2020	2021	2022	2023	2024	2025	2026	
Total Enrollment	800	827	861	901	945	997	1060	260
Out of Oz	346	349	352	356	363	372	382	36
In OZ	454	478	509	545	582	625	678	224
New Students to OZ		24	30	37	37	43	53	
OZ Pop. Increase		73	92	111	111	131	159	
Population	2316	2389	2482	2593	2704	2835	2995	679
Housing Needs	1041	995	1034	1080	1127	1181	1248	207

Kentland's Growth Program

Housing Projection

% of 207 New Housing per year

	Current	OPPORTUNITY ZONE - 6 YEAR TIME SPAN							Growth From 2020-2026
	2020	2021	2022	2023	2024	2025	2026		
Single Home	50%	7	7	15	20	30	24		103
Condos	15%	4	4	6	6	6	6		32
Apartments	21%	8	8	8	8	6	6		44
Senior Living	14%	7	7	7	7	0	0		28
Yearly Total Development		26	26	36	41	42	36		207

Job Projection

Total Jobs/New Jobs

	Current	OPPORTUNITY ZONE - 6 YEAR TIME SPAN							Growth From 2020-2026
	2020	2021	2022	2023	2024	2025	2026		
Total Jobs	1062	1073	1115	1166	1216	1276	1349		287
Current Industry	-1062	-1062	-1073	-1115	-1166	-1216	-1276		
New jobs/year	0	11	42	51	50	60	73		
Cum. New Jobs	11	54	105	155	215	287			

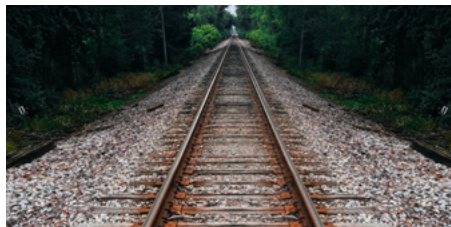
Key Assets

Key Assets

What is most loved about living here can be seen in our key assets. The only grocery store in the county is located in our town. Our community pool brings people together and cools them off all summer long. Our town hall and community center are two iconic locations that draw people in for meetings and fun-filled community events, day after day and year after year. Here's a comprehensive list of our town's key assets as broken into various categories.

TRANSPORTATION

- Highways - US routes 41/52 and US 24
- Airport
- Rail-line

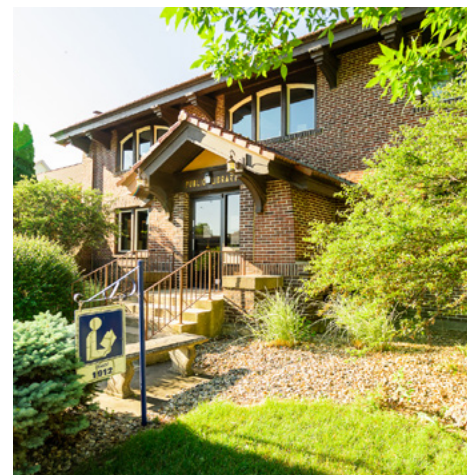


SERVICES

- Fire Station - New in 2020
- EMS
- Medical Clinic
- Full-Service Pharmacy
- Title Company and Legal Services
- Full-time Police Department with K-9 unit

EDUCATION

- South Newton School System
- Kentland Library
- Newton County Historical Society



Key Assets

RETAIL

- Vibrant Town Square
- Five Restaurants
- Full-Service Grocery
- Two Convenience Stores
- Building and Automotive Services
- Full-Service Car Dealership

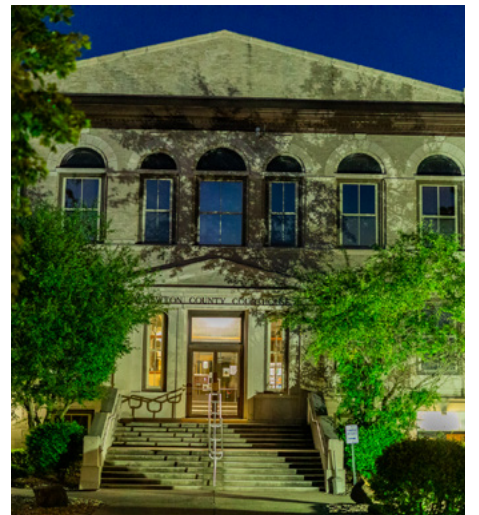


PARKS AND RECREATION

- Newton County Fairgrounds
- Pennsylvania Railroad Depot
- Cast Park
- Batton Park
- R. Steven Ryan Memorial Community Center
- Blue Lagoon Community Pool

GOVERNMENT

- County Seat - Courthouse
- DCFS
- Town Hall
- Newton County Surveyor



Statistical Snapshots



OPPORTUNITY ZONE

Statistical Snapshot

Kentland is the largest town located within the Opportunity Zone. To gain a more comprehensive understanding of the area, here is statistical data pertaining to the Opportunity Zone, Newton County, and the State of Indiana.



POPULATION

20 Years

THE POPULATION WITHIN THE OZ HAS HOVERED AROUND 2,400 PEOPLE FOR MORE THAN TWO DECADES

1,748

AS THE COUNTY SEAT, THE TOWN OF KENTLAND'S POPULATION IS 1,748 PEOPLE

1,120 jobs

THE TOTAL EMPLOYMENT IN KENTLAND AS OF 2017



WORKFORCE

17%

EMPLOYED IN MANUFACTURING

17%

EMPLOYED IN TRADES, TRANSPORTATION, & UTILITIES

8%

EMPLOYED IN AGRICULTURE

44%

OF ADULTS 25+ YEARS OLD HAVE SOME COLLEGE, ASSOCIATE'S BACHELOR'S DEGREES OR MORE

OPPORTUNITY ZONE

Population by Occupation

A diverse mix of occupations.

NEWTON COUNTY	OCCUPATION	USA
20.2%	Manufacturing	10.4%
12.4%	Retail	11.6%
11.5%	Healthcare & Social Assistance	13.8%
9.7%	Construction	6.2%
7.2%	Transportation & Warehousing	4.1%
6.6%	Agriculture, Hunting, Fishing and Forestry	1.3%
5.6%	Educational Services	9.3%
4.9%	Other Services	4.9%
4.2%	Wholesale Trade	2.7%
4.4%	Accommodation, Food Services	7.4%
3.8%	Public Administration	4.8%
3.3%	Finance & Insurance	4.7%
2.3%	Admin, Support and Waste Management Services	4.3%
1.6%	Information	2.1%
0.6%	Real Estate, Rental, Leasing	1.9%
0.6%	Professional, Scientific and Technical Services	6.7%
0.6%	Arts, Recreation, Entertainment	2.2%
0.2%	Mining, Quarrying, Gas and Oil Extraction	0.6%
0.2%	Utilities	0.9%
0.1%	Management of Companies	0.1%

OPPORTUNITY ZONE

Employment



NEWTON COUNTY

Statistical Snapshot

Small Town Population

14,011 RESIDENTS
IN 2018

Generational Mix

RESIDENTS FROM THE
SILENT GENERATION &
BABY BOOMERS TO
MILLENNIALS & GEN ZS

Educated Community

20% WITH ASSOCIATE'S,
BACHELORS OR GRADUATE
DEGREES

21.5% WITH SOME COLLEGE

Active Workforce

LABOR FORCE PARTICIPA-
TION RATE OF 86% IN 2017

Housing Tenure

73% OF HOUSING IS
OWNER-OCCUPIED

Engaged Community Foundation

NEARLY \$225,000
INVESTED IN LOCAL
ORGANIZATIONS &
AGENCIES IN 2018-19

Small Business Presence

68% OF BUSINESSES EMPLOY
2-9 PEOPLE

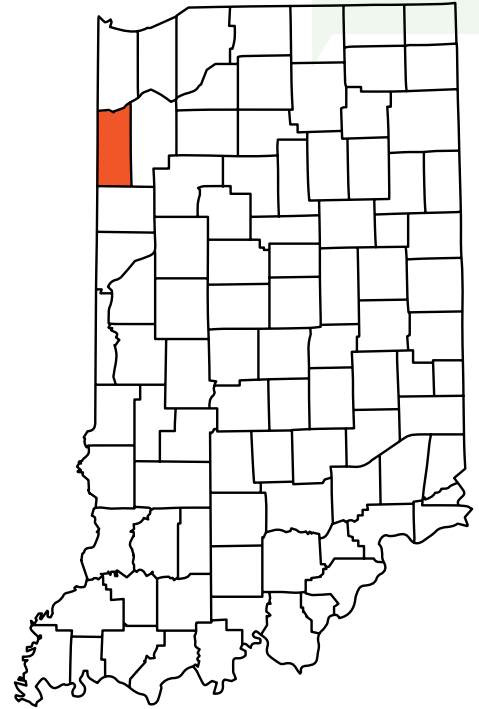
53% OF JOBS ARE WITH STAGE
2 FIRMS (10-99 EMPLOYEES)

Real Median Income

\$53,060 IN 2018

Low Cost of Living

7% LOWER ON THE COST
OF LIVING INDEX THAN
THE U.S. AS A WHOLE



STATE OF INDIANA Statistical Snapshot



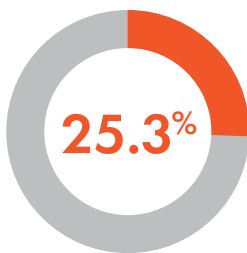
TOTAL POPULATION

6.5 million

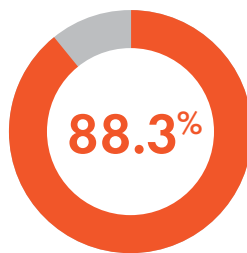


MEDIAN HOUSEHOLD INCOME

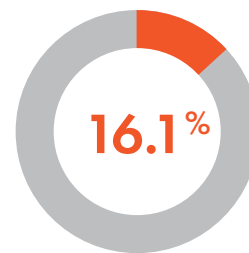
\$52,182



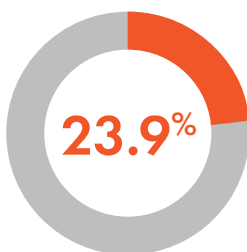
% WITH A
BACHELORS
OR GREATER



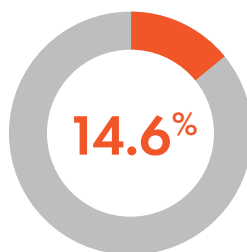
% WITH A
HIGH SCHOOL
DEGREE OR
GREATER



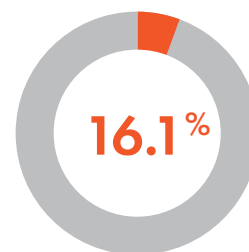
% WITHOUT A
HIGH SCHOOL
DEGREE OR
GREATER
(AGES 18-24)



% UNDER 18



% OVER 65



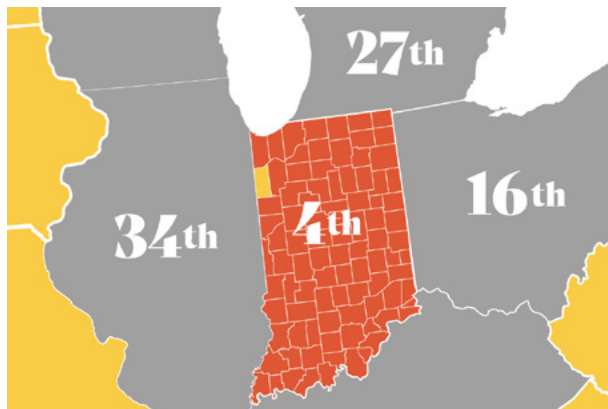
UNEMPLOYMENT
(AGE 16 OR OLDER)

STATE OF INDIANA Statistical Snapshot



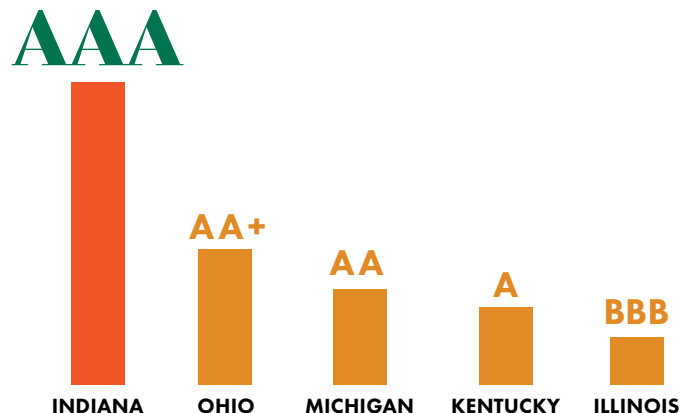
COST OF DOING BUSINESS

CNBC America's top states for business, 2019



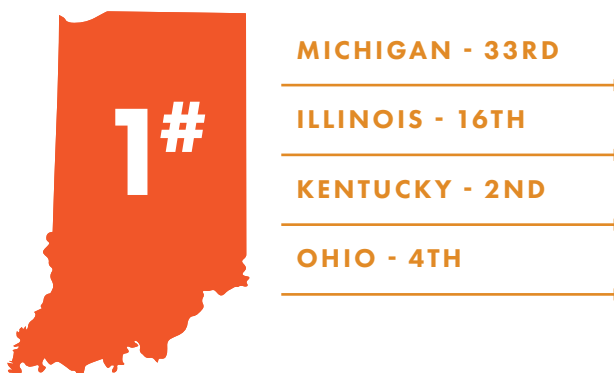
BOND RATING

Standard & Poor's, 2020



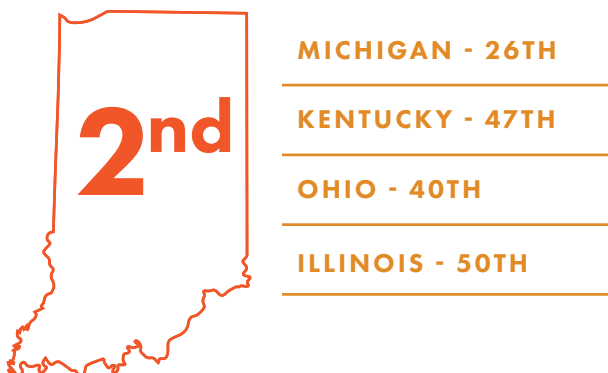
STATE INFRASTRUCTURE

CNBC State Infrastructure Ranking, 2019



BEST LONG TERM FISCAL STABILITY

US News & World Report, 2018



INDIANA'S WORKERS' COMP PREMIUM RATE RANKING

US News & World Report, 2018



Key Contacts

KENTLAND TOWN BOARD

Mike Rowe, Board President
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Jim Sammons, Board Member
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NEWTON COUNTY COMMISSIONERS

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NEWTON COUNTY COUNCIL

Tim Lohr
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NEWTON COUNTY ECONOMIC DEVELOPMENT BOARD

Director: **Tim Myers**
Board Members: **Mike Rowe, Carl Ramsey and Shaun Wynn**
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Mike Davis

Kentland Opportunity Zone
Task Force Director

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Pat Ryan

Town Attorney

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NEWTON COUNTY PUBLIC LIBRARY

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Email: directorkpl@gmail.com

GEORGE ADE HISTORIC PRESERVATION COMMITTEE

Krissy Wright
Phone: (219) 275-2471
Email: kwright@brook.lib.in.us



Kentland
INDIANA

Thank You

We appreciate you taking the time to view our Prospectus.

Ready to learn more about our town? Give me a call to schedule a visit. If you're involved in any of the six sectors that were mentioned in our Prospectus and are wanting to begin a new endeavor, consider making Kentland your home and contact us today.

Mike Davis,
Opportunity Zone Task Force Director

Phone: (219) 869-1156
Email: mdavis@kentland.in.gov



Appendix



Kentland's Partners



INDIANA OFFICE OF COMMUNITY AND RURAL AFFAIRS (OCRA)

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



PURDUE CENTER FOR REGIONAL DEVELOPMENT (PCRD)

The Purdue Center for Regional Development exists to pioneer new ideas and strategies that contribute to regional collaboration, innovation and prosperity.



RURAL OPPORTUNITY ZONE INITIATIVE

RURAL OPPORTUNITY ZONE INITIATIVE (ROZI)

The ROZI team is comprised of OCRA and PCRD members. This initiative encourages long-term private capital investment in low income urban and rural communities. The program offers long-term federal tax deferral on capital gains for investments in designated zones, with additional tax exclusion from new capital gains achieved from those investments.

Key Contacts

MATT CROUCH | Deputy Director, OCRA

CHRISTMAS HUDGENS | Community Affairs Manager, OCRA

BO BEAULIEU | Professor, PCRD

JULIE RIGRISH | Regional Director, PCRD

MELINDA GRISMER | Community Development Specialist, PCRD



CreatINg Places Program IHCDA Crowdfunding Grant

The Indiana Housing and Community Development Authority (IHCDA) in conjunction with Patronicity, has developed “CreatINg Places”, a place-based crowdfunding grant program.

Donation and reward-based crowdfunding, or crowdgranting, is the process of activating a project or idea of a large group of people and their dollars through a sponsor match within a limited time frame. Crowdgranting is an innovative yet simple way for non-profit groups to generate public interest and raise donations to make local improvements. Because it utilizes web-based donations, projects are accessible to anyone willing to donate. Further, this tool engages the public as residents, businesses and community organizations play a part in achieving community improvements and instilling community pride when they become invested in their surroundings.

IHCDA’s CreatINg Places will support projects that focus on the activation of underused public spaces or the creation of new public spaces. The program aims to generate public involvement in the implementation of creative community improvements by incentivizing individual donations with matching IHCDA funds when the financial goal is reached. Indiana’s ability to attract and retain talent is greatly increased by taking advantage of unique placemaking assets in each of its communities, which makes this funding mechanism even more valuable. These projects will affect the lives and well-being of entire communities, so it is important that applicants have established public awareness, local enthusiasm and the support of IHCDA and Patronicity.

[CLICK HERE FOR MORE INFO](https://www.patronicity.com/creatingplaces)



<https://www.patronicity.com/creatingplaces>



Kentland

BOLDLY MOVING FORWARD

Prospectus

TOWN OF KENTLAND | RURAL OPPORTUNITY ZONE



WWW.KENTLAND.IN.GOV