



HOLMES COUNTY
ECONOMIC DEVELOPMENT
COUNCIL



HOLMES COUNTY, OH

Villages of Killbuck & Glenmont

Opportunity Zone

INVESTMENT PROSPECTUS



Holmes County, OH

Opportunities in the Villages of Killbuck & Glemont

Located in the heart of Amish Country in Mid-Ohio Appalachia, Holmes County and its Village of Killbuck and Village of Glenmont Opportunity Zone offer a highly accessible US 62 location at the intersection of the Ohio to Erie Trail and Killbuck Creek.



Premier local tourist attractions and anchor institutions include:

- Ohio to Erie Trail
- Killbuck Valley Museum
- Killbuck Creek (Paddling & Fishing)
- Lower Killbuck Creek Wildlife Area
- Glenmont Village Park

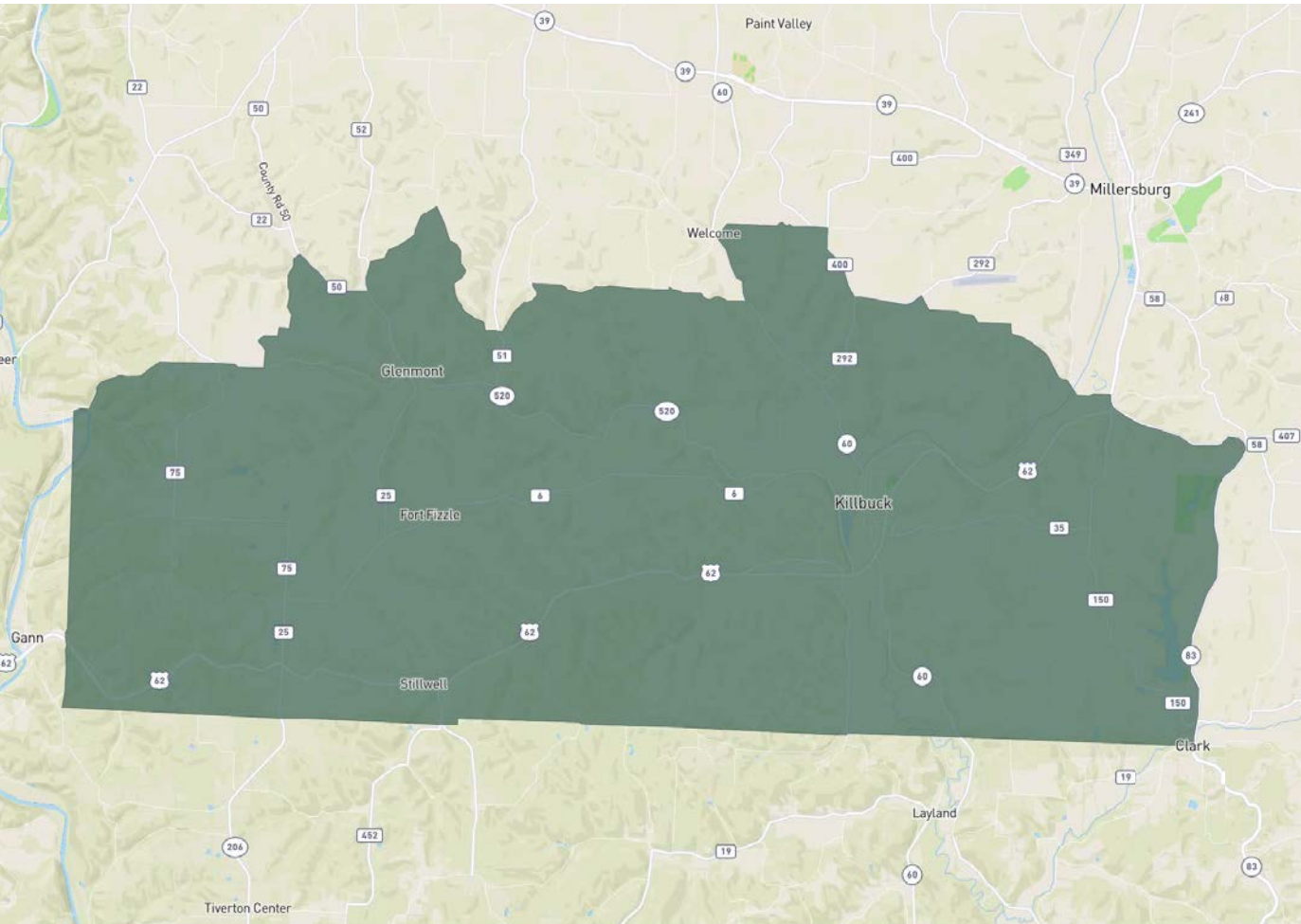


CENTRAL LOCATION In Mid-Ohio Appalachia



MID-OH

Easy Access to
Central Ohio
(Columbus)
& Northeast
Ohio
(Cleveland,
Akron,
Canton),
markets



OVERVIEW MAP

Holmes County Opportunity Zone

Villages of Killbuck & Glenmont

KILLBUCK & GLENMONT OPPORTUNITY ZONE TECHNICAL ASSISTANCE

Shared Community Vision for Reinvestment

Ohio Mid-Eastern Governments Association (OMEGA) secured funding through the Economic Development Administration, Jobs Ohio, and Ohio University to provide technical assistance to Holmes County and their local partners to leverage investment in the Killbuck and Glenmont Opportunity Zone.

TECHNICAL ASSISTANCE KEY FINDINGS

- **Recreational & cultural tourism opportunities are prevalent in Killbuck (and to a lesser extent Glenmont) given the presence of the Ohio to Erie Trail, Killbuck Creek (paddling and birding), and location at gateway to Amish Country**
- **Holmes County has a well-documented strength in manufacturing that extends to the southwestern area of the county**
- **The proximity to the New Albany Intel facility, just 55 miles away, presents additional supply chain & workforce housing opportunities in Killbuck**

**PRIMARY
DEVELOPMENT
TARGET**



**Recreational
Tourism
Retail/Lodging**

STAKEHOLDER ENGAGEMENT

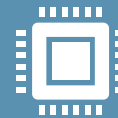
COMMUNITY DEVELOPMENT NEEDS

SILICON HEARTLAND



**Workforce
Housing**

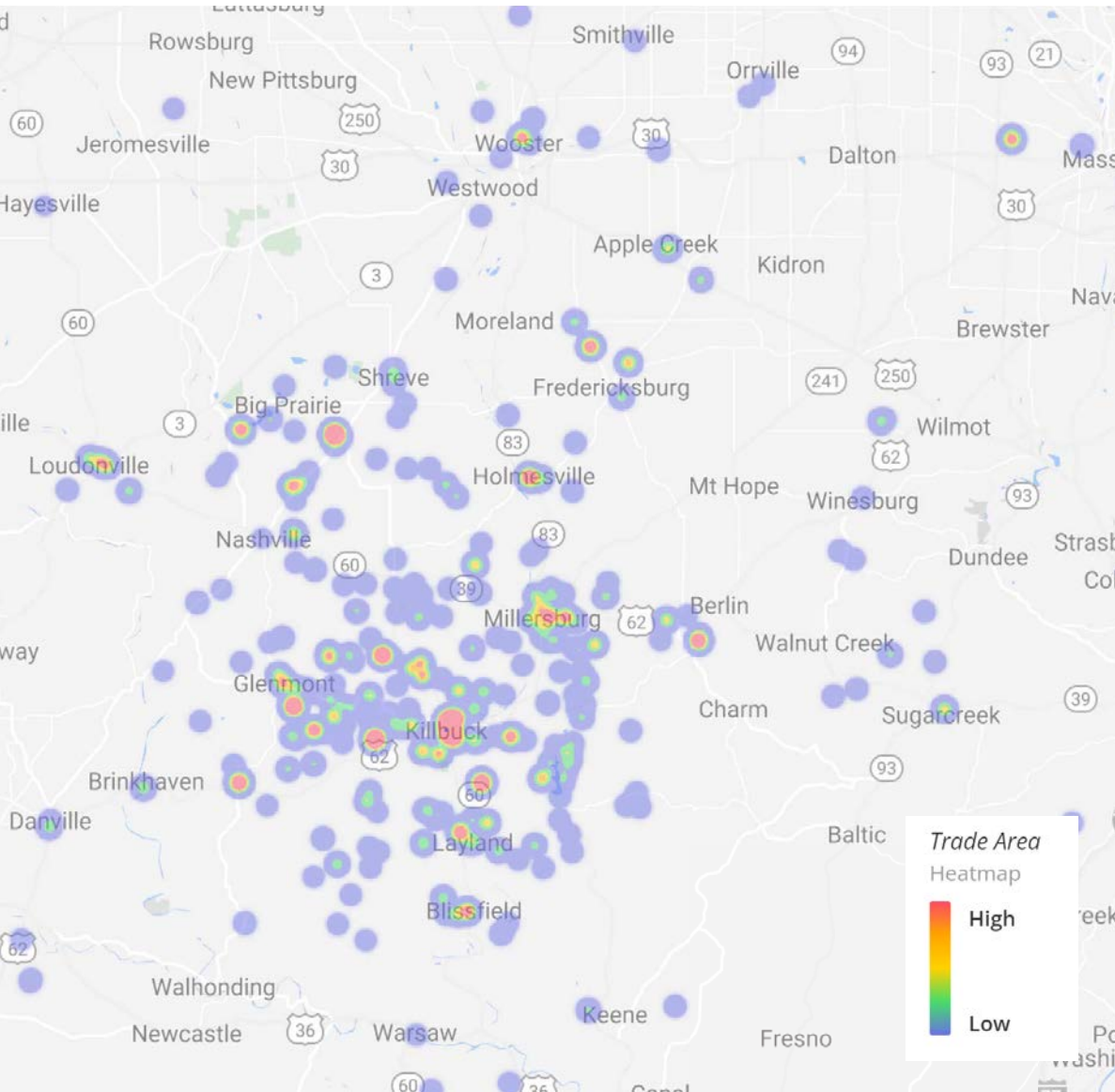
SEMICONDUCTOR



**Supply Chain
Business**

DOWNTOWN KILLBUCK

TRUE TRADE AREA



52.6K
Annual Visits



5.45 Per Year
Average Visit Frequency



2.4 Hour
Average Visit Length



\$52,143
Median Household
Income in True Trade Area

DOWNTOWN KILLBUCK

TRUE TRADE AREA: Audience Profile

● 30 % of Visits

● 50 % of Visits

● 70 % of Visits

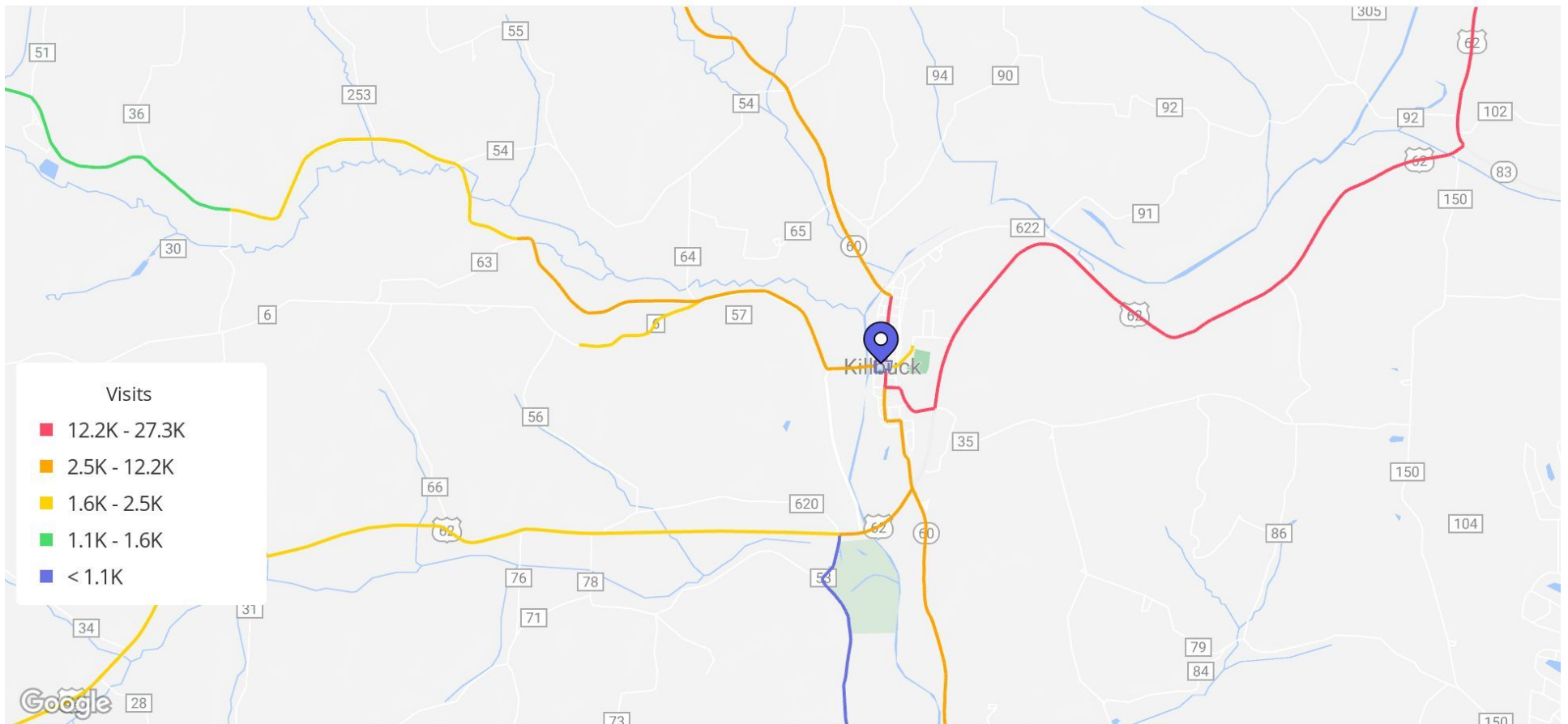
Overview

		30 % of Visits		50 % of Visits		70 % of Visits
Persons per Household	1	41	1	41	1	41
Household Median Income	\$52,691.77	84	\$52,691.77	84	\$52,143.14	83
Household Median Disposable Income	\$45,624.87	85	\$45,624.87	85	\$45,173.38	84
Household Median Discretionary Income	\$31,458.04	80	\$31,458.04	80	\$31,091.79	80
Median House Value	\$155,078.12	62	\$155,078.12	62	\$142,207.78	57
Households in Poverty	(7.9%)	61	(7.9%)	61	(7.9%)	61
Household Median Wealth	\$62,221.98	80	\$62,221.98	80	\$61,842.73	80
Households with Children	(20.6%)	78	(20.6%)	78	(20.6%)	78
High School Graduate or Higher	(79.6%)	87	(79.6%)	87	(79.8%)	88
Bachelor's Degree or Higher	(3.6%)	12	(3.6%)	12	(4.6%)	16

Population

Persons per Household	1	41	1	41	1	41
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DOWNTOWN KILLBUCK VISITORS: Most Frequent Travel Routes





MARKET DEMAND

Tourism & Experience Retail

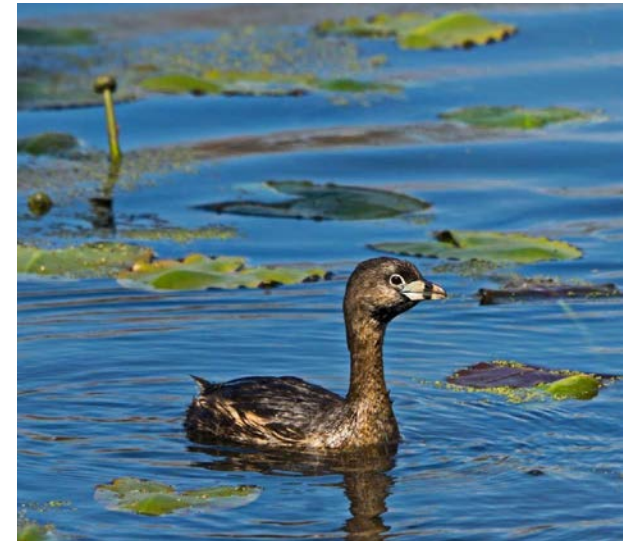
RECREATIONAL ATTRACTIONS



Ohio to Erie Trail



Killbuck Creek



Lower Killbuck
Creek Wildlife Area

CULTURAL TOURISM

Killbuck Valley Museum

A Hidden Gem Just off the Beaten Path

History seeps from every nook and cranny of the Killbuck Valley Museum located in Downtown Killbuck. Local treasures on display here include:

- a giant mill stone from Duncan Mill
- an archaeological room displaying the mastodon digs of Dr. Nigel Brush
- a large room of Indian artifacts
- a geological room with rocks and minerals from all over the world
- a replica one-room schoolhouse
- war memorabilia from local veterans who served in a number of wars
- a taxidermy room with over 300 specimens



VILLAGE OF GLENMONT

Local Attractions



Glenmont
Village Park



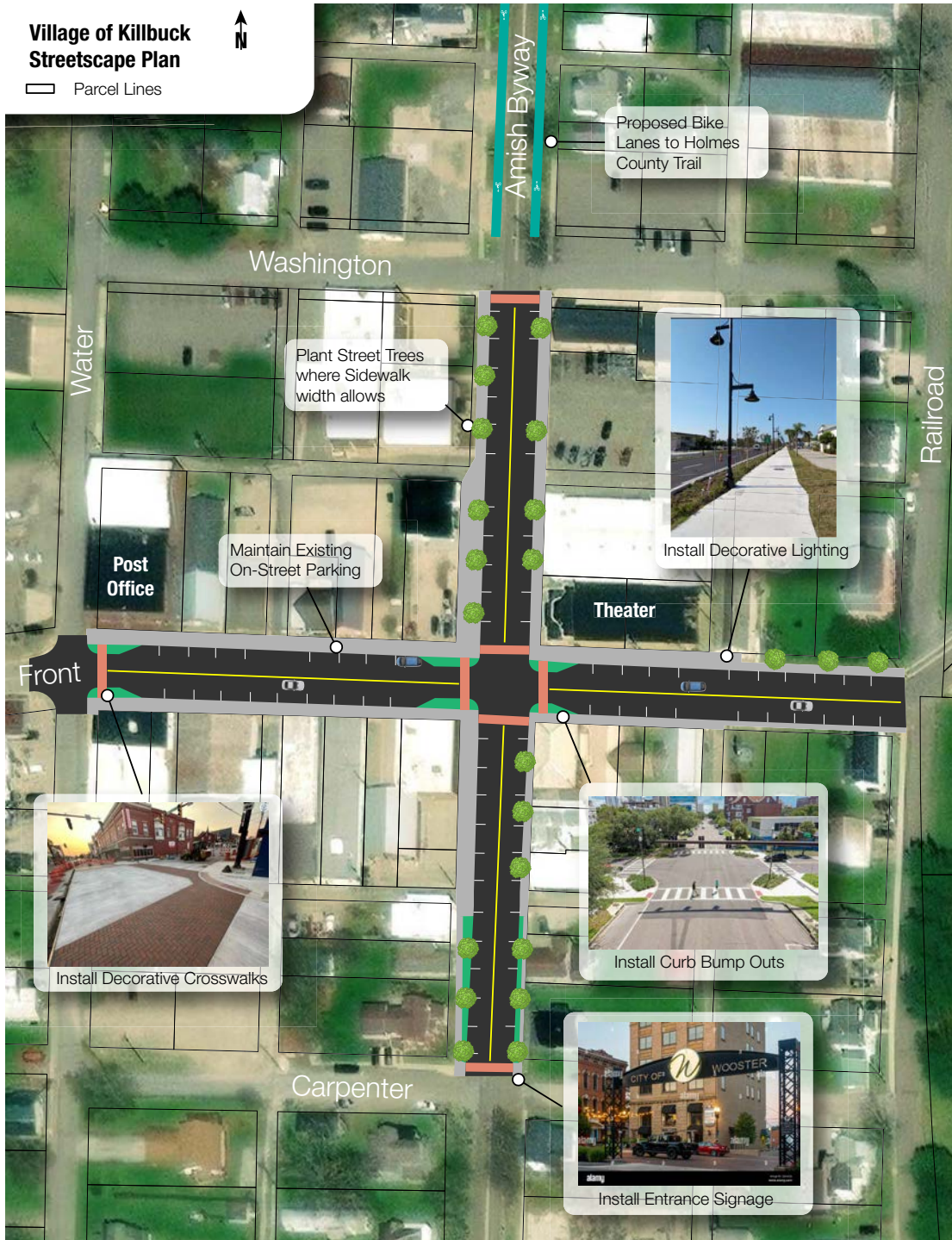
Ohio to Erie:
Glenmont Trailhead



Village of Killbuck
Streetscape Plan



Parcel Lines



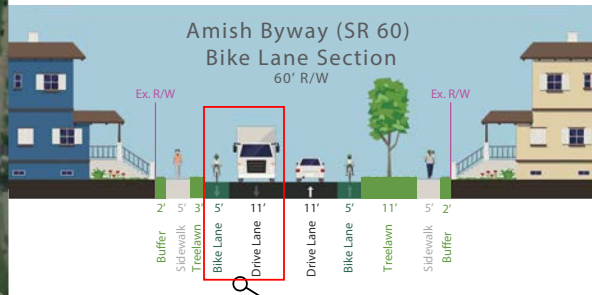
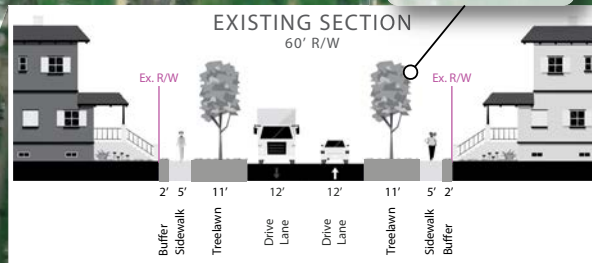
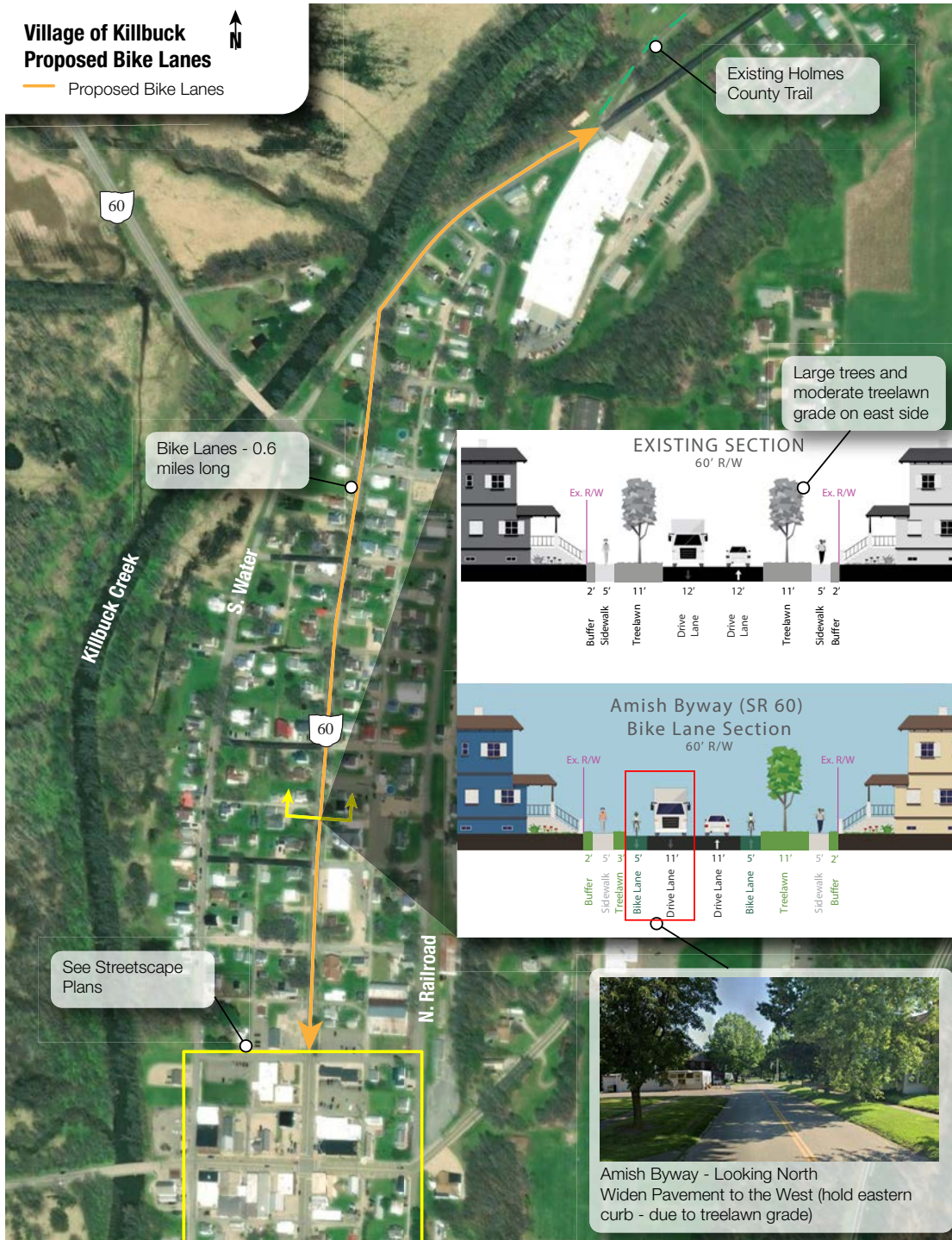
PROPOSED STREETSCAPE PLAN

VILLAGE OF KILLBUCK Downtown

**Village of Killbuck
Proposed Bike Lanes**



— Proposed Bike Lanes



Amish Byway - Looking North
Widen Pavement to the West (hold eastern curb - due to treelawn grade)

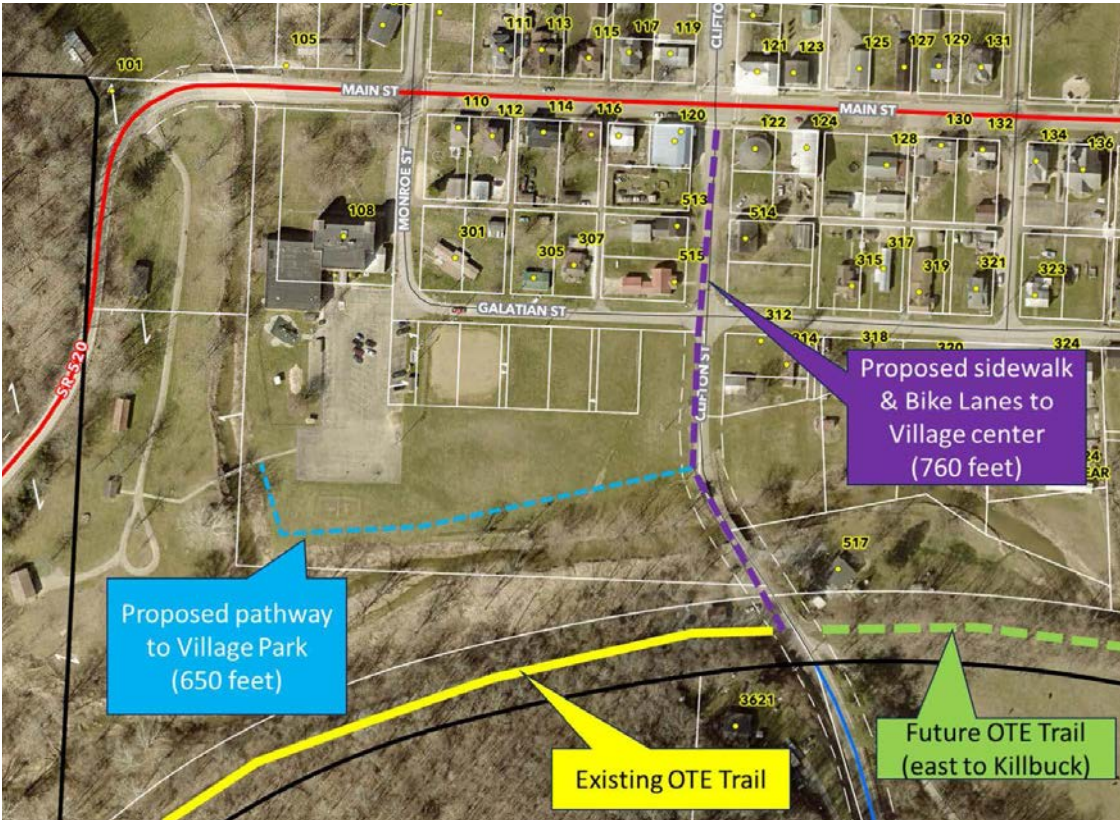
PROPOSED BICYCLE CONNECTIONS

VILLAGE OF KILLBUCK

Ohio to Erie Trail to Downtown



PROPOSED BICYCLE CONNECTIONS



VILLAGE OF GLENMONT Ohio to Erie Trailhead to Village

ECONOMIC INDICATORS

Employment

Holmes County, OH

Private, Non-Agricultural Employment 1998-2016

growth rate

2.54% 6 rank

18,650



Prosperity

Holmes County, OH

GDP Per Capita 2001-2020

growth rate

3.87% 23 rank

\$54,599

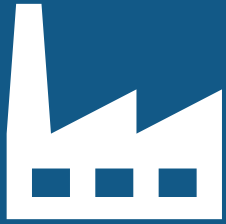


County ranks in Top 6th Percentile in Employment Growth & Top 23rd Percentile for GDP Growth

<u>NAICS Industry Sector</u>		2020	
	Count	Share	
<input type="checkbox"/> <u>Agriculture, Forestry, Fishing and Hunting</u>	186	1.1%	
<input type="checkbox"/> <u>Mining, Quarrying, and Oil and Gas Extraction</u>	64	0.4%	
<input type="checkbox"/> <u>Utilities</u>	145	0.8%	
<input type="checkbox"/> <u>Construction</u>	2,140	12.1%	
<input checked="" type="checkbox"/> <u>Manufacturing</u>	7,216	40.8%	
<input type="checkbox"/> <u>Wholesale Trade</u>	996	5.6%	
<input type="checkbox"/> <u>Retail Trade</u>	2,318	13.1%	
<input type="checkbox"/> <u>Transportation and Warehousing</u>	776	4.4%	
<input type="checkbox"/> <u>Information</u>	73	0.4%	
<input type="checkbox"/> <u>Finance and Insurance</u>	408	2.3%	
<input type="checkbox"/> <u>Real Estate and Rental and Leasing</u>	121	0.7%	
<input type="checkbox"/> <u>Professional, Scientific, and Technical Services</u>	382	2.2%	
<input type="checkbox"/> <u>Management of Companies and Enterprises</u>	22	0.1%	
<input type="checkbox"/> <u>Administration & Support, Waste Management and Remediation</u>	273	1.5%	
<input type="checkbox"/> <u>Educational Services</u>	5	0.0%	
<input type="checkbox"/> <u>Health Care and Social Assistance</u>	978	5.5%	
<input type="checkbox"/> <u>Arts, Entertainment, and Recreation</u>	57	0.3%	
<input type="checkbox"/> <u>Accommodation and Food Services</u>	1,208	6.8%	
<input type="checkbox"/> <u>Other Services (excluding Public Administration)</u>	336	1.9%	
<input type="checkbox"/> <u>Public Administration</u>	0	0.0%	

MANUFACTURING STRENGTH

Manufacturing accounts for 41% of private jobs in Holmes County which is 2.53 times higher than State average



TARGET INDUSTRY SECTORS

Location Quotients

Holmes County SUB SECTORS Employment LQ > 3.0

- NAICS 316 Leather & allied product manufacturing
- NAICS 337 Furniture/related product manufacturing
- NAICS 321 Wood product manufacturing
- NAICS 332 Fabricated metal product manufacturing
- NAICS 327 Nonmetallic mineral product manufacturing
- NAICS 326 Plastics & rubber products manufacturing
- NAICS 311 Food manufacturing
- NAICS 444 Building material and garden equipment and supplies dealers
- NAICS 113 Forestry and logging

- **Location Quotient (LQ) greater than 1.0 indicates local competitive advantage in an industry sector**
- **A greater LQ in a specific industry indicates a greater local competitive advance in that sector**

TARGET INDUSTRY SECTORS

Holmes County

4-Digit Industry

Employment LQ>3.0

- NAICS 3169 Other leather and allied product manufacturing
- NAICS 3371 Household and institutional furniture and kitchen cabinet manufacturing
- NAICS 3219 Other wood product manufacturing
- NAICS 3115 Dairy product manufacturing
- NAICS 3273 Cement and concrete product manufacturing
- NAICS 4594 Office supplies, stationery, and gift retailers
- NAICS 3116 Animal slaughtering and processing
- NAICS 2381 Building foundation and exterior contractors
- NAICS 7212 RV (recreational vehicle) parks and recreational camps
- NAICS 2361 Residential building construction
- NAICS 3329 Other fabricated metal product manufacturing
- NAICS 4441 Building material and supplies dealers
- NAICS 4841 General freight trucking
- NAICS 3118 Bakeries and tortilla manufacturing
- NAICS 4442 Lawn and garden equipment and supplies retailers
- NAICS 1121 Cattle ranching and farming

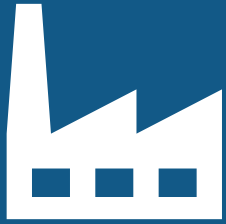
TARGET INDUSTRY SECTORS

Holmes County

5-Digit Industry

Employment LQ>6.0

- NAICS 31699 Other leather and allied product manufacturing
- NAICS 33712 Household and institutional furniture manufacturing
- NAICS 32629 Other rubber product manufacturing
- NAICS 32191 Millwork
- NAICS 23817 Siding contractors
- NAICS 32199 All other wood product manufacturing
- NAICS 33711 Wood kitchen cabinet and countertop manufacturing
- NAICS 45913 Sewing, needlework, and piece goods retailers
- NAICS 31151 Dairy product (except frozen) manufacturing
- NAICS 23813 Framing contractors
- NAICS 32192 Wood container and pallet manufacturing
- NAICS 44423 Outdoor power equipment retailers
- NAICS 72119 Other traveler accommodation
- NAICS 23811 Poured concrete structure contractors
- NAICS 31161 Animal slaughtering and processing
- NAICS 31182 Cookie, cracker, and pasta manufacturing
- NAICS 44524 Meat retailers
- NAICS 23835 Finish carpentry contractors
- NAICS 11119 Other grain farming



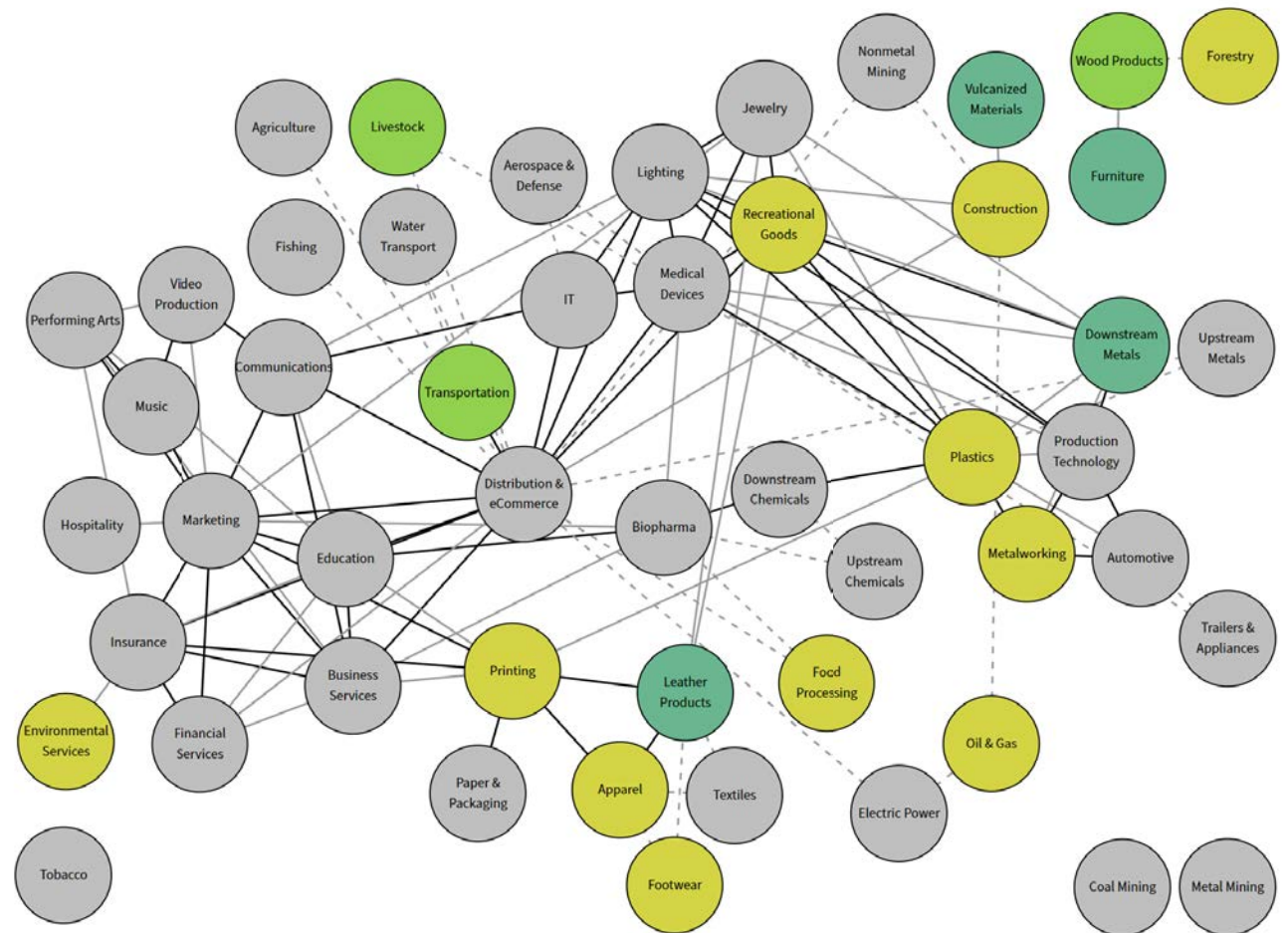
TARGET INDUSTRY SECTORS

Cluster Specialization

Cluster Specialization

- Strong clusters above 90th percentile specialization
- Strong clusters above 75th percentile specialization
- Other specialized clusters (LQ > 1.0)

- BCR >= 95th pctile & RI >= 20%
- BCR 90th-94th pctile & RI >= 20%
- Next closest clusters not meeting above criteria



SEMICONDUCTOR SUPPLY CHAIN

Just 55 miles from New Albany Intel Plant

SUPPLYING INDUSTRIES TO SEMICONDUCTOR MANUFACTURING

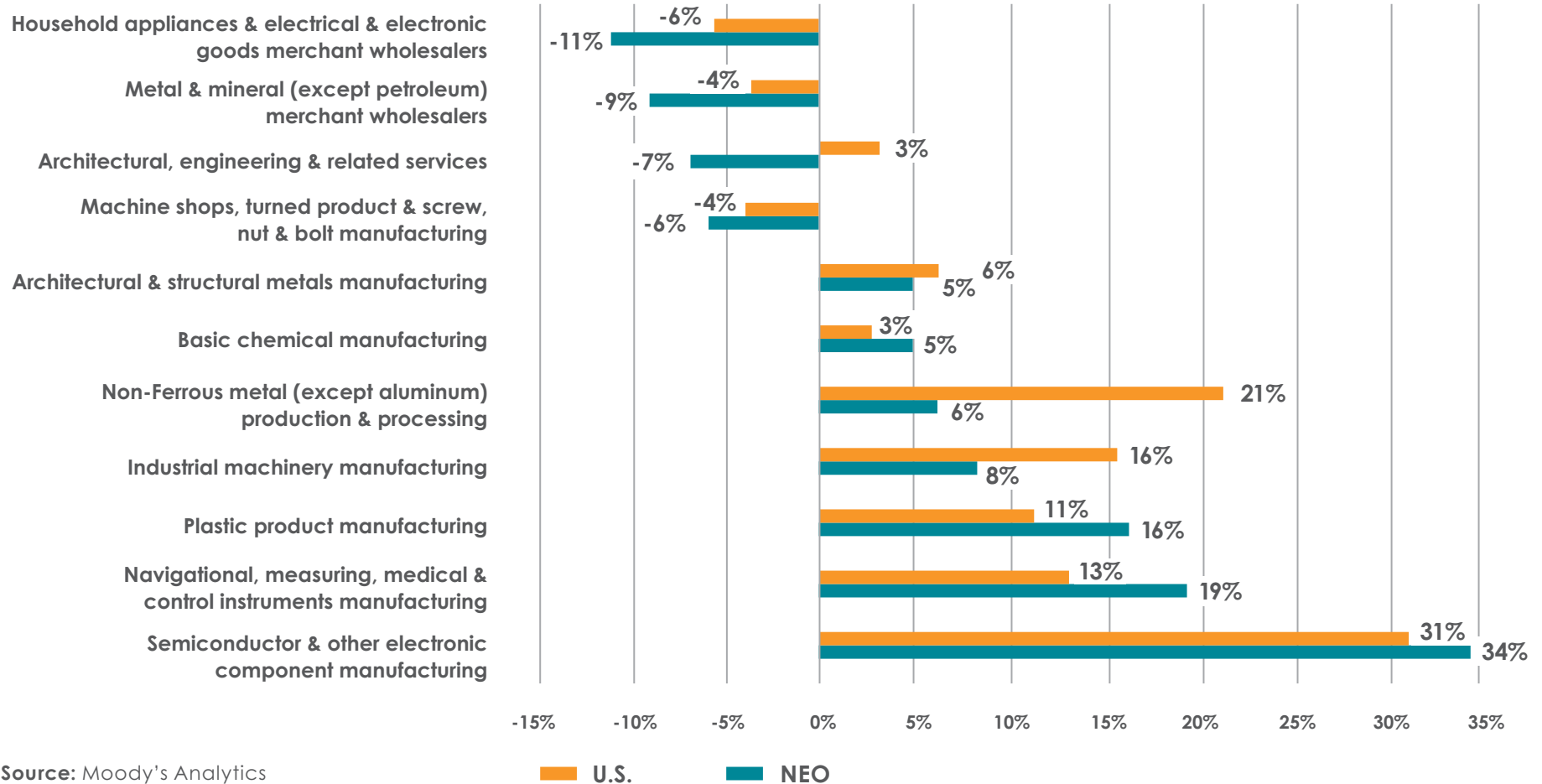
Top 10 Northeast Ohio (NEO) Employment Concentrations

Rank	Top National Supplying Industries to Semiconductor Manufacturing	Total Purchases by the Semiconductor Manufacturing Industry	2022 Employment Concentration in NEO
1	Iron & Steel Mills & Ferroalloy Manufacturing	\$112,638,312	5.93
2	Precision Turned Product Manufacturing	\$64,731,684	5.44
3	Bolt, Nut, Screw, Rivet & Washer Manufacturing	\$63,156,498	5.17
4	Nonferrous Metal (except Aluminum) Smelting & Refining	\$332,985,626	3.78
5	Copper Rolling, Drawing, Extruding & Alloying	\$187,107,564	3.71
6	Machine Shops	\$134,284,475	2.42
7	All Other Miscellaneous Chemical Product & Preparation Manufacturing	\$94,280,244	2.31
8	Nonferrous Metal (except Copper & Aluminum) Rolling, Drawing & Extruding	\$286,749,541	2.06
9	Plastics Material & Resin Manufacturing	\$67,734,819	2.06
10	Wood Container & Pallet Manufacturing	\$72,896,572	1.76

SEMICONDUCTOR SUPPLY CHAIN

Just 55 miles from New Albany Intel Plant

Projected GRP Growth 2022-2026 - U.S. versus NEO



FINANCIAL INCENTIVE PACKAGE

The Village of Killbuck and Glenmont is eligible for numerous financial incentives to attract real estate development including:

- Qualified Opportunity Zone
- New Markets Tax Credits
- Enterprise Zone
- Port Authority Financing (from other Counties)
- Tax Increment Financing

OMEGA and Holmes County are here to assist potential investors and developers to explore creative ways to complete their capital stacks.

Other Incentives:
Downtown Redevelopment District
Historic Preservation Tax Credits

Qualified Opportunity Fund

Traditional Financing

Developer Equity

OPPORTUNITY ZONE BASICS



**Capital
Gains and/or
Qualified 1231
Gains**

*Within 180 days
of realizing the
gain*



**Qualified
Opportunity
Fund**



**Qualified
Opportunity
Zone**



**QOZ
Property**

OR

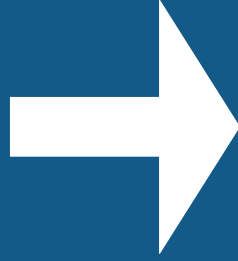


**QOZ
Business**

OPPORTUNITY ZONE

Qualified Opportunity Fund (QOF)

TAX INCENTIVES



TEMPORARY
DEFERRAL

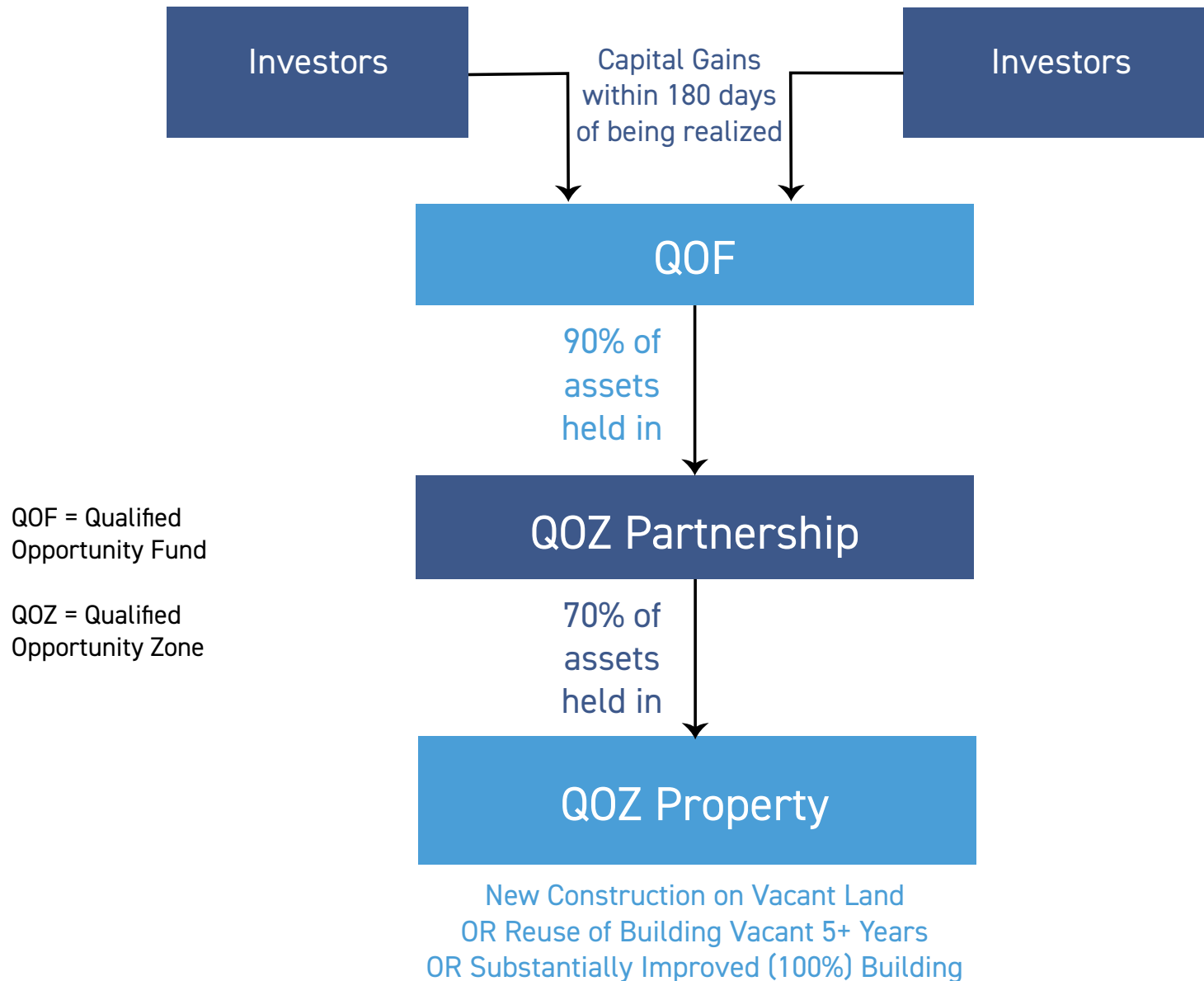
CAPITAL GAINS
invested in QOF
until 12/31/2026



PERMANENT
EXCLUSION

CAPITAL GAINS
from QOF
at 10 YEARS

BASIC OPPORTUNITY ZONE INVESTMENT FLOWCHART: RENTAL REAL ESTATE PROJECT





THANK YOU



HOLMES COUNTY
ECONOMIC DEVELOPMENT
COUNCIL



FOR MORE INFO PLEASE CONTACT

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