



JEFFERSON COUNTY, OH
Village of
Mingo Junction

Opportunity Zone
INVESTMENT PROSPECTUS



Jefferson County, OH

Opportunities in Mingo Junction

Located in the heart of Eastern Ohio Appalachia, Jefferson County and its Village of Mingo Junction Opportunity Zone offer a highly accessible Appalachian location at the intersection of State Route 7 and the Ohio River.



Mingo Junction's Commercial Street is lined with storefronts ripe for reinvestment and redevelopment. The Village has a rich history as a movie filming location and an early stop in Woody Hayes fabled football coaching career. Most importantly, upgrades underway at JSW Steel represent a \$145 million investment to one of the largest companies in the Ohio Valley, proof that Mingo Valley's steel heritage remains strong today.



CENTRAL LOCATION

State Routes 7 Freeway & Ohio River



**TRI-STATE
REGION
(OH-WV-PA)**

Easy Access
to Pittsburgh,
Wheeling,
Youngstown,
Cleveland,
& Columbus
markets



OVERVIEW MAP

Jefferson County Opportunity Zone

Village of Mingo Junction

Opportunity Zone

MINGO JUNCTION 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 Jefferson County Port Authority and their local partners to leverage investment in the Mingo Junction Opportunity Zone.

TECHNICAL ASSISTANCE KEY FINDINGS

- **Commercial Street presents strategic opportunities for of building rehabs, though demolitions needed where structural integrity is compromised**
- **Demonstrated local market demand for additional grocery & dining options**
- **Aging housing stock represents and new industrial investments underway at JSW Steel present an opportunity for infill workforce housing**
- **Recent industrial investments present opportunity for business incubation**

**PRIMARY
DEVELOPMENT
TARGET**



**Mixed-Use
Adaptive Reuse
& New Infill**

STAKEHOLDER ENGAGEMENT

COMMUNITY DEVELOPMENT NEEDS

HEALTHY LIVING



Grocery

INNOVATION

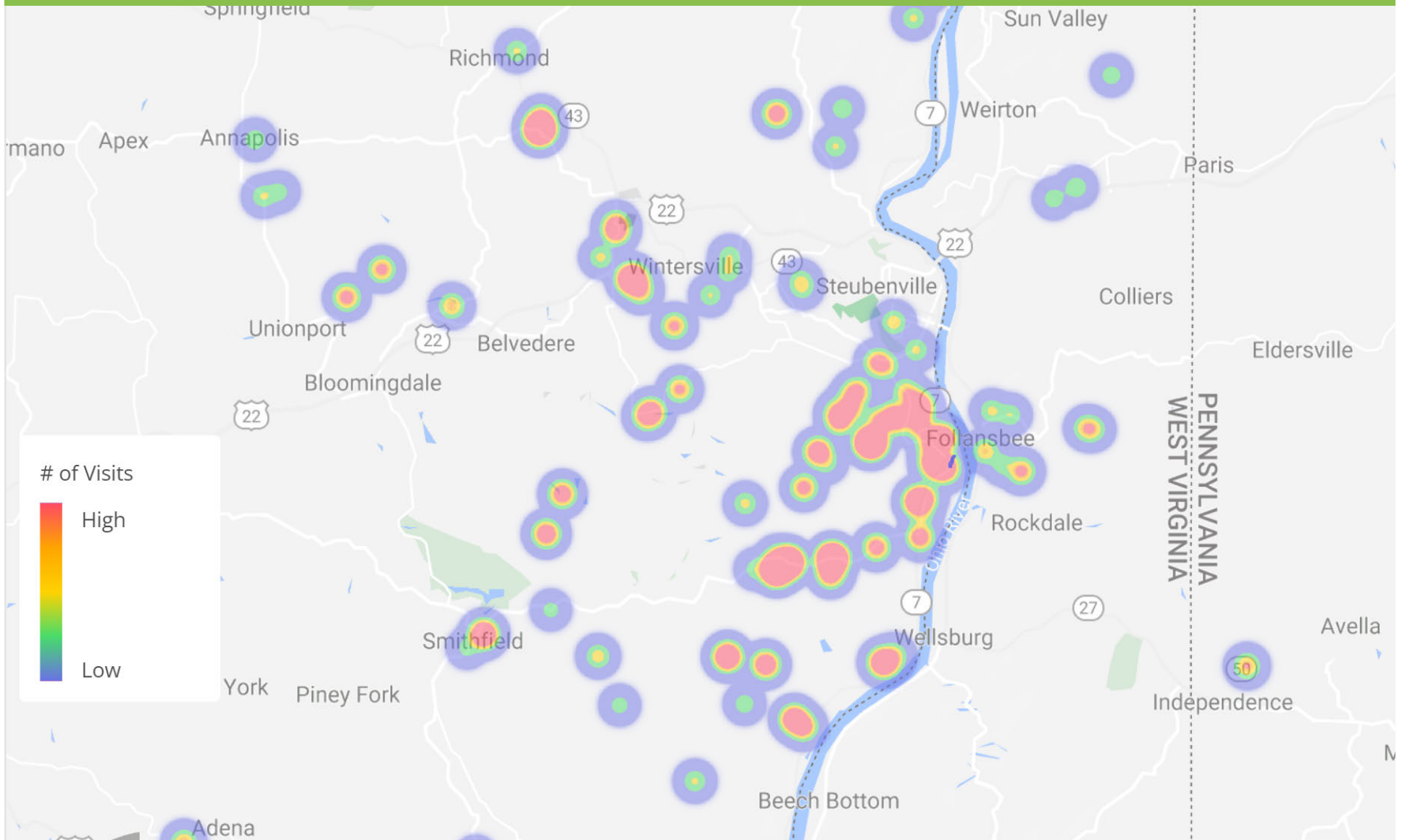


Business
Incubator

COMMERCIAL STREET - TRUE TRADE AREA

Place of Residence

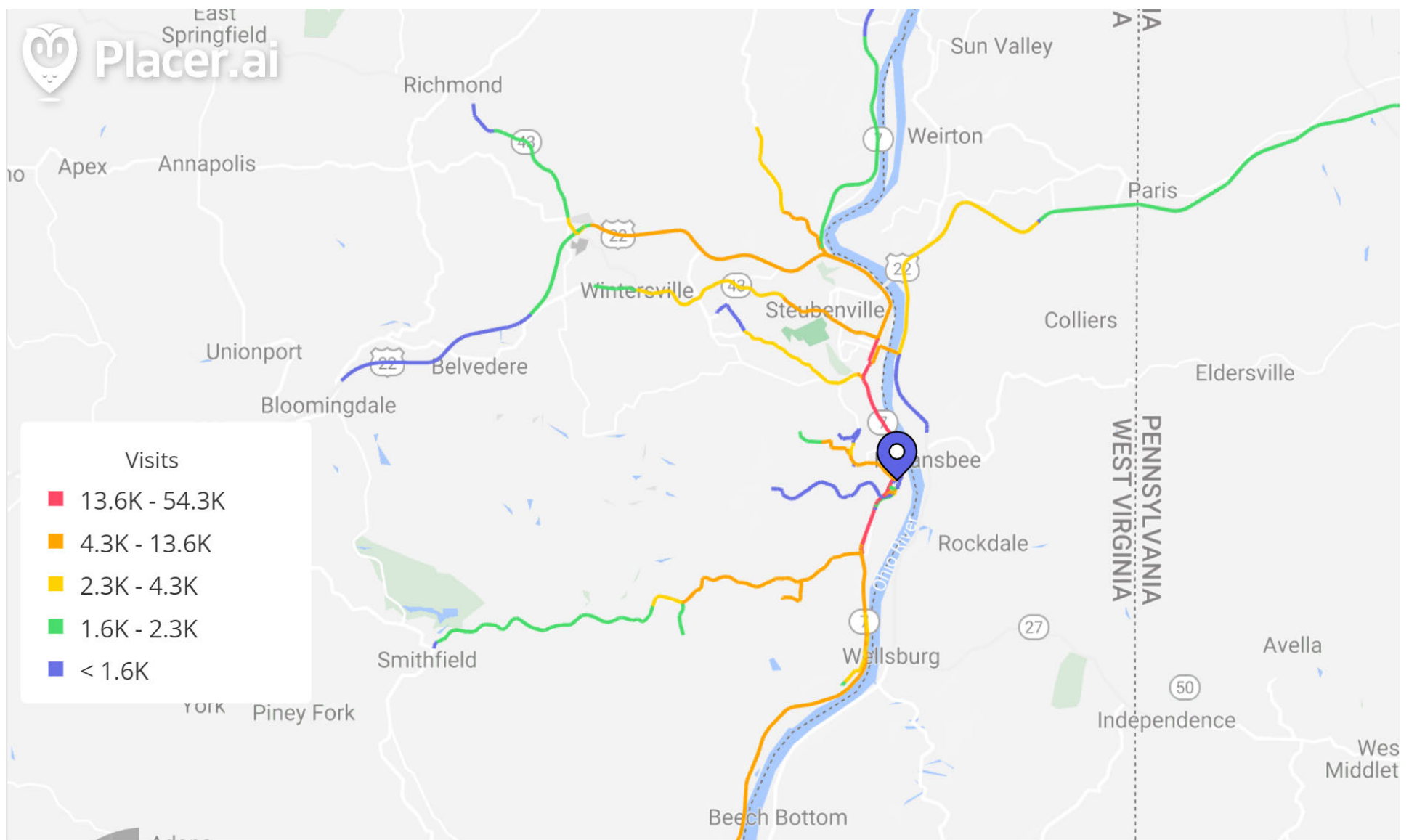
At least 4 annual visits



COMMERCIAL STREET TRUE TRADE AREA: Audience Profile

	● 30 % of Visits		● 50 % of Visits		● 70 % of Visits	
Overview						
Population	834		3,786		21,700	
Households	381		1,651		9,303	
Persons per Household	2.19	90	2.29	94	2.3	94
Household Median Income	\$31,749.65	51	\$50,386.52	80	\$45,006.81	72
Household Median Disposable Income	\$27,756.8	52	\$41,970.76	74	\$39,380.19	73
Household Median Discretionary Income	\$17,604.74	46	\$30,208.29	75	\$27,424.23	72
Average Income Per Person	\$18,928.13	55	\$26,999.66	74	\$25,278.36	74
Median Rent	\$604.17	65	\$665	71	\$707.54	76
Median House Value	\$110,576.92	44	\$115,625	46	\$131,429.65	52
Households in Poverty	78 (20.5%)	157	291 (17.6%)	135	1,784 (19.2%)	147
Household Median Wealth	\$51,923.04	68	\$69,683.52	91	\$69,984.17	91
Average Age	40.67	100	43.05	106	43.14	106
Median Age	38.42	96	43.03	107	42.89	107
Households with Children	112 (29.4%)	111	452 (27.4%)	103	2,119 (22.8%)	86
High School Graduate or Higher	561 (96.1%)	105	2,514 (92.3%)	101	14,400 (92.7%)	102

COMMERCIAL STREET VISITORS: Most Frequent Travel Routes



COMMERCIAL STREET VISITORS: Market Demand

	● 30 % of Visits	● 50 % of Visits	● 70 % of Visits
Grocery Stores			
Demand	\$1.71M	\$7.76M	\$44.98M
Supply			\$20.18M
Unmet Demand (Demand-Supply)	\$1.71M	\$7.76M	\$24.8M
Specialty Food Stores			
Demand	\$57,687	\$262,255	\$1.43M
Supply			
Unmet Demand (Demand-Supply)	\$57,687	\$262,255	\$1.43M
Beer, Wine, & Liquor Stores			
Demand	\$139,335	\$636,107	\$3.41M
Supply			\$2.45M
Unmet Demand (Demand-Supply)	\$139,335	\$636,107	\$960,980
Health & Personal Care Stores			
Demand	\$1.01M	\$4.6M	\$26.08M
Supply		\$5.14M	\$18.96M
Unmet Demand (Demand-Supply)	\$1.01M	-\$544,326	\$7.12M

COMMERCIAL STREET VISITORS: Market Demand

	● 30 % of Visits	● 50 % of Visits	● 70 % of Visits
Used Merchandise Stores			
Demand	\$44,148	\$202,506	\$1.16M
Supply			\$901,039
Unmet Demand (Demand-Supply)	\$44,148	\$202,506	\$261,552
Full-Service Restaurants			
Demand	\$1.16M	\$3.71M	\$20.83M
Supply	\$3.2M	\$3.2M	\$14.19M
Unmet Demand (Demand-Supply)	-\$2.04M	\$507,189	\$6.64M
Limited-Service Eating Places			
Demand	\$1.25M	\$4.34M	\$24.33M
Supply	\$942,703	\$942,703	\$18.88M
Unmet Demand (Demand-Supply)	\$308,620	\$3.4M	\$5.46M
Special Food Services			
Demand	\$138,534	\$480,193	\$2.74M
Supply	\$345,425	\$345,425	\$2.14M
Unmet Demand (Demand-Supply)	-\$206,891	\$134,768	\$599,854

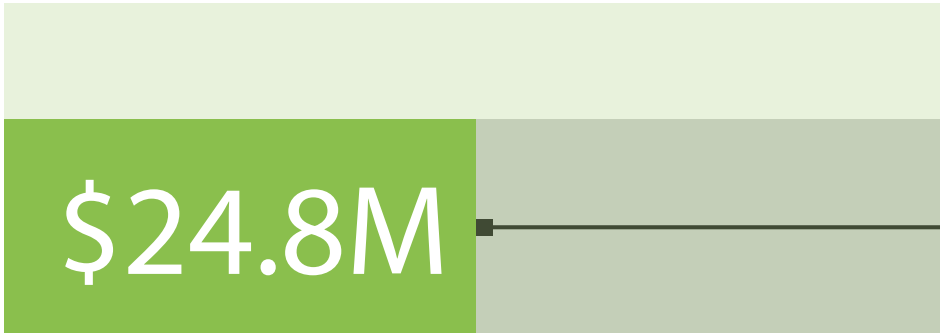


MARKET DEMAND

Healthy Grocery & Dining

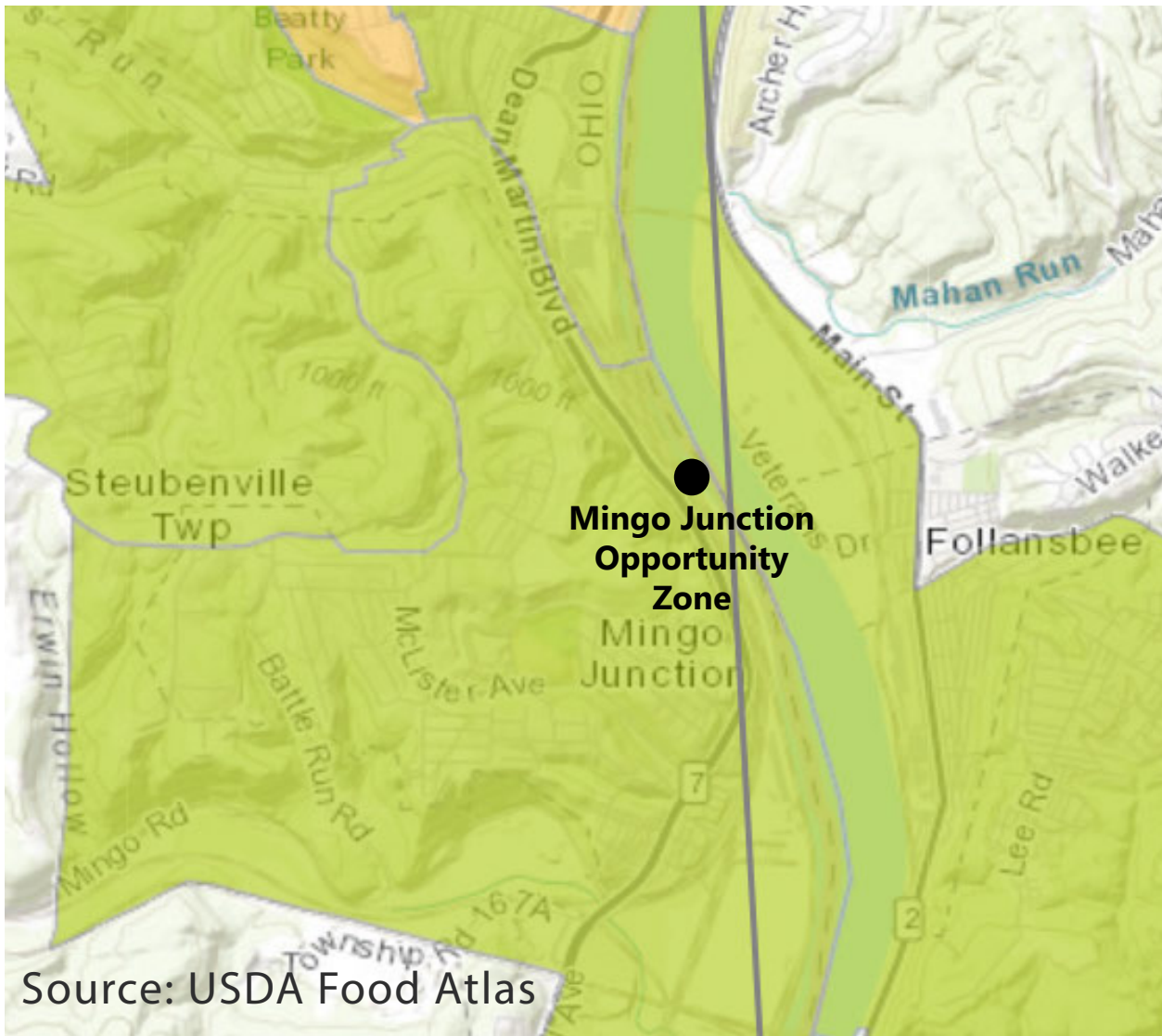
UNMET ANNUAL MARKET DEMAND

MINGO JUNCTION
TRUE TRADE AREA



Grocery Stores

including establishments primarily engaged in retailing a general line of food products primarily from fixed point-of-sale locations



FOOD DESERT

Local Need & Market Demand for Access to Healthy Foods



Low-income census tracts where a significant number or share of residents are more than 1/2 mile from grocer.



Low-income census tracts where a significant number or share of residents are more than 1 mile from grocer.



CULTURAL TOURISM

Local Visitor Attractions



WOODY HAYES
Coaching Start



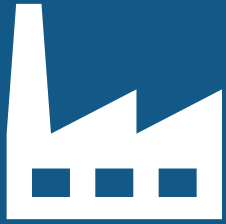
DEER HUNTER
Filming Location

RECREATION

Local Visitor Attraction



MINGO JUNCTION MARINA
Boat Launch on Cross Creek Inlet to Ohio River



TARGET INDUSTRY SECTORS

Potential for Business Incubation

JEFFERSON COUNTY SUB SECTORS

Employment LQ > 2.0

- NAICS 221 Utilities
- NAICS 562 Waste management and remediation services
- NAICS 444 Building material and garden equipment and supplies dealers
- NAICS 457 Gasoline stations and fuel dealers
- NAICS 236 Construction of buildings

- **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

Jefferson County

4-Digit Industry Employment LQ>2.0

- NAICS 6231 Nursing care facilities (skilled nursing facilities)
- NAICS 8122 Death care services
- NAICS 4239 Miscellaneous durable goods merchant wholesalers
- NAICS 4842 Specialized freight trucking
- NAICS 2362 Nonresidential building construction
- NAICS 6114 Business schools and computer and management training
- NAICS 5322 Consumer goods rental
- NAICS 4442 Lawn and garden equipment and supplies retailers
- NAICS 5629 Remediation and other waste management services
- NAICS 4441 Building material and supplies dealers

5-Digit Industry Employment LQ>2.0

- NAICS 62311 Nursing care facilities (skilled nursing facilities)
- NAICS 61143 Professional and management development training
- NAICS 48422 Specialized freight (except used goods) trucking, local
- NAICS 81221 Funeral homes and funeral services
- NAICS 71399 All other amusement and recreation industries
- NAICS 23622 Commercial and institutional building construction
- NAICS 48423 Specialized freight (except used goods) trucking, long-distance
- NAICS 44414 Hardware retailers
- NAICS 81222 Cemeteries and crematories
- NAICS 53228 Other consumer goods rental
- NAICS 45711 Gasoline stations w/convenience stores

Commercial Road Streetscape Plan

- Parcel Lines
- Potential DRD Limits



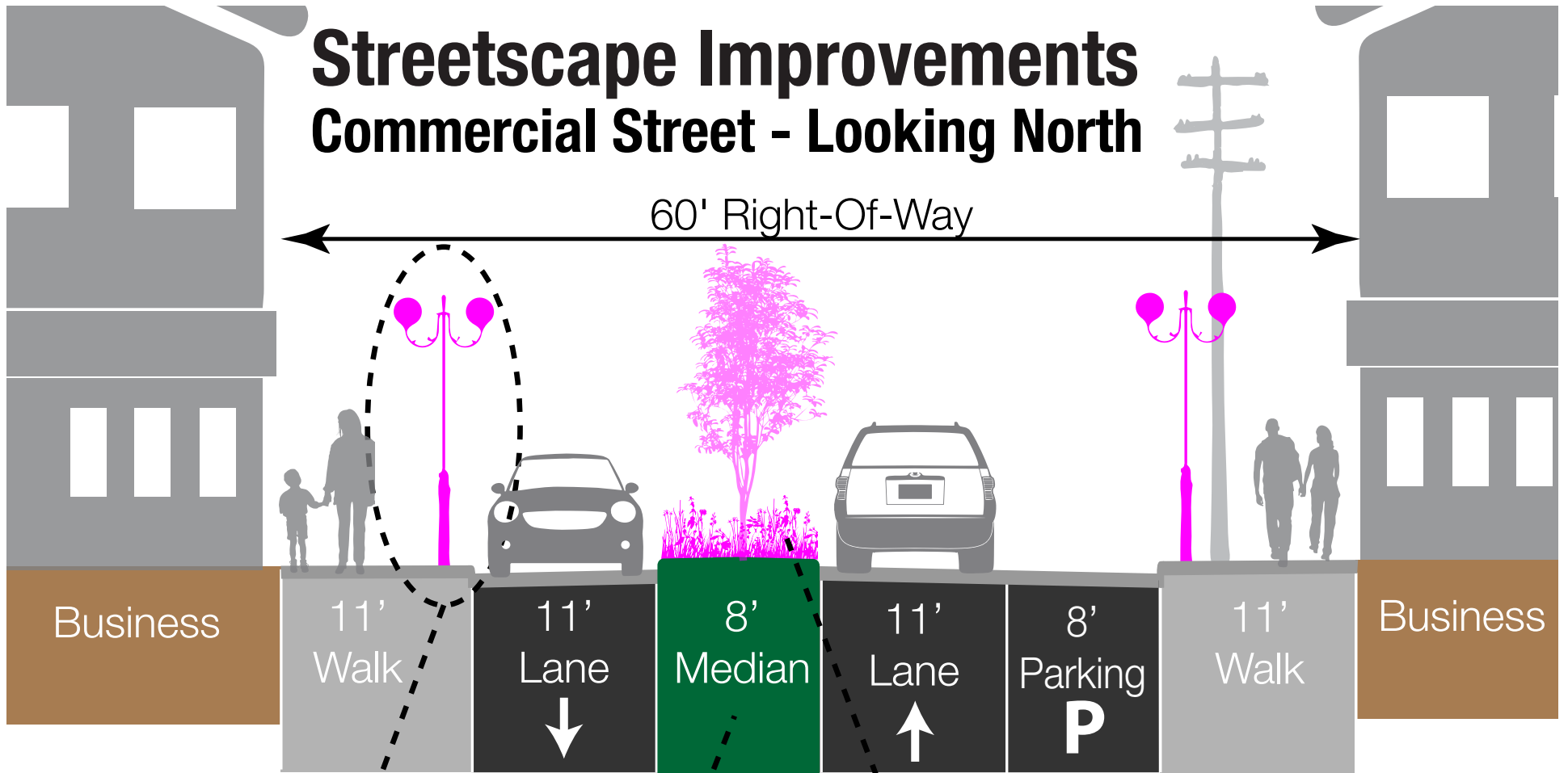
COMMUNITY VISION

Commercial Street Corridor

Streetscape Plan

Streetscape Improvements Commercial Street - Looking North

60' Right-Of-Way



Decorative Street Lighting



Raised Median



Street Trees/Plantings

Downtown Building Restoration & Demolition Map

- Seek to Restore
- Potential Demolition
- Recommend Demolition
- ▭ Parcel Lines



COMMUNITY VISION

Commercial Street Corridor

Redevelopment Strategy

Downtown Revitalization District (DRD) Map

- Potential DRD ~ 9.4 Acres
- Mingo Junction Limits
- Parcel Lines



COMMUNITY VISION

Downtown Redevelopment District (DRD)

FINANCIAL INCENTIVE PACKAGE

The Mingo Junction Opportunity Zone is eligible for numerous financial incentives to attract real estate development including:

- Qualified Opportunity Zone
- New Markets Tax Credits
- Enterprise Zone
- Community Reinvestment Area
- Port Authority Financing
- Tax Increment Financing

OMEGA and Jefferson County Port Authority 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
ODOD Building Demolition &
Site Revitalization Program

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

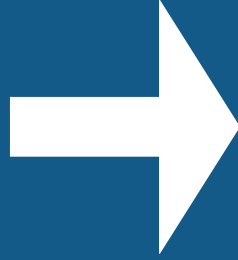


**QOZ
Business**

OPPORTUNITY ZONE

Qualified Opportunity Fund (QOF)

TAX INCENTIVES



TEMPORARY
DEFERRAL

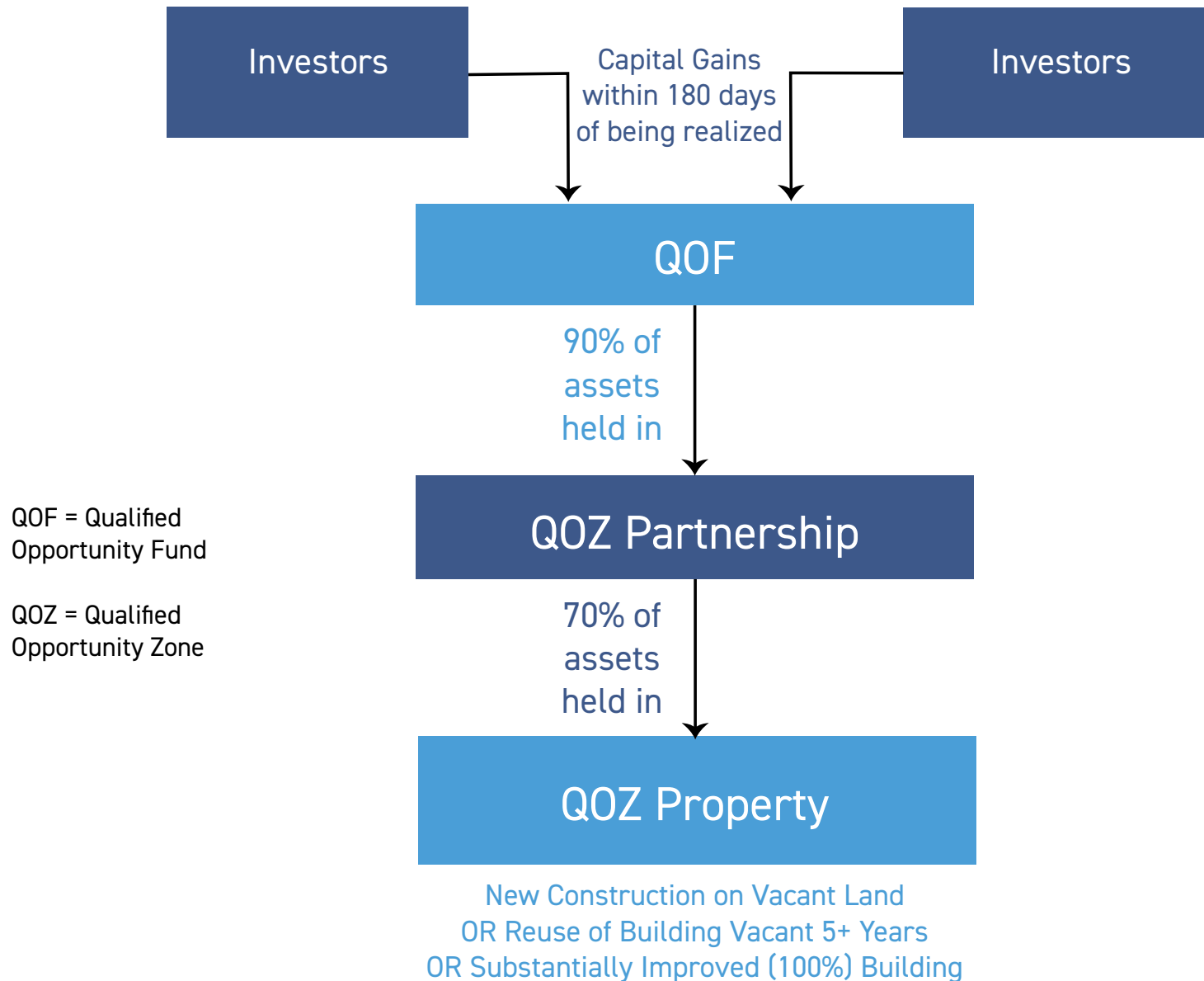
CAPITAL GAINS
invested in QOF
until 12/31/2026



PERMANENT
EXCLUSION

CAPITAL GAINS
from QOF
at 10 YEARS

BASIC OPPORTUNITY ZONE INVESTMENT FLOWCHART: RENTAL REAL ESTATE PROJECT





THANK YOU



FOR MORE INFO PLEASE CONTACT

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