

An aerial rendering of the Kankakee Riverfront development project. The image shows a wide river with a large stone arch bridge spanning it. A train is crossing the bridge. To the left of the bridge is a residential area with many houses. To the right is a commercial area with several large, modern buildings. A multi-lane highway runs along the right side of the river. The sky is blue with some clouds.

KANKAKEE RIVERFRONT

OPPORTUNITY ZONE INVESTMENT PROSPECTUS



“KANKAKEE FORWARD” VISION

Our Road to Transformational Growth
The Metro Context

OZ PROGRAM TAX INCENTIVES

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Downtown Kankakee Historic District

Health Care Corridor

Shoppes at Meadowview

I-57 Exit 312 East Court District

KEY CONTACTS

Cover conceptual rendering credit: Hitchcock Design Group,
“Kankakee Riverfront Master Plan,” May 2018



“KANKAKEE FORWARD” VISION

Our Road to Transformational Growth

We are a historic, vibrant and active riverfront community. We continue to transform into an extraordinary place to dream, grow and thrive. Embracing our diversity, we aspire to be progressive, inclusive and innovative.

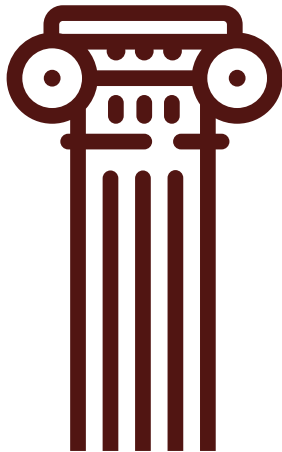


“KANKAKEE FORWARD” VISION

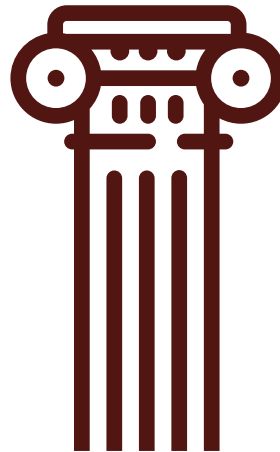
Our Road to Transformational Growth

THREE CORE PILLARS:

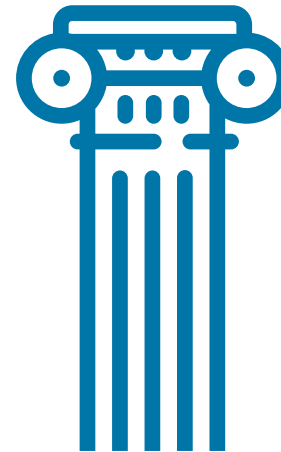
**1. ACCESSIBLE
AND EFFECTIVE
GOVERNMENT**



**2. IMPROVED
PUBLIC
SAFETY**



**3. MAXIMIZING
ECONOMIC
DEVELOPMENT**





“KANKAKEE FORWARD” VISION

Our Road to Transformational Growth

THE METRO CONTEXT



1.8M SF, 10-year expansion of CSL Behring Kankakee



Unmet demand for 800+
multifamily residential units

November 2017

[Learn More](#) Bowen National Research multifamily study



Leading Metro Locations • Area Development magazine

#1 IN ILLINOIS

SMALL METRO FOR JOB
& TECH GROWTH

2013, 2014, 2016, 2017, 2018



\$1.7 BILLION
2014-2018 MAJOR CAPITAL INVESTMENT

OPPORTUNITY ZONE TAX INCENTIVE

The 2017 Tax Cuts and Jobs Act established New Internal Revenue Code Section 1400Z – Opportunity Zones

Opportunity Zones offer investors three incentives for putting their capital to work in economically distressed communities:



Temporary Deferral

A **temporary deferral**: An investor can defer capital gains taxes until the end of 2026 by rolling their gains directly over into an Opportunity Fund.



Step-Up In Basis

A **tax liability reduction**: The deferred capital gains liability is effectively reduced by 10% if the investment in the Opportunity Fund is held for 5 years and another 5% if held for 7 years.



Permanent Exclusion

A **tax exemption**: Any capital gains on subsequent investments made through an Opportunity Fund accrue tax-free as long as the investor stays invested in the fund for at least 10 years.

THE URBAN INVESTMENT PROSPECTUS: CONTENT

GROWTH

Set economic context
for city and metropolis,
identifying key
drivers/assets

CAPITAL DEMAND

Identify investable projects
and propositions within
each Opportunity Zone

INCLUSION

Focus on human
capital, job connections
and wealth creation

PLACE MAKING

Commentary on the
essential must do's to
re-knit spatial and
social fabric

INSTITUTIONAL CAPACITY

Recommendations on
institution-building
options to expedite
growth and inclusion

Credit: Accelerator
for America

THE URBAN INVESTMENT PROSPECTUS: SEQUENCE





KANKAKEE RIVERFRONT OZ OVERVIEW



PROXIMITY MAP & KEY METRO DISTINCTIONS

The leading metro for employment, output and earnings growth in the United States, the Kankakee Metropolitan Statistical Area - which shares boundaries with Kankakee County - is ideally situated 45 miles south of Downtown Chicago and 80 miles north of the University of Illinois Urbana-Champaign along the I-57 Corridor.

[Learn More](#) **2019 Kankakee County Market Profile**

Ready access to the global marketplace; abundant utility, water and fiber capacity; and a strong talent and training network are keys to success for Kankakee County's diversified primary employer base, from home-grown to Global 500 corporations.

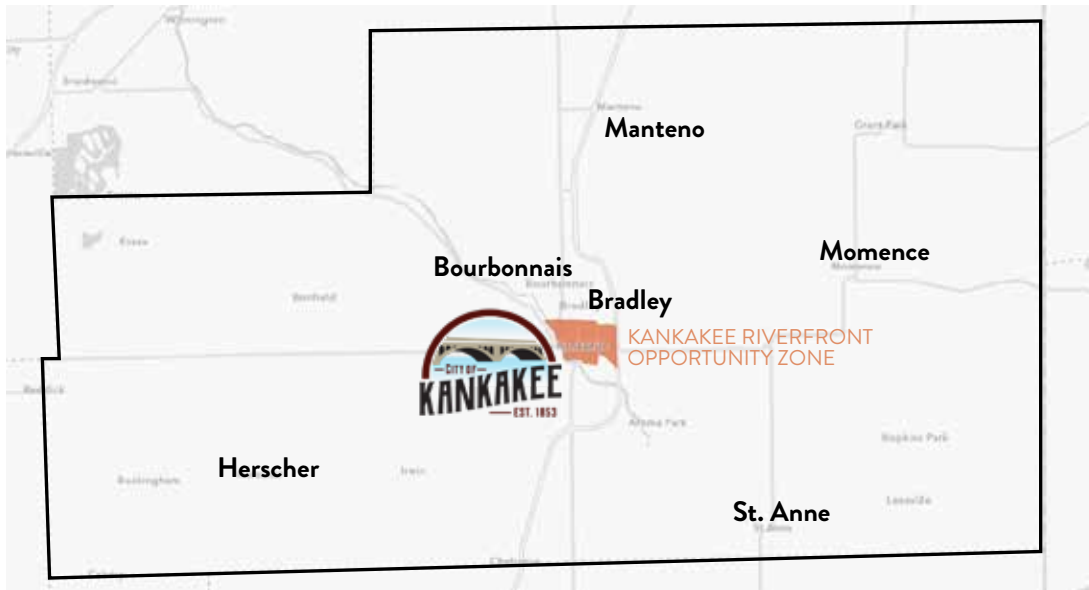


Photo credit Kankakee County Convention & Visitors Bureau



Photo credit *The Daily Journal*

Kankakee Community College's nationally recognized electrical and renewable energy training program supports wind, solar and geothermal energy careers within and around Kankakee County.

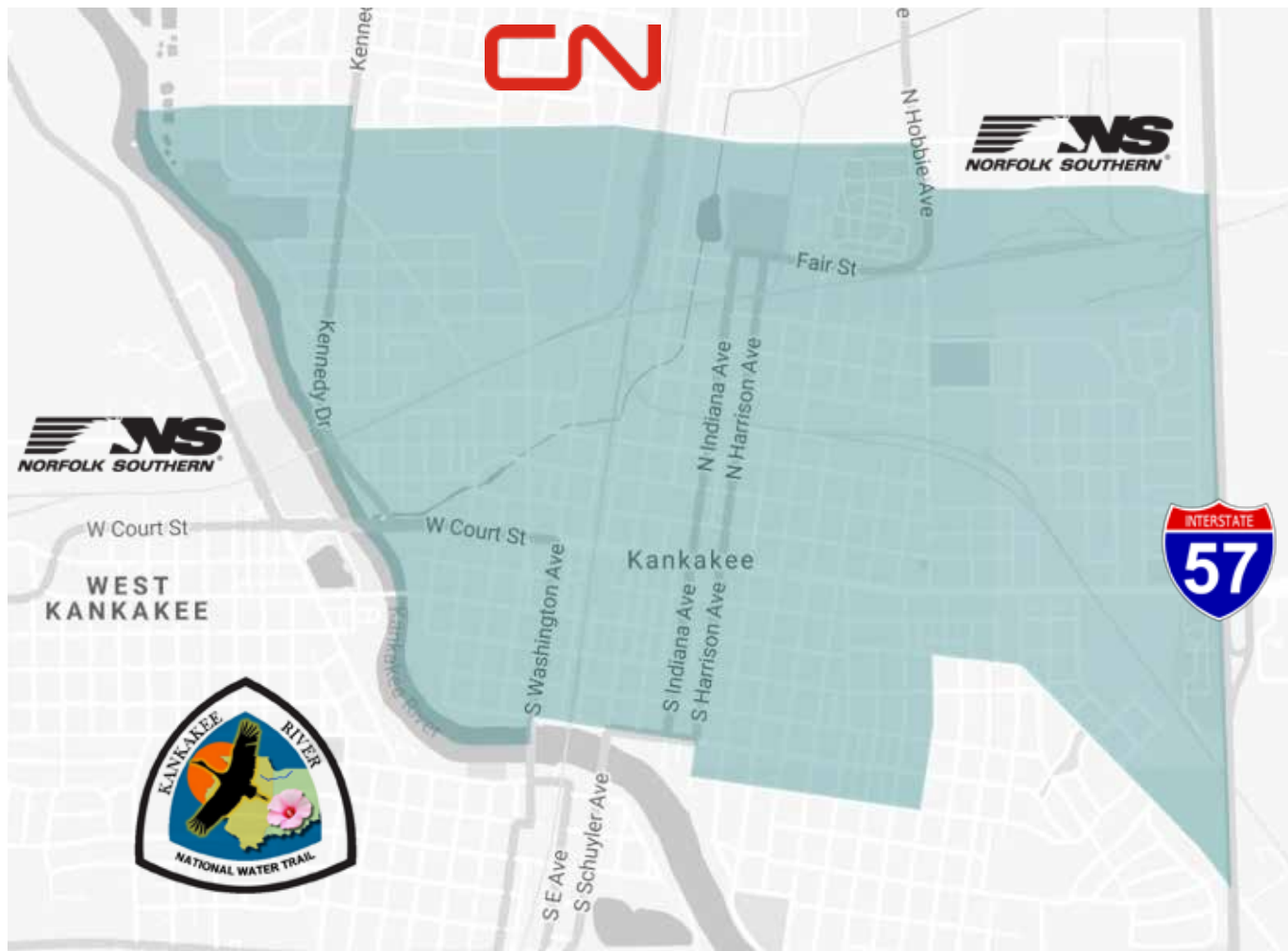
EMERGING DEVELOPMENT PRIORITIES

Tremendous industrial growth is now driving demand and expansion within Kankakee County's secondary business market as well as public infrastructure investments across the metro area. Community leaders are actively laying the groundwork for increasing opportunities in the following sectors:

- **Market-rate multifamily residential**
- **Hospitality & recreation**
- **Office, incl. co-working & incubation**
- **Niche manufacturing & retail**
- **Business services**



ZONE INFRASTRUCTURE



LOCAL DEMOGRAPHICS

Kankakee MSA Demographics



City of Kankakee Demographics



Source: datausa.io

ZONE ANCHORS

Anchors within the Kankakee Riverfront Opportunity Zone include Riverside Medical Center, AMITA St. Mary's Hospital, the historic Paramount Theatre and The Majestic wedding venue, Kankakee County and the City of Kankakee administrative offices, Kankakee Public Library, the adjacent Riverview Historic District with its Frank Lloyd Wright-designed B. Harley Bradley House, Shoppes at Meadowview and the natural asset of the Kankakee River, now a part of the National Water Trail. A number of manufacturing and logistics operations also are sited within the zone.



Frank Lloyd Wright B. Harley Bradley House photo credit *The Daily Journal*

LOCAL DEVELOPMENT INCENTIVES



In addition to Opportunity Zone financing advantages, the incentives-rich Kankakee Riverfront Opportunity Zone includes parcels and properties that qualify for historic tax credits, facade and signage grants, rent matching, outdoor dining program, and property tax abatement and sales tax exemption on new construction. A number of new Tax Increment Financing districts are also being established.

[Click to view GIS mapping of Kankakee Riverfront Opportunity Zone incentives and available properties.](#)

[Click to download Kankakee River Valley Enterprise Zone brochure](#)

[Click for Downtown Kankakee Historic District boundary map and contributing/non-contributing property identifications](#)

DOWNTOWN SPECIAL SERVICE AREA INCENTIVES



KDC FACADE PROGRAM

The KDC Façade Program is an incentive to encourage building owners to improve the outside appearance of their buildings for their use or tenants use, as well as allowing for some interior work. To qualify for this program, the project must include a significant improvement to the building's façade. The program provides a reimbursement of up to 25% of qualified expenses.

KDC RENT MATCH PROGRAM

The KDC Rent Match Program is an incentive to aid building owners by encouraging new business to lease properties in the KDC district. The program matches free rent incentives offered by property owners to new tenant/lessee opening new locations or relocating from outside the KDC district.

KDC BUILDING PROGRAM

The KDC Building Program is an incentive to encourage building owners to reinvest in their buildings for restorative or permanent improvements including the façade. The program provides building owners with rebates totaling up to \$15,000 over three years. Under the program, KDC will make three annual payments of 3% of the qualified expenses incurred in improving a building – the first of which, would take place only upon project completion and program requirements fulfilled. This program is open to those taking out loans to complete work, as well as those projects that are self-funded.

DEVELOPMENT PARTNERS



**KANKAKEE RIVERFRONT
IMPLEMENTATION TEAM**



**Illinois
Department of Commerce
& Economic Opportunity**



PRIORITY PROJECTS & OPPORTUNITIES

The only federally designated Opportunity Zone within Kankakee County, the Kankakee Riverfront Opportunity Zone encompasses a number a key areas undergoing revitalization, including:

Master planned Kankakee Riverfront, Downtown Kankakee Historic District, Health Care Corridor,
Shoppes at Meadowview & 1-57 Exit 312 East Court District

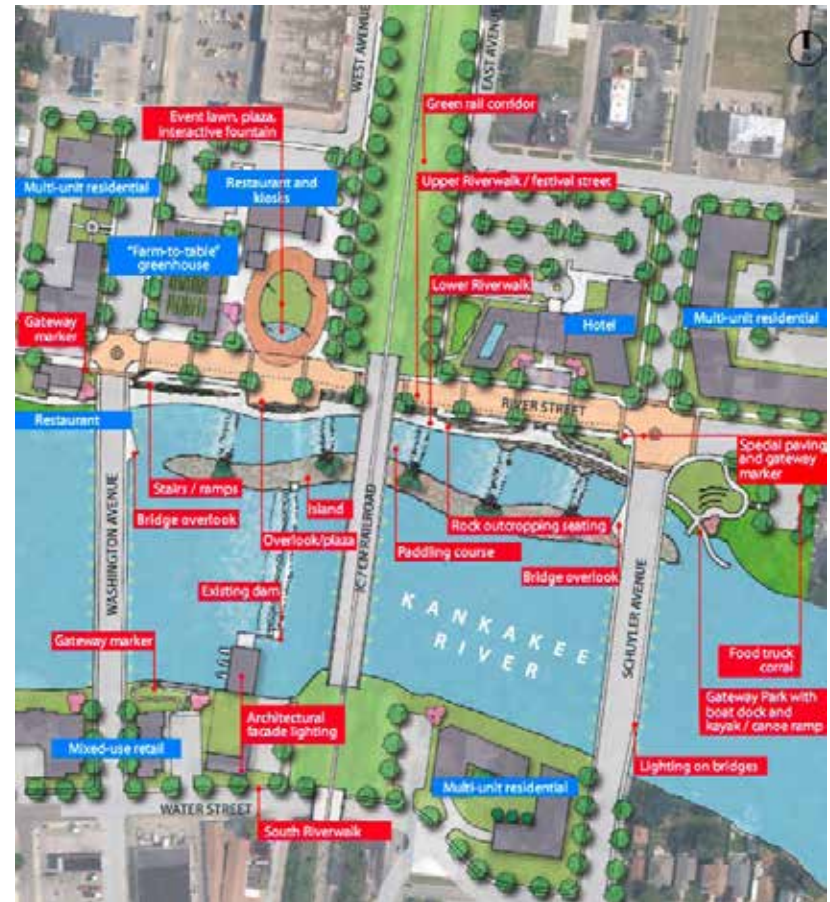


PRIORITY PROJECT #1

Kankakee Riverfront Master Planned Area

Formulated with broad community involvement and with the professional guidance of Hitchcock Design Group, the Kankakee Riverfront Master Plan was adopted by the Kankakee City Council in July 2018. The document sets forth an ambitious 10-year strategy to reposition this key area as an unparalleled regional attraction and a catalyst for Kankakee's renaissance as a premier Illinois riverfront community. This vision will be achieved through the development of the Kankakee Riverfront Trailways and a multidimensional Kankakee Riverwalk.

[Click to view the Kankakee Riverfront Master Plan](#)



PRIORITY PROJECT #1

Kankakee Riverfront - Phase 1

The Kankakee Riverfront Society, Inc. is a not-for-profit 501 (c) (3) organization dedicated to the implementation of the Kankakee Riverfront Master Plan. The Currents of Kankakee brand was created for the Kankakee Riverfront Society, Inc. with a sole mission to transform the region's image, raise its marketplace appeal and enhance its quality of life.



[Click to view the Currents of Kankakee Website](#)

Kankakee Riverfront Master Planned Area



Completed in 2017, the \$16M, 70-unit River Station Senior Apartment development was a joint effort of the City of Kankakee, Mercy Housing Lakefront, the Kankakee County Housing Development Corporation and then-Presence St. Mary's Hospital (now AMITA Health), with participation from the Kankakee Valley Park District and Community Foundation of Kankakee River Valley. The project aligns affordable living with accessibility and support for healthy aging.



INVESTMENT OPPORTUNITY 14,600 SF mid-1800s stone building in view of the Kankakee River. Formerly a banquet hall and full-service restaurant. Within Kankakee River Valley Enterprise Zone and New Markets Tax Credit boundaries.



Included in the Kankakee Riverfront Master Plan are provisions and strategies for land use, economic development, design, financing and brand awareness based on detailed market, existing conditions and opportunity analyses. Prioritized uses include mixed-use commercial, multi-family residential, varied recreational amenities and complementary business services.

By 2028, projected direct, indirect and induced economic impacts of the fully executed Kankakee Riverfront Master Plan include:

- \$2.3 million in new TIF tax revenue
- Support of approximately 348 one-time, construction-related jobs
- Generation of approximately \$66 million of one-time, construction-related impact
- Support of approximately 133 non-construction jobs
- Approximately \$12 million of annual recurring economic impact

A cross-functional Riverfront Implementation Team is currently working to execute on the KRMP document. The City of Kankakee has secured funding and begun property acquisition in the proposed Mill Race District.

[Click to view GIS mapping of Kankakee Riverfront Opportunity Zone incentives and available properties.](#)

PRIORITY PROJECT #2

Downtown Kankakee Historic District

Downtown Kankakee was added to the National Register of Historic Places in 2018, making contributing properties eligible for the 20% federal income tax credit on qualifying rehabilitation projects. An arts and entertainment hub, the district also falls within the Kankakee River Valley Enterprise Zone, New Markets Tax Credit boundaries and a Special Service Area that offers a suite of development incentives. A new TIF District is anticipated in 2019.



Recent public investments include the Schuyler Avenue Streetscape initiative, which adds bike lanes and a variety of street furniture and lighting and amenities to encourage public gathering and commercial activity. District anchors include Kankakee Public Library, the Kankakee Depot, Kankakee Courthouse, administration for Kankakee County and the City of Kankakee, and several financial institutions.



[Click to view GIS mapping of Kankakee Riverfront Opportunity Zone incentives and available properties.](#)

Downtown Kankakee Historic District



The City of Kankakee welcomes market-rate multifamily development concepts. A recent study by Bowen National Research identified unmet demand for 800+ multifamily residential units across the community.

[Click to view GIS mapping of Kankakee Riverfront Opportunity Zone incentives and available properties.](#)



INVESTMENT OPPORTUNITY

21,000 SF of retail/flex space with loading dock and freight elevator is available at former Turk Furniture Building. Neighbors include The Majestic, Stefari Cafe, Rigo's Place and Paramount Theatre.

PRIORITY PROJECT #3

Health Care Corridor



[Learn More](#) **2019 Kankakee County Market Profile**

Two award-winning hospitals serve as the foundation of the health care sector in Kankakee County, representing significant employment, attracting new talent and residents, and driving widespread economic impact. Riverside Health Care is the metro's single largest employer, at 3,015 as of December 2018. Nearby AMITA Health St. Mary's Hospital adds 1,136 employees. Both institutions are active stakeholders in community development initiatives across the metro, including with the Kankakee Riverfront Opportunity Zone.

Recent infrastructure projects completed within the Health Care Corridor include the Riverfront Trail Bridge. Opened in 2018, the public-private development completes a 10-mile pedestrian and bike loop from Kankakee Community College to the Village of Bourbonnais.



INVESTMENT OPPORTUNITIES



12,284 SF medical office building with river views and 22,700 VPD is available for sale.



Newly remodeled 4,480 SF medical office/clinic is available for sale.

[Click to view GIS mapping of Kankakee Riverfront Opportunity Zone incentives and available properties.](#)

PRIORITY PROJECT #4

The Shoppes at Meadowview

The Shoppes at Meadowview is a multi-tenant retail center consisting of 139,112 SF over 31.86 acres. Currently 77% leased with 37,000 VPD, the property includes three inline multi-tenant buildings and three outlots. The center is in a dedicated TIF, the Kankakee River Valley Enterprise Zone and within New Markets Tax Credit boundaries.



A 14,000 SF, three-screen addition to the existing three-screen cinema complex is underway at Shoppes at Meadowview. The project includes a dramatic facade renovation.



New 77,000 SF
tenant 2019



INVESTMENT OPPORTUNITY Five Shoppes at Meadowview multi-tenant retail center properties are available at June action. 37,000 VPD.

[Click to view GIS mapping of Kankakee Riverfront Opportunity Zone incentives and available properties.](#)

PRIORITY PROJECT #5

I-57 Exit 312 East Court District

This important community gateway is slated for dramatic transformation with the Illinois Department of Transportation's Interstate 57 interchange reconstruction project and the anticipated approval of a new 545-acre East Court TIF District (2019).



INVESTMENT OPPORTUNITY Two parcels measuring 160' x 140' located at a three-way traffic-controlled intersection adjacent to Best Tires Mufflers & Brakes. Located within the Kankakee River Valley Enterprise Zone, which provides property tax abatement and sales tax exemption for new construction. Also within New Markets Tax Credit boundaries.

[Click to download Kankakee River Valley Enterprise Zone brochure](#)



INVESTMENT OPPORTUNITY Commercially zoned 0.5-acre vacant lot available for sale next to Family Dollar. Located within the Kankakee River Valley Enterprise Zone, which provides property tax abatement and sales tax exemption for new construction. Also within New Markets Tax Credit boundaries.

[Click to view GIS mapping of Kankakee Riverfront Opportunity Zone incentives and available properties.](#)

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