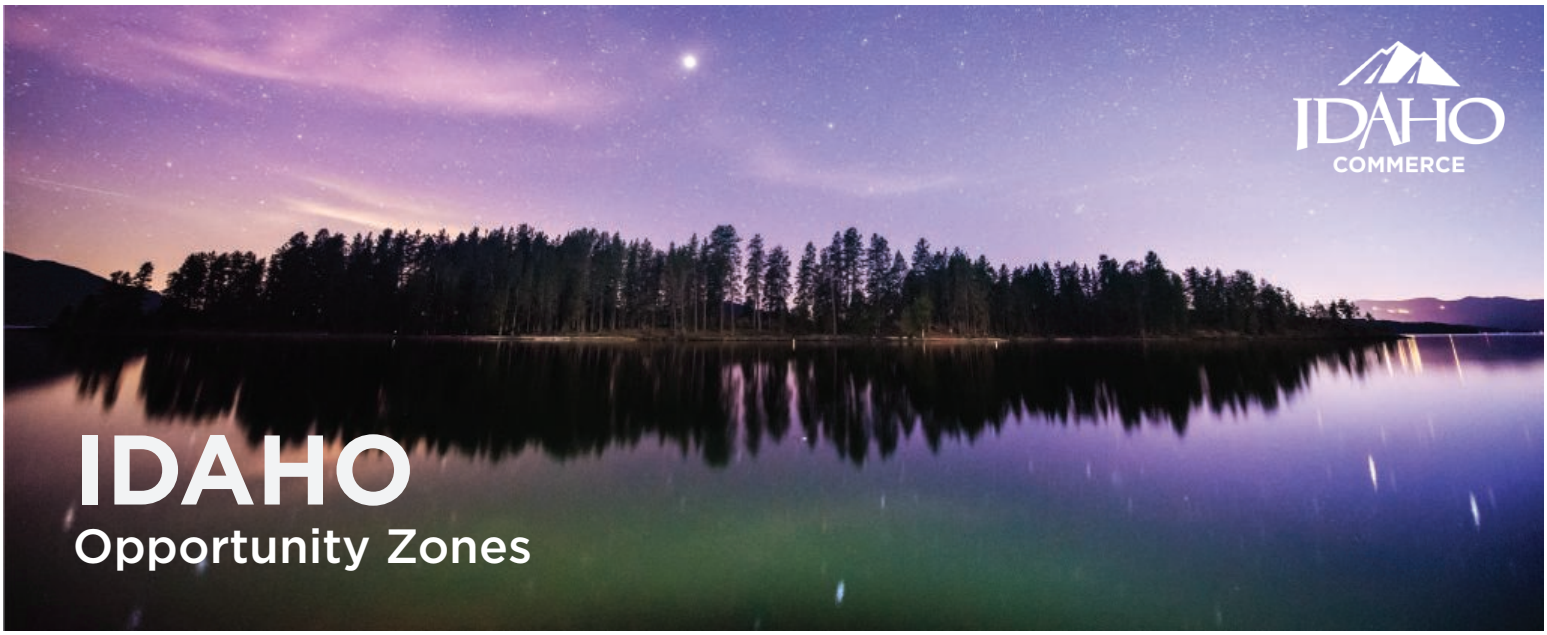

OPPORTUNITY ZONE PROGRAM OVERVIEW

The Tax Cuts and Jobs Act of 2017 contains a new tax incentive for investments in low-income census tracts designated as Opportunity Zones.

Opportunity Zones are a new community development program established to encourage long-term investments in low-income urban and rural communities.

Private investment vehicles called Opportunity Funds that place 90 percent or more of their funds into an Opportunity Zone can earn tax relief on the capital gains generated through those investments. Tax benefits increase the longer investments are in place.

Each state nominated a minimum of 25 total eligible census tracts but no more than 25% of the total number of eligible census tracts within the state. Approved Idaho Opportunity Zone tracts and informational one-pagers are included herein.

For more details on Idaho Opportunity Zones visit **commerce.idaho.gov/communities/opportunity-zones/**.

INVESTOR BENEFITS

- Deferred capital gains taxes
- Captial gains tax reductions
- Appreciation exclusions

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info@commerce.idaho.gov | 800.842.5858 | www.commerce.idaho.gov

Tax Benefit Eligibility Guidance

In order to be eligible for the tax benefits, Opportunity Funds:

- Must be organized as a corporation or partnership
- Must be certified by the U.S. Treasury (self-certification)
- 90% of the Opportunity Fund's assets must be invested in an Opportunity Zone or Zones
- Investments may include stocks, partnership interest or real estate (substantial rehabilitation requirement)

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BOISE

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

Centrally located within the City of Boise, this opportunity zone has transportation infrastructure, including rail and interstate, and benefits from significant nearby residential areas.

The area includes a diversity of land uses and employment opportunities such as the St. Alphonsus Regional Medical Center, which has realized continued investment and employment growth.

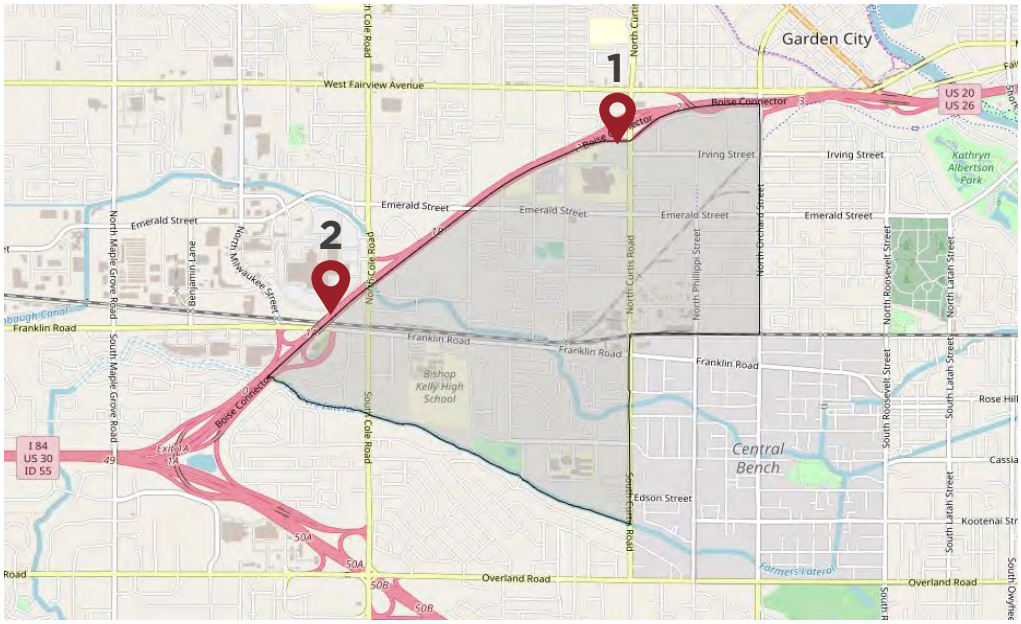
This Boise opportunity zone is approximately 3 miles from the city's downtown, the civic and employment center of Idaho.

WHAT'S IN THE ZONE?

- Access to Interstate 84 and Interstate 184
- Close proximity to downtown
- Quick acces to Boise Airport

INVESTMENT SITES

1. **1200 N. Curtis Road**
   Previous industrial use, 6.03 acres/263,000 sq. feet, leaseable on 5 acres with 1 acre accessory parking lot
2. **34 South Cole Road**
   Formerly a school, now a vacant lot of 8.56 acres/ 373,000 sq. feet



CENSUS TRACT 16001002000

IDAHO COMMERCE

Quick Facts About Boise, Idaho

230,594
Population

2.3%
Unemployment Rate

$57,189
Median Income

75%
Workforce With Some College Education

Nic Miller
Economic Development Director
City of Boise
nmiller@cityofboise.org
208-994-1209

LOCAL PRIORITIES

The current state of the census tract is a mix of heavy industrial, light industrial, residential, health services and retail. There is ample opportunity for infill development and redevelopment of this area.

This census tract lends itself well to a mixed-use development including housing, retail, office and other uses. There are a growing number of startups from a variety of industries attracted to this area due to its low lease costs, proximity to Boise State University, and proximity to housing and transportation infrastructure.

Continued western sprawl in the Boise Valley has made the Central Bench neighborhood in this zone a target for intensification and an opportunity to reimagine a neighborhood that already has essential infrastructure in place.

The neighborhood represents an opportunity to continue the City's initiatives to diversify employment (Boise Competes) and intensify residential development (Grow Our Housing) sustainably.

BOISE COMPETES

Boise Competes is the city's economic development promise to its citizens. It means the city is working hard every day to make the city the best it can be.

The goal of Boise Competes: align resources with opportunities to ensure Boise's economy remains lasting, innovative and vibrant for years to come.

GROW OUR HOUSING

Over the last several years Boise has seen tremendous vitality, with low unemployment, increased opportunity, and a growing national realization that Boise truly is becoming one of the most livable cities in the country. Boise's challenge is how to maintain the city's high livability in the face of the dramatic growth brought by this success.

Unlike other cities that have fallen victim to overwhelming housing shortages, Boise has an opportunity to sustain our livability and guide future growth. After recently completing a series of robust community conversations, housing affordability emerged as a top concern.

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MERIDIAN

Idaho Opportunity Zone

Photo Credit: Idaho Business Review

OPPORTUNITY ZONE OVERVIEW

This census tract contains strong and emerging central markets for industrial companies, health science and higher education organizations, regional transit groups, small businesses, and housing.

It is seen by the city as the key to connecting consumers, commuters and workers living across the Treasure Valley.

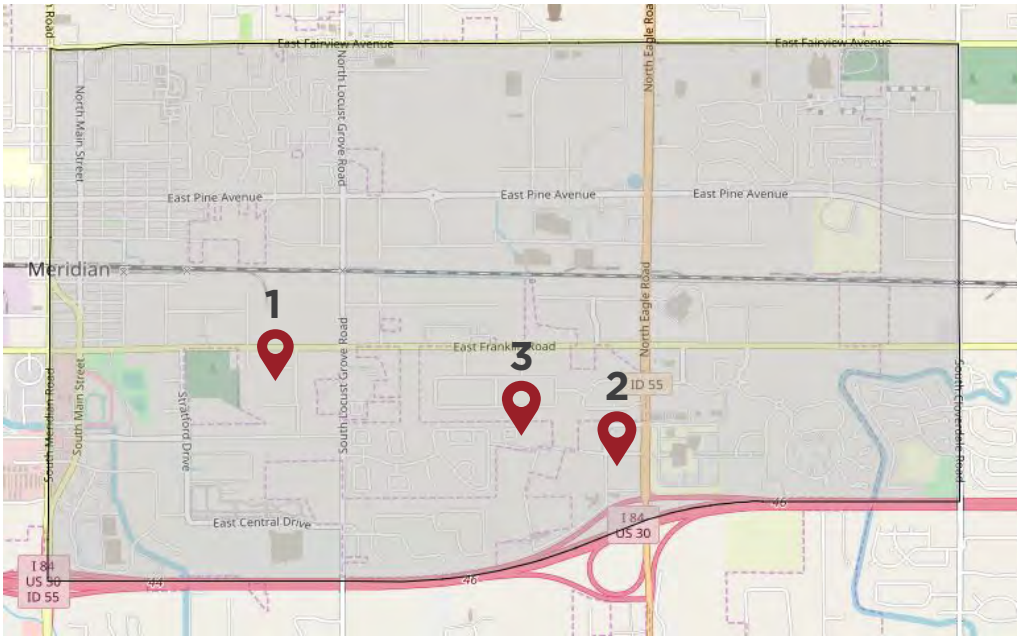
The tract has convenient freeway access, well-built local roads and an active rail corridor boasting a strong infrastructural advantage in creating long-term opportunities for profitable investment, innovation and growth.

WHAT'S IN THE ZONE?

- Access to Interstate 84
- Near Blue Cross of Idaho and St. Luke's Medical Center
- Industrial rail access
- Idaho College of Osteopathic Medicine

INVESTMENT SITES

1. **1250 E. Kalispell**
   1.7 acres of zoned, light industrial property with utility service.
2. **3015 E. Magic View Drive**
   1.6 acres of zoned, general commercial property, access to ID-55/Eagle Road, near St. Luke's Medical Center.
3. **715 S. Wells Street**
   6.86 acres suitable for medical, office or flex (RUT zoning), with access to I-84.



IDAHO COMMERCE

CENSUS TRACT 16001010321

Quick Facts About Meridian, Idaho

106,410
Population

2.4%
Unemployment Rate

$64,375
Median Income

77.9%
Population with Bachelor's Degree or Higher

HOUSING NEEDS

This opportunity zone incorporates a portion of the tract in the Meridian Urban Renewal District, as well as Meridian's HUD-approved Community Development Block Grant redevelopment area.

There are ongoing efforts to leverage federal and state funding in the residential and commercial areas of this tract to prevent and mitigate poverty, slum and blight, and other local needs.

Hospitality and retail employees find it difficult to live in the area due to dwindling diversity in housing options. A number of mixed-use, housing, and office developments are in various stages of entitlement in the downtown area. Surrounding industrial areas have lobbied to maintain the industrial portions, improve housing affordability and options, and retain employment in the area that contribute to the state's GDP.

HEALTH SCIENCE CORRIDOR

This corridor is marketed to attract health science and technology companies. With St. Luke's Meridian Medical Center, Idaho Urologic Institute, Idaho State University and the Idaho College of Osteopathic Medicine, this area is slated for future health science and technology clustering. The corridor creates a clear need and opportunity for a specialized and highly-skilled workforce.

RAIL CORRIDOR

The rail corridor running through this census tract houses a number of significant industrial users such as ProBuild, Scentsy, Micro100 Tool, FSA and PKG. This is an area sought after for industrial development.

This railway provides many opportunities to industrial partners across the Treasure Valley and has potential to provide future transportation options for those living throughout Boise, Meridian, Nampa and Caldwell.

Cameron Arial, City of Meridian, carial@meridiancity.org, 208-489-0570
Brenda Sherwood, City of Meridian, bsherwood@meridiancity.org, 208-489-0537

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BONNERS FERRY

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone is bordered by the south and west banks of the Kootenai River. The area is traditionally sustained by timber and may be ideal for value-added wood products manufacturing.

The opportunity zone includes the Kaniksu National Forest, downtown and southern Bonners Ferry, the Kootenai River Inn Resort and a number of parcels with rail access.

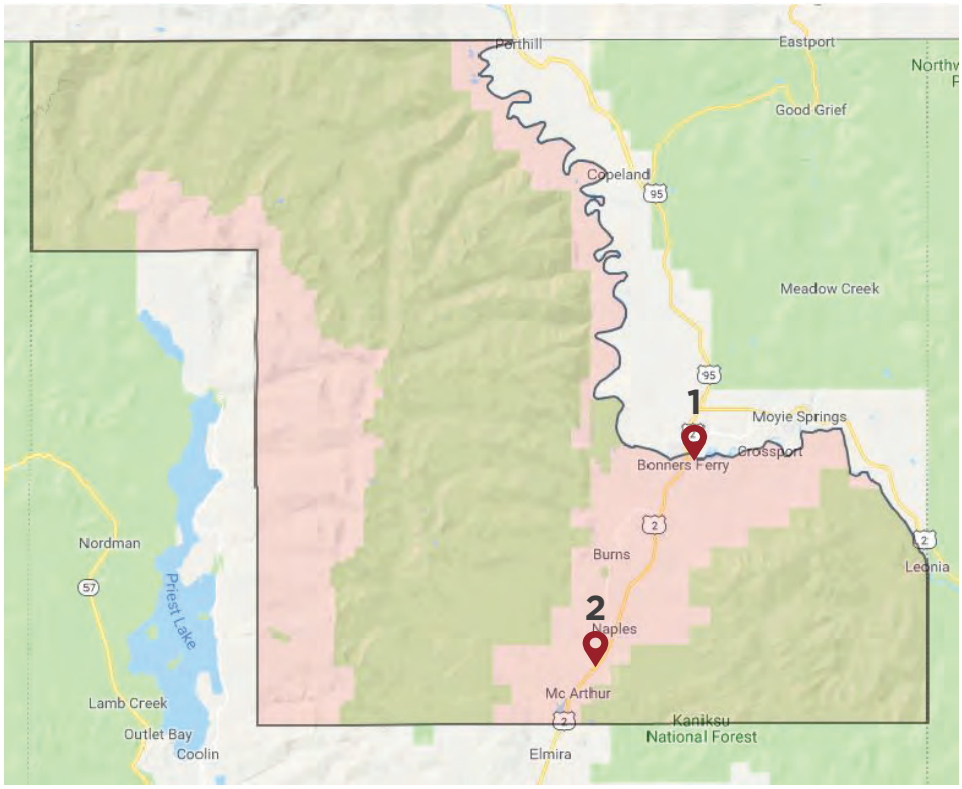
WHAT'S IN THE ZONE?

- Near US Highway 95 with direct access to State Highway 2
- Shares its northern border with Canada
- Rail access

INVESTMENT SITES

1. **7168 1st St., Bonners Ferry, ID**
   Former Safeway building of 14,206 square feet on 0.795 acre lot. Recommended use as a retail grocery store, small manufactur ing, office space or community center. Includes loading areas, parking and is retail adjacent.

2. **138 Latigo Ln., Naples, ID**
   7.92 acre commercial property off Highway 95, including out buildings, greenhouses and living quarters. Recommended use as a manufacturing plant, nursery or retail store.



CENSUS TRACT 16021970200

IDAHO COMMERCE

Quick Facts About Bonners Ferry, Idaho

2,629
City Population

5,326
Census Tract Population

$35,892
City Median Income

18%
City Population with a College Degree

LUMBER INDUSTRY

The skill sets of Boundary County citizens are predominately in the lumber industry and wood by-product sector. Due to the longevity of the industry, skills are strongest in value-added wood products and wood by-products. The most likely type of industry to develop in this census tract would be in the value-added wood products business.

Courtesy Boundary County Museum

FOREIGN TRADE ZONE

This opportunity zone includes a foreign trade zone. The FTZ program is in support of businesses with a U.S. location that imports parts, materials or components for manufacturing and finished goods or parts for distribution, either exported or sold in the U.S. Foreign goods and domestic goods held for export are exempt from state and local inventory taxes.

RAIL USE

There are two parcels within the opportunity zone with rail track sidings and several parcels with direct rail access. The rail track sidings parcels are ideal for inventory deliveries and final product shipping. Investors with interest in these parcels are both outside of the state and outside of the country.

COMPANY HIGHLIGHT

Bonners Ferry is home to multi-million dollar Panhandle Door, Inc., and Überleben, a modern bushcraft company known best for its fire-focused products.

Dennis Weed, Boundary County Econ. Dev., dweed@boundaryedc.com, 208-267-4352
David Sims, Boundary County Econ. Dev., dsims@boundaryedc.com, 208-267-0352

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BUHL
Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

Buhl is a walkable downtown community with a diverse population and business environment.

The Buhl area has available workforce and can accommodate larger manufacturing and food processing with available utilities.

Buhl is surrounded by agriculture and commercial and industrial zoned areas. The city is also home to one of the premier golf courses in southern Idaho.

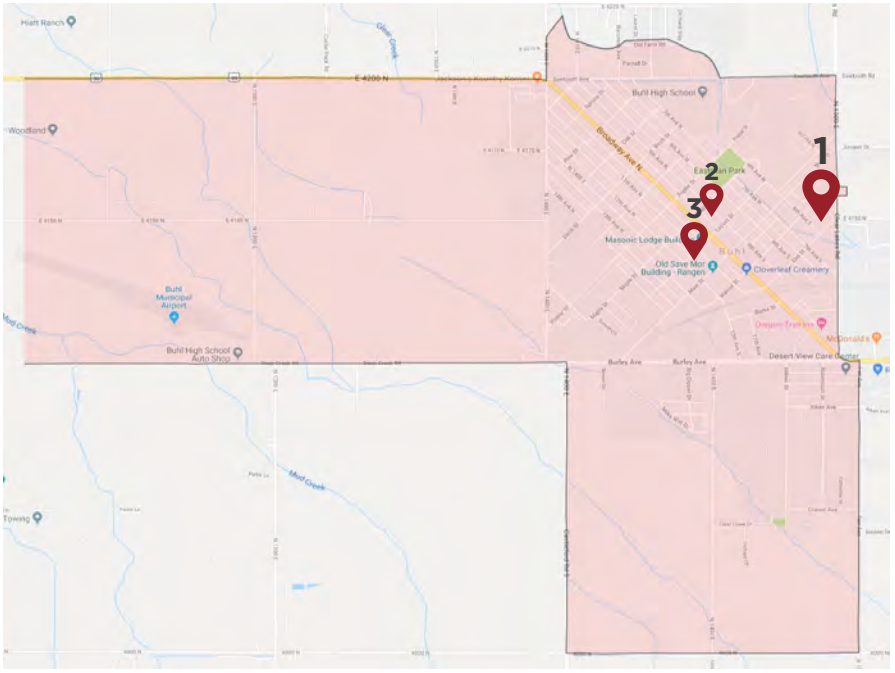
This zone contains an active rail line and encompasses most of the community's commercial and residential zones.

WHAT'S IN THE ZONE?

- Near Interstate 84 and US Highway 30
- Large food and agricultural companies including Cloverleaf Creamery
- Buhl Municipal Airport

INVESTMENT SITES

1. **289 Clear Lakes Road**
   3,000 sq. ft. commercial/retail space with 1.2 acres of land.
2. **200 Broadway Avenue N.**
   6,500 sq. ft. former bank building ideal for commercial, office or retail.
3 **1118 Main Street**
   12,000 sq. ft. retail/commercial space.



IDAHO COMMERCE

CENSUS TRACT 16083000400

Quick Facts About Buhl, Idaho

4,447
Population

36
Median Age

$38,940
Median Income

20.6%
Population With College Degree

LOCAL PRIORITIES

Currently Buhl has a shortage of middle and upper income housings. Buhl officials would like to see an increase in housing options for these areas plus opportunities for new and veteran housing.

Flickr Creative Commons: Jasperado

A Recreation District would improve already vibrant community recreation programs.

Buhl provides a safe, family-oriented atmosphere with a completed downtown revitalization project that provides a well-lit walkable downtown area.

The revitalization of older downtown building structures would create an enticing atmosphere for various businesses.

The City of Buhl would like to see more companies re-locate in the downtown and surrounding areas to bolster existing businesses already located in the opportunity zone.

INVESTMENTS

The City of Buhl recently completed considerable water and wastewater improvements in 2016. Buhl opened two new health services businesses in early 2019.

Roadway improvements are in place to improve traffic congestion in these areas. Buhl has an existing niche trucking presence with expansion capacities.

The current opportunity zone could see a potential increase in tourism, driven by local wineries, trail systems and recreation in the Snake River corridor.

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Michelle Olsen, Buhl Chamber of Commerce, 208-543-6682, michelleo@buhlchamber.org

Pat Hamilton, Buhl Economic Council, 208-737-6740, phamilton@farmersbankidaho.com

CLEARWATER COUNTY

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone represents all of Clearwater County, including four incorporated municipalities: Elk River, Orofino, Pierce and Weippe.

Ready access to natural resources make it suitable for recreational technology firms looking to build and test their products right in their backyard.

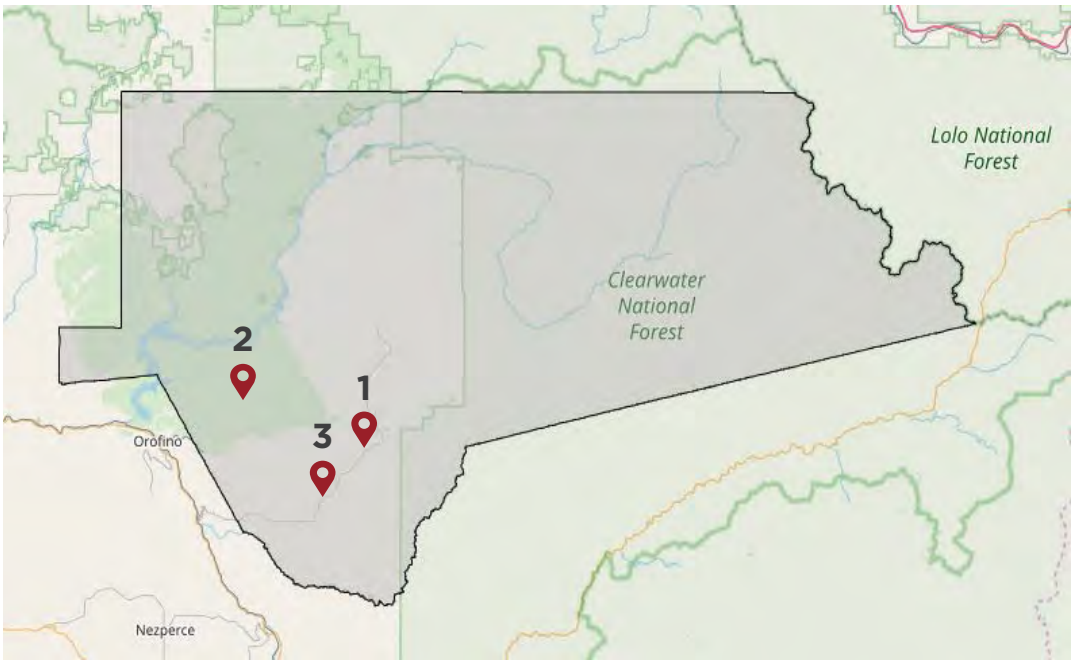
The county's economic development team is focused on housing and is also currently working on a marketing campaign to attract a cross-laminated timber manufacturer to the area.

WHAT'S IN THE ZONE?

- Access to US Highway 12 and State Highway 11
- Clearwater River, Kelly Creek, Dworshak and four inland reservoirs, and two fish hatcheries
- Railroad access
- More than five backcountry airstrips

INVESTMENT SITES

1. **SH 11, Weippe, 83553**
   Vacant, industrial, manufacturing, mixed use; 80-787 acres.
2. **84 Grangemont Rd., Orofino, 83544**
   Manufacturing, industrial, business | park, mixed use for wholesale; 25 acres.
3. Multiple residential and mixed use development sites.



CENSUS TRACT 16035970100

IDAHO COMMERCE

Quick Facts About Clearwater County

8,535
Population

6.4%
Unemployment Rate

$43,790
Median Income

25.4%
Population with College Degree

HISTORY

Clearwater County has strong ties to natural resource management and industry. Logging, lumber manufacturing, forest landscape and fisheries management represents 25% of the economy including private and public sector employers.

REC-TECH

Clearwater County experiences continuous growth and development in the recreation technology business sector with companies such as NightForce and SJX Jet Boats acting as focal points that are spurring smaller support businesses to emerge and grow.

The county is home to tool manufacturer AAA Precision Tool, and CNC Tech and NN Machine, both high quality machines shops working in the firearms, aeronautics and medical industries. Additionally, advanced welding firms are in growth mode to meet the needs of the local and regional jet boat sector.

LOCAL PRIORITIES

There is an increased need in this opportunity zone for more modern, middle class and entry-level housing.

Clearwater County is focused on diversification and building on existing clusters including jet boat and arms-related manufacturing, healthcare and value-added wood products.

Businesses and residents alike are drawn to this zone for easy access to its natural resources, low crime and rural lifestyle, but the county's natural resources also offer opportunities for land-water-air based business development and industry sectors that support existing manufacturers and healthcare. The economic development team is also working with public and private partners in attracting value added wood product companies.

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Bobbie Kaufman, Clearwater County, 208-476-4815, pz@clearwatercounty.org
Todd Perry, City of Orofino, 208-476-4725, toddperry1168@gmail.com

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GOODING

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone covers northern Gooding County and includes the city of Gooding, the county seat and home to the Idaho School for the Deaf and Blind.

Gooding's Urban Renewal Agency holds title to a 22-acre shovel-ready industrial park, complete with water and sewer services.

The College of Southern Idaho maintains a satellite campus in the community that is equipped to offer remote degree and vocational educational programs.

INVESTMENT OPPORTUNITY

430 Main Street

This investment site is a commercial building located in the downtown business district. The main floor is approximately 4,400 square feet. The upper mezzanine floor space is 2,000 square feet. Basement storage includes 2,300 square feet. The building provides unlimited opportunity for commercial business applications.

WHAT'S IN THE ZONE?

- Access to Interstate 84 and Idaho State Highway 26
- Nearby recreation access including a golf course, hiking, hunting, fishing, swimming and snow shoeing
- Near rail access and a municipal airport

IDAHO COMMERCE

CENSUS TRACT 16047960100

Quick Facts About Gooding, Idaho

3,428
Population

35
Median Age

$33,109
Median Income

21.4%
Population With College Degree

Larry Bybee
Public Works Director
lbybee@goodingidaho.org
208-595-4902

LOCAL PRIORITIES

Gooding continues to seek to improve their downtown district and has a vision to create an attractive, pedestrian-friendly Main Street with cross walks, street lights and improved building fronts. The city has plans to move the targeted urban renewal zone to their Main Street, the length of which is included in the opportunity zone area.

INDUSTRIAL PARK

The Urban Renewal Agency's industrial park property is primed for development and has undergone recent infrastructure upgrades. The park continues to develop relationships with its users and neighbors to expand the park as well as improve rail access.

Further development of the industrial park would be useful for Gooding, as well as the introduction of new industry to stimulate the Urban Renewal process. Additionally, this community is prioritizing business retention, affordable housing and worker training to improve workforce.

INVESTMENTS

The city of Gooding recently invested significant funds and efforts into local infrastructure. These improvements include $5 million in water and $9 million in wastewater, the compilation of a 10-year road maintenance plan, the reception of an $11,000 grant for ADA curb replacements, and another $50,000 grant to fund a transportation master plan.

The city is currently working with the Corp of Engineers to replace containment walls built in the early 1940's as part of the work program.

The Gooding Airport recently installed an automated weather observation system to assist pilots with navigation and provide detailed weather information. A 635-foot runway extension project is currently in the design phase, slated for completion as early as late 2019.

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JEROME

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone encompasses part of the city of Jerome's Urban Renewal area. The zone is served by an active rail line with easy access to the Interstate.

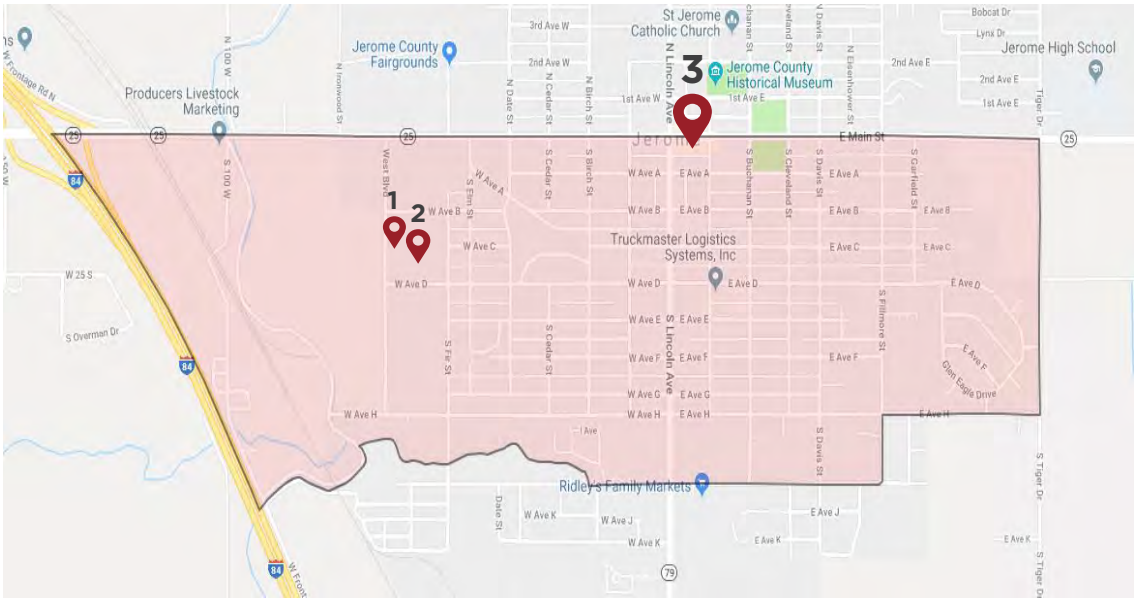
A recent water and sewer line extension along Main Street opened several parcels for commercial and industrial development. The area also hosts several historic buildings ripe for redevelopment.

WHAT'S IN THE ZONE?

- Access to Interstate 84
- Hub of Idaho's dairy industry, including processing
- Rail access

INVESTMENT SITES

1. **Shotwell Property: 961 W. Main Street** 47.05 acres of greenfield property within city limits and Urban Renewal area.
2. **Cinema Property: 961 W. Main Street** 1.5 acres of cinema property and a 4.5 acre pad site, suitable for mixed use.
3. **Crystal Mall** 11,500 sq. ft. building commercially zoned with parking.



CENSUS TRACT 16053970400

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IDAHO COMMERCE

Quick Facts About Jerome, Idaho

11,796
City Population

2.4%
Unemployment Rate

$42,896
Median Income

22.6%
Population With College Degree

AGRICULTURAL CORE

Agriculture-based industries find success in Jerome and the surrounding area. This opportunity zone may be a good option for food processing companies due to its quick access to the interstate and rail.

Due to the dairy industry's over-production of milk, milk and cheese processing has become a key priority for industry in Jerome. Businesses with interest in this industry are encouraged to consider this zone.

Photo: Idaho Business Review

Jerome is home to the Jerome Cheese Company, a division of Agropur Cheese. Jerome Cheese brings in 6.5 million pounds of milk and produces over 600,000 pounds of cheese daily.

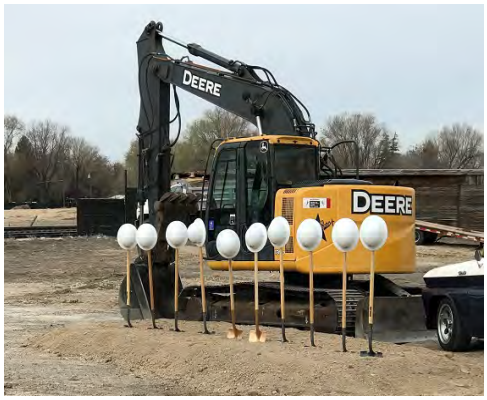
Photo: Joy Pruitt, Magic Valley Times-News

IMPROVING LIVABILITY

Jerome's economy includes a rapidly growing population base that has seen a 34 percent increase over a ten-year period between 2003-2013.

This growth is indicative of the regional commitment to infrastructure investments targeted to develop a sound economic environment, favorable to business and development.

Affordable, non-subsidized housing, is very important to the city of Jerome. Various professionals that work in Jerome have to live in neighboring towns due to lack of such housing and commute.



Other priorities include retail growth in ways that are different than neighboring cities. Mixed-use commercial projects that bring different services and products to the city's industry mix are intriguing, and improving the city's downtown is vital to its sustainability.

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Mike Williams, City of Jerome, mwilliams@ci.jerome.id.us, 208-324-8189
Esmeralda Chavez, City of Jerome, echavez@ci.jerome.id.us, 208-324-8189

KAMIAH

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes the city of Kamiah, home to former lumber mills, tribal enterprises including a casino, and a number of historic commercial facilities.

Upstream from the cities of Orofino and Lewiston, Kamiah sits on the banks of the Clearwater River and the Lewis and Clark Trail. The community sees potential in both heritage and recreational tourism.

WHAT'S IN THE ZONE?

- Access to US Highway 12 and Idaho State Highway 64
- Access to the Clearwater River
- Itse Ye Ye Casino

INVESTMENT SITES

411 Main Street, Kamiah, 83536
This 5,000 square foot building is in the middle of downtown on Kamiah's main street. It is currently a small mini mall and leases space to four businesses.

INFRASTRUCTURE

A new internet provider now offers up to 100+ MBPS broadband service, creating additional opportunities for businesses and investors to relocate or expand.

CENSUS TRACT 16061940001

IDAHO COMMERCE

Quick Facts About Kamiah, Idaho

1,300
City Population

1,852
Census Tract Population

$36,013
Median Income

21.5%
Population With College Degree

Gavin Lewis
Ida-Lew Economic Development Council
gavin@ida-lew.org
208-983-8302

LOCAL PRIORITIES

The location of this opportunity zone is prime for outdoor recreation including fishing, hunting, boating and hiking. Outdoor recreation, tourism and recreation technology businesses may thrive in this area with proper investment.

There is an opportunity to build a riverside trail along the Clearwater River, creating additional recreation areas for tourists and residents of Kamiah.

The population within this zone is in need of housing. Since a large portion of the population is elderly, the community is seeking investment in new assisted living homes in order to free up housing for a younger workforce.

CITY EVOLUTION

The city of Kamiah is dedicated to integrating the modern world with their historic town. This is evident in the revamping of the city's main business district, their up-to-date school system, modern sanitation facilities and water filtration plant, efficient fire and police departments, a modern medical clinic, and an emergency medical unit.

Did you Know?

The name "Kamiah" is Nez Perce for "many rope litters," as Nez Perce tribes manufactured "Kamia" rope nets in the area to fish steelhead.

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KOOSKIA

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes the city of Kooskia, which sits at the confluence of the main and south forks of the Clearwater River, affording opportunities for tourism and recreation industries.

The zone is a mix of timber and prairie lands, popular for both fishing and hunting.

The zone has a few former mill sites ideal for value-added timber or industrial development.

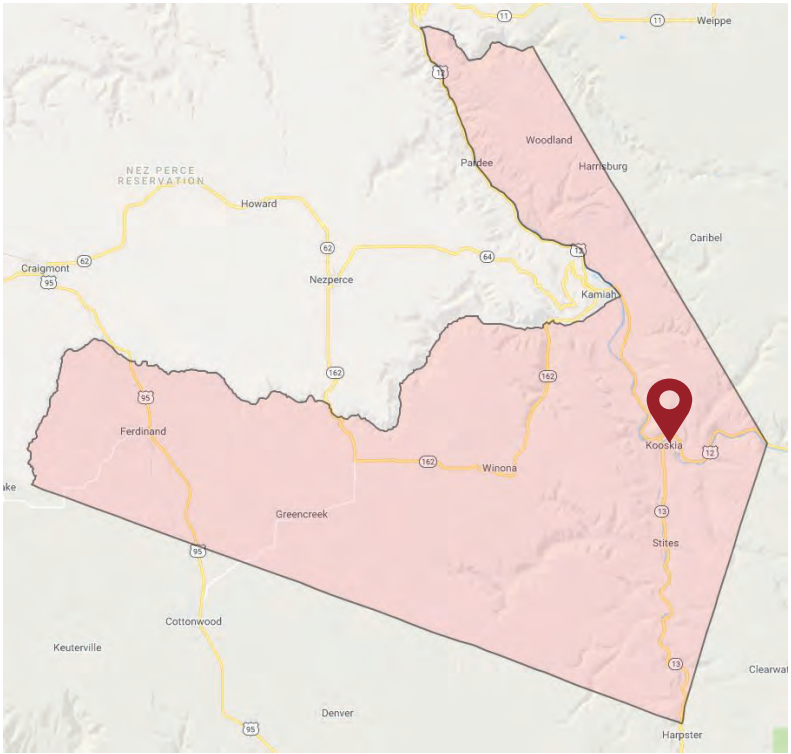
WHAT'S IN THE ZONE?

- Access to US Highways 12 and 13
- Access to the Clearwater River
- Sonnen's Meat Processing

INVESTMENT OPPORTUNITY

601 Ping Street

This investment property includes approdimately 5 acres of land bordering the main fork of the Clearwater River and a public boat ramp. Recommended use includes RV park, seasoning condos or housing.



CENSUS TRACT 16049940000

IDAHO COMMERCE

Quick Facts About Kooskia, Idaho

670
City Population

4,517
Census Tract Population

$34,456
Median Income

19.3%
Population With College Degree

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Ida-Lew Economic Development Council
gavin@ida-lew.org
208-983-8302

LOCAL PRIORITIES

This opportunity zone lacks enough rentals to accomodate for the population. There is an increasingly pressing need for additional housing, including assisted living and retirement communities.

Due to its proximity to the Clearwater River and large expanse of outdoor access, recreational industries and tourism, including hotels, may thrive in this opportunity zone.

Additionally, mill sites and the zone's history in the lumber industry lend this opportunity zone to specialty lumber businesses.

INFRASTRUCTURE

A new internet provider based in the nearby town of Kamiah, Idaho, less than 10 miles from Kooskia, now offers up to 100+ MBPS broadband service. This newly-implemented broadband access creates additional opportunities for businesses and investors to relocate or expand, particularly for commerce-based industries.

NORTHWEST PASSAGE SCENIC BYWAY

Investors intrigued by the opportunity to establish businesses in the recreation technology or tourism industries will be drawn to the Northwest Passage Scenic Byway. This byway is Idaho's longest byway, which at 202 miles, follows the route Lewis and Clark took through north-central Idaho.

This route begins on US Highway 12 at Lewiston and traverses the Clearwater River Canyon. At Kooskia, the byway splits with one segment heading south on Idaho Highway 13 toward the Camas Prairie and the town of Grangeville. Another segment continues east on US Highway 12 along the Middle Fork of the Clearwater River and the Lochsa Wild and Scenic River, culminating at the Lolo Pass Visitor Center in Montana.

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RUPERT

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone contains a section of the city of Rupert east of Idaho Highway 24.

The zone includes a sizeable amount of riverfront property along the west bank of the Snake River, as well as industrial, commercial and residential development property along the south side of Rupert.

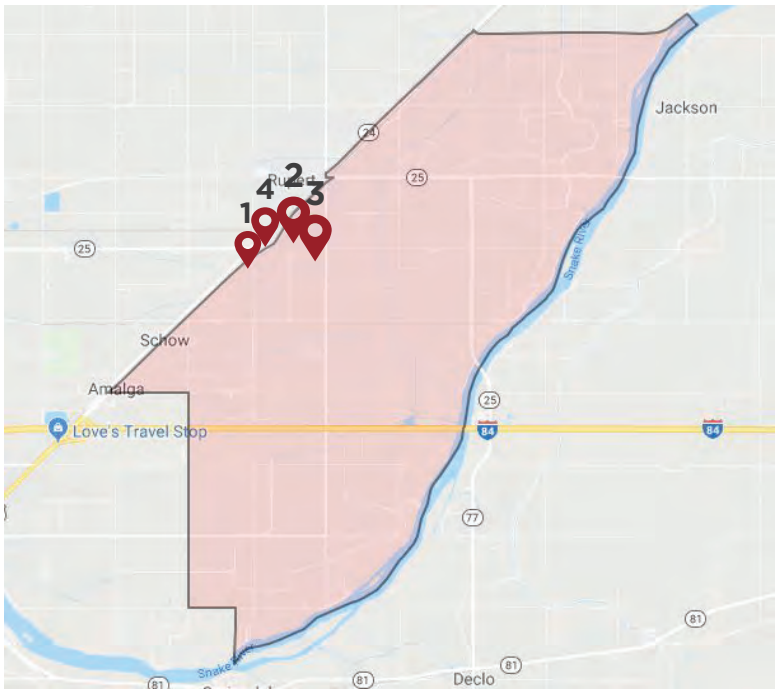
Rupert prides itself on access to the outdoors, a progressive business climate and a friendly, tight-knit community.

WHAT'S IN THE ZONE?

- Interstate 84 and Idaho Highway 24
- Rail access
- Borders the Snake River
- Four airports within 2.5 hours including Salt Lake International and the Boise Airport

INVESTMENT SITES

1. **116-134 S. 100 W.**
   12.44 acres of zoned industrial property with easy access to the highway and interstate.
2. **882-910 S. 9th St.**
   39.33 acres zoned for light industrial use and eligible for annexation into the City of Rupert.
3. **600-798 S. 9th St.**
   39.99 acres zoned for light industrial use.
4. **99-70 S. 100 W.**
   36.54 acres zoned for commercial or light industrial property.



IDAHO COMMERCE

CENSUS TRACT 16067970500

Quick Facts About Rupert, Idaho

5,874
City Population

6.8%
Unemployment Rate

$41,667
Median Income

21.8%
Population With College Degree

Jeffrey McCurdy
City of Rupert
jeff.mccurdy@rupert.id.us
208-436-9600

LOCAL PRIORITIES

Community leaders are progressive in their approach for future growth and are ready to pursue opportunities that are conducive to the growth and retention of the city's workforce.

Any development that will bring quality jobs and benefits, as well as private sector investments, will increase the median income and lower poverty rates.

The strength of the region is agriculturally based. Commodities in the region are exported statewide, nationally and internationally. Rupert has seen tremendous growth in the food processing, food storage, research and development, and other agronomic based sectors. This growth has caused the need for housing developments and new construction.

New businesses in the Rupert area would be best served as food processing, transportation, and construction industry sectors.

HISTORY

Rupert's historic business district is listed on the National Register of Historic Places and surrounds a beautiful town square that is also on the historic register.

The historic Rupert Square is an active district featuring many businesses and community events throughout the year.

BUSINESS CULTURE

Rupert is a hub for food manufacturing and home to a number of cheese and potato processing facilities including Aarowhead Potato Company and swiss cheese production company, Brewster Cheese.

Due to its proximity to a railroad, highway and interstate, Rupert is an ideal location for all forms of manufacturing, including custom trailer company, IMCO-Idaho.

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MOSCOW

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

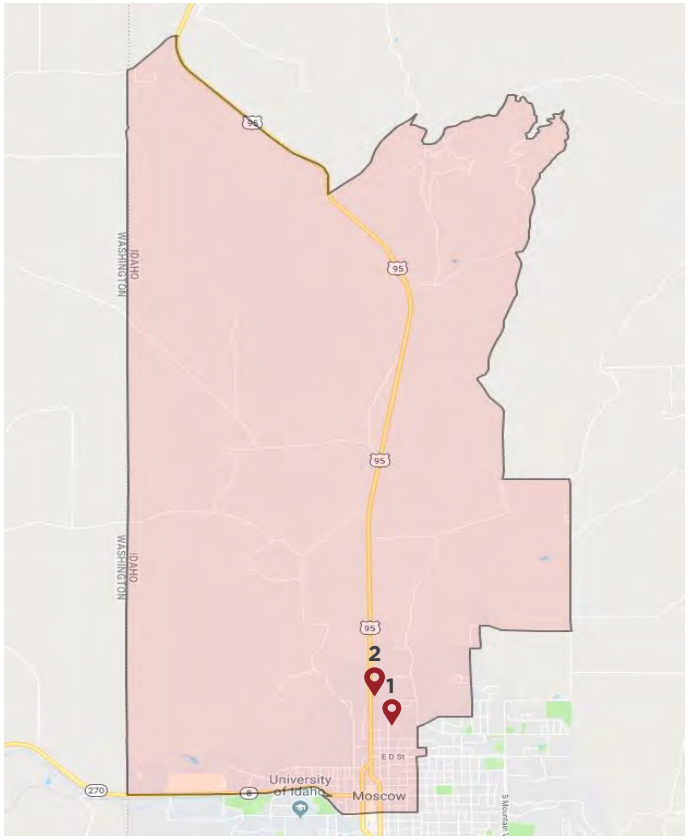
This opportunity zone covers northwest Moscow and a significant portion of its historic downtown. The downtown area has undergone a recent renaissance of new restaurants, breweries and wineries, and includes a number of historic buildings.

Downtown is surrounded by a mix of mature rental- and owner-occupied housing in need of revitalization. This zone also includes the Palouse Mall, a regional shopping center ripe for reinvestment.

The city has three primary economic development focuses including: redevelopment of the prior agricultural and industrial area, expansion of light industrial and advanced manufacturing sectors, and the continued reinvestment and revitalization of downtown Moscow.

WHAT'S IN THE ZONE?

- US Highway 95 and Idaho State Highway 8
- Shares a border with Washington State
- Local airport and nearby access to Pullman-Moscow Regional Airport



INVESTMENT SITES

1. **North Main Street and Rodeo Drive**
   2.6 acres commercially zoned with frontage along Main Street (US Highway 95) carrying in excess of 15,000 cars daily.

2. **212 East Rodeo Drive**
   12,000 square foot professional office building, ideal for commerical, retail, medical or research and development use.

IDAHO COMMERCE

CENSUS TRACT 16057005100

Quick Facts About Moscow, Idaho

25,599
City Population

2%
Unemployment Rate

$39,266
Median Income

67.1%
Population With College Degree

Bill J. Belknap
City of Moscow
bbelknap@ci.moscow.id.us
208-883-7011

DOWNTOWN PRIORITIES

This opportunity zone includes a large portion of the downtown core, regional shopping center, high performing commercial corridor and a number of residential neighborhoods. Like many communities, the downtown struggled to compete with development of new commercial business on the urban edge. In the last decade, private reinvestment in downtown has included new entertainment and restaurant establishments and the relocation of EMSI to this area. However, much of the downtown public infrastructure and buildings remain in need of renovation and reinvestment.

Some residential neighborhoods surrounding downtown and the University of Idaho campus have suffered from a lack of maintenance and reinvestment over many years. Due to their central location and proximity to the university, these neighborhoods are well-positioned for redevelopment to increase residential opportunities.

The Palouse Mall in the western portion of the zone is a 400,000 square foot shopping center in need of significant reinvestment to revitalize the more than 400 jobs lost in the community during the closure of retail establishments in this space.

INVESTMENT STORIES

Northwest River Supplies (NRS), a premier international whitewater rafting supplier located in Moscow, acquired a vacant 42,000 square foot grocery store in 2006 to meet their growing need for product storage and processing space. In 2018, NRS started a 100,000 square foot, $15 million expansion project in the same location to consolidate their operations in a modern, efficient and attractive facility.

Gritman Medical Center recently completed a 54,000 square foot, $16 million medical office complex in downtown Moscow, expanding local medical service delivery to the region. The new facility houses a clininc that provides income-based medical and dental services, a cardiac rehabilitation center, oncology services and an anatomy lab for the University of Idaho's medical education program.

Fields Hold and CA Ventures selected a prior brownfield site on the edge of the University of Idaho campus as the location for the development of a $24 million, mixed-use project called "Identity" that includes 134 apartment units and 3,000 square feet of retail space. The project was completed in the fall of 2018.

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MOSCOW

Idaho Opportunity Zone

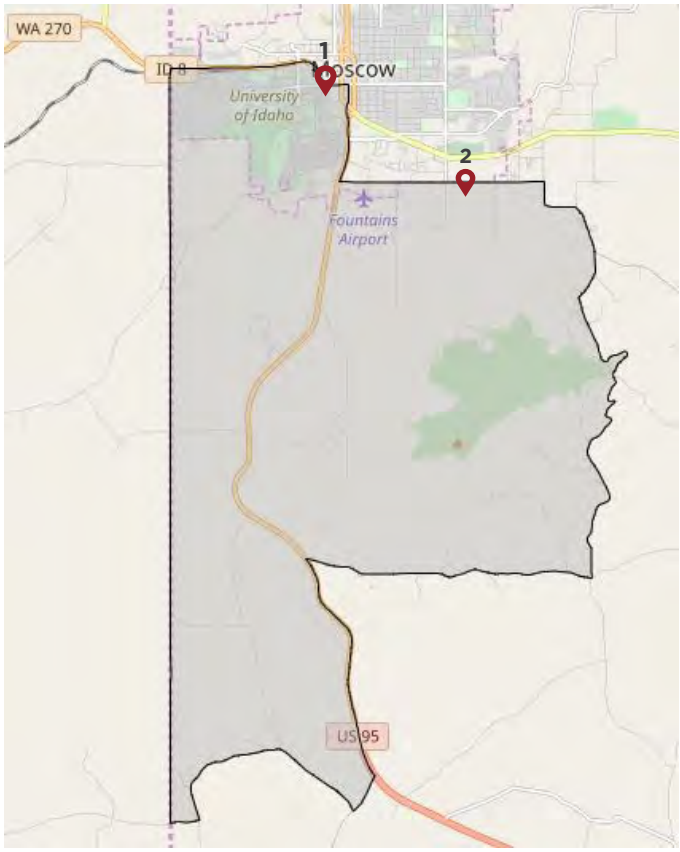
OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes southwest and southern Moscow, the University of Idaho campus and the Legacy Crossing Urban Renewal District. This zone may be ideal for attracting venture capital and investment in new mixed use development, revitalized multifamily rental housing, and new industrial and advanced manufacturing facilities.

Currently the city has three primary economic development focuses including: redevelopment of the prior agricultural and industrial area, expansion of light industrial and advanced manufacturing sectors, and the continued reinvestment and revitalization of downtown Moscow.

WHAT'S IN THE ZONE?

- US Highway 95 and Idaho State Highway 8
- Shares a border with Washington State
- Local airport and nearby access to Pullman-Moscow Regional Airport



INVESTMENT SITES

1. **212 College Street**
   5 acre site zoned for mixed use. The site currently houses a warehouse and office and research structures, and is within the existing urban renewal district.

2. **E. Palouse River Drive and S. Mountain View**
   Two 80 acre parcels zoned for residential development with utilities nearby.

CENSUS TRACT 16057005400

IDAHO COMMERCE

Quick Facts About Moscow, Idaho

25,599
City Population

2%
Unemployment Rate

$39,266
Median Income

67.1%
Population With College Degree

Bill J. Belknap
City of Moscow
bbelknap@ci.moscow.id.us
208-883-7011

INVESTMENT RECOMMENDATIONS

The University of Idaho campus provides the optimal site to facilitate a public/private partnership in the development of housing and athletic facilities. Since the founding of the University in 1889, it has been an integral component of the local economy. The economic activity associated with the University constitutes 50% of the local economy and each student enrolled on campus in Moscow represents over $50,000 in local spending and economic contribution.

The Legacy Crossing Urban Renewal District is ideal for the redevelopment of the historic agricultural/industrial area to connect the University campus and downtown Moscow.

The south-Moscow location offers premier access to state and national highways and is a location the community identified as an ideal site for industrial development.

INVESTMENT STORIES

Northwest River Supplies (NRS), a premier international whitewater rafting supplier located in Moscow, acquired a vacant 42,000 square foot grocery store in 2006 to meet their growing need for product storage and processing space. In 2018, NRS started a 100,000 square foot, $15 million expansion project in the same location to consolidate their operations in a modern, efficient and attractive facility.

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MOUNTAIN HOME

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone contains most of the city's commercial and retail business, including a 400 acre industrial campus.

It is a few short miles from Mountain Home Air Force Base, a military installation estimated to have an annual economic impact of $965 million.

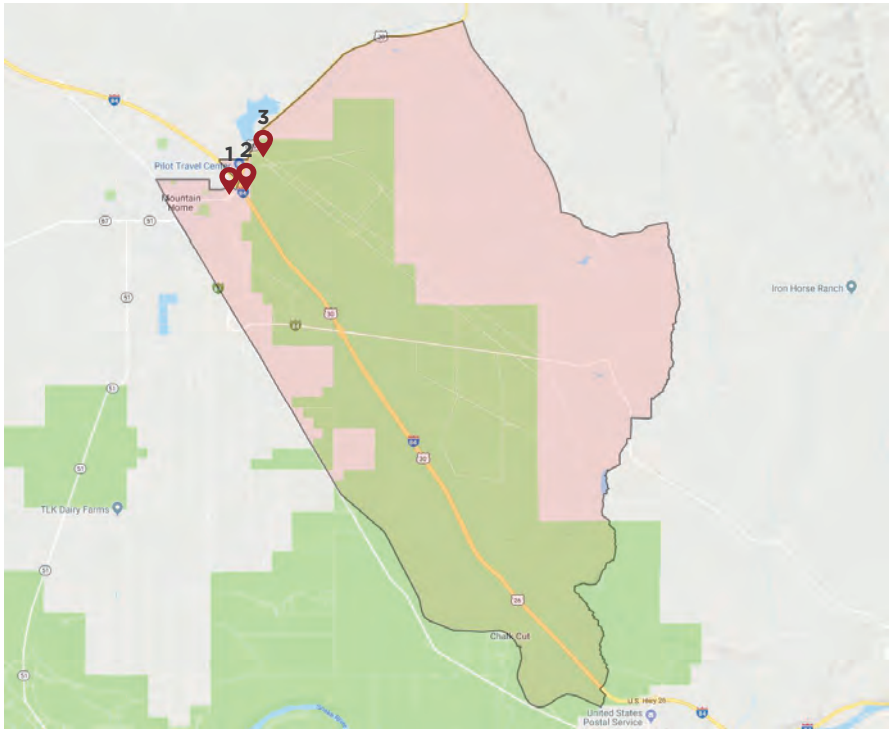
The zone consists of approximately one third of the city of Mountain Home as well as the entire downtown corridor.

WHAT'S IN THE ZONE?

- Access to Interstate 84 and Idaho State Highways 20 and 30
- Mountain Home Air Force Base
- Access to railways
- Old Oregon Trail and Bruneau Sand Dunes

INVESTMENT SITES

1. **E. 8th N., American Legion Blvd.**
   5.7 - 157 acre lots suitable for commercial or general business.
2. **US 20 and Hot Creek Road**
   10 acres zoned for light industrial and wholes distribution with access to fiber, power and gas.
3. **3100 Foothills Avenue**
   46.64 acres of development land off Highway 20 with 2,500 feet of I-84 frontage, surrounded by travel-related services.



CENSUS TRACT 16039960300

IDAHO COMMERCE

Quick Facts About Mtn. Home, Idaho

14,314
Population

33
Median Age

$51,640
Median Income

27.8%
Population With College Degree

LOCAL PRIORITIES

Elmore County, where this opportunity zone is located, is currently working to extend Foreign Trade Zone #280 to include all of Elmore County. The Foreign Trade Zone will help better position the area for private investment. This will have a direct impact on recruitment efforts for a proposed industrial park and new housing in large-phased subdivisions.

A major goal for this opportunity zone is the attraction of private investment in housing to alleviate the housing shortage and better support Mountain Home Air Force Base with potential expansion and basing decisions in the future.

INVESTMENTS

Mountain Home recently completed a downtown master redevelopment plan which will result in approximately $2.2 million in improvements to underground utilities, streets and sidewalks. The improved walkability and aesthetics is likely to attract both visitors and investment.

Mountain Home has acquired 6.39 miles of railroad main and 0.55 miles of siding from the United States Air Force to develop an industrial park along with a private investor in the contiguous tract 16039960400. The proposed rail park will be approximately 350 acres with a potential to be larger.

The investor plans to invest in infrastructure at this site to ensure the railway meets Union Pacific standards, while also upgrading the infrastructure in the area.

Courtney Lewis, City of Mountain Home, clewis@mountain-home.us, 208-587-2173
Taylor Neveu, City of Mountain Home, tneveu@mountain-home.us, 208-587-2173

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info@commerce.idaho.gov | 800.842.5858 | www.commerce.idaho.gov

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NAMPA

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

Located just north of downtown Nampa, this opportunity zone contains the iconic Lakeview Park and several historic homes.

This census tract is one of the most impoverished tracts in the Treasure Valley. The area lacks a grocery store and contains several vacant commercial properties that are currently ripe for redevelopment.

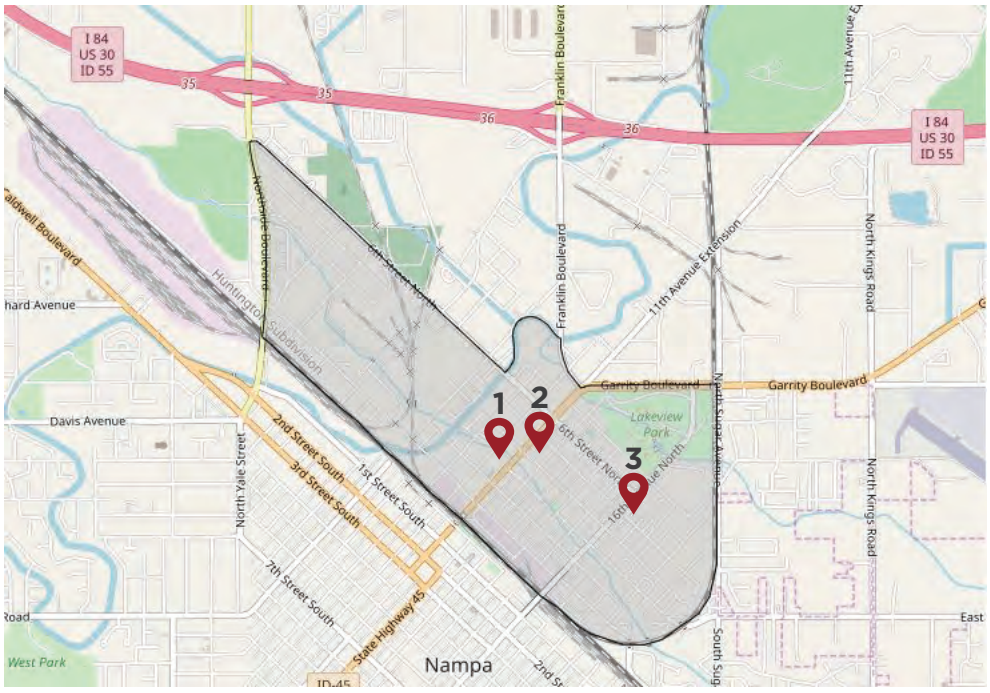
Community improvements, including a pathway along Indian Creek, are planned to help spur residential redevelopment.

WHAT'S IN THE ZONE?

- Access to Interstate 84
- More parks than any other area in the city of Nampa
- Industrial rail access for efficient movement of goods
- Adjacent to the Hispanic cultural Center and Boys and Girls Club

INVESTMENT SITES

1. **301 11th Avenue North**
   3,200 square foot retail building on a main arterial road.
2. **402 11th Avenue North**
   Two retail buildings on one parcel including former grocery store and multi-tenant strip center located on a major thoroughfare.
3. **512 16th Avenue North**
   0.3 acres, three separate lots.



IDAHO COMMERCE

CENSUS TRACT 16027020200

Quick Facts About Nampa, Idaho

94,079
Population

2.8%
Unemployment Rate

$45,404
Median Income

28.1%
Population With College Degree

LOCAL PRIORITIES

In 2013, the opportunity zone lost Paul's Market, its local grocery store. The closing of the grocery store resulted in a significant loss of access to healthy, fresh food. Community partners are very interested in bringing a small grocery store back to the neighborhood.

Additionally, this opportunity zone has numerous zoning designations supporting a wide variety of housing, commercial and industrial land uses.

Long-term plans in this zone call for a continuous pathway along Indian Creek. Once complete, this pathway will likely spur residential redevelopment outside of the Indian Creek floodway.

MAIN STREET

Nearby downtown Nampa is accredited as a Main Street Community by the National Main Street Center due to the city's dedication to revitalize the downtown district through preservation-based economic development and community revitalization.

ACCOLADES

Nampa was named the No. 1 best-run city in the United States by WalletHub in 2017.

In 2015, Nampa was named No. 8 in the top ten most affordable places to live in the United States, according to Livability.com.

Beth Ineck, City of Nampa, ineckb@cityofnampa.us, 208-468-5488
Robyn Sellers, City of Nampa, sellersr@cityofnampa.us, 208-468-5430

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NEW MEADOWS

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

The mission of New Meadows is to provide citizens with a safe and clean community while developing a vibrant, diverse economy.

This opportunity zone covers New Meadows and the northern part of Adams County, including both the Tamarack Mill and Brundage Mountain ski resorts.

In recent years, the city has passed bonds for water and sewer improvement, making the area shovel-ready for commercial, residential and light industrial development.

The zone also contains a number of geothermal wells to be developed for recreational and agricultural use.

INVESTMENT SITES

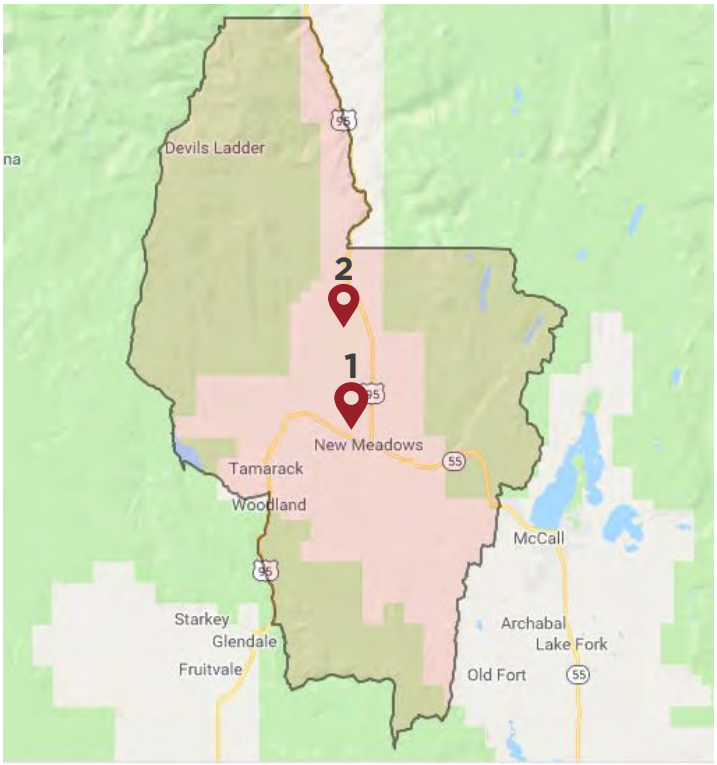
1. **310 Virginia Street**
   Prime-location store front on US Highway 95, formerly a sporting goods store.
2. **3100 Idaho Highway 55**
   0.45 acre lot ideal for commercial development. City water runs to the lot with access to nearby sewer.

WHAT'S IN THE ZONE?

Access to ski hills including Tamarack Mill, Brundage Mountain and Little Ski Hill

Sits at the junction of US Highway 95 and Idaho State Highway 55

Near regional airports including Meadows Valley Airport and McCall Airport



CENSUS TRACT 16003950100

IDAHO COMMERCE

Quick Facts About New Meadows, Idaho

508
City Population

1,474
Census Tract Population

$43,999
City Median Income

33.9%
City Population with College Degree

LOCAL PRIORITIES

The City of New Meadows self-identifies as a food desert because the closest grocery store is over 12 miles away from town, making access to fresh food difficult during inclement weather or emergencies. The city does have buildings that may suffice as a grocery store, but there is currently very little capital to build some of the basic infrastructure needed for commerce.

There is also an extreme need for appropriate, affordable and safe housing in New Meadows. Within the city, citizens earn far less income than the rest of the census tract population. The city has recently passed two large bonds to improve the local water and sewer systems, making them shovel-ready for housing additions.

INVESTMENT OPPORTUNITIES

Due to the proximity to local ski resorts, golf courses and mountain playgrounds, recreational manufacturing companies, including research, development and tourism services, would do well in New Meadows.

The central Idaho location of New Meadows and its prime location at the junction of US Highway 95 and Idaho State Highway 55 makes this opportunity zone a viable location for commercial transportation and warehousing.

The city's most recent comprehensive plan included services the citizens would welcome into the community such as a car wash, gift shops, office spaces, veterinary clinics, bowling alley, recreation center with a gym, pharmacy, movie theater, day care, laundry and dry cleaning services.

Wendy Green, Adams County, 208-253-4561, wgreen@co.adams.id.us
Mac Qualls, City of New Meadows, 208-347-3271, cityclerk@newmeadowsidaho.us

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LEWISTON

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes a historic downtown, a residential area, and a freight corridor linking the city's largest employers to the port used for barge and rail transport. This port is the top export gateway of wheat in the United States.

The zone is a mix of rehabilitated and deteriorated buildings with multiple large institutions. It is a cultural corridor linking the river, library, downtown, Pioneer Park, hospital and Lewis and Clark State college.

The port contains many shovel-ready industrial properties, including a vacant riverfront parcel suitable for a cruise ship dock and RV park.

WHAT'S IN THE ZONE?

- Access to US Highway 95 and US Highway 12
- Access to the farthest inland seaport in the western US
- Near more than three regional airports
- Lewis and Clark State College

INVESTMENT SITES

Contact the city staff for full details on additional investment sites.

1. **1440 Main Street**
   5,100 square foot commercial/ retail facility in downtown Lewiston.

2. **3041 North and South Highway**
   3,200 square foot commercial building ideal for retail or restaurant use, near a boat launch and prime steelhead fishery. The building can be easily split in half to accomodate multiple tenants.

CENSUS TRACT 16069960300

IDAHO COMMERCE

Quick Facts About Lewiston, Idaho

32,885
Population

2.5%
Unemployment Rate

$52,863
Median Income

33.3%
Population with College Degree

COMMUNITY DEVELOPMENT

The City of Lewiston is a designated entitlement grantee of Community Development Block Grant funds that are directed to economic development, elimination of slum and blight, and benefit low to moderate income residents of the city.

LAND USE

The zone includes 11 acres of undeveloped land situated next to the downtown waterfront and is within easy walking distance of Lewiston's downtown historic area, as well as access to restaurants, cafes, gift shops and the town's art hub. There are ample opportunities for river activities and walking paths.

LOCAL PRIORITIES

The city's vision is to provide zoning that allows multi-use on parcels of land that support higher density, higher people activities and more recreational leisure food access while supporting services, businesses and increasing downtown living via commercial and residential mixed use capabilities.

Lewiston's vision is for an increase in low to moderate-income housing where infill can provide safe and visually appealing street and walking path designs.

Neighborhood commercial businesses providing goods and services in the area would be an added benefit.

Jacqui Gilbert, City of Lewiston, jgilbert@cityoflewiston.org, 208-746-1318 x7261
Debbie Baker, City of Lewiston, debbieb@lewiston.com, 208-799-9083

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NEZ PERCE TRIBE

Idaho Opportunity Zone

Beth Bankhead, ETB Travel Photography

OPPORTUNITY ZONE OVERVIEW

This Nez Perce Tribe Opportunity Zone includes direct access to US 12 highway and serves as a hub and gateway to several outdoor recreational amenities. As such, the zone is transitioning from timber to tourism and recreational technology industries.

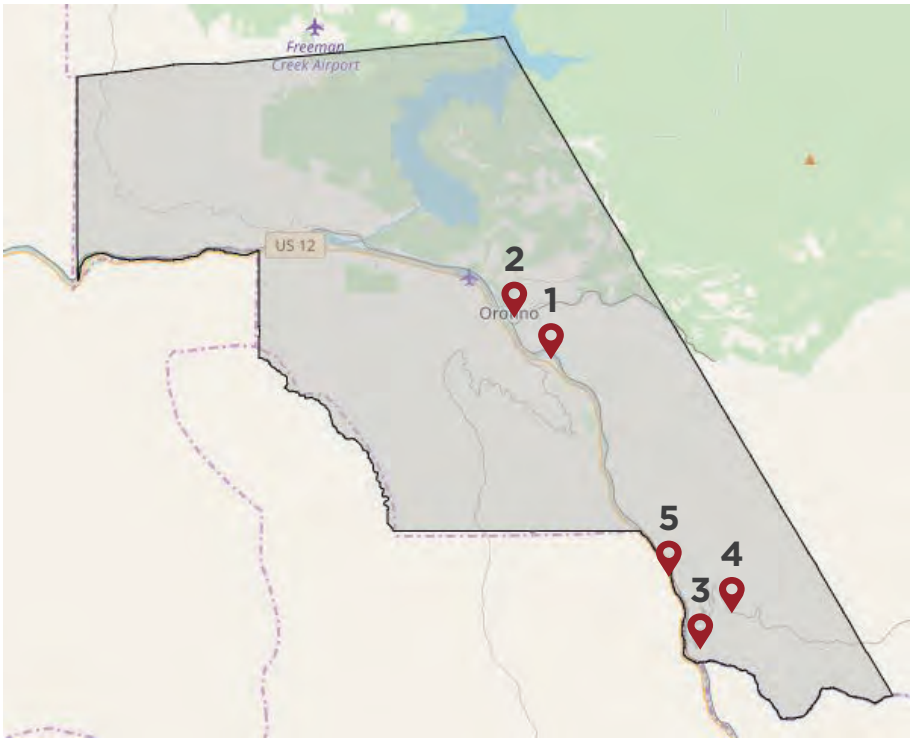
The zone is home to the former Richardson Mill site, a location ripe for redevelopment.

WHAT'S IN THE ZONE?

- Access to US Highway 12
- Clearwater River and the Dworshak National Fish Hatchery
- Near more than three regional airports

INVESTMENT SITES

1. **Mile point 45.4, US Highway 12**
   Greenfield peninsula, potential tourism site.
2. **11320 US Highway 12**
   Retail shop space formerly used to sell sporting goods.
3. **Star Cedar Mill**
   70 acre mill site on Hwy 12.
4. **Blue North Mill**
   112 acres of vacant flat land, adjacent to the Clearwater river.
5. **Allotment 1359A**
   20 acres of flat land near gas station and grocery story.



CENSUS TRACT 16035940000

IDAHO COMMERCE

Quick Facts About the Nez Perce Reservation

18,437
Population

52.2%
Labor Force Participation Rate

$12,652
Median Income

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NEZ PERCE HISTORY

The Nez Perce Tribe or "Niimiipuu" (The People) originally occupied the vast territory, estimated at 13 million acres, in what is now north central Idaho, southeast Washington and northeast Oregon. The Nez Perce were small but mighty. They lived in many villages and were led by principle chiefs or sub chiefs of the villages.

Today, the Nez Perce Tribe is a federally recognized tribal nation and is consistently one of the top three regional employers in North Idaho, contributing millions of dollars to Idaho's economy.

INDUSTRY AND BUSINESS POTENTIAL

The Nez Perce Tribe Opportunity Zone is ideal for businesses in the biomass industry, environmental cleanup and monitoring, retail businesses based on scenic beauty and small town authenticy, recereational businesses, or light manufacturing.

Did you Know?

Clearwater County, home of the Nez Perce Tribe, has a heritage of logging and agriculture, and many businesses in the area historically supported these industries.

Kermit Mankiller, kermitm@nezperce.org, 208-791-3415
Lilly Kauffman, lillyk@nezperce.org, 208-746-0723

Contact Idaho Commerce for information on doing business in Idaho
info@commerce.idaho.gov | 800.842.5858 | www.commerce.idaho.gov

PARMA

Idaho Opportunity Zone

Photo: Idaho Business Review

OPPORTUNITY ZONE OVERVIEW

This opportunity zone's distinctive placement at the junction of two rivers, the Union Pacific main line, US Highway 95 and 15 minutes from Interstate 84 render it ideal for growers, shippers, manufacturers, commuters and travelers.

Crop production, food processing and agri-science are the dominate industries in this opportunity zone, in addition to it being a home to fertile land for wineries and hops that are crucial for craft beer brewing.

WHAT'S IN THE ZONE?

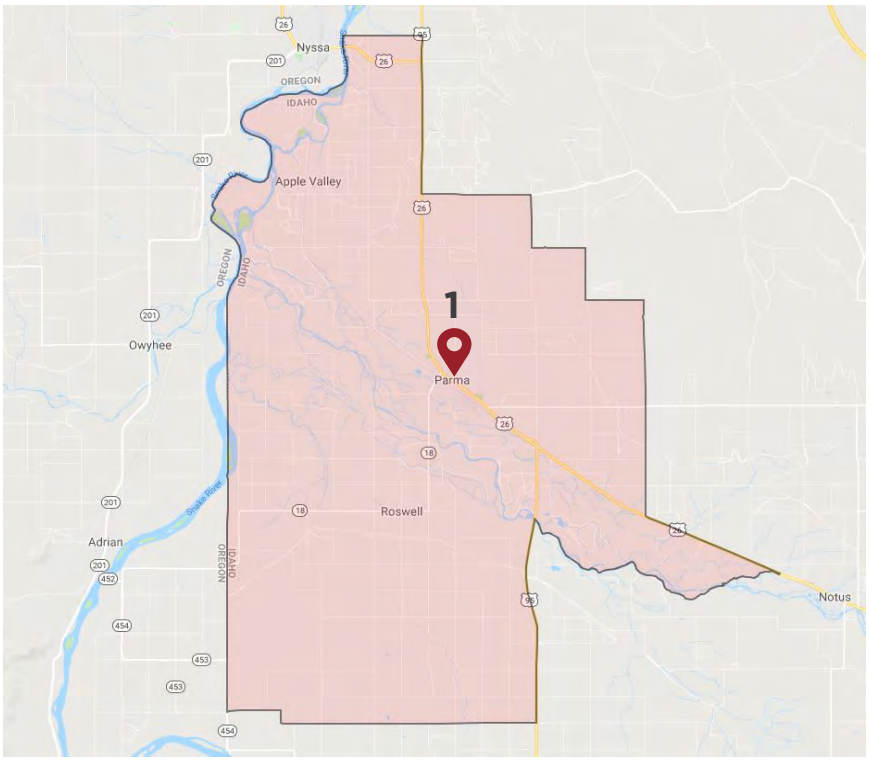
- Access to US Highway 95 and Interstate 84
- Idaho's wine country and hop growers
- Union Pacific Railroad and Parma Airport

INVESTMENT OPPORTUNITY

CENSUS TRACT 16027022100

202 East Grove Avenue

This investment site includes 4,560 square feet of freestanding building with a drive-thru. The space is ideal for retail or office use.



IDAHO COMMERCE

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Quick Facts About Parma, Idaho

2,170
Population

38
Median Age

$38,080
Median Income

75%
Parma High School Graduates Who go to College

NOTABLE BUSINESS

There is a strong agriculture base with complimentary businesses continuing to grow in Parma. Recent expansions include Nutrient Services, Parma Equipment Company, Top Air Irrigators and Riverside Inc.

Parma is home to Western Labs, a major water and soil testing lab that also operates an education center for regional agricultural industries. Western Labs is the world's largest potato and onion testing laboratory. The JC Watson Company, also located in Parma, has been established since 1912 and is a global leader in growing, packing and shipping fresh onions year-round.

This area is well-suited to support agricultural processing and agricultural support industries due to the excellent transportation network of highways and rail and the proximity to productive farmland.

WHY PARMA?

In the last decade, an estimated $5 million worth of business infrastructure improvements have been built within the impact area of greater Parma. From state-of-the-art onion storage to new and remodeled agriculture equipment production facilities, a new pharmacy and dental offices, Parma is where growth is occurring. For employers looking for a small-town feel with acreage lots available, low student-to-teacher ratios, lower cost of real estate within striking distance of all the best southwest Idaho has to offer, Parma is a good choice.

LOCAL PRIORITIES

There is a need for housing, whether it be starter homes, mid-level or high-end housing. The rental housing market generally runs at 0% vacancy rate. With the growing businesses in the area, the housing supply needs are also increasing drastically.

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Patricia Nilsson, Canyon County Dev Services, 208-454-7458, pnilsson@canyonco.org
Mayor Nathan Leigh, City of Parma, 208-722-5138, nleigh@parmacityhall.net

PAYETTE

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone is ripe for industrial development. The area has direct access to US Highway 95, State Highway 52 and is only three miles from Interstate 84.

The Union Pacific main line runs directly through this opportunity zone with numerous existing rail spur access sites. Power, gas and fiber cable are readily available. City water and sewer services are accessible with plenty of capacity to serve the needs of new developments, including housing.

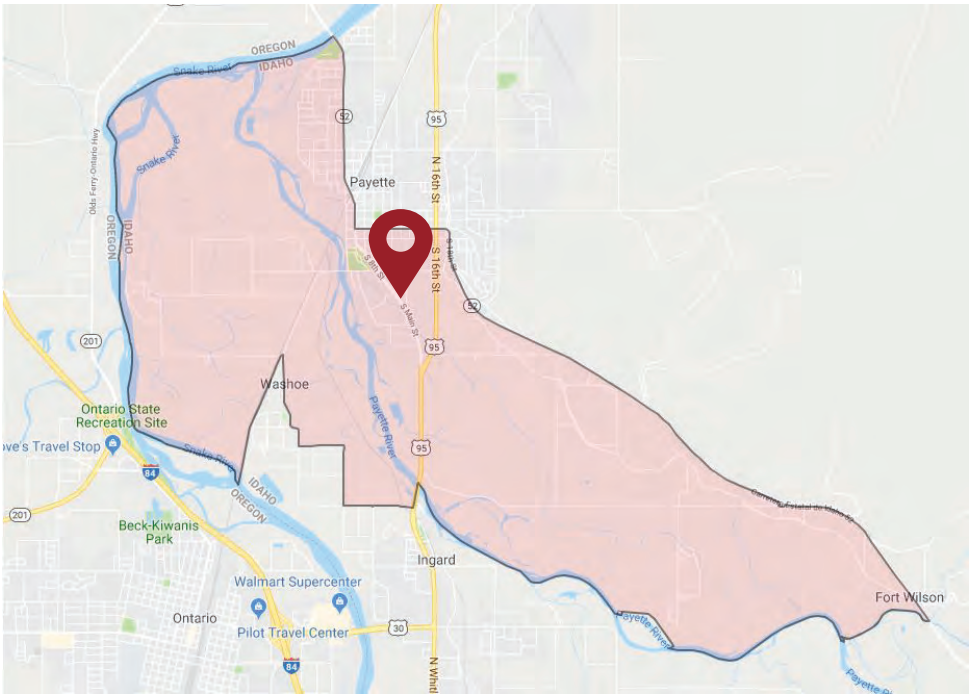
WHAT'S IN THE ZONE?

- Access to Interstate 84, State Highway 52 and US Highway 95
- Nine developed parks, public pool, golf course and a greenway trail
- Union Pacific main line runs through zone
- Payette Municipal Airport

INVESTMENT OPPORTUNITY

915 South Main Street

This investment site was previously a car dealership and includes a 16,000 square foot facility with shop area overhead doors. The site is ideal for commercial use or light manufacturing.



CENSUS TRACT 16075960200

IDAHO COMMERCE

Quick Facts About Payette, Idaho

7,494
Population

3.6%
Unemployment Rate

$41,250
Median Income

21.9%
Population With College Degree

COMMUNITY OVERVIEW

This opportunity zone is missing many fundamental elements that characterize a thriving community.

Photo: Argus Observer

Parts of the community include blighted conditions, leading to a deteriorated tax base and high unemployment. Vacant buildings are commonplace and many structures are deteriorating and in disrepair. There is presently a deficiency of quality jobs and primary employers.

Did You Know?

The Harmon Killebrew Miracle Field provides the opportunity for people of all ages with disabilities to play baseball on a specially adapted field.

INFRASTRUCTURE

Power, gas and fiber cable are readily available to most areas in this census tract. City water and sewer have plenty of capacity to accomodate housing, industrial and commercial developments investing in the area.

121 N. MAIN

The building at 121 N. Main in Payette has been home to several businesses. Since 2006, the windows have been boarded up and remained that way until 2017.

Thanks to a $50,000 Gem Grant from Idaho Commerce, a $10,000 grant from the City of Payette, a $25,000 donation and in-kind engineering work from CK3, the building is being rehabilitated to become a business incubator, designed to help entrepreneurs turn ideas into new Idaho companies, creating more economic activity and jobs in the area.

Mary Cordova, mcordova@cityofpayette.com, 208-642-6024
Kit Kamo, kkamo@tvcc.cc, 541-881-8822

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info@commerce.idaho.gov | 800.842.5858 | www.commerce.idaho.gov

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POCATELLO

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

Centrally located within the City of Pocatello, this opportunity zone extends from its historic downtown northward. Transportation infrastructure, including nearby rail and interstate access, is readily available.

The area includes a diversity of land uses and employment opportunities including residential, commercial and industrial.

The Pocatello opportunity zone covers the north portion of historic Old Town Pocatello and some of the NeighborWorks Pocatello "Neighborhoods of Historic Old Town." Industrial and potential mixed use areas are north of downtown.

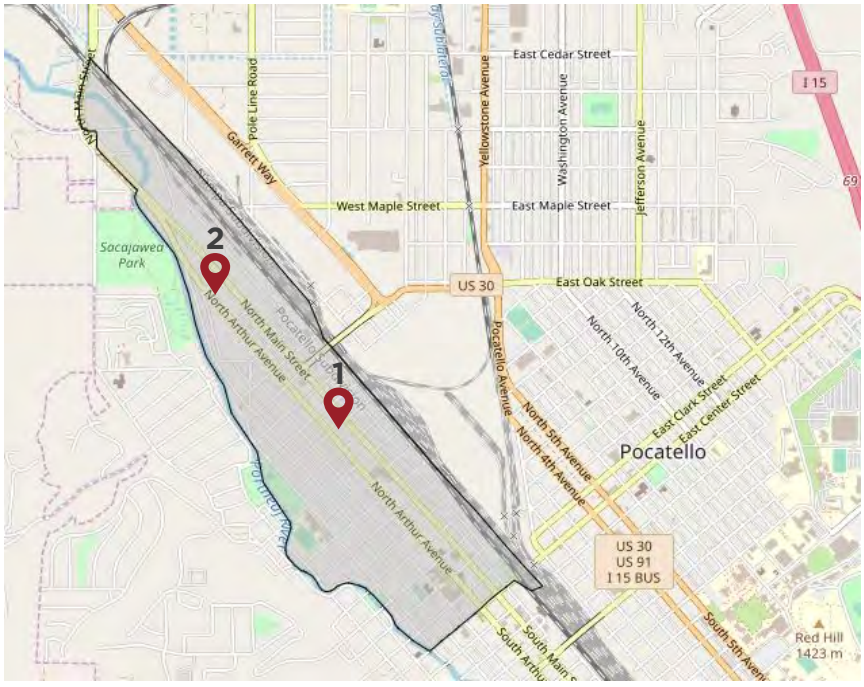
WHAT'S IN THE ZONE?

- Access to Highway 30 and Interstates 15 and 86
- Raymond Park and the Portneuf River
- Industrial rail access readily available
- Easy access to Pocatello Regional Airport

INVESTMENT SITES

1. **Old Town Pocatello**
   A locally and nationally-designated historic district, Old Town Pocatello boasts a mix of uses. The Old Town Pocatello organization oversees revitilization efforts. For more info, visit www.oldtownpocatello.com.

2. **North Main Extension**
   This area is home to a variety of commercial and industrial uses and redevelopment potential.



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IDAHO COMMERCE

Quick Facts About Pocatello, Idaho

55,416
Population

2.5%
Unemployment Rate

$44,436
Median Income

38.7%
Population With College Degree

LOCAL PRIORITIES

Continued revitalization of the Old Town Pocatello area remains a focus for the City of Pocatello. Rehabilitation of historic buildings, such as the Peterson Building, would continue to breathe life into the area. The majority of the businesses in the area are small, local businesses, and diversifying the types of commercial offerings in the area is a point of emphasis.

Pocatello remains committed to having decent, safe, affordable housing in this tract as well as throughout the community.

NeighborWorks recently completed a rebranding effort to raise the profile of this historic residential area. The City also works closely with NeighborWorks Pocatello to further their mission of neighborhood revitalization and provision of affordable housing, which is a need and priority both in this census tract and throughout the Pocatello community.

DEVELOPMENT GOALS

Significant public investment has been made for several years, including upgrading public infrastructure. Investment and redevelopment in this area, where infrastructure is already available, reduces the cost to the community and the developer vs. extending public services to new development.

There is an increased effort to connect the Idaho State University campus to the Historic Warehouse District and Old Town Pocatello through complete street techniques.

This is being done to encourage redevelopment in the area. Recently, the city hosted a "Build a Better Block" event, highlighting potential streetscape improvements that could further this connection.

Did you Know?

Idaho State University is the state's lead institution in health professions.

Melanie Gygli, City of Pocatello, 208-234-6583, mgygli@pocatello.us
John Regetz, Bannock Development, 208-233-3500, john@bannockdevelopment.org

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POST FALLS

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

The City of Post Falls has long seen this Opportunity Zone as a critical piece to the city's identity, economic development and downtown core. It is regarded as a recreational gem.

The Post Falls Opportunity Zone provides the city with an important tool to assist with developing the area into a vibrant gathering place for its citizens to enjoy, resulting in tourism growth and an increased housing for the workforce labor market.

In order to assist with increased growth, the city believes the addition of more medical and commercial facilities, along with housing, is needed in this area.

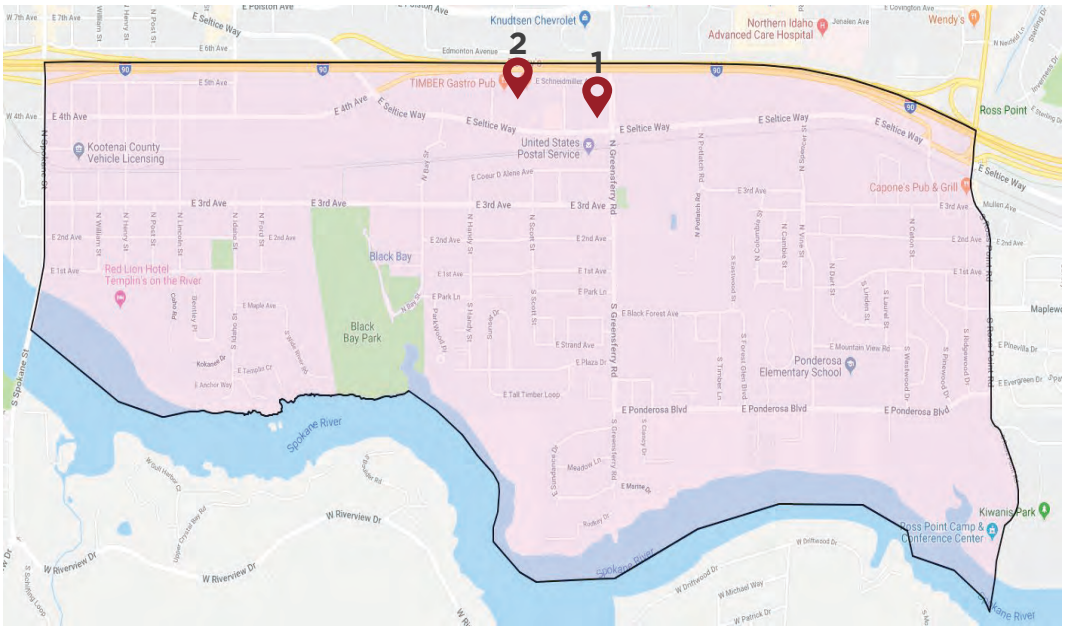
WHAT'S IN THE ZONE?

- U.S. Post Office, City Hall and the Chamber of Commerce
- Two former mill sites
- Three city parks, two churches, a cultural center and access to nature paths
- 90 — Access to a main artery for interstate 90

INVESTMENT SITES

1. **1908 E. Seltice Way**
   8,600 square foot commercial/retail/office facility, ample parking.

2. **1700 E. Schneidmiller**
   5,800 square feet of class-A office space near the recently completed Greensferry overpass with 50,000+ daily traffic counts.



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IDAHO COMMERCE

Quick Facts About Post Falls, Idaho

33,426
Population

3.1%
Unemployment Rate

$52,101
Median Income

28.3%
Population with College Degree

URBAN RENEWAL

On the west side of the census tract, the Post Falls Urban Renewal Agency has invested over $1 million in street improvements, including new sidewalks, pavement, median planters and more. The city also built a new City Hall facility and expanded the City Hall campus.

The URA has designated the east side of the census tract as the East Post Falls Urban Renewal District. This district includes the newly built Spencer Street, which relieves congestion previously common to this area. The URA also built the Greensferry Bridge over I-90, connecting the north side of Post Falls to this tract.

The Spencer Street and Greensferry Bridge projects exceeded $16 million in investments with the intent to encourage additional private investment in the area.

RECREATION

Post Falls purchased 500 acres south of the census tract, known as the Community Forest. The city intends to develop this site as a multi-use nature area, allowing for recreational opportunity, while providing an opportunity to reuse highly-treated Class A reclaimed water for irrigation.

LOCAL PRIORITIES

With recent predictions of dramatic traffic increases along I-90, the city believes the addition of more medical, commercial and housing developments are needed in this area.

Additionally, parking for this area is a critical element to continue the development of commerical sites. The city is currently reviewing potential locations and parking area types as part of the City Center Parking Plan.

Shelly Enderud, City of Post Falls, senderud@postfallsidaho.org, 208-773-3511
Bob Seale, City of Post Falls, rseale@postfallsidaho.org, 208-457-3338

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RIGGINS

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This mountainous opportunity zone, with the Main Salmon River running from one end to the other, contains a large portion of public land, including the Nez Perce National Forest. The city of Riggins is nestled deep within a canyon at the confluence of the Main Salmon River and the Little Salmon River, approximately 150 miles north of Boise, Idaho.

The geographic setting of this zone makes it a prime location for recreation and tourism opportunities, particularly related to fishing or whitewater activites.

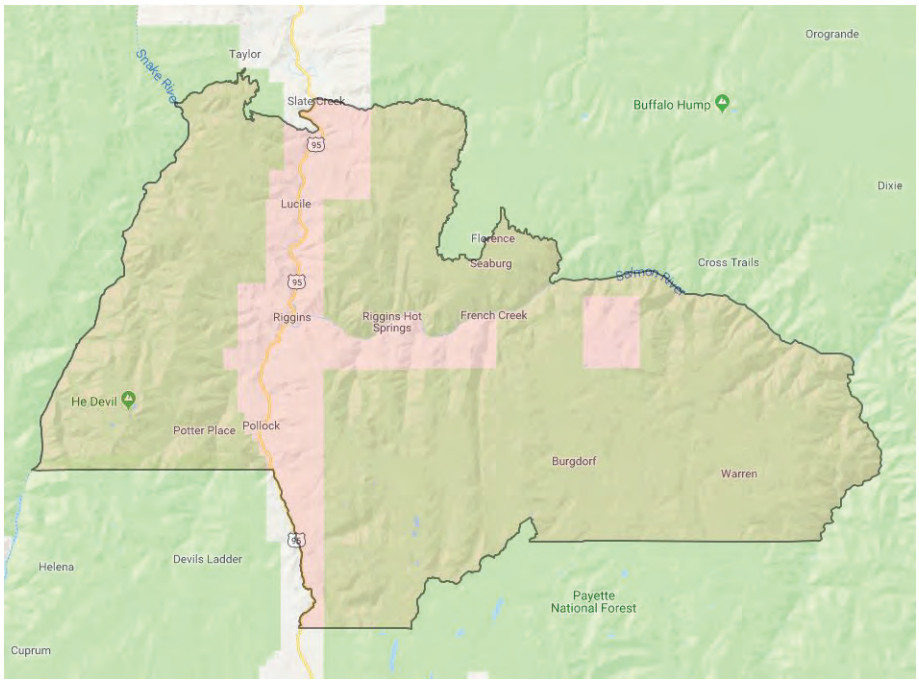
WHAT'S IN THE ZONE?

- US Highway 95 runs through Riggins as Main Street
- Access to the Salmon River and local hot springs
- Payette and Nez Perce National Forests

INVESTMENT OPPORTUNITIES

For details on available investment sites within this opportunity zone, contact Gavin Lewis, Director of the Ida-Lew Economic Development Council

gavin@ida-lew.org
208.983.8302



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IDAHO COMMERCE

Quick Facts About Riggins, Idaho

410

City Population

1,244

Census Tract Population

$37,832

Median Income

27.6%

Population With College Degree

LOCAL PRIORITIES

US Highway 95 doubles as Main Street in Riggins. Therefore, public parking is a large need for the community, particularly as the city continues to become a popular tourist attraction for fishermen, white water rafters, hikers and outdoor enthusiasts.

Affordable housing for the workforce is also in demand. A number of years ago, a housing development was considered on an old mill site property, but the project did not materialize. The city's water and sewer infrastructure may not currently be adequate to serve a large housing development.

INVESTMENT RECOMMENDATIONS

The geographic setting of this tract makes it a prime location for recreation and tourism opportunities. Riggins has a growing reputation for its fishing and whitewater rafting, along with all other outdoor attractions and activities that are abundant in the area. The Main Salmon and Little Salmon rivers in close proximity make this a prime location for a swiftwater rescue training site.

Riggins is also a hot spot for the growing of grapes for wine. According to the Idaho Wine Commission, Riggins is one of three areas in the state dubbed an Idaho Growing Region. An initial vision for the Salmon River Wine Initiative was developed in 2013.

The forest products industry would find available resources in the area advantageous to their business. Outdoor equipment and small manufacturing are also considered viable business opportunities in the area.

Did You Know?

Riggins is known as the Whitewater Capital of the World, but there's more than water to be seen. Visitors can take advantage of the Seven Devils Mountains and Hells Canyon National Recreation Area southwest of town or cheer on riders at the famous Riggins Rodeo in early May.

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SANDPOINT

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone encompasses downtown Sandpoint and shoreline along Lake Pend Oreille and Sand Creek, and is part of Idaho's growing aerospace and technology industry.

With the completion of the US 95 bypass, the City is employing several strategies to revitalize its downtown and encourage mixed use residential development and historic preservation within the zone.

Industries that will likely thrive in this opportunity zone are the hotel, retail, restaurant and entertainment industries, as well as technology and software.

INVESTMENT SITES

1. **624 Larch Street**
   10 acres available with infrastructure in place, including fiber. The propery is zoned for commercial or mixed use.
2. **330 N. First Avenue**
   0.33 acres with waterfront access and high speed fiber in a prime downtown location with significant development potential.

Additional opportunity sites can be found at sandpointidaho.gov/opportunityzone.

WHAT'S IN THE ZONE?

Access to US Highway 95 and Idaho State Highway 2

Seven parks, three grocery stores and a hospital

Direct access to Lake Pend Oreille

CENSUS TRACT 16017950300

IDAHO COMMERCE

Quick Facts About Sandpoint, Idaho

8,278
Population

5.4%
Unemployment Rate

$40,358
Median Income

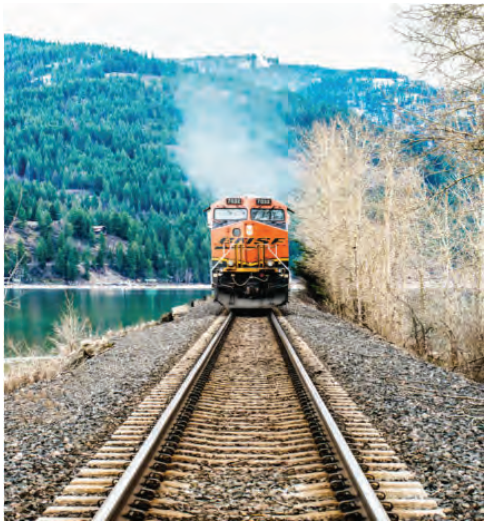
33.5%
Population With College Degree

Aaron Qualls
City of Sandpoint
aqualls@sandpointidaho.gov
208-255-1738

LOCAL PRIORITIES

The City of Sandpoint has made economic development a top priority and has worked to foster lasting partnerships with local business, both large and small.

Additional local priorities include completion of a fiber build-out and provision of a redundant loop. Most areas of the city, including the downtown, have access to a gigabit of synchronous fiber at affordable rates, and providers continue to build out the network.



Parks and trail planning remain a priority for Sandpoint, including a parks master planning effort and a multi-modal, city-wide transportation plan.

The watershed master plan completion will include a recreation element and the city is also working with the Union Pacific Railroad to acquire and complete a community trail that will connect to the City of Ponderay and provide additional recreational opportunities to underserved populations.

CITY GROWTH

The area is one of the fastest growing micropolitan regions in the country, with 5% growth according to 2017 Census data.

The city implemented a downtown revitalization plan worth over $8 million, including a complete rebuild of the downtown streets including expanded sidewalks, utilities, stormwater planters, lighting and other furnishings.

The aerospace sector in Sandpoint continues to thrive with expansions of Quest Aircraft and Tamarack Aerospace Group.

Sandpoint also boasts an established biomedical sector including Biomedical Innovations, Percussionaire and Unicep Packaging.

In the tech sector, Kochava continues to expand to now approximately 100 employees.

Litehouse Foods recently completed an expansion of their manufacturing facility and Schweitzer Mountain Ski Resort constructed a new lodge and is slated to install new chair lifts next year.

For businesses downtown, sales are generally up and two new breweries recently opened, along with new restaurants.

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SHOSHONE COUNTY

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This zone includes the communities of Kellogg, Wardner, Smelterville and Shoshone County. Once home to the largest silver processing facility in the world, it contains a destination resort, Silver Mountain, with skiing and mountain biking. The trail of the Coeur d'Alenes which ranks as one of the top trails in the country runs through the area.

The zone contains several historic buildings and a number of parcels have been cleared or are in the process of being approved by the Idaho Department of Environmental Quality for redevelopment.

WHAT'S IN THE ZONE?

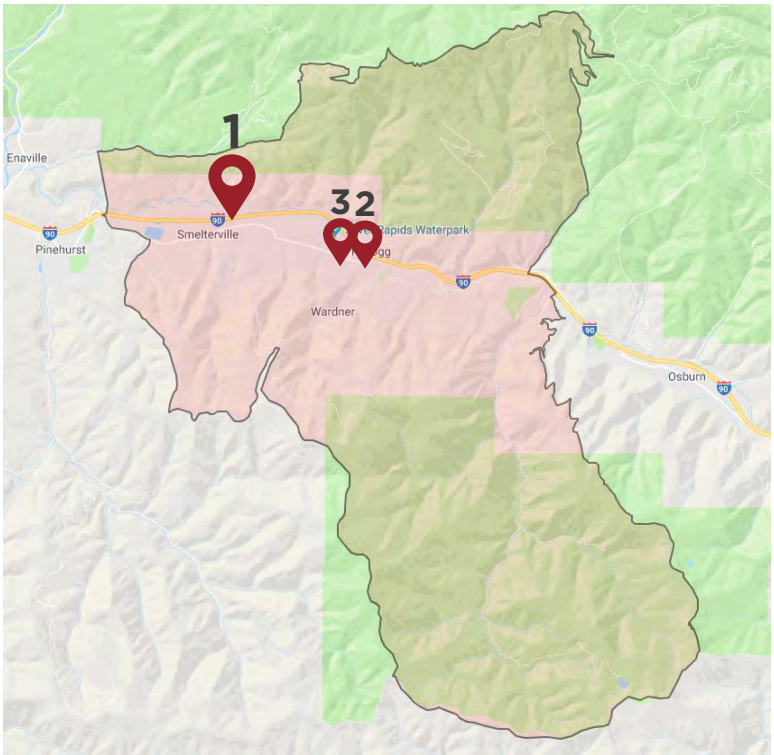
- Access to Interstate 90
- Recreation including Silver Mountain Ski Resort, Silver Rapids indoor water park, Silver Mountain Bike Park and a golf course
- Shoshone County Airport
- North Idaho College campus in Kellogg

INVESTMENT SITES

1. **163 E. Commerce Drive, Smelterville**
   13.9 acre mill site with office building, storage facility and 14,900 sq. ft. planner building.

2. **8 McKinley Avenue, Kellogg**
   10,000 sq.ft. mixed-use retail office with loading dock, basement and apartment.

3. **210 McKinley Avenue, Kellogg**
   Two story building with retail/restaurant space and eight lodging rooms.



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IDAHO COMMERCE

Quick Facts About Shoshone County, Idaho

12,529
Population

6.4%
Unemployment Rate

$40,908
Median Income

23.8%
Population With College Degree

LOCAL PRIORITIES

Housing is a top priority for this opportunity zone. The county's proximity to Coeur d'Alene has created a rise in the real estate market, and multi-family dwellings and newer residential homes are in short supply. Affordable housing is quickly becoming a major concern for the area.

To support housing developments as well as other investments, new water lines, sewer lines and pavement have been placed through most of the Silver Valley.

In addition to housing needs, the county is focused on creating a more inviting place to raise a family. This includes investment in educational opportunities for higher compensated jobs, as well as creating a more attractive community environment. Kellogg has an "uptown" that currently has a ghost town feel to it. The town is in need of businesses to fill store fronts.

INVESTMENTS

The three communities in this zone are a part of a Superfund site. This designation creates unique grant and redevelopment funding opportunities. Infrastructure and recreational upgrades have been made in the communities including the 72-mile, award-winning Trail of the Coeur d'Alene's and wetland habitat revitalization. Over 7,000 properties within the Superfund site boundaries have been remediated and more than 1,800 acres of cleaned-up property have been transferred for economic development projects.

Additional recent investment projects include a technology and innovation hub, including residential, retail and office space. A large investor has also purchased several properties to be rehabilitated for office space and mixed use space. Several of those properties are available for lease or purchase, and are either shovel-ready or move-in ready.

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Dan Martinsen, Shoshone County, 208-752-8891, pz@co.shoshone.id.us
Andy Helkey, Panhandle Health District, 208-783-0707, ahelkey@phd1.idaho.gov
Mark Magnus, City of Kellogg, 208-786-9131, mark.magnus@kellogg.id.gov

ST. MARIES

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes the eastside of St. Maries, Idaho, that sits east of Coeur d'Alene Avenue.

Timber is the dominate industry in this zone. Investment potentials identified by the community include residential housing, lodging facilities and value-added timber product facilities or businesses.

INVESTMENT SITES

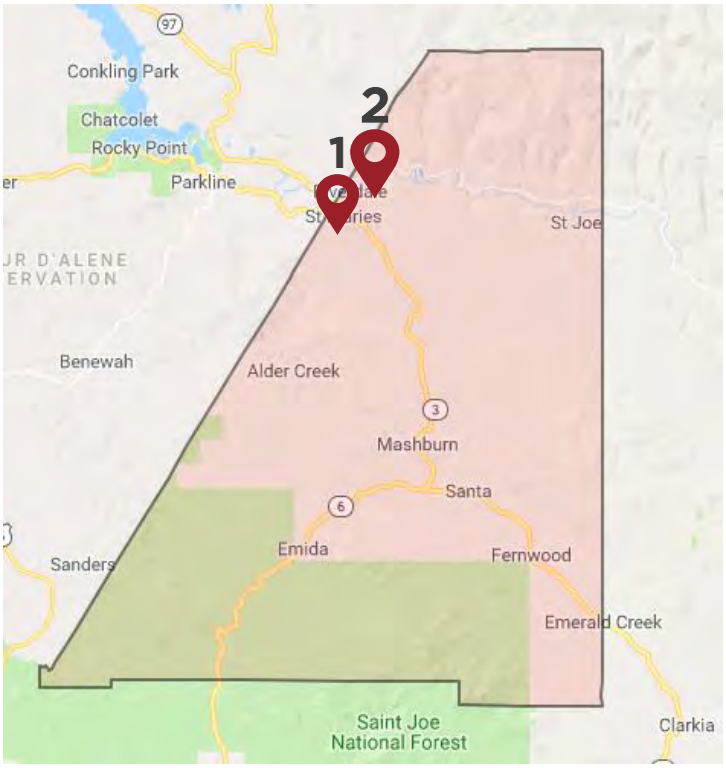
1. **414 S. 1st Street**
   0.5 acres of county-owned land, zoned for apartment complex/residential housing use.
2. **1827 St. Joe River Road**
   4 acres including 1,400 feet of St. Joe River front property, ideally suited for a marina or RV park.

WHAT'S IN THE ZONE?

Scenic views of the Saint Joe National Forest and Saint Joe River

Access to Idaho State Highway 3 and Idaho State Highway 6

Near Saint Maries Municipal Airport



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IDAHO COMMERCE

Quick Facts About St. Maries, Idaho

2,439
City Population

4,487
Census Tract Population

$43,064
City Median Income

20.3%
City Population with College Degree

Alex Barta
Economic Development Director
Benewah County
timberplus3@gmail.com
208-245-2239

LOCAL PRIORITIES

This opportunity zone includes county-owned property located in the St. Maries city limits. The property is underdeveloped and exempt from taxes. It is the county's desire to use the property for housing development due to St. Maries' lack of adequate workforce housing.

Stakeholders are advised to work closely with the local economic development organization, engineers and elected officials to secure necessary infrastructure funding through Community Development Block Grants and other available funding resources. Additionally, a newly-formed Benewah Community Foundation is in the process of building an endowment to support community projects.

REC-TECH

St. Maries boasts significant access to fishing, golf, boat racing, water sports, biking, camping and a variety of winter sports, making it an ideal location for recreation technology companies.

St. Maries is currently home to PEET Dryer, a patented shoe-drying company known for its innovative products that keep boots, gloves and more dry and ready for the next adventure. PEET's employees love the outdoors and have been taking advantage of the adventures in their backyard for over 50 years, proving that the St. Maries workforce is loyal and innovative.

St. Maries' largest annual event, Paul Bunyon Days, includes three days of logging competitions, water events, a demolition derby and more.

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TWIN FALLS
Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone contains the original Twin Falls townsite and is home to the majority of the community's historic structures.

The area has good infrastructure with excellent growth potential for housing, hotels and restaurants. This zone is also the primary gateway to Twin Falls from the local airport.

INVESTMENT SITES

1. **211 3rd Avenue South**
   Vacant property ideal for new development near downtown Twin Falls. Permitted for residential along with light industrial/mixed-use.

2. **702 Fairfield Street West**
   42,000 sq. ft. warehouse with rail siding.

3. **365 Main Ave. East**
   0.28 acre corner lot in Downtown Twin Falls currently used for parking. Ideal for office, retail or mixed use.

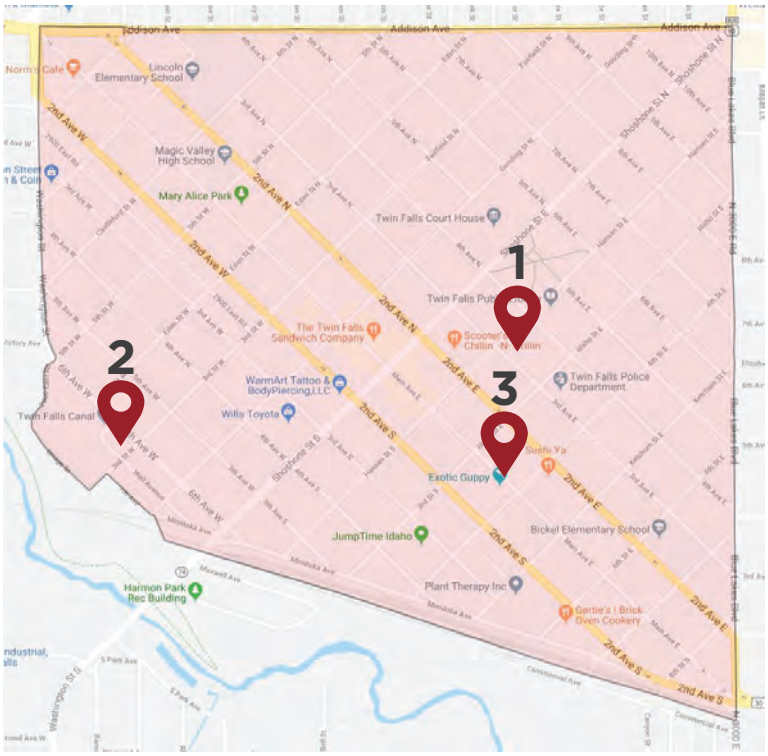
WHAT'S IN THE ZONE?

84

Near Interstate 84 and US Highway 30

Courthouse, library and police department

Gateway to Magic Valley Regional Airport



CENSUS TRACT 16083001100

IDAHO COMMERCE

Quick Facts About Twin Falls, Idaho

49,566
Population

2.6%
Unemployment Rate

$47,785
Median Income

32.3%
Population With College Degree

HOUSING NEEDS

The housing, hotel and event spaces are the strong opportunities that exist to support the area. There are good employers in the area who bring in temporary workforce on rotations, including St. Luke's Medical Center, Glanbia and Clif Bar. The temporary workforce in these organizations are in need of housing with 6-month and 12-month lease options to meet their needs.

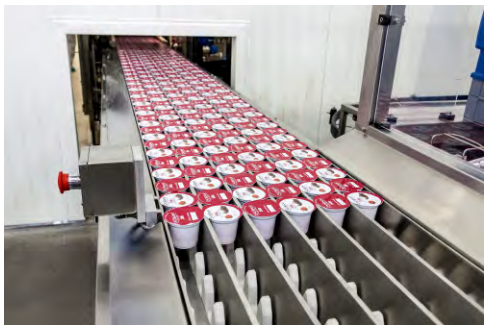
RECREATION

The Parks Department in Twin Falls manages more than 1,300 acres for citizens and visitors, with Shoshone Falls and Dierkes Lake attracting over 300,000 visitors each year.

Often referred to as the Niagara of the west, the Shoshone Falls waterfall has a vertical drop of 212 feet spanning 900 feet wide.

INDUSTRY FOCUS

This opportunity zone contains one of the most diverse food baskets in the nation and is a well-known location for innovation among leading food production, processing and research companies.



Idaho's low-cost of doing business and it's proximity to west coast markets has supported the growth of many of the world's leading brands including Bayer, Amalgamated Sugar, Chobani, Clear Springs Food, Clif Bar, Falls Brand Meat, Glanbia Nutritionals, and Lamb Weston.

Nathan Murray, nmurray@tfid.org, 208-735-7240
Connie Stopher, connies@southernidaho.org, 208-732-6459

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VALLEY COUNTY

Idaho Opportunity Zone

OPPORTUNITY ZONE OVERVIEW

This opportunity zone includes the mountain communities of Donnelly, Lake Fork and the southwest quadrant of McCall, Idaho, west and south of Idaho State Highway 55.

This area is strategically positioned to serve as the hub for the proposed Midas Gold project, and is ideally suited to host the sub-contracting firms and workers that may be drawn to the area to serve the mine.

INVESTMENT OPPORTUNITIES

1. **150 W. Roseberry Rd., Donnelly**
   Includes a lot adjacent to an office/retail space, capable of hosting a 2nd 8,000 sq. ft. office or retail building.

2. **13185 Highway 55, Donnelly**
   Apx. 150 acres with frontage along Highway 55, close proximity to utilities and annexation available.

3. **Highway 55, Donnelly**
   Apx. 74 acres of with frontage along Highway 55, ideal for mixed use or multi-family development. Utilities available.

WHAT'S IN THE ZONE?

Access to Idaho State Highway 55

Recreation including Tamarack Resort, Payette National Forest, Lake Cascade and Gold Fork Hot Springs

Access to McCall Municipal Airport and multiple airstrips

CENSUS TRACT 16085970300

IDAHO COMMERCE

Quick Facts About Valley County, Idaho

10,753
Population

4.5%
Unemployment Rate

$56,746
Median Income

38.3%
Population With College Degree

TOURISM

Located two hours north of Boise, Idaho, McCall is a vibrant resort town nestled between forested mountains and the shores of Payette Lake.

During McCall's Winter Carnival, craftsmen come from far and wide to showcase stunning snow sculptures and skiers and boarders ply the slopes at Brundage Mountain Resort. In the summer, McCall buzzes with activity as visitors enjoy the water sports, hiking, biking, dining, and the sunshine McCall is known for.

Located just south of McCall in the small town of Donnelly are the beautiful foothills of the North Fork Range, home to Gold Fork Hot Springs. The mineral-rich waters in these springs attract visitors from all over the world.

Near the opportunity zone are Tamarack, a destination ski resort, offering incredible terrain, deep snow, Nordic and snowshoe trails, and beautiful views overlooking Lake Cascade.

MIDAS GOLD

Midas Gold is a mining company with intent to own, construct and operate a gold and antimony mine in Valley County.

With the anticipated approval and launch of the Midas Gold project, Valley County foresees many strong economic indicators and regional utility upgrades for this opportunity zone. Cascade and many segments of the southern portion of McCall and rural Valley County stand to benefit from additional capital investment by Midas, as well as private support industries that will start-up alongside the mine.

REC-TECH

Valley County includes some of the most rigorous testing grounds on earth for recreation technology products. From the backcountry to whitewater, and single track to powder, outdoor innovation thrives in Idaho, making this opportunity zone an ideal location for investors in outdoor industries.

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OPPORTUNITY ZONE OVERVIEW

This opportunity zone is home to US-95, a major north/south highway corridor connecting Canada to Mexico, rail acces, and easy access to Interstate 84.

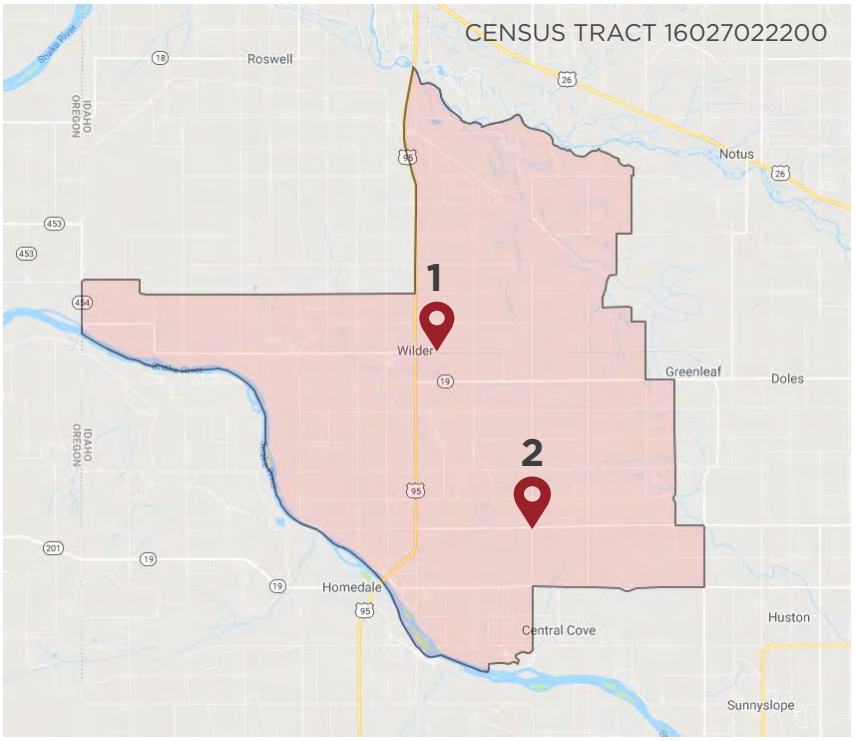
Dominate industries in this zone include crop production, food processing and agri-science. This area is the heart of Idaho wine country, housing most of the state's vineyards and wineries. and is known for its hops; an ingredient crucial to the craft beer brewing industry.

WHAT'S IN THE ZONE?

- Access to US Highway 95 and Interstate 84
- Idaho's wine country and hop growers
- Union Pacific Railroad

INVESTMENT SITES

1. **156 S. 5th Street**
   4,470 square foot industrial building with office space, 3-phase power and frontage along US Highway 95.
2. **Ustick and Allendale Road**
   75 acres of zoned industrial land at a junction with 3-phase power nearby.



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Quick Facts About Wilder, Idaho

1,771
Population

35
Median Age

$38,038
Median Income

12.4%
Population With College Degree

LOCAL PRIORITIES

This opportunity zone is home to the Canyon-Owyhee School Services Agency, which provides professional technical education to the five surrounding school districts. It also includes a short-term training facility for local businesses.

Additionally, the zone is within the Valley Regional Transit service area and is home to a 120-unit housing project for qualified families, with an emphasis on housing the agricultural work force in the area.

Photo Credit: Appetite for Idaho

Housing is a priority and growing need for this opportunity zone. In order to better accommodate all types of housing, the city amended their ordinances to encourage tiny home villages.

Photo Credit: Idaho Press

INDUSTRY RECOMMENDATIONS

Wilder is home to several small manufacturing companies and additional small manufacturing businesses would be welcome.

Photo Credit: Mill 95

Wilder is located in the center of Canyon County's hop community. Recent expansion of planted hop acreage has moved Idaho to second in the nation for hops production. 70% of those acres are grown in the Wilder area which led to the 2017 opening of a hop pelletizing facility.

This opportunity zone is central to hops, onions, sugar beets and seed production, which supports value-added agricultural businesses.

Did you Know?

Through a 2016 grant from Apple, Inc., every K-12 student in this rural Canyon County district, including those in Wilder, has access to an individual iPad.

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