



Kingman, AZ Opportunity Zone Prospectus

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About Kingman, Arizona

Kingman, the seat of government for Mohave County, is located 105 miles southeast of Las Vegas, Nevada and 165 miles northwest of the state capital Phoenix. Its excellent location and transportation network makes Kingman the premier location in northwestern Arizona for industry, distribution, and recreation.

The Kingman Airport and Industrial Park is just nine miles from the city center on historic State Route 66. The Industrial Park is served by BNSF Railway and the Kingman Terminal Railroad short line operated by Patriot Rail.

Passenger rail service is provided by the Amtrak Southwest Chief route, daily service between Los Angeles and Chicago.

Kingman is at the heart of the longest, uninterrupted and most scenic section of historic Route 66. The city typically hosts about two million visitors a year, nearly 40% are international travelers.

The city is surrounded by outdoor recreation opportunities. Within a 60-mile radius are dozens of destinations for hiking, biking, rock climbing, cultural and historic exploration, geologic sites, and desert and mountain vistas—including the Grand Canyon.



KINGMAN

Northwestern Arizona's Strategic Location

- One-day access to all major southwestern markets
- Interstate 40 links Los Angeles with the east coast
- Interstate 11/U.S. Highway 93 links Phoenix to Las Vegas
- BNSF Mainline and short line railways serve Industrial Park
- Kingman Municipal Airport
- Bullhead Laughlin Airport
- Phoenix Sky Harbor International Airport
- Las Vegas McCarran International Airport

Kingman Airport

Once one of the nation's largest World War II U.S. Army Air Force training fields, today the city-managed Kingman Airport serves 400 general aviation and private aircraft including air ambulance, the Bureau of Land Management, and the Mohave County Sheriff's Department. Nearly all military buildings have been removed and the site redeveloped into a civil airport and industrial park.

- 4,000 acres
- Two asphalt runways
6,827 x 150 ft and 6,725 x 75 ft
- 3,449 ft elevation
- Services: charters, fuel, tiedowns,
major airframe service
- Eight miles NE of Kingman
- Five miles from I-40 and SR 93



“Henry Co has been operating in Kingman AZ since 1999. In the last 20 years Henry Co has expanded western operations consolidating four other western plants into the Kingman footprint...The Kingman facility reports records in employee safety, sales, and world-class quality metrics. Out of 13 sites throughout North America, Henry Co Kingman is the second largest volume of all and the largest of the ‘pail’ plants.”

Rob Franklin, Director of Operation
Henry Co

Kingman Airport Industrial Park

American Woodmark
cabinet manufacturing

Laron
industrial machine shop

Cantex
pipe manufacturing

Cascade Tissue
manufacturing, distribution

True Value
distribution

Dillon Transportation
trucking

Insteel
manufacturing

Pepsi Cola
distribution

Star Foam
manufacturing

Shelves West
plastics manufacturing

Interstate Group
trailer manufacturing

West Coast Netting
manufacturing

Honeywell
aviation braking system

Kingman Airline Services
storage and maintenance

The majority of industrial activity in Mohave County is in the Kingman area, specifically, the Kingman Airport Industrial Park.

World-class companies in manufacturing, distribution and logistics locate here because of the unparalleled access to the major western markets.

The services and aviation talent available at the industrial park and the adjacent airport make the Kingman Airport Industrial Park the perfect location for manufacturing, distribution and for companies serving the aviation industry in operations, maintenance, restoration, or equipment.

BNSF and short line provider Patriot Rail provide excellent service to park tenants that require rail.

- 1,100 acres of developed land
- 1,500-acre planned expansion
- Master Plan underway
- Millions in planned improvements to the airport and industrial park
- Kingman Industrial Park Substation recent upgrades double the capacity from 22.4 MVA to 80 MVA
- BNSF main line and over three miles of industrial park rail operated by Patriot Rail
- Five miles to current I-40 and future Interstate 11 which will connect Mexico, U.S. and Canada
- Same-day deliveries to Phoenix, Tucson, Las Vegas, Southern California
- Home to 65 companies and 2,500 employees
- 54,000 employed within 50 miles



Kingman Opportunity Zone

Opportunity Zones (OZ) are a federal program designed to spur community investment by providing tax benefits to investors who hold their investment five to ten years. (IRS Code Section 1400Z).

- Deferral – capital gains invested in an OZ Fund do not need to be recognized when the investment is sold or exchanged or until December 31, 2026.
- Reduction – after holding an investment in an OZ Fund for seven years, the tax on the original capital gains is reduced by 15 percent.
- Exclusion – after holding an investment in the OZ Fund for at least ten years, disposition of the OZ investment does not result in additional federal income taxes.

Eligibility for the tax benefit requires the investment be made through a qualified Opportunity Fund—a privately managed investment vehicle organized specifically for and holding at least 90 percent of its assets in an Opportunity Zone.

Secondly, the investment must be derived from a gain in another investment and transferred into an Opportunity Fund within 180 days of realizing the gain.

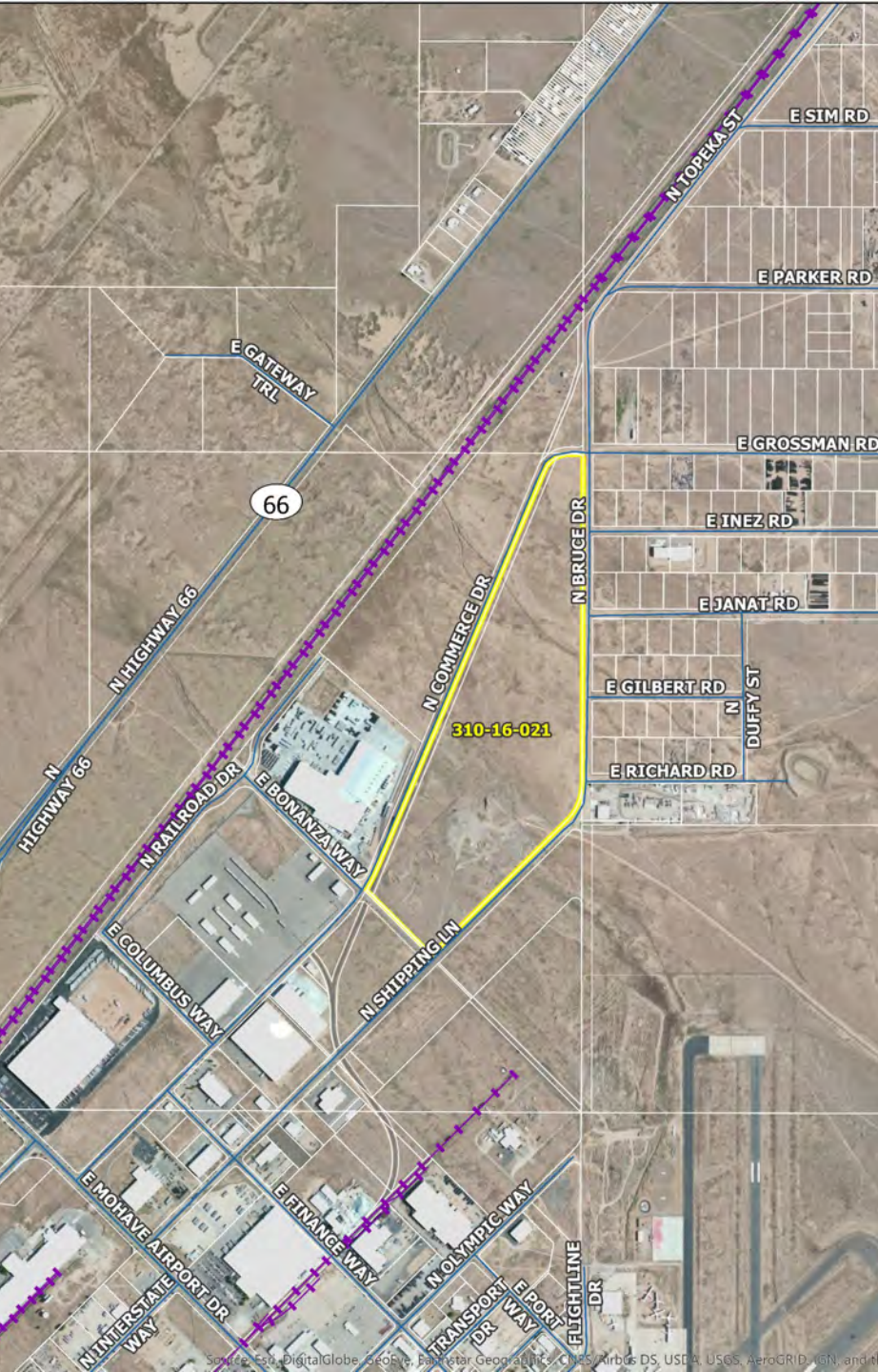
[Check here](#) for more tax and Opportunity Zone information.

Opportunity Zone Development Sites

The City of Kingman presents three of the many development sites within the Kingman Opportunity Zone as investment priorities.

- 1. Commerce Drive in the Kingman Airport Industrial Park — 79.53 acres
- 2. Industrial Boulevard in the Kingman Airport Industrial Park — 16.27 acres
- 3. Interstate 40 @ Beverly Avenue & Harrison Street — 8.75 acres

- Kingman City Limits
- Opportunity Zone
- Kingman Airport and Industrial Park



Site 1. Commerce Drive

Size: 79.53 Acres | 3,469,326 Square Feet

Dimensions:

- 900' Bonanza Way
- 4,600' N. Commerce Way
- 3,300' N. Bruce Drive
- 1,600' at widest

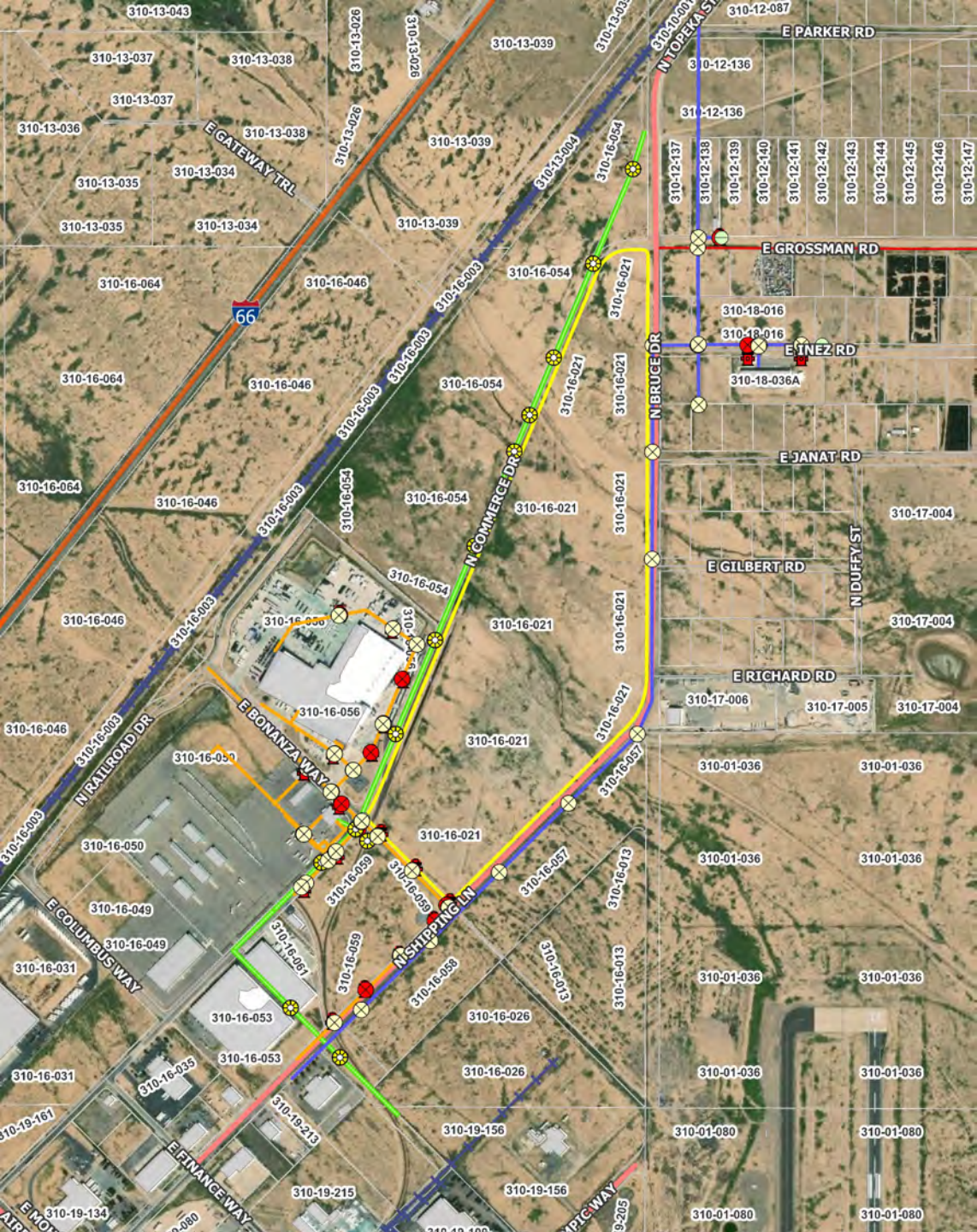
Permitted Uses: manufacturing, distribution, wholesale, sales and service facilities

Preferred Use: aircraft and aviation-related manufacturing, sales, service

Utilities and Services: electrical service and natural gas is provided by UniSource Energy Services and available at the site; water and wastewater are managed by the City and available at the site

Neighboring Uses: (3 miles) construction, light and heavy industrial, distribution

Transportation: rail at site, Interstate 40 (12 miles), Highway 93 (18 miles)



Commerce Drive Utilities

Water:

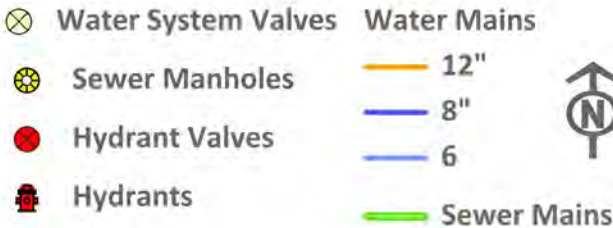
- 8" AC water main along Shipping Lane
- 12" PVC water line along Bonanza Way

Sewer:

- 18" VCP sewer main along Commerce Dr

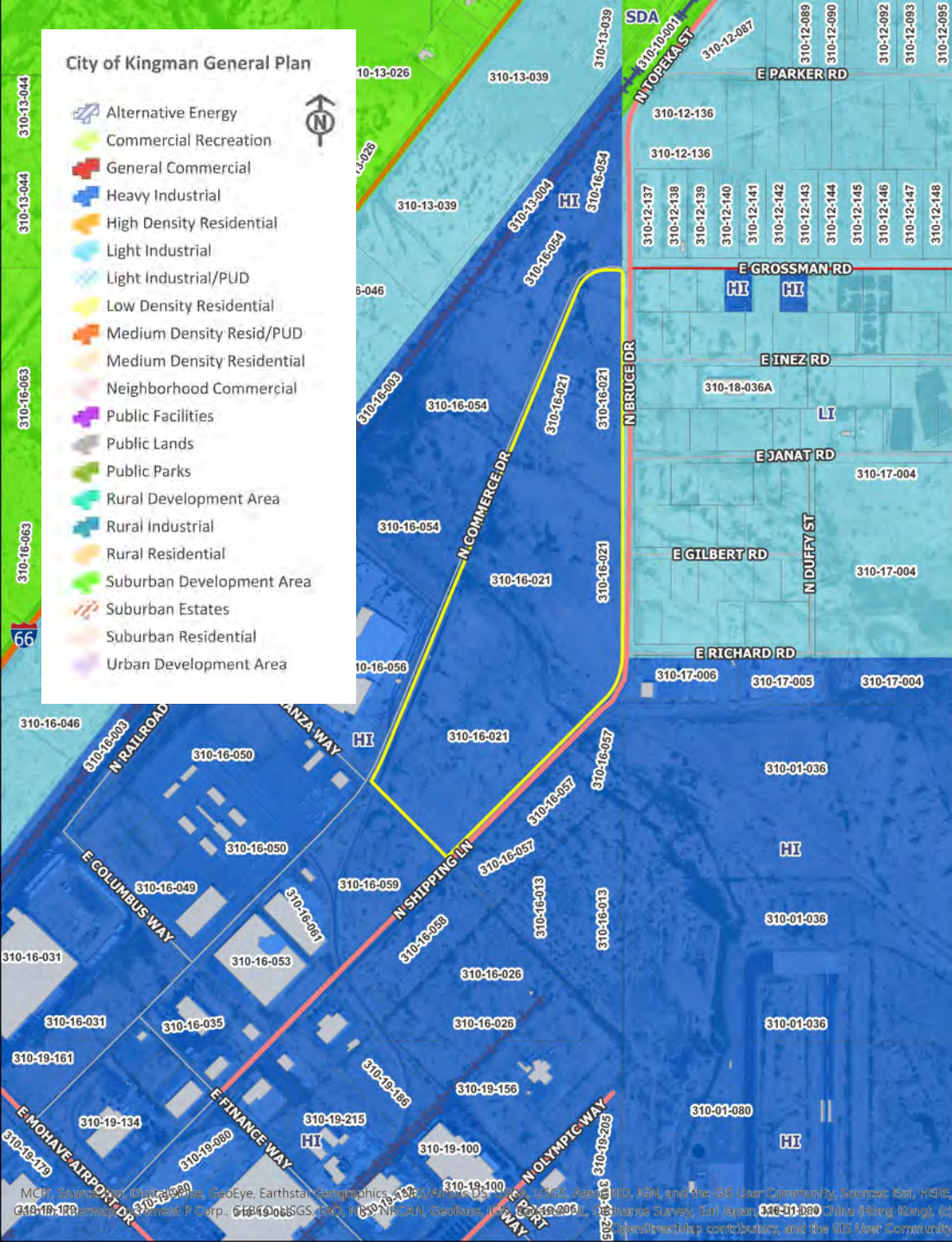
Fire Hydrants:

- Located along Bonanza Way



City of Kingman General Plan

-  Alternative Energy
-  Commercial Recreation
-  General Commercial
-  Heavy Industrial
-  High Density Residential
-  Light Industrial
-  Light Industrial/PUD
-  Low Density Residential
-  Medium Density Resid/PUD
-  Medium Density Residential
-  Neighborhood Commercial
-  Public Facilities
-  Public Lands
-  Public Parks
-  Rural Development Area
-  Rural Industrial
-  Rural Residential
-  Suburban Development Area
-  Suburban Estates
-  Suburban Residential
-  Urban Development Area



Commerce Drive Zoning

The Commerce Drive parcel is zoned for heavy industry and is surrounded by land zoned for heavy and light industry.

Much of the land to the north and east of this parcel is undeveloped. The Kingman Airport and the heart of the Kingman Airport Industrial Park is directly south of the Commerce Drive parcel.

The City of Kingman strives to maintain a balance of land uses that will serve future population and economic growth while preserving the public's health, safety, convenience and quality of life.

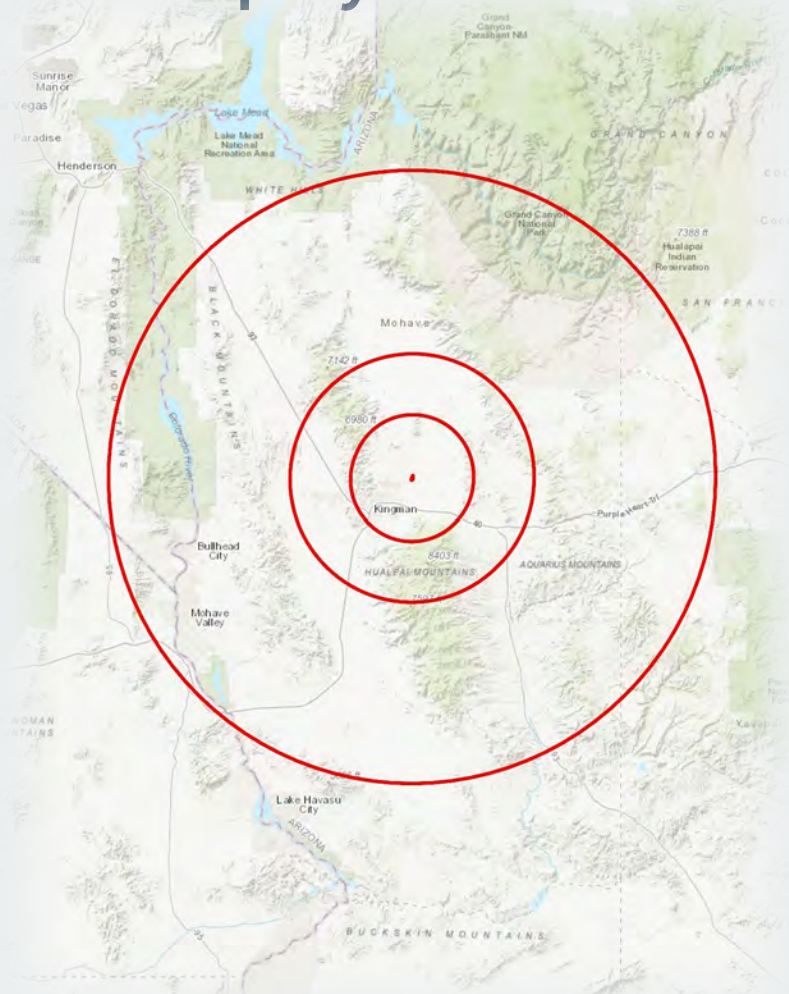
Parcel	310-16-201		
Size	79.53 Acres	3,464,327 SF	
Minimum Lot Size	20,000 SF when serviced by public, franchised water		
Uses Permitted Outright (per BMC 17.28.020)	<ul style="list-style-type: none"> • Manufacturing plants that produce no noise, which emit no particulates, smoke, or dust, and which cause no glare • Distribution • Aircraft firms including manufacturing sales, service, and rental • Wholesale stores 		
Uses Requiring a “Special Use Permit” (not permitted outright)	<ul style="list-style-type: none"> • Block plant manufacturing, concrete batch plants, and the associated storage of related materials • Storage of mineral production related materials • Storage of flammable liquids, gases, and bulk fuels • Any use involving a high concentration or assemblage of people, whether permanent or temporary 		
Maximum Height	100’ Buildings exceeding 60’ shall have increased setbacks in accordance with Section 35.B		
Setbacks	Front: 25’	Side: 5’	Rear: 15’
Parking Requirements (per section 36)			
Stall Dimensions	Standard: 9’ x 19’	Drive Aisle: 25’	
Industrial	One space for each two employees on the largest shift, plus one space for each vehicle kept in connection with the use		
Offices, Businesses, Professional	Three per 1,000 SF gross leasable floor area		

Commerce Drive Development Standards

Airport Development (AD)

	10 Miles	20 Miles	50 Miles
Total Employed 16 years +	19,356	22,827	54,706
Manufacturing	6.8%	6.8%	4.8%
Transportation, Utilities	9.0%	8.6%	7.8%
Construction, Mining	5.9%	6.4%	7.4%
Information Tech	2.1%	1.9%	1.3%
Other	76.3%	76.4%	78.5%
White Collar Occupations	55.6%	55.5%	50.7%
Service Occupations	22.7%	22.7%	27.7%
Blue Collar Occupations	21.7%	21.8%	21.6%
Total Population 25 years+	37,180	47,268	120,313
High School, GED, Training	63.4%	64.2%	63.7%
Associate Degree	8.4%	8.4%	7.9%
Bachelor's Degree	8.7%	8.6%	8.3%
Graduate or Professional Degree	5.9%	5.1%	4.4%
Median Age	46.2	48.7	50.7

Commerce Drive Market and Employment Data



Source: ESRI, U.S. Census Bureau, Census 2010 Summary File 1; ESRI forecasts for 2019



Opportunity for Aviation-related Manufacturing, Sales and Service

This site located in the Kingman Opportunity Zone was selected for the growth potential in its strong manufacturing, distribution, and aviation sectors. Investing in the Commerce Drive project provides an early return on the initial capital investment and a longer-term return through the tax savings earned by investing in an Opportunity Zone Fund.

Opportunity Zone Fund managers have choices to invest in communities throughout the U.S. Projects like Commerce Drive that are near-ready and can be completed quickly will interest OZ Fund managers looking to produce the best economic results for their OZ Funds.



Commerce Drive Investment Scenario Manufacturing 1.9% IRR On Project Cost

Assumptions

79.53 acres	Lot Size (3,464,327 SF)
800,000 SF	Industrial Building (gross)
680,000 SF	Building, One-Story (net)
453,027 SF	Parking Footprint (400 sp)
200,000 SF	Landscaping /Open Space
200	Employees
\$3,810,760	Land Cost (\$1/SF)
\$88,000,000	Construction (\$100/SF)
\$22,017,713	Soft Costs
\$3,464,327	Site Development
\$200,000	Additional Infrastructure
\$7 / SF	Lease Rate (NNN)

Look here for more information on the proforma assumptions. This IRR is based on a series of assumptions with respect to general business, economic, market and financial conditions, and other matters which are impossible to predict and beyond the City of Kingman's control. Accordingly, actual results may be materially greater or less than those contained in the financial models provided here.



Site 2. Industrial Boulevard

Size: 16.27 acres | 708,721 Square Feet

Dimensions: 1,100' x 650'

Permitted Uses: manufacturing, distribution, wholesale, sales and service facilities

Preferred Use: manufacturing and distribution

Utilities and Services: electrical service and natural gas is provided by UniSource Energy Services and available at the site; water and wastewater are managed by the City and are available at the site

Neighboring Uses: (3 miles) construction, heavy industrial manufacturing, wholesale, distribution

Transportation Access: Route 66 (1 mile), Interstate 40 (6 miles)



Industrial Blvd. Utilities

Water:

- 16" AC water main along Industrial Blvd
- 8" PVC water line at north property

Sewer:

- 8" VCP sewer main along Industrial Blvd
- 8" VCP sewer main at north properties

Fire Hydrants:

- Located along Industrial Blvd and north property line

	Water System Valves		Water Mains
	Sewer Manholes		12"
	Hydrant Valves		8"
	Hydrants		6"
			Sewer Mains



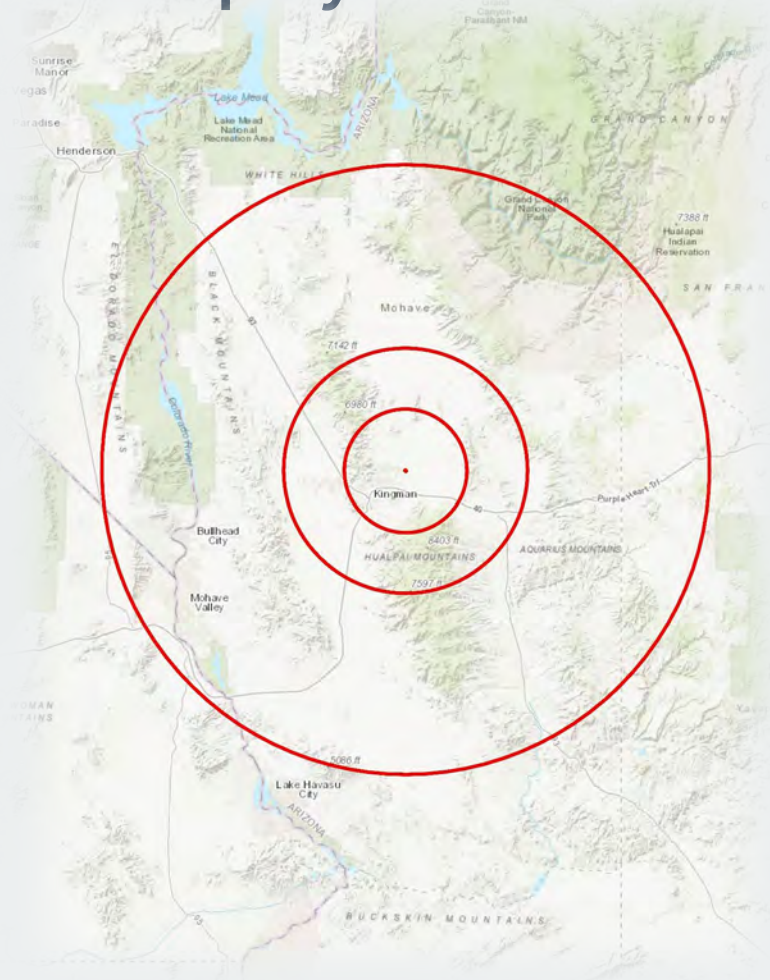
Parcel	310-21-058		
Size	16.27 Acres	708,721 SF	
Minimum Lot Size	20,000 SF when serviced by public, franchised water		
Uses Permitted Outright (per BMC 17.28.020)	<ul style="list-style-type: none"> • Manufacturing plants that produce no noise, which emit no particulates, smoke, or dust, and which cause no glare • Distribution • Aircraft firms including manufacturing sales, service, and rental • Wholesale stores 		
Uses Requiring a “Special Use Permit” (not permitted outright)	<ul style="list-style-type: none"> • Block plant manufacturing, concrete batch plants, and the associated storage of related materials • Storage of mineral production related materials • Storage of flammable liquids, gases, and bulk fuels • Any use involving a high concentration or assemblage of people, whether permanent or temporary 		
Maximum Height	100’ Buildings exceeding 60’ shall have increased setbacks in accordance with Section 35.B		
Setbacks	Front: 25’	Side: 5’	Rear: 15’
Parking Requirements (per section 36)			
Stall Dimensions	Standard: 9’ x 19’	Drive Aisle: 25’	
Industrial	One space for each two employees on the largest shift, plus one space for each vehicle kept in connection with the use		
Offices, Businesses, Professional	Three per 1,000 SF gross leasable floor area		

Industrial Blvd. Development Standards

Airport Development (AD)

	10 Miles	20 Miles	50 Miles
Total Employed 16 years +	19,131	23,584	54,659
Manufacturing	6.6%	7.3%	4.8%
Transportation, Utilities	9.0%	8.6%	7.8%
Construction, Mining	6.0%	6.5%	7.4%
Information Tech	2.1%	1.8%	1.3%
Other	76.3%	75.7%	78.6%
White Collar Occupations	55.55	55.3%	50.7%
Service Occupations	22.85	22.4%	27.7%
Blue Collar Occupations	21.75	22.3%	21.6%
Total Population 25 years+	36,624	51,631	120,149
High School, GED, Training	63.4%	64.7%	63.6%
Associate Degree	8.4%	8.2%	7.9%
Bachelor's Degree	8.6%	8.3%	8.3%
Graduate or Professional Degree	5.5%	4.7%	4.4%
Median Age	45.9	48.2	50.7`

Industrial Blvd. Market and Employment Data



Source: ESRI, U.S. Census Bureau, Census 2010 Summary File 1; ESRI forecasts for 2019



Opportunity for Manufacturing and Distribution

This site located in the Kingman Opportunity Zone was selected for the growth potential in its strong manufacturing, distribution, and aviation sectors. Investing in the Industrial Boulevard project provides an early return on the initial capital investment and a longer-term return through the tax savings earned by investing in an Opportunity Zone Fund.

Opportunity Zone Fund managers have choices to invest in communities throughout the U.S. Projects that are near ready and can be completed quickly will interest OZ Fund managers looking to produce the best economic results for their OZ Funds.



Industrial Boulevard Investment Scenario Distribution/Manufacturing 2.1% IRR On Project Cost

Assumptions

16.27 acres	Lot Size (708,721 SF)
200,000 SF	Industrial Building (gross)
170,000 SF	Building, One-Story (net)
106,308 SF	Parking Footprint (400 sp)
134,657 SF	Landscaping /Open Space
40	Employees
\$779,593	Land Cost (\$1.10/SF)
\$20,320,000	Construction (\$100/SF)
\$5,043,870	Soft Costs
\$708,721	Site Development
\$100,000	Additional Infrastructure
\$7 / SF	Lease Rate (NNN)

[Look here](#) for more information on the proforma assumptions. This IRR is based on a series of assumptions with respect to general business, economic, market and financial conditions, and other matters which are impossible to predict and beyond the City of Kingman's control. Accordingly, actual results may be materially greater or less than those contained in the financial models provided here.

Site 3. Interstate 40 @ Beverly Avenue

Size: 8.75 acres

Dimensions: 770' x 745'

Permitted Uses: hotel, retail, recreational building, offices, entertainment venue, restaurant

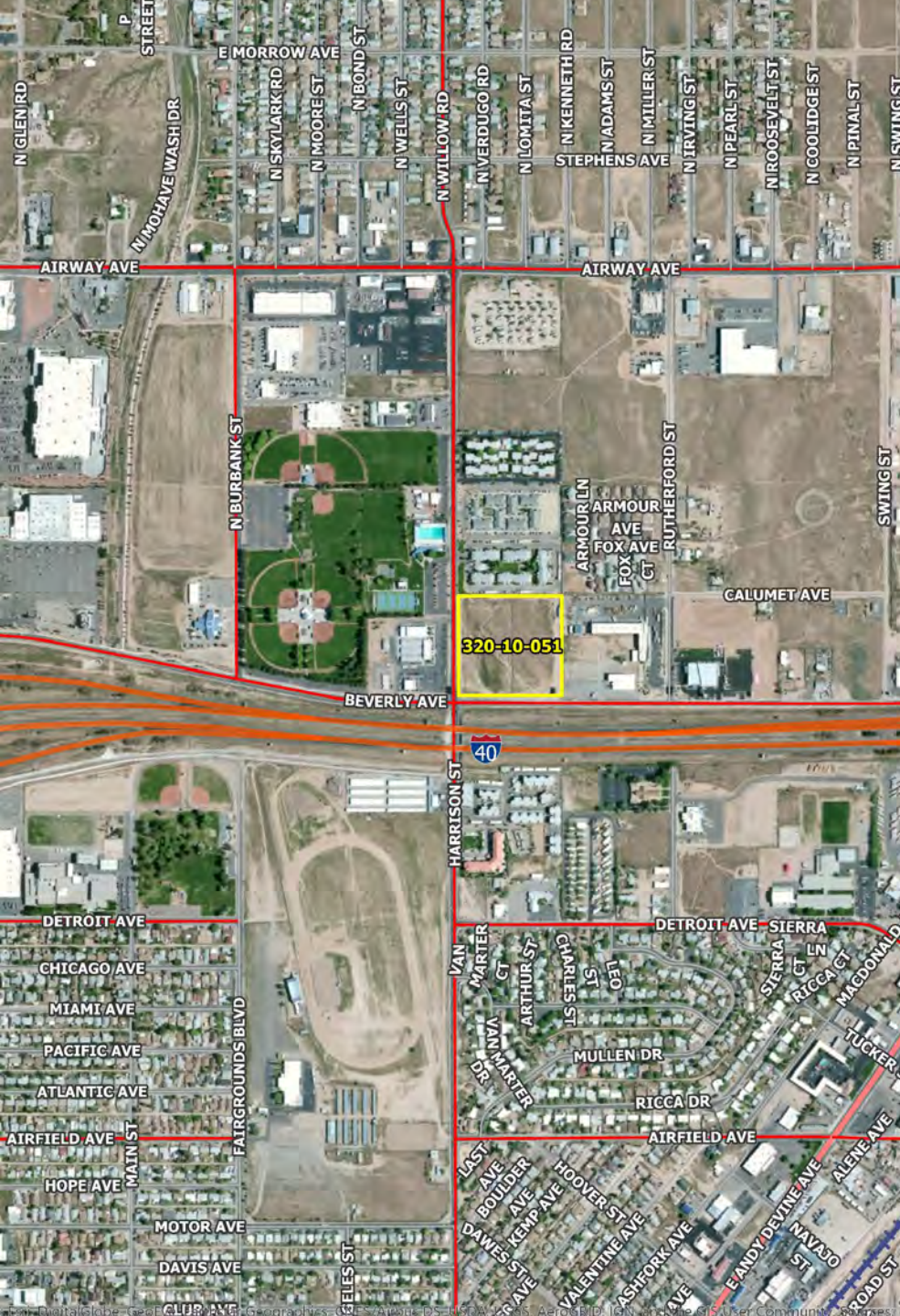
Preferred Use: hotel and retail

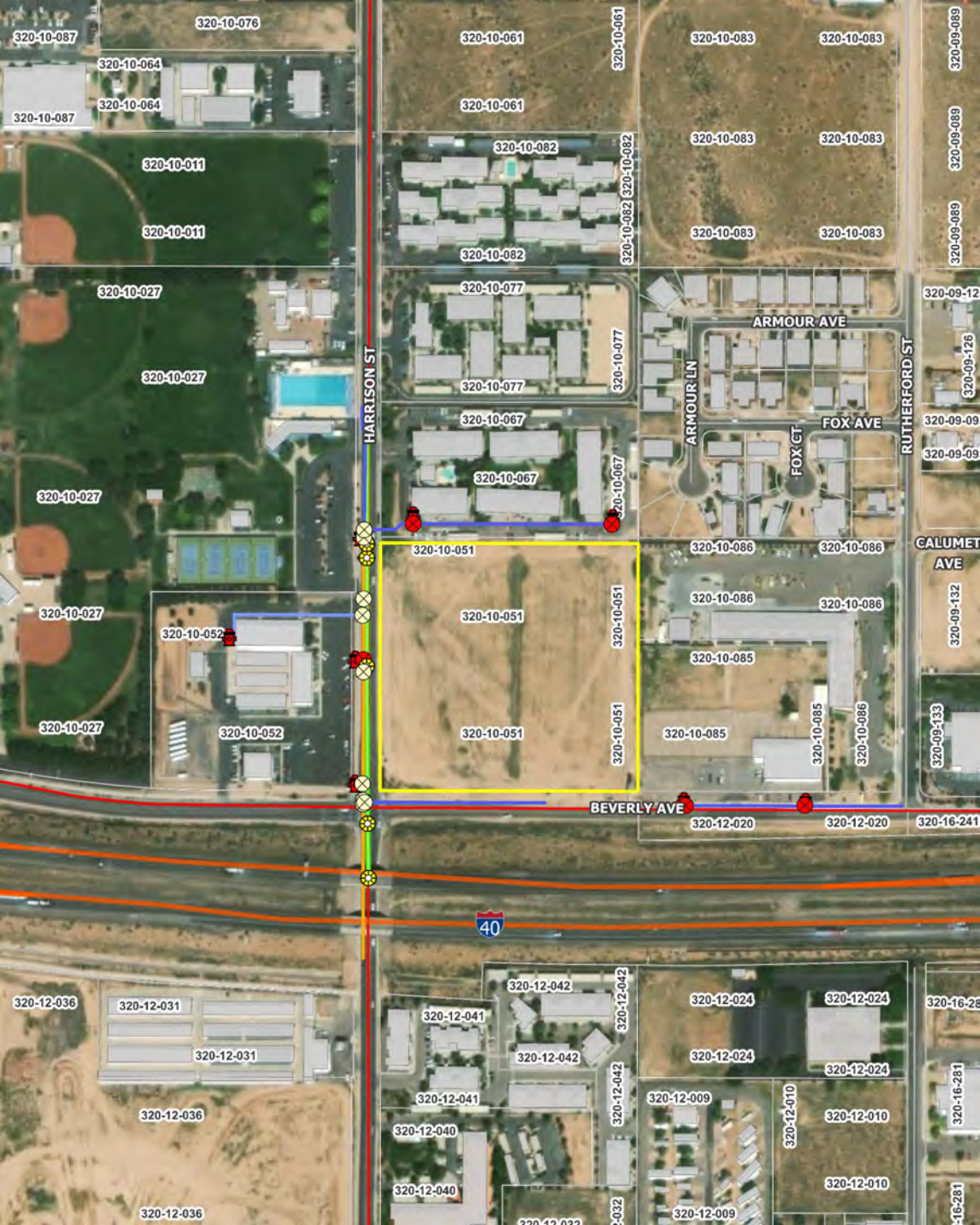
Utilities and Services: electrical service and natural gas is provided by UniSource Energy Services and available at the site; water and wastewater are managed by the City and are available at the site

Access: site can accessed from Beverly Avenue (2- lane with sidewalk) and Harrison Street (2-lane with turning lane and sidewalk); visible from Interstate 40

Average Daily Traffic: at Beverly and Harrison 4,774; I-40 & Stockton Hill Road (Exit 51A) 30,207; I-40 & Andy Devine Ave (Exit 53A) 14,466 (AZ DOT, 2018)

Neighboring Uses: (1 mile) health and professional services, schools, government offices, single and multi-family homes, parks and recreational facilities, county fairgrounds





I-40 & Beverly Ave. Utilities

Water:

- 8" AC water main along Beverly Ave
- 8" PVC water line to the north

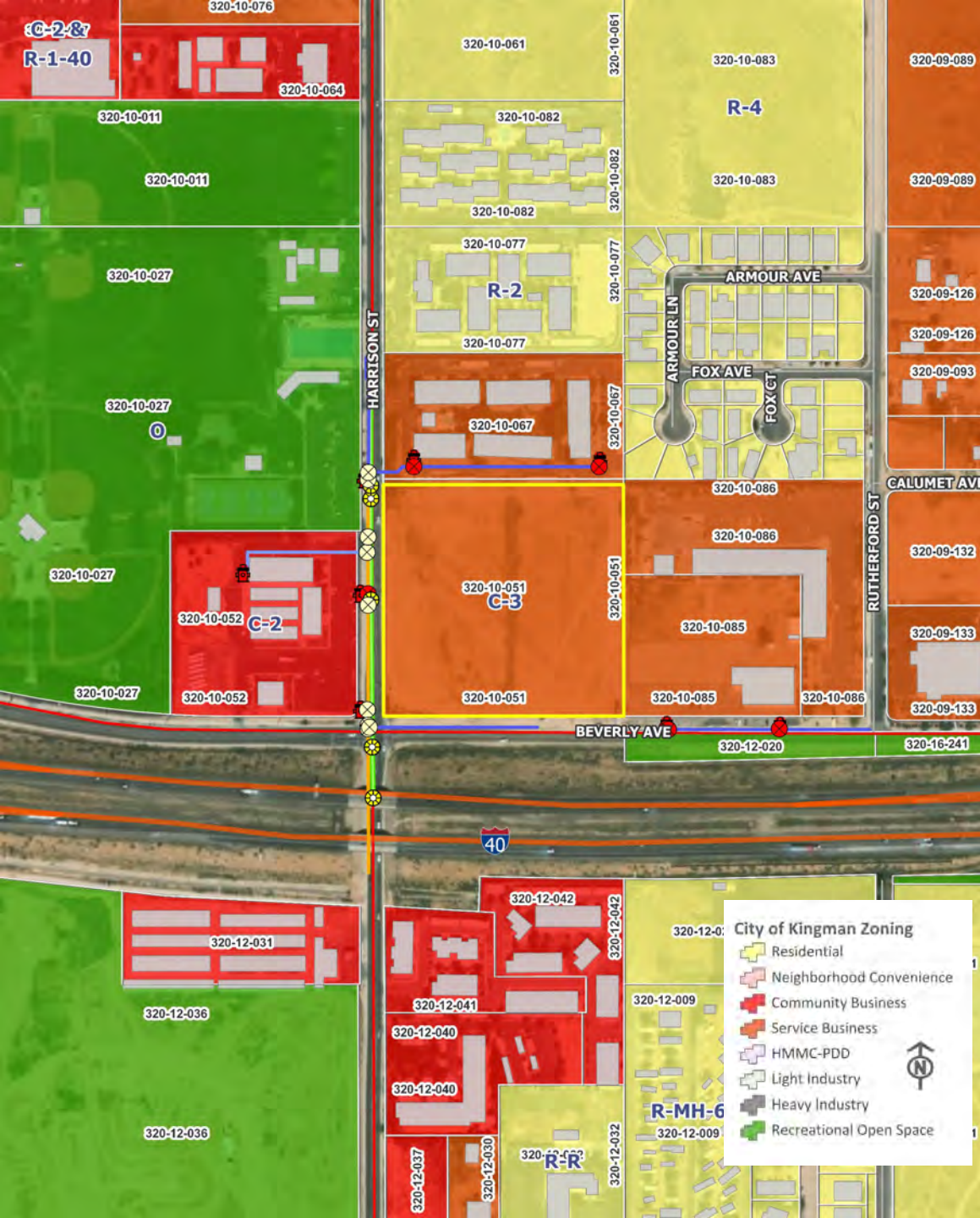
Sewer:

- 12" VCP sewer main along Harrison St

Fire Hydrants:

- Located to north, south, and west

	Water System Valves		Water Mains
	Sewer Manholes		12"
	Hydrant Valves		8"
	Hydrants		6"
			Sewer Mains



I-40 & Beverly Ave. Zoning

The I-40 & Beverly Avenue parcel is zoned for commercial service businesses as are the sites immediately adjacent. This zoning designation is intended to ensure that commercial uses will be compatible with adjacent developments.

Immediately north are parcels developed and/or designated as single- and multi-family homes. Parcels to the west are designed for recreational open space. Currently this area has parks, ball diamonds, and a community swimming pool.

The City of Kingman strives to maintain a balance of land uses that will serve future population and economic growth while preserving the public's health, safety, convenience and quality of life.

Parcel	320-10-051	
Size	8.75 Acres	381,150 SF
Min. Lot Size	7,500 SF	Minimum Lot Width: 75'
Minimum Site Landscaping	10% Trees: 1/500 SF required landscape area Shrubs: 2/300 SF required landscape area	
Parking Lot Landscaping	One landscape island (9' x 19' minimum) for every 15 parking stalls Landscape island at every end of parking area 10' landscape perimeter where parking abuts street	
Uses Permitted Outright	<ul style="list-style-type: none"> • Auto repair • Banks • Grocery stores • Hotel • Offices, businesses, professional or public • Recreational building • Medical and dental clinics • Drive-in, walk-up, or other outdoor restaurant • Restaurant and bar, including live entertainment, dancing 	
Max. Height	50'	
Setbacks	Front (abutting street): no restriction Side: 10' when adjacent to residential district Rear: 10' when adjacent to residential district	
Parking Stall Dimensions	Standard: 9' x 19' Drive Aisle: 25'	
Driveway	Width, Minimum: 24' Width, On major arterial: 25' Distance to Intersection Curb: 100' on collector and minor arterial Distance to Intersection Curb: 200' on major arterial	
Parking Spaces	Hotel/Motel: One per living/sleeping unit, plus one per each five units Medical and Dental: 1/150 SF Other Professional and General Business: 1/250 SF Corporate office not providing services to general public: 1/350 SF	

I-40 & Beverly Ave. Development Standards

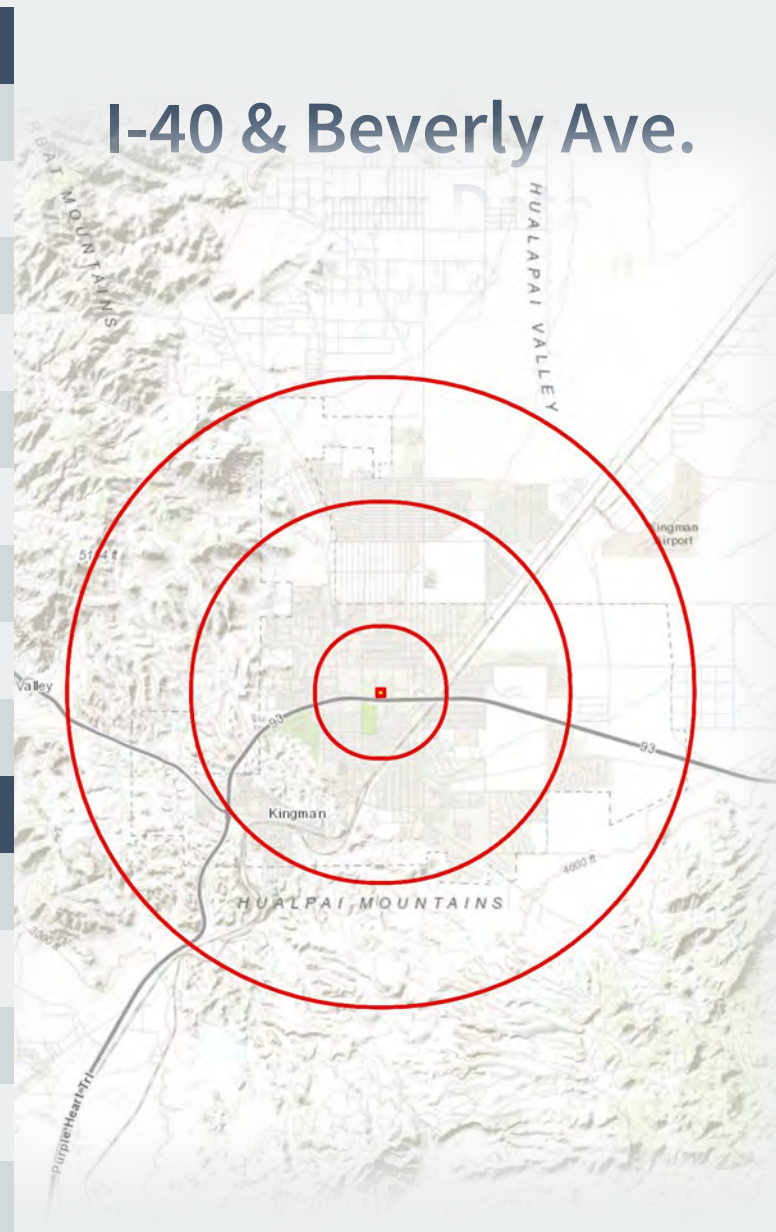
Commercial Service Business (C-3)

I-40 & Beverly Ave. Market Data

	Business Profile			Employee Profile		
	1 Mile	3 Miles	5 Miles	1 Mile	3 Miles	5 Miles
Number of Businesses / Employees	488	1,530	1,719	7,002	17,739	19,512
Manufacturing, Distribution	37	129	152	808	2,193	2,549
Other Industry	40	144	169	262	793	924
Retail, Restaurants	102	305	345	1,996	4,363	4,685
Government, Education	28	163	192	519	3,272	3,837
Healthcare Facilities	73	151	155	1,868	3,100	3,130
Hotels and Lodging	15	27	31	174	303	331
Other Services	193	611	675	1,373	3,716	4,057

Source: ESRI, U.S. Census Bureau, Census 2010 Summary File 1; ESRI forecasts for 2019

Consumer Data	1 Mile	3 Miles	5 Miles
Number of Residents	7,023	34,376	47,540
Total Daytime Population	12,209	38,330	48,808
Number of Households	2,793	13,875	19,197
Median Age	41.3	43.8	45.2
Population Over 18 years of age	77.6%	79.1%	79.5%
Assoc, Bachelor, Professional Degree	23.9%	23.7%	22.3%
Median Home Value	\$136,490	\$141,069	\$131,872
Median Household Income	\$50,021	\$44,803	\$42,683
Median Disposable Income	\$40,577	\$37,926	\$36,561
2019 Consumer Spending Potential			
Apparel & Services	69	69	67
Entertainment & Recreation	74	72	71
Food Away from Home	70	69	67
Household Furnishings	70	70	68
Personal Care Products	68	70	68



I-40 & Beverly Ave.

Source: ESRI, U.S. Census Bureau, Census 2010 Summary File 1; ESRI forecasts for 2019; Consumer spending data derived from the 2016 and 2017 Consumer Expenditures Surveys, Bureau of Labor Statistics; Spending Potential Index represents the amount spent in the area relative to a national average of 100



Kingman's Visitor Market

Visitors are welcomed to Kingman year round from all across the U.S. and from all around the globe. The tourism industry is a significant component of the city's economy and confidence in Kingman's future as a destination is strong.

- The city is situated between possibly the two greatest visitor magnets in the southwest—the Grand Canyon and Las Vegas/Hoover Dam
- Kingman is the heart of the longest, continuous and most scenic section of Historic Route 66
- The number of visitors to Kingman is estimated to be 2 million; the Powerhouse Visitor Center greets 150,000 visitors a year, seven days a week; overnight visitors are estimated at 900,000 a year
- The city is within 60 miles of over 30 significant outdoor recreation destinations that attract a young, active generation with disposable income
- Kingman is the center of the Sun Corridor Trail that links multiple regional trails and is initiating a large-scale global marketing campaign



Opportunity for Hotel and Restaurant

This site located in the Kingman Opportunity Zone was selected for the growth potential in the already strong visitor and retail markets. Investing in the I-40 & Beverly Avenue project provides an early return on the initial capital investment and a longer-term return through the tax savings earned by investing in an Opportunity Zone Fund.

Opportunity Zone Fund managers have choices to invest in communities throughout the U.S. Projects that are near ready and can be completed quickly will interest OZ Fund managers looking to produce the best economic results for their OZ Funds.



I-40 & Beverly Avenue Hotel Investment Scenario

17.8% IRR On Project Cost

Assumptions

5 acres	Lot Size (217,800 SF)
55,009 SF	Building Footprint (gross)
34,000 SF	Building, 3 Stories (net)
85	Units (783 SF average)
119,231 SF	Parking Footprint (120 sp)
121,780 SF	Landscaping /Open Space
30	Employees
\$1,089,000	Land Cost (\$5/SF)
\$9,000,000	Construction (\$225/SF)
\$2,435,852	Soft Costs
\$326,700	Site Development
\$50,000	Additional Infrastructure
\$125	Room Rate per night

[Look here](#) for more information on the proforma assumptions. This IRR is based on a series of assumptions with respect to general business, economic, market and financial conditions, and other matters which are impossible to predict and beyond the City of Kingman's control. Accordingly, actual results may be materially greater or less than those contained in the financial models provided here.



I-40 & Beverly Avenue Restaurant Investment Scenario

6.3% IRR On Project Cost

Assumptions

3.75 acres	Lot Size (163,350 SF)
20,000 SF	Building Footprint (gross)
17,000 SF	Building, 1 Story (net)
78,065 SF	Parking Footprint (67 sp)
22,869 SF	Landscaping /Open Space
21	Employees
\$816,750	Land Cost (\$5/SF)
\$2,800,000	Construction (\$140/SF)
\$893,192	Soft Costs
\$245,025	Site Development
\$50,000	Additional Infrastructure
\$18	Lease Rate (NNN)

Look here for more information on the proforma assumptions. This IRR is based on a series of assumptions with respect to general business, economic, market and financial conditions, and other matters which are impossible to predict and beyond the City of Kingman's control. Accordingly, actual results may be materially greater or less than those contained in the financial models provided here.



City of Kingman Five-Year Capital Improvement Projects

[See the FY 2019 Capital Improvement Plan](#)

\$20 M in state funds is earmarked for the Rancho Sante Fe intersection and additional entrance to the Kingman Airport Industrial Park

\$33.4 million in the City of Kingman’s FY 2019-20 Capital Improvement Projects budget is allocated for improvements in and around the Kingman Airport and the Airport Industrial Park; including

- Environmental assessment on two sites (1,800 and 16 acres) freeing them up for development
- Completion of the Airport Master Plan
- Repaving three industrial park roads
- Runway improvements

\$9.1 million is earmarked for future improvements to the airport and industrial park from 2021 to 2024

Planned upgrades to the utility infrastructure in and around the Airport Industrial Park

Five-year citywide infrastructure projects include:

- \$58.0 million for water, wastewater, stormwater, and sanitation improvements and/or expansions
- \$66.6 million for street projects
- \$16.1 million for parks and recreation projects
- \$9.2 million for public safety projects



Incentives and Assistance Programs

Quality Jobs Tax Credit offers up to \$9,000 of Arizona income or premium tax credits spread over a three-year period for each net new quality job. Claims for the Quality Jobs Tax Credit are capped at 10,000 jobs each year and are allocated on a first-come, first-served basis.

Job Training Program offers reimbursement to employers providing custom training; reimbursement for up to 75% of eligible training expenses for applications received by December 2020.

Qualified Facility program provides a refundable tax credit to taxpayers expanding or locating a facility in Arizona in which at least 80% of the property and payroll is dedicated to qualified manufacturing or related operations. Tax credits are authorized on a first-come, first-served basis until December 2022.

Computer Data Center program provides Transaction Privilege Tax (TPT) and Use Tax exemptions at the state, county, and local level on qualifying equipment purchases.

R&D Tax Credit for 2011 through 2022 is equal to 24% of the first \$2.5 million in qualifying expenses plus 15% of the qualifying expenses in excess of \$2.5 million. After 2023 the tax credit rates will be 20% plus 11% respectively.

Renewable Energy Tax Credit provides up to a 10% refundable income tax credit and up to a 75% reduced property tax rate for companies in the solar, wind, geothermal, and other renewable energy industries.

Additional Depreciation reduces the taxable value for most personal property devoted to commercial, industrial, and agricultural uses.

Government Property Lease Excise Tax reduces a project's operating costs by replacing the real property tax with an excise tax calculated on the gross square footage of the building.

Sales Tax Exemption are available for certain machinery or equipment used in manufacturing, power production, research and development.

“Shelves West is part of American Plastics who operations injection molding companies across the country. The growing city of Kingman was chosen to facilitate our growing company needs as we have expanded our market to include all 50 states as well as the US territories. We take great pride in calling Kingman our home and look forward to many great years in this wonderful community.”

**Clarence Higgins, Plant Manager
Shelves West Kingman Arizona**

City of Kingman Stats

POPULATION	AGE	INCOME	HOME PRICE	OWNERSHIP
29,566 2019	43.8 Median	\$47,831 Median Household	\$142,500 Median, All Properties	67% Owner Occupied
LABOR FORCE	EMPLOYED	COMMUTE	EDUCATION	
11,551 2019	10,148 2019	16 Minutes	30% Some College or Post-Secondary Training	
VISITORS	PARKS / REC AREAS	HOTEL ROOMS	CLIMATE	
~2 million Annually	11,447 Acres, City-Managed	~1,700	32° – 96° Average Low / High	

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