REVISED

EXHIBIT G
Contents
Introduction
and a skilled workforce. Development with a vibrant and interesting city to support new and private sector resources. Significant federal, state, local, and partners ready to leverage.

- Significant leverage: City

- Use development.

- Downtown housing, and mixed.

- Growing demand for tourism.

Ripe for Investment:

- Economic growth.

- Unique, unrealized potential for

- County Census Tract 712 (Franklin Opportunity Zone (Franklin Development Potential: One

...in a Nutshell...

Opportunity Zone

Frankfort's
Community Overview
MEDIAN AGE: 38.2

TOTAL HOUSEHOLDS: 11,961

MONTHLY INCOME: $45,471

MEDIAN PROPERTY VALUE: $126,700

POVERTY RATE: 16.8%

Basic Data - Frankfort
Airports

- Cincinnati/Northern Kentucky Int. Airport (CVG) - 74.6 miles
- Louisville International Airport (SDF) - 53.5 miles
- Bluegrass Airport (LEX), Lexington - 22.5 miles

Cities

- Cincinnati - 79.2 miles
- Louisville - 54.8 miles
- Lexington - 25.7 miles

Proximity to Other Cities,
<table>
<thead>
<tr>
<th>Key Drivers</th>
<th>Numbers</th>
</tr>
</thead>
<tbody>
<tr>
<td>Low energy costs</td>
<td>Franklin County, $933 $805 in Franklin</td>
</tr>
<tr>
<td>Low worker wages</td>
<td>Wages</td>
</tr>
<tr>
<td>Affordable</td>
<td>18% below the national average</td>
</tr>
<tr>
<td>Cost of living</td>
<td>1,640,824</td>
</tr>
<tr>
<td>Labor force</td>
<td>Population</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Top Industries

Unemployment rate below the state average - 3.7%

64.5% of citizens over the age of 16 employed

Estimated 38,500 employees in Frankfort and Franklin County

Local Data

Economy
Health care especially is growing quickly.

Private investment seeing exponential growth over the past decade.

Retail and service sectors are the fastest growing segments of the economy.

Downtown revitalization for babyboomers (55-64), key groups for all ages and early retirees (25-34) age distribution has shifted toward young professionals.

Population and income are growing steadily.
Forecasts housing demands suggest the need for an additional 831 single and multifamily units, consuming 175 acres of city land. Aging housing in the Opportunity Zone suggests a need for new options development to encourage infill with more housing and a range of housing types. The table below provides basic data on housing:

<table>
<thead>
<tr>
<th>Vacancy Rate</th>
<th>Owner Occupancy Rate</th>
<th>Median Home Value</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.8% / 6.1%</td>
<td>77.8%</td>
<td>$310,000</td>
<td>1648</td>
</tr>
<tr>
<td>3.7% / 10.4%</td>
<td>87.5%</td>
<td>$512,400</td>
<td></td>
</tr>
<tr>
<td>2.9% / 6.4%</td>
<td>80.1%</td>
<td>$76,000</td>
<td></td>
</tr>
</tbody>
</table>

Basic Data - Housing
800 Employees
173 Beds

Surrounding counties that serve Franklin and
Pulaski counties with Primary Care Centers,
Acute Care Facilities, accredited
Frankfort Regional Medical Center

790 Employees
Faculty members
130 Full-time Instructional
2,408 Total Enrollment
Kentucky State University
The only public Historically Black

Counties - 2,460 Employees
State - 11,210 Employees

Frankfort is the seat of Kentucky Government
Mayor William L. May, Jr:

our community, "tool the city can use to improve and grow vulnerable citizens. This will be just one
areas and give opportuntities to our most
investors to some of our most distressed
chance to attract new businesses and
"This designation will give Frankfort the

Basic Data -

Zone

Opportunity

Franklin County Census

Population: 1,579

Median Age: 35.6

Poverty Rate: 33.7%

Median Household Income: $35,597

Encumbrances

Corridor
Holmes Street
Distillery, and the
area, Buffalo Trace
former Capitol Plaza
Downtown, the

Tract 7.12
Potential

Leveraging

Strategy

Development

Economic

Growth

Opportunities for

Advantages

Strategic

Frankfort?

Why
<table>
<thead>
<tr>
<th>Tax</th>
<th>State</th>
<th>Local</th>
</tr>
</thead>
<tbody>
<tr>
<td>~7%</td>
<td>~4%</td>
<td></td>
</tr>
<tr>
<td>~6%</td>
<td>0%</td>
<td>~0.6%</td>
</tr>
<tr>
<td>~2.9%</td>
<td>~6%</td>
<td>~95%</td>
</tr>
<tr>
<td>~6%</td>
<td>~1%</td>
<td>~95%</td>
</tr>
<tr>
<td>~5.8%</td>
<td>~8%</td>
<td>~95%</td>
</tr>
</tbody>
</table>

- Lodging (includes local)
- Sales Tax
- Property Tax
- Corporate Income Tax
- Personal Income Tax
- 10,000 and above
- 75,000 and above
- 80,000 to 75,000

Strategic Advantages

Why Frankfort?

- Development vision for downtown partners with clear alignment for public and private forward-thinking team
- Government support and county seat of environment
- Favourable tax opportunities
- Tourism opportunities retail, arts, culture, and existing assets including historical restoration

Source: [https://www.capitaldevelopment.com/business](https://www.capitaldevelopment.com/business)
Resource Roadmap
Development Plan
The Kentucky Riverfront
Holmes Street Redevelopment Plan
Transportation Study
Frankfort Small Urban Area
Downtown Frankfort Master Plan
Comprehensive Plan
Frankfort/Franklin County

The viability of key projects requires resources and understanding studies and planning in order to through and extensive feasibility expert consultants to complete. The City of Frankfort has brought in

Why Frankfort?

We've done our research.
development and planning initiatives, and implement smart growth principles in its community. Maintain infrastructure, foster neighborhood excellence, fabric, explore opportunities for arts, culture, and recreation, network and transit network, maintain and restore its historic downtown, activate its riverfronts, improve the bike lane, public-private partnerships to revitalize its historic.

Frankfort is making strategic public investments and forming

Community Growth Strategy

Why Frankfort?
Named Top 30 most diverse places to live in Kentucky—Nich.com

Entrepreneurial spirit making this a city on the rise. "The Gazette"

Frankfort blends warm Southern hospitality with a vibrant

Receiving a top 10 ranking for its healthcare quality for consecutive years.

Frankfort Regional Medical Center is only hospital in Central Kentucky to

Named a "place you won't want to miss" - Hip Green Scene

Traveler

Ranked #8 in Top Destinations: Diamonds in the Rough - Condé Nast

Development Magazine

Named one of the Top 10 Best Places for Manufacturing - Southern Business &

(Ranked #) Most Magical Christmas Town - Only in Your State

SmartAsset.com

- Ranked 8th best city where Social Security goes furthest.

Among Top 10 Cities for African Americans - Livability.com

Suppliers - Southern Business & Development Magazine

Named one of the best locations in the Louisville area for automotive

(Ranked 5th) Most Affordable City in Kentucky - Livability.com

Small Cities

Among Top 20 small cities - The New Rating Guide to Life in America's

Years-Selected Magazine

(Ranked in Top Micropolis for Job Creation and Investment for last 5

Why Frankfort?

Highly-Rated
$7.6 million Twenty times 2015 private investment or 5 times the previous year and over
Top - 300 employees
Hayashi Tempe - 200 employees
Buffalo Trace Distillery - 352 employees in the City
$167 million in 2017; among the largest
Continued growth in private investment
Capital investment of at least $1 million
Based on recent projects that involve
March edition of Site Selection Magazine new and expanding business project in the top 10 metropolitan statistical areas for
Frankfort and Franklin County named among

Why Frankfort?
Active Support for Project Development

Why Frankfort?

- Due diligence
- Our role: Investment Prospects, make studies; reports available to
- Our role: Investment Prospects, find managers & developers, engage community organizations and
- Our role: Streamline Zoning, Permitting, & approval process
- Our role: Pre-development
- Our role: Underwrite feasibility studies, design & engineer
- Our role: Leverage Public Investments to ensure availability of high-quality infrastructure and utilities to meet performance & sustainability
- Our role: Support traffic & construction needs; make skilled labor available; provide maintenance
Participating workers receive hands-on and classroom training that gives them access to high-paying advanced manufacturing jobs.

A dual-track apprenticeship-style training program offers a company-sponsored partnership of Regional KY FAME for advanced manufacturing education.

Kentucky Federation for Advanced Manufacturing Education.

In demand worker and career education programs, workforce solutions receiving funding is divided into" employees, workforce solutions funding is divided into assessment services to current, as well as potential solutions providers, companies with grant funding to assist community and technical college system, workforce solutions.

With the cost of KTCS workforce training and expansion projects, workforce solutions expansion projects.

Programs for new and expanding industry: the Kentucky Skills Network administers the following training programs for new and expanding industry.

Through the Cabinet for Economic Development and the KTCS.

Programs for new and expanding industry:

- 72 two-year colleges
- 41 four-year colleges and universities
- 18 technical schools
- Graduates from numerous institutions within a 60-mile radius located in the heart of Central Kentucky, Frankfort can draw...
Why Frankfort?
Incentives & Resources Available

- Frankfort Historic Preservation Grant
- City of Frankfort Property Tax Moratorium
- Franklin County Property Assessment/Reassessment Moratorium Program
- Frankfort Downtown Reinvestment Grant
- Energy Project Assessment District (EPAD) Designation
- Kentucky Small Business Credit Initiative
- KEDFA Small Business Loan Program
- Tax Increment Financing
- Historic Tax Credits
- The Kentucky Historic Preservation Tax Credit
- Kentucky Low Income Housing Credit Program
- Bluegrass Trust for Historic Preservation Paint Partnership
Arts, Cultural, & Tourism Hub

Why Frankfort?
Resurgence
Downtown
Why Frankfort?
Fall 2019 anticipated
1,500 future employees
1,081-space parking garage
388,000 SF facility

Completion of a new state-of-the-art office building near the convention center
Major catalyst for downtown renewal

Plaza Tower – outdated and inefficient capital
Redeveloped and replaced the public-private partnership
downtown and reinvented

Redevelopment in the historic demolition marked a new phase of Plaza Tower, Convention Why Frankfort?

“A New Spirit Inviting Downtown Frankfort”
Priority Projects

- Former Frankfort Convention Center & Capital Plaza Tower
Frankfort
Downtown Location
of Kentucky Commonwealth Ownership: Current
Zone "Opportunity Within an undeveloped 11+ acres
AT A GLANCE:

Capital Plaza Tower
Former Convention Center
Priority Property
Kentucky employees when the new building is complete no later than April 20th. These two office buildings along with the 200 Commonwealth Office Building, as well as the new state office building being constructed on Merro Street, will house approximately 2,500 Commonwealth employees. Directly adjacent to both the Kentucky Transportation Cabinet Central Office located directly adjacent to Frankfort's historic central business district nestled between Merro Street and Clinton Street.

The site and the surrounding area are prime for revitalization. The Commonwealth single deed to a private developer: the real property at the former Frankfort Convention Center Complex site. The City and County seek a private developer or development team to finance, design, develop, construct, maintain, and operate a mixed-use development upon 2020.

Catalytic Investment

The Site: A Downtown Frankfort
The Capital Plaza Hotel (1.3 acres)
Development (4.1 acres)
(part of former Capital Plaza
and parking garage

2016 (6.5 acres)
Commonwealth of Kentucky in early
demolished and cleared by the
Convention Center, which was

The site of the former Frankfort

Kentucky:

redevelopment in Downtown Frankfort,
that is part of the overall Capital Plaza

Approximately 1+ acre vacant tract

Downtown Frankfort
"A New Spirit Infusing

The Site:
spaces to be created
number of on-street parking
blocks allows for a significant
the creation of a series of
story structures
- two, three, and four-five
surroundings
reflect the scale of its
floors, in buildings that also
residential usage on upper
- ground floor
retail/commercial uses at
neighborhood
- primarily downtown and
Downtown Master Plan:
residents and businesses in the
Frankfort and the impact on
patterns of growth of downtown
development scenarios that reflects
program is a mixed-use
The recommended development

Recommendations:
Development
Capital Plaza Tower
Former Convention Center E
local interest in professional office resources
center with benefits of adjacent hotel space to replace the Frankfort Convention High demand for a meeting and event Frankfort YMCA
Capital Plaza Hotel.
Potential Tenants:
in the downtown. Intermediary allowing for diverse investment new development as a high-impact participate in the redevelopment and support and local partners that may have incentives to involves the integration of adjacent parcels

Tenants
Synergies as Potential
Street Corridor: Downtown Frankfort, former Capitol Plaza area, and the Holmes

Area: Franklin

County: 21073071200

Census Tract: 73 miles

Opportunity Zone: Cincinnati/Northern Kentucky International Airport (CVG)

Louisville International Airport (SDF), Louisville – 53.5 miles

Bluegrass Airport (LEX), Lexington – 22.5 miles

International Airport: 11+ acres

Site: Mixed-Use

Building Type: Undeveloped Land; Primarily Residential Focuses

Downtown Frankfort

Frankfort, KY 40601

Location: Wilkinson, Clinton & Merco Street

Proposed Redevelopment