

Belmont County Port Authority

Financing Programs

Belmont County Port Authority is able to provide significant economic development tools to assist developers, businesses, manufacturing facilities, non-profit organizations, and governmental entities with infrastructure projects, real estate projects and energy conservation projects. These programs provide the following incentives:

- Eliminate sales taxes on construction materials
- Finance public infrastructure improvements (roads, sewer, water, demolition, etc.)
- Finance improvements to buildings and equipment that reduce energy costs
- Finance manufacturing facilities at below-market rates
- Finance facilities for non-profit organizations at below market rates

I. SALES TAX SAVINGS PROGRAM

The Belmont County Port Authority can provide bond financing of large construction projects with a Capital Lease Option that enables borrowers to take advantage of state sales tax savings.

- Savings of state & local sales tax on construction materials
- Reduces construction costs and improves loan-to-value

II. INFRASTRUCTURE FINANCING

The Belmont County Port Authority can issue bonds to help developers, businesses, and other organizations finance improvements such as streets, curbs, sewers, water, ROW, lighting, parking facilities, and other public improvements. Financing structures include tax increment financing or special assessment financing. Other benefits include:

- Up to 100% financing (plus interest and financing costs)
- No public bidding requirements
- Long-term below market fixed interest rates and financing terms of up to 33 years

III. FINANCE ENERGY CONSERVATION PROJECTS

The Belmont County Port Authority can issue bonds to finance energy conservation projects for new and existing buildings and related equipment. The bonds are paid by levying voluntary special assessments on the property.

IV. FINANCE MANUFACTURING AND NON-PROFIT PROJECTS

The Belmont County Port Authority can serve as the Issuer of Industrial Revenue Bonds, Hospital Revenue Bonds, and Non-Profit Bonds.

- Financial strength based upon credit of the company or non-profit organization
- Rated or non-rated bonds sold in capital markets or privately placed with banks
- Capacity to issue bank-qualified, tax-exempt debt

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The Belmont County Port Authority has partnered with McDonald Hopkins, LLC and Long Economic Development Advisors with over 100 years of experience.

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