EIG Opportunity Zones Coalition Conference Call
Conference Call Agenda
Thursday, May 20th, 2021
2:00 - 3:00 pm ET

Dial-in: 646-558-8656; Meeting ID: 870 4233 5673, Passcode: 868014
or
https://us02web.zoom.us/j/87042335673?pwd=QUtEc1pSTEwyZVBTcVdIQnhRaWU5Zz0

● Guest Speaker: Stephanie Copeland, Four Points Funding
  ○ Presenting on a reverse RFI for small community housing

● Review of Comment Letter on IRS proposed regulations + Discussion
  ○ Federal Register | Notice of Proposed Rulemaking
  ○ Bloomberg Tax | Foreign Opportunity Zone Investors Face Hurdles Under New Rules (subscription required)

● A Closer Look at Ohio’s Opportunity Zone Investments
  ○ Forthcoming EIG analysis of Ohio administrative data examining OZ that examines Opportunity Zone projects also participating in the Ohio Opportunity Zones Tax Credit Program

● Federal & State Legislative/Regulatory Updates
  ○ South Carolina General Assembly bill would create 25 percent credit for OZ investment
    ■ H. 3130 | South Carolina Opportunity Zone Enhancement Act of 2021
    ■ Treasury Interim Final Rule Regarding Coronavirus State and Local Fiscal Recovery Funds
      ● Interim Final Rule
      ● Fact Sheet

● Market Updates and Resources
  ○ Joint Committee on Taxation | Selected Topics Relating to Tax and Infrastructure
  ○ KPMG | Announcement 2021-10: Qualified opportunity zone boundaries not affected by 2020 census
  ○ Bloomberg Tax | Census Won’t Expand Opportunity Zone Boundaries
IRS Says (subscription required)
- OpportunityDb | How a Tax Rate Increase May Impact Opportunity Zone Investors, with Alex Bhathal
- Four Points Funding | How Biden & an Increasing Capital Gains Tax Affects OZ Investing
- BisNow | Funds Flood OZs As Program Faces Possible Rule Changes
- Wealth Management | What Private Equity Investors Need to Know About Proposed Tax Changes
- PA House of Representatives | Reading tour showcases successful implementation of opportunity zones and regional needs
- GlobeSt.com | Opportunity zones provide a Way to Hedge Expected Tax Hike
- WMBF News | Sen. Tim Scott addresses Opportunity Zones, divide between parties during Hartsville visit
- AccountingToday | CLA snags $11M in opportunity zone funding for clients
- Impact Alpha | Opportunity Alabama is combining community and capital to fulfill the potential of Opportunity Zones (subscription required)
- The Real Deal | What Biden’s first 100 days meant for real estate
- Financial Advisor | Biden’s Capital Gains Hike Could Sweeten This Trump Tax Break
- AccountingToday | Window of opportunity for opportunity zones may be closing
- EPA | EPA Selects Three Projects in Alabama to Receive $1.5 Million for Brownfields Cleanup and Assessment
- Reminder: Please send us resources developed by your organizations for inclusion on the Coalition portal.
- Do you have an upcoming OZ project or announcement? Let us know: emma@eig.org

- **Open Discussion**

- **Next Steps**
  - Next Coalition Call: Thursday, June 17th, 2:00 - 3:00 pm ET
General Updates and Resources

Upcoming OZ Events

- **June 2nd**: EIG OZ Webinar - Engaging Investors in Opportunity Zones Deals

Key Opportunity Zones Clips

- Real Estate Weekly | [Partners pick up $50M construction loan for Harlem development](https://www.realcommercialrealty.com/news/partners-pick-$50m-construction-loan-harlem-development)
- GoErie | [59M construction loan for Harlem development](https://g Erie.com/news/59m-construction-loan-harlem-development)
- FarmTogether Inc | [FarmTogether x Backstage Capital Join Forces to Generate Greater Access to Diverse Farmland Investments](https://www.farmtogether.com/news/farmtogether-x-backstage-capital-join-forces-generate-greater-access-diverse-farmland-investments)
- Phoenix Business Journal | [‘We love Phoenix’: Los Angeles developer has $650M in Valley construction projects underway](https://www. phoenixbusinessjournal.com/news/we-love-phoenix-los-angeles-developer-has-650m-valley-construction-projects-underway)
- CSA | [Retail is rekindled on a former brownfield site in Baltimore](https://www.csa.com/news/retail-rekindled-former-brownfield-site-baltimore)
- ColoradoBiz | [5 reasons Grand Junction will be Colorado’s next tech hub](https://www.coloradobiz.com/news/5-reasons-grand-junction-will-colorados-next-tech-hub)
● Rebusiness Online | Banyan Residential, Milhaus Break Ground on $59M Multifamily Project in Dallas
● Cherokee Tribune & Ledger-News | Barcalo, Bush Lofts redevelopment projects poised to start