Port Authority Opportunity Zone™

Governmental Authority

P3 - Private | Public | Partnerships

La Trattoria Initiative

Celebrating America's Cultural Diversity

From Farm To Table

AgriCommunity™

O|Zone™ La Trattoria Initiative

Anchor Business a cultural restaurant | specialty shop

a focal point for celebrating a culture through cuisine, instruction, and entertainment

An O|Zone™ Anchor Business is a gathering place for celebration and experiencing a specific culture. La Trattoria is a concept example, celebrating Italian culture. Its restaurant and specialty shops bring together a variety of local purveyors. "Antonio's Italian Meats made on site at Tony's are exquisite. Paired with Maria's Pasta is like a visit to the "old country". Pascuale's cheeses are a must, and olives, oh, the olives. Then, of course, the Chianti."

Specialists meats, pasta, cheese, sweets, wine, specialty

creating cultural cuisine specialties - sourcing from local suppliers

Each Qualified Opportunity Zone Business ("QOZB"), may be on - site or a local small shop. In this case, a maker of specialty italian meats, a pasta chef, a cheese maker, and other specialty items producers creating authentic cultural products. A primary focus is local use as well as export to other PAOZs and internationally. La Trattoria's menu and specialty shop sources its ingredients from these local providers.

Collaborator facilitating marketing, interaction, training

joint marketing, interaction, training, social media, special events, cruise director

A new Business Operator Opportunity. Each of these cultural businesses are specialists. Collaborator is a Business Operator who may focus on connecting each of these businesses to one another and Communities within a Port Authority Opportunity Zone™. Facilitating special events, individual and joint product marketing, export initiatives, trade fairs, social media, local cultural awareness, cultural cooking classes, training, education and beyond.

Digital Medallions a new approach to "digital assets"

success sharing through component enterprise operations

Digital Medallions are a new form of "digital assets" which provide Government issued permits combined with a means of sharing revenue between enterprise collaborators and the local community. It facilitates an advanced form of capital funding, enabling participation in revenues and increases in value of future revenues and intangible assets. Qualified Opportunity Funds and QOZ Businesses will find this approach highly beneficial.

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AgriCommunity™ - Local Farm to Table

O|Zone™ La Trattoria Initiative is a Business Oppurtunity designed to promote and develop local, sustainable, cultural cuisine, expertise, training and appreciation.

An opportunity to introduce authentic cultural products grown and created locally, expanding the senses.

Multiple Business Opportunities are provided with a focus on Qualified Opportunity Zones and creating economic development and enhanced Quality of Life.

Port Authority Opportunity Zone™

Port Authority Opportunity Zone™ is a collaboration of one or more Government Authorities representing the public sector and a non-profit 501(c)(4) organization representing the private sector in "partnership" to promote economic development on a regional geographic basis within a state or territory. Within its borders each Government Authority may contain one or more Qualified Opportunity Zones designated by the Governor under the federal Tax Cuts and Jobs Act ("TCJA").

Qualified Opportunity Zones

More than 8,760 Qualified Opportunity Zones ("QOZ") were created by Congress.

The United States has 3,141 counties. It has 435 US House of Representatives districts.

One could observe that on average, there are approximately 175 QOZ's per state, just under 3 QOZ's per county, and 20 per Congressional District.

QOZs can be geographically small or large. Likewise, population may be very large in a small QOZ and small in a large QOZ.

The approach to establishing the geographic boundaries of a Port Authority Opportunity Zone™ is a balance of population and geography on a case by case basis.

O|Zone™ Initiatives

Each O|Zone™ Initiative is designed to create a repeatable Business or Service (an "Opportunity") with a focus on increasing Quality of Life within the local Community.

Principals of O|Zone™ have developed various Initiatives under several Programs to "get the ball rolling". Using the O|Zone™ Framework, individuals are encouraged to create new Initiatives to be included in the index of accredited Opportunities.

Programs related to agriculture, environment, emergency services, sports, education, among others, are available to Port Authority Opportunity Zones and their respective Government Authorities.

Private | Public | Partnerships

AgriCommunity™ Organic

Establishing Local Food Supply Chains

AgriCommunity™ focuses on a range of organic Initiatives in cooperation with each Port Authority Opportunity Zone™ and Qualified Opportunity Zones.

La Trattoria Initiative has a dual focus: i) celebrating cultural diversity and cuisine, and ii) creating Opportunities for new businesses, jobs, and enhanced Quality of Life.

Essential to better health and enhancement of the palette, is a focus on variety, diversity and organic "farm to table" aspects of La Trattoria Inititiative.

- Overview - Creating authentic cultural traditions, food and drink, sourced locally provides expansion of culture, tastes that excite the palatte, new experiences and education. The economic impact, however, can be substantial. While a variety of models can develop, the illustration begins with an Italian restaurant and specialty Italian products shops. Described below are various businesses creating local products, that find there way to the tables and shops at La Trattoria.
- Boutique Artisans - Each craft focuses on authentic ingredients, techniques, and forms, as well as new innovation. The modular container housing provides a "fit-for-purpose" environment which may be co-located at La Trattoria. The collection of ingredients for each finished product are locally sourced.
- Italian Meats - With a Salumist in residence, extraordinary meats are always in the works. Blending of beef, pork, lamb, goat, fowl and wild game with just the right seasonings and techniques, are the craft of this consumate professional. La Boucherie is just the right source for these proteins, sourced from local producers from a wide range of breeds, grasses, feeds and techniques used to produce a bounty of extraordinary flavors, textures and satisfaction - Local Farm to Local Table.
- Cheeses | Butters - Local Dairies providing milk | cream from various types of cattle, sheep and goats dining on a wide variety of grasses, provides source ingredients which in the hands of an experienced cheesemaker come extraordinay offerings for the palate and senses.
- Pasta | Breads | Sweets - Specialty sourced grains planted and harvested by local farmers create an opportunity for collaboration between breadmaker, pastry chef, and confectionaire, each their own Business Operator.
- Fruits | Vegetables | Nuts | Spices - Whether locally planted in crop fields and orchards or produced in new technology greenhouses, fruits, vegetable, nuts and of course, flowers, AgriCommunity™ Initiatives are focused on bringing back Community self-sufficiency in each of these areas. The variety of ingredients a "cuisine experience" at La Trattoria requires, i.e. there "shopping list", might be a good start in planting artisanal crop varieties which may not have been locally introduced.
- Honey - America has a "bee" problem. Without them, plant growth is in serious danger. AgriCommunity™ is focused on a new generation of "beekeepers", equiping and training them.
- Drink - In days of old, many communities produced a wide range of beverages from locally produced ingredients. AgriCommunity™ Initiatives seek to bring back "beverage ingredient making" as a source for those innovative mixologists and to provide variety to local residents with fresh, wholesome liquid experiences, and perhaps, some not so wholesome!
- Expanding Local Economy - La Trattoria Initiative has been designed to directly integrate a sharing of final consumer price directly to participants througout the local supply chain. This is achieved through Port Authority Oportunity Zone™ Tariff structure and Digital Medallions.
- La Trattoria Experience - A facet of La Trattoria is to educate local consumers, connecting their "food" to its local source. Encouraging young people to consider farming and engaging in "food preparation" as an artisanal specialist. The concept harks back to previous days, when young people apprenticed in these core skills.
- Community Benefit - A facet of Port Authority Opportunity Zone™ and O|Zone™ Digital Medallion™ technology, is that a portion of gross revenues becomes available to the Community to support "at-risk" members and to expand Community infrastructure.
- Local Economics - A wide margin exists in the current system between cattle prices and retail prices of a nice steak. This margin is being extracted out of the local Community, reducing the velocity of money among local residents. The proposed "local stays local" structure is designed to enable the producer, butcher, consumer and Community to share in this current margin, reducing price to the consumer and increasing "take home" for producer and butcher.
- Strategic Vaults - Just in Time Inventory has resulted in limited stores of essential resources. O|Zone™ Initiatives focus on development of strategic stores within each Port Authority Opportunity Zone™, both for long term unforeseen events as well as "storing up for the winter" , or for a "rainy day".

O|Zone™ Opportunities - La Trattoria

Port Authority Opportunity Zone™ La Trattoria Initiatives focus on excellence in sourcing and preparation of specialty components of cultural cuisines, and training the next generation.

Each La Trattoria™ component is an O|Zone™ Business Opportunity focused on implementing and operating an Opportunity within a regional Port Authority Opportunity Zone™ ("PAOZ").

Each Business Operator's (Anchor Business, Specialist, Collaborator) "home base" must be located in one or more locations in Qualified Opportunity Zones located within a state-regional PAOZ. Its service area may extend beyond PAOZ to which it is accredited.

Anchor Business - Developing "all the great places to eat" in Qualified Opportunity Zones creates jobs, expands diversity and opportunity.

Specialists - A Business Operator producing specialty products is urged to locate in a QOZ, perhaps adjacent to La Trattoria so ingredients are integrated into restuarant's daily activities and their market.

Collaborator - A Business Operator has its main location within a QOZ, while various ancillary activities may be conducted outside.

Component Assistance - O|Zone™ is to assist Business Operator with land | site, equipment (including container components), inventory, technology, training, capital, business set-up, branding, & operations.

Anchor Business benefits from bringing together locally sourced and created artisanal cuisine components within a cultural framework providing an "experience."

Business Operator - Collaborator "Cruise Director"

This catalyst Business Operator helps bring all parties together and "keeps it fresh".

Business Operator - Specialists

The O|Zone™ component framework is designed to facilitate land, site, facility, inventory, and capital to support genius and creativity of these Specialists.

Each Business Operator Specialist is encouraged to focus on their specialty, train next generation, and benefit from their innovation and expertise.

La Trattoria concept is about co-locating Specialists in a cultural setting that creates an experience for the customer, a source of "take-home" quality products, and a connection to local ingredient producers.

Of course, let's not forget music and visual artists, who so significantly add to the "experience."

Bringing back local specialty purveyors, La Trattoria Initiative harks back to a time of craftsmanship, pride in one's products, and the ultimate in customer service, the days of creating traditional dishes combined with innovation. and recommending a "discovery".

O|Zone™ La Trattoria provides an opportunity for local employment and training young apprentices in technique, quality assurance, expertise, and life itself.... renewing a tried and tested form of customer experience.

O|Zone™ Busines | Service Components

Operator business | service

the individual(s) is the driving force operating this business or services

This Role is designed to enable individuals and groups to form a business or service with a minimum amount of required capital. All other components revolve around the Operator. The Business | Service Operator's primary capital needs are for payroll and minimal working capital as other capital requirements are provided by other component providers.

Location land | building

collaboration benefits all - qualified opportunity zones often have land | buildings

Government Authorities as well as private parties may have land and buildings suitable for a new business or service. TCJA tax incentives may be available to high-income taxpayers who provide land and/or buildings for a new Business | Service Operator.

Infrastructure equipment, software, other property

high-income taxpayer has tax incentives to supply capital intensive assets

Infrastructure Businesses are designed to supply equipment, software and other qualified property for local business activities. Infrastructure Business owners benefit from TCJA, through 100% depreciation of equipment and other qualified property, as well as tax-free capital gains on interests in Infrastructure Businesses, Business Operators, as well as on O|Zone™ Digital Medallions, land and buildings.

Inventory supplies, products for sale

high-income taxpayers benefit in holding inventory in their qualified opportunty fund

TJCA enables high-income taxpayers to create a Qualified Opportunity Fund ("QOF"). O|Zone™ model envisions a QOF similar to an Individual Retirement Account, which is self-directed. In this scenario, one can decide types of activities in which a QOF will invest, subject to applicable TCJA rules. Adding Investory to a QOF can provide useful tax incentives. For a Business Operator, no Inventory financing is required.

O|Zone™ Busines | Service Operator Model

Under this model, provision of capital for capital intensive assets is moved from Operator enterpirse to participating high-income taxpayers and traditional long-term holders of land and buildings.

These high credit participants are generally able to obtain credit at lower rates and thus shoulder a substantial portion of necessary capital. Under the model, Operator's capital needs are generally working capital for payroll, utilities and unexpected events.

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P3 – Digital Medallions

Issuance Authority

A Port Authority Opportunity Zone represents a geographic area comprised of one or more governmental authorities.

One or more federally designated Qualified Opportunity Zones ("QOZ") may exist within a Port Authority Opportunity Zone.

The boundaries of a QOZ may be entirely within the boundaries of a governmental authority, and some may span across two or more governmental authorities.

Each governmental authority may adopt O|Zone™ Initiatives for their specific geographic area, from O|Zone™ Initiatives adopted by their respective Port Authority Opportunity Zone, which assists each participating governmental authority with their respective Initiatives.

A governmental authority may establish various Initiative qualifications, set parameters on types of Business Operators within their geographic area, and determine any land, buildings and incentives they may add to an Initiative.

Digital Medallions

Each O|Zone Initiative is designed to foster economic expansion for the local community and to create an expanding level of wealth and prosperity locally and beyond.

O|Zone™ Initiatives benefit from an operational model which pairs Infrastructure Businesses, Land and Building owners, and Inventory holders with Business Operators under a framework, sponsored by a Port Authority Opportunity Zone.

Each "Opportunity" is issued Digital Medallions, similar to long-term operating permits. Digital Medallions establish operating parameters within the Port Authority Opportunity Zone, including revenue sharing allocations between a Business Operator, Infrastructure Business(es), other participants and the Port Authority Opportunity Zone.

Each Initiative is designed to create a minimum level of community financial support, including support of objectives agreed by the parties.

Digital Medallions also provide an orderly market place for interaction between parties.

O|Zone™ Initiatives and Programs are not just a series of transactions …

…but rather long-term relationships. Each Port Authority Opportunity Zone has as its principal mission an active ongoing collaboration with its governmental members and private sector affiliations to identify opportunities to improve quality of life for all of its constituents. Identification of issues and implementation of repeatable solutions is a core focus. Improvements in infrastructure within a Community provide efficiencies and cost sharing to make effort more productive. Another focus is to improve electronic infrastructure, information access and reduce financial and transactional costs. Connectivity within the Community, promotion of local trade interaction, and improvement of food, health, social well-being and volunteerism are key O|Zone™ elements.

Frequently Asked Questions

What is a Digital Medallion?

A Digital Medallion is a new form of digital asset issued by a Governmental Authority, related to specific components of an Opportunity. It provides permissions for specific activites within its jurisdiction, similar to a "taxi medallion". The Government Authority establishes Tariffs for various products and services.

What is a Tariff and how is it applied?

Tariffs are established by a public body, the Government Authority, They reflect an established price or pricing methodologies for goods and services. Subject to any applicable qualifications, any member of the public can buy the good or service at the Tariff rate. The Business or Service Operator may lower the price for volume discounts and other purposes.

How Do the Component Participants Benefit from the Business | Service Opportunity?

Each Component Participant, land and/or building owner, Infrastructure Participant, Inventory Participant and Business | Service Operator, is granted an Opportunity Digital Medallion specific to their component function. Revenues generated from operations of the Opportunity are allocated between the Component Participants based on the calculation methodology set forth in the Government Authority's master Digital Medallion and replicated to each component Digital Medallion. Digital Medallions may extend for decades, may be subject to maximum distributions, and various conditions negotiated between the parties. Holders of these Digital Medallions may benefit from QOZ capital gains treatment.

Component Participants may also provide direct funding for a participation in the Business | Service Operator. This arrangement may include a buy-out provision at a point in the future. This approach may enable a Component Participant to recognize QOZ captial gains treatment on the Business | Service Operator participation.

Can 3rd parties acquire an interest in the Business | Service Operator's activity?

The O|Zone™ team is currently awaiting revised guidance to consider a "public" component in the design.

How does the Community benefit?

Each Opportunity and its participants are accredited to operate within the Port Authority Opportunity Zone™. The Government Authority issuing Digital Medallions, as well as the broader communities within the Port Authority Opportunity Zone participate in a portion of revenues generated from the Opportunity and enjoy benefits of economic development and enhancement of Quality of Life the Opportunity and its participants generate.

O|Zone™ Digital Medallions provide a framework for long-term collaboration between four primary constituencies: services, infrastructure, counterparties and community.

Each Digital Medallion is issued by a Governmental Authority and provides long-term operational concessions within its geographic area. The framework is designed to provide an orderly market, protections, benefits and incentives for the community, capital, and participants.

Take the Next Step ..

For More Information

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