

# Preservation Rehabilitation Tax Credit Workshop

**Friday, February 26<sup>th</sup> 1 – 4:30 p.m.**

**Learn how to maximize federal and state tax credits on the rehabilitation of your historic commercial property**

PRESENTED BY: Manistee Main Street/DDA, Michigan Historic Preservation Network and National Trust for Historic Preservation and State Historic Preservation Office.

WHERE: Manistee City Council Chambers, 70 Maple Street, Manistee

WHAT: A half-day workshop that will teach you the basics of rehabilitation tax credits for historic commercial property maintenance and redevelopment. Learn how to qualify, apply, and attain federal and state tax credits, and walk through an actual case study in a historic commercial building in downtown Manistee. There will also be information on MEDC programs and Main Street design services.

WHO SHOULD ATTEND: Historic commercial property owners, developers, DDA directors and board members, planners, city managers, economic development professionals, Real estate professionals, CPAs, Main Street managers and attorneys.

Short one-on-one consultations will be available at City Hall for those who would like to discuss a potential rehabilitation project. Each consultation will be limited to no more than 10 minutes. Participants are encouraged to bring photographs of their project to facilitate the discussion.

**RSVP: Space is limited so please send in your reservation by Wednesday, February 24, 2010 to: Travis Alden, Manistee Main Street/DDA Director, [tbalden@manisteedowntown.com](mailto:tbalden@manisteedowntown.com) 231-398-3262.**

MORE INFORMATION: Travis Alden, Manistee Main Street/DDA [tbalden@manisteedowntown.com](mailto:tbalden@manisteedowntown.com) 231-398-3262, Bryan Lijewski, SHPO [lijewskib@michigan.gov](mailto:lijewskib@michigan.gov) 517-373-1361, or Nan Taylor, Michigan Historic Preservation Network and National Trust for Historic Preservation, 231-920-6901, [taylor@mhpn.org](mailto:taylor@mhpn.org)



**NATIONAL TRUST FOR HISTORIC PRESERVATION**

# **Historic Preservation Incentives Workshop**

Friday, February 26<sup>th</sup>, 2010

1 – 4:30 p.m.

Manistee City Hall

## **Agenda**

- 1:00 – 1:10 Introductions, Travis Alden, Manistee Main Street DDA
- 1:10 – 1:20 Overview of SHPO, MHPN and NTHP Programs, Nan Taylor
- 1:20 to 1:45 The Secretary of the Interior's Standards for Rehabilitation, Kelly Larson, SHPO
- 1:45 – 1:55 MMS Design Services, Kelly Larson, SHPO
- 1:55 – 2:05 MEDC Façade Grants, Joe Agostinelli, CA Team, MEDC
- 2:05 – 2:25 Designation Programs, Nan Taylor, MHPN/NTHP
- 2:25 – 3:00 Federal and State Tax Credit Programs, Robbert McKay, SHPO
- 3:00 – 3:15 Review of Case Study Tax Credit Application, Dan Schneider, SHPO
- 3:15 – 3:25 Review of Case Study Incentives, Dan Schneider, SHPO
- 3:25 – 3:45 Q & A
- 3:45 – 4:30 Case Study Project Site Visit or One-on-One Q&A

From 3:45 to 4:30, workshop participants will have a choice of participating in a site visit to a tax credit project or staying at City Hall for a consultation with Kelly Larson and Bryan Lijewski from the SHPO staff, Nan Taylor from MHPN/NTHP, or Joe Agostinelli from the MEDC. The tax credit project at 369 River St. was the rehabilitation of the storefront. Participants will review the work with Robbert McKay and Dan Schneider, SHPO architects, and Travis Alden, Manistee Main Street, and will tour the upper floor of the building to discuss the potential for a rehabilitation project. The project site is a short walk from City Hall, and the upper floor of the building is unheated, so dress accordingly.

Short one-on-one consultations will be available at City Hall for those who would like to discuss a potential rehabilitation project. Each consultation will be limited to no more than 10 minutes. Participants are encouraged to bring photographs of their project to facilitate the discussion.