

**Resources  
to  
Redevelop  
Blighted  
Properties  
Workshop**

**December 2012**



## Office of Redevelopment

Removing obstacles to the sustainable revitalization of Ohio's urban places & buildings with:

- Innovative Financing
  - Critical Resources
  - Redevelopment Expertise
- 
- A light gray map of the state of Ohio is positioned in the background. It is overlaid with several white circles of varying sizes, scattered across the state's outline.

## Agenda

- 
- A light gray silhouette of the state of Ohio is centered on the slide. Scattered across the map are several white circles of varying sizes, some overlapping each other, representing various locations or data points.
- Redevelopment Success Story
  - Historic Tax Credits
  - State & Federal Programs



**Mercantile Block – Hamilton**



1889



1990's



2000's

**COON RESTORATION & SEALANTS INC.**  
Ohio's #1 Restoration Specialist  
www.coonrestoration.com 888-543-2666

CH  
PA

Historic  
Cincinnati  
Ohio















# Redevelopment – Mercantile Lofts



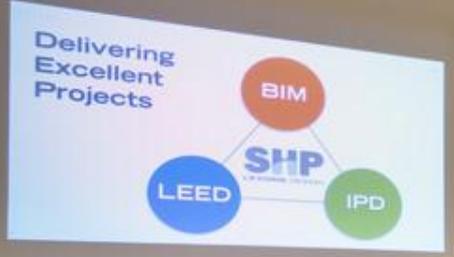
















Art Off  
Symmes  
An American Craft Gallery.



Cullen & Vaughn  
Hamilton

From Cinti Fireproof  
Door Co

Cincinnati

Ohio



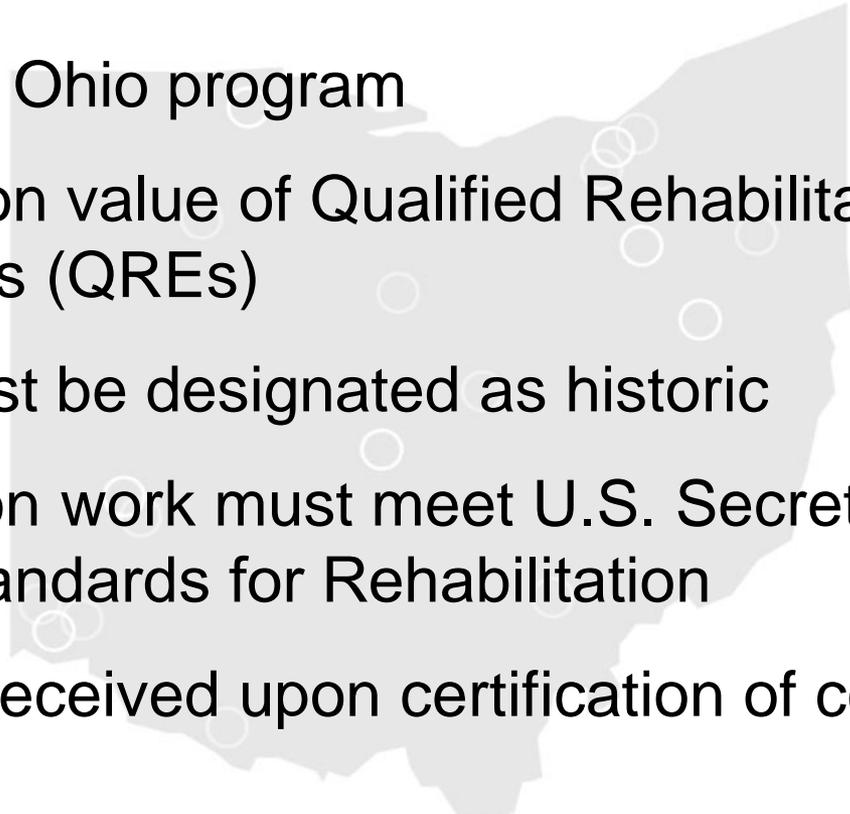


## What did it take?

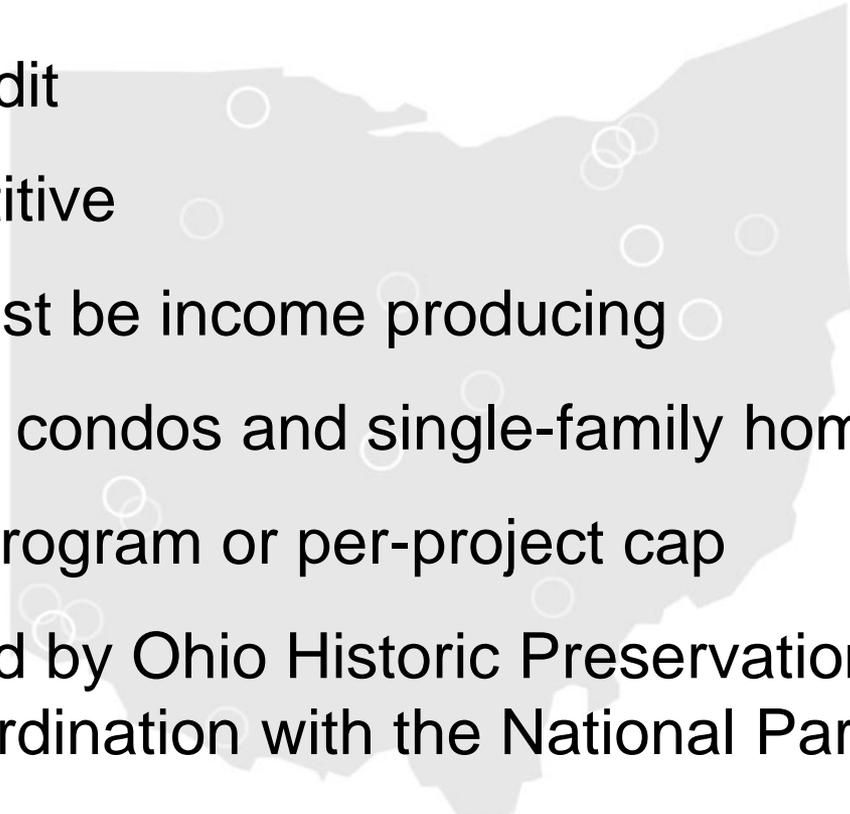
- Patience
- Creativity
- Public-Private Partnership
- Historic Tax Credits



## Historic Preservation Tax Credits

- 
- A faint, light gray map of the state of Ohio is positioned in the background behind the list of bullet points.
- Federal and Ohio program
  - Tax credits on value of Qualified Rehabilitation Expenditures (QREs)
  - Building must be designated as historic
  - Rehabilitation work must meet U.S. Secretary of Interior's Standards for Rehabilitation
  - Tax credits received upon certification of completion

## Federal Historic Preservation Tax Credit

- 20% tax credit
  - Non-competitive
  - Property must be income producing
    - Excludes condos and single-family homes
  - No annual program or per-project cap
  - Administered by Ohio Historic Preservation Office in Ohio, in coordination with the National Park Service
- 

# Ohio Historic Preservation Tax Credit

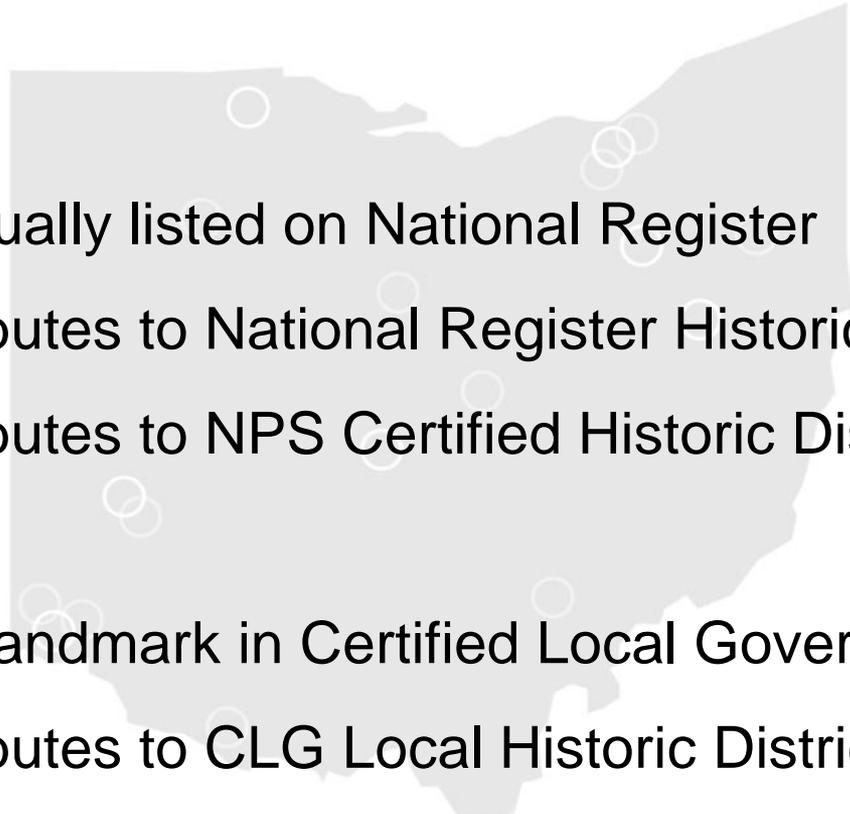
- 25% tax credit
- Competitive
- Bi-annual application process
- No income-producing requirement, but projects scored based on economic impact, project readiness, local support, and location
- \$60 M annual allocation and \$5 M project cap
- Administered by Ohio Development Services Agency in partnership with the Ohio Historic Preservation Office



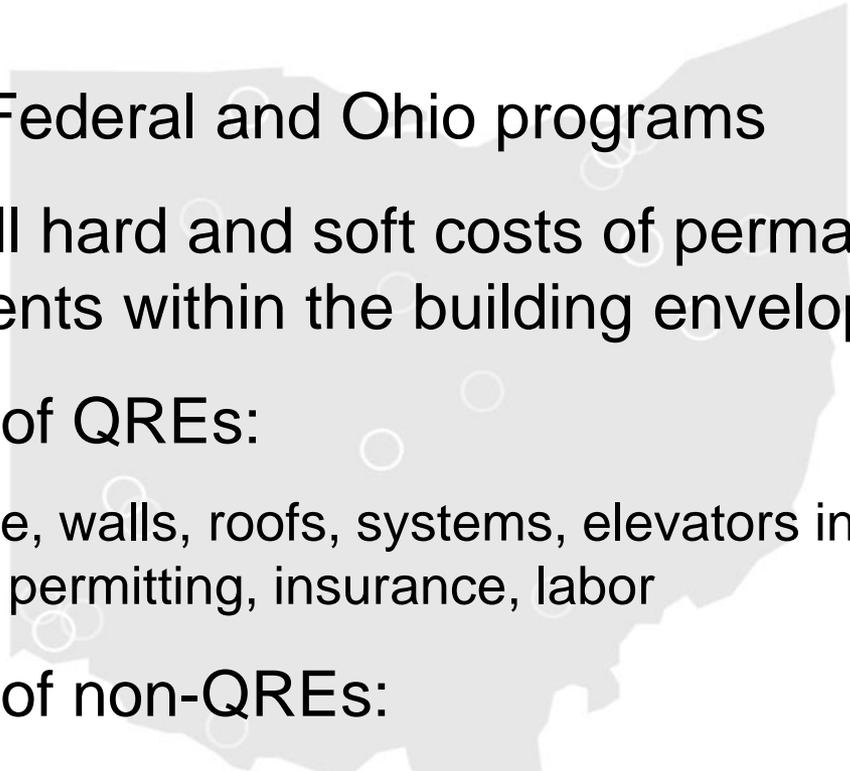
Ohio

**Historic Preservation**  
Tax Credit

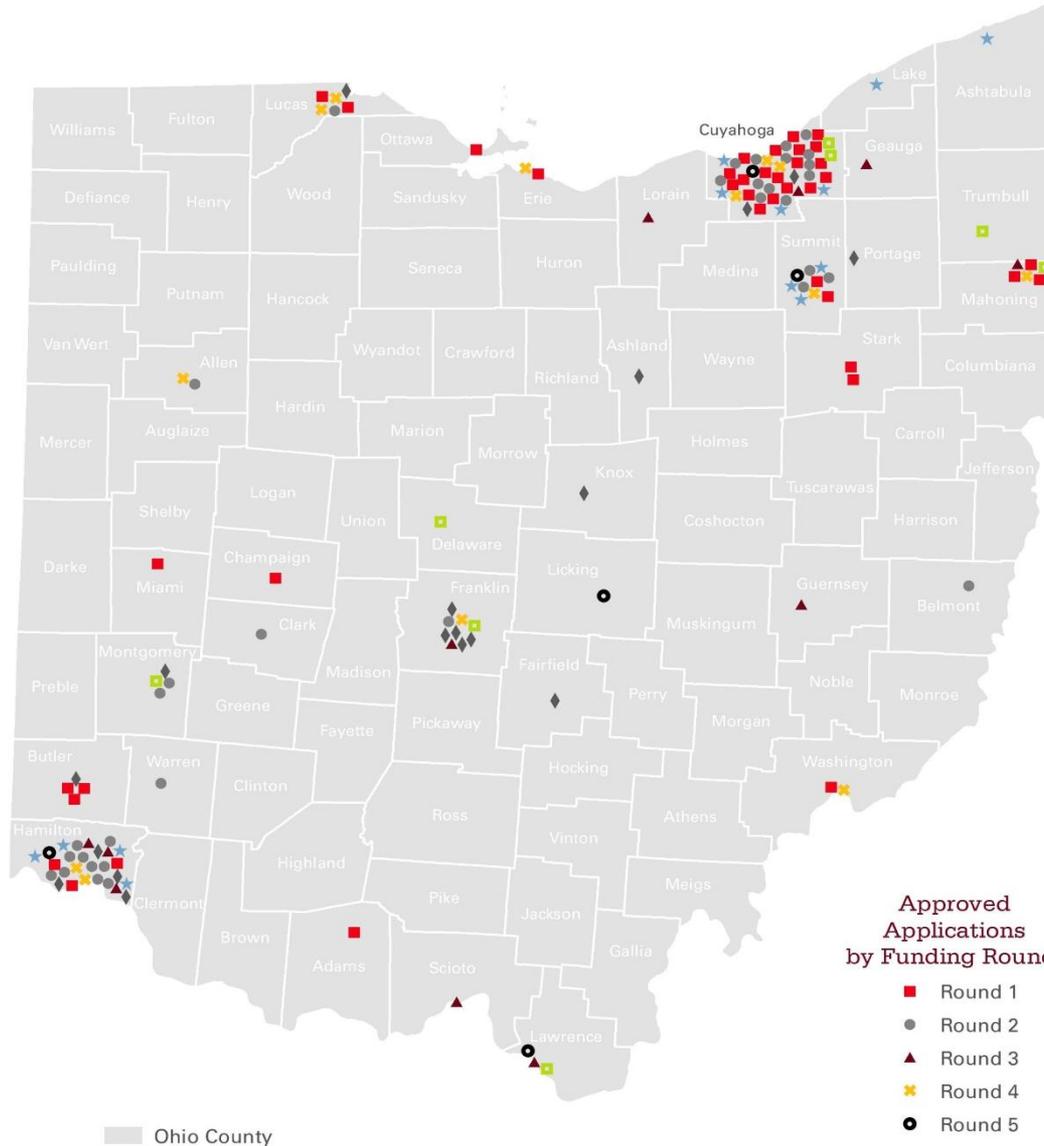
## Historic Building Eligibility

- 
- Federal
    - Individually listed on National Register
    - Contributes to National Register Historic District
    - Contributes to NPS Certified Historic District
  - Ohio
    - Local landmark in Certified Local Government (CLG)
    - Contributes to CLG Local Historic District

# Qualified Rehabilitation Expenditures (QREs)

- 
- Same for Federal and Ohio programs
  - Includes all hard and soft costs of permanent improvements within the building envelope
  - Examples of QREs:
    - structure, walls, roofs, systems, elevators inside building, design, permitting, insurance, labor
  - Examples of non-QREs:
    - additions, enlargements, landscaping, site work, appliances, furniture, marketing

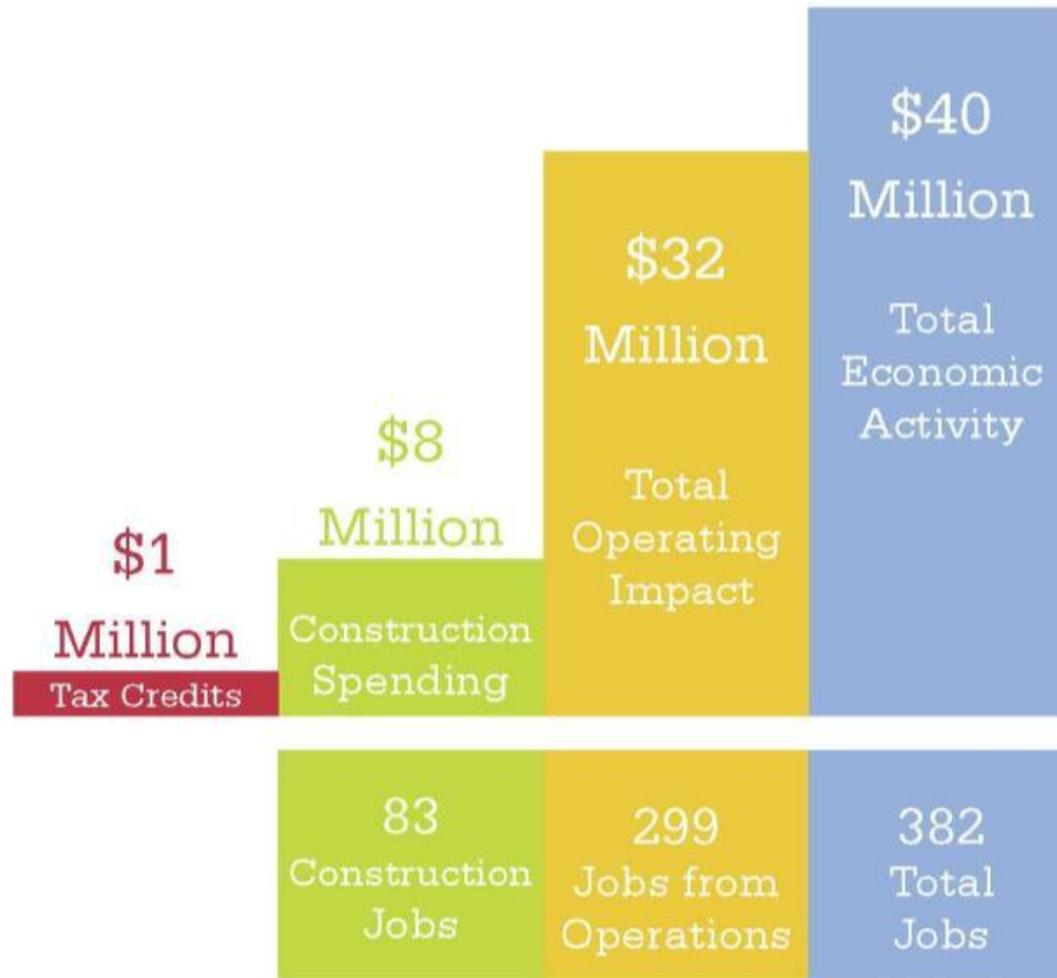
**Akron**  
**Ashtabula**  
**Berea**  
**Cambridge**  
**Canton**  
**Cincinnati**  
**Cleveland**  
**Columbus**  
**Dayton**  
**Delaware**  
**Hamilton**  
**Ironton**  
**Lebanon**  
**Lima**  
**Marietta**



**Newark**  
**Oberlin**  
**Painesville**  
**Piqua**  
**Portsmouth**  
**Russell Twp.**  
**Sandusky**  
**Scott Twp.**  
**Springfield**  
**St. Clairsville**  
**Toledo**  
**Urbana**  
**Youngstown**  
**Warren**

- Approved Applications by Funding Round
- Round 1
  - Round 2
  - ▲ Round 3
  - ★ Round 4
  - Round 5
  - Round 6
  - ★ Round 7
  - ◆ Round 8

## Impact of \$1 Million in Tax Credits



## o CLEVELAND – Capitol Theatre

**Total Project Investment: \$6.6 Million**

- Long-vacant theatre converted to modern, three-screen cinema complex
- Community gathering place showing independent and specialty films
- Highlight of emerging Gordon Square Arts District









o **WARREN – Market Block Building**  
**Total Project Investment: \$2.7 million**

- Long vacant commercial block transformed into foundation offices
- Includes community room and space for start up non-profits



## o **GEAUGA COUNTY – ASM Headquarters & Geodesic Dome**

**Total Project  
Investment:  
\$6.4 Million**

- First mid-century modern project
- Rehabilitated structure for modern office use and restored original design intent
- 70 research jobs retained in Ohio



o YOUNGSTOWN? .... 5<sup>th</sup> largest user in the state



o YOUNGSTOWN?



o YOUNGSTOWN?

# Thank You!

A light gray silhouette of the state of Ohio is centered in the background. Overlaid on this map are several white circles of varying sizes, some of which are overlapping, suggesting a map of locations or data points.

Office of Redevelopment  
Nathaniel Kaelin  
OHPTC Program Manager  
Phone: 614-728-0995

E-mail: [nathaniel.kaelin@development.ohio.gov](mailto:nathaniel.kaelin@development.ohio.gov)  
[http://development.ohio.gov/cs/cs\\_ohptc.htm](http://development.ohio.gov/cs/cs_ohptc.htm)