

# HISTORIC PRESERVATION CONSULTING

*HISTORIC AND NEW MARKETS TAX CREDITS | SPECIAL ASSESSMENT | PRESERVATION EASEMENTS | LANDMARKS REVIEW*

The Venerable Properties team—experienced in development and historic preservation—offers a one-stop consulting service for owners of historic commercial buildings looking to substantially rehabilitate their properties. We provide comprehensive project development services, from predevelopment planning through certificate of occupancy, and specialize in bringing substantial benefit to projects by utilizing Federal Rehabilitation Tax Credits and New Markets Tax Credits. Our staff offers the following tax credit services:

- Conduct historical research and prepare National Register nominations
- Act as liaison to the project architect and the State Historic Preservation Office during the design phase
- Submit Historic Preservation Certification Application to State Historic Preservation Office and National Park Service for approval of plans
- Work with architect to revise design plans based on agency comments
- Assist client in creating a preliminary development budget showing sources and uses of funds
- Obtain term sheets from potential tax credit investors
- Make recommendations on the legal structure for owning and operating the property
- Review construction plans for tax credit compliance
- Assist with negotiating the partnership agreement and ancillary documents necessary for the tax credit investment
- Assemble due diligence information required by tax credit investor
- Submit application for final tax credit certification upon project completion
- Work with tax credit accountant on review of eligible tax credit expenses

Venerable can also prepare preservation easements, applications to Oregon's Special Assessment program, and Portland Historic Landmarks Commission review packages for tax credit projects.

For more information, contact Jessica Engeman at [Jessica@venerableproperties.com](mailto:Jessica@venerableproperties.com) or call 503-943-6093

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