

Minutes
Historic Preservation Committee
2 Martin Luther King, Jr. Drive, S. E.
Suite 1252 East Tower
Atlanta, GA 30334

March 22, 2011

Attending:

Committee Members

Dennis Billew, Chairman
Warren Budd
Bill Carruth
Walter Hudson
Mabel Jenkins
Robert Leebern
Mark Smith
Earl Barrs, Board Chairman, ex-officio

Board Members

Gene Bishop
Joe Hatfield
Duncan Johnson
Phyllis Johnson
Ray Lambert
Loyce Turner
Jim Walters
Philip Watt
Philip Wilheit
Steven Woodruff

Visitors

Jim Scarbrough, Gwinnett Water
Ronny Just, Georgia Power
Doug Fulle, Oglethorpe Power
Aaron Mitchell, Georgia Power
Bryan Tolar, Georgia Agribusiness Council
Colleen Kiernan, Sierra Club
Bob Curry, North Carolina Wildlife Resources Commission
Mike Giles, Georgia Poultry Federation
Abit Massey, Georgia Poultry Federation

Staff Members

Mark Williams
Allen Barnes
Todd Holbrook
Becky Kelley
Dan Forster
Marlin Gottschalk
Dave Crass
Emily Hitchcock
Kyle Pearson
Lauren Curry
Lisa Mehalko
John Bowers
John Biagi
Steve Friedman
Linda MacGregor
Jac Capp
Jim Ussery
Doralyn Kirkland
Terry West
Connie Buck
Vonetta Pryor
Doug Haymans
Candy Henderson
Ced Dolder
Suzanne Burnes
Brad Knowick
Mary Ann Evans
Hellen Harris

Daniel Groce, Georgia Agribusiness Council

The March 22, 2011 meeting of the Historic Preservation Committee was called to order by Board Chairman Earl Barrs. Chairman Barrs called on Dennis Billew, Chairman of the Historic Preservation Committee.

Mr. Billew called on Dave Crass, Director, Historic Preservation Division (HPD) for a briefing on State and Federal Tax Incentive Programs.

Dr. Crass stated that there are two broad purposes for the tax incentive programs. He further stated that one is economic, which encourages private investment in local communities and promotes economic revitalization by returning old building to productive use. He added that the other purpose is environmental, which keeps derelict buildings out of landfills and promotes saving energy.

Dr. Crass stated that the Federal Tax Incentive Program began in 1976, and offers 20 percent income tax credit for income-producing commercial properties. He further stated that in FY-2010, the National Park Service, which administers the program along with HPD, certified approximately \$3.5 Billion in new rehabilitation work, which created 41,461 jobs and 5,514 low to moderate income housing units. He added that Georgia ranks 12th nationally on the level of activity for these projects.

Dr. Crass stated that the Fulton Bag and Cotton Mill in Atlanta was a \$42 Million Federal Tax Incentive Program project and was the catalyst for the economic rejuvenation of East Atlanta's commercial district.

Dr. Crass stated that the State Tax Incentive Program works in partnership with the Federal program and consists of two components. He further stated that the first component is the Preferential Property Tax Assessment Program, which began in 1989 and freezes tax assessments for over eight years for commercial and residential properties. He added that this enables the landowner to pay taxes on the pre-rehabilitation rate for eight years.

Dr. Crass stated that the other component is a 25 percent Income Tax Credit for eligible residential and income-producing commercial properties, which began in 2004.

Dr. Crass cited several projects which took advantage of the two tax incentive programs, including the W. J. West Building in Rome.

Dr. Crass stated that in FY-2009 private developers invested approximately \$35 Million in Capital in the State and Federal Tax Incentive Programs,. He further stated that in FY-2010, as the recession deepened, the total increased to \$40 Million in private Capital.

Discussion ensued.

Dr. Crass gave a briefing on HPD's new Communications Plan.

There being no further business, the meeting was adjourned.