



Judy East
Washington County
Council of Governments

Brownfields Property Redevelopment

Funds to Leverage by...

Community Development Block Grants (CDBG)

- Housing Assistance
- Public Facilities
- Public Infrastructure
- Economic Development
- Workforce Development
- <http://www.wccog.net/community-development.htm>
- <http://www.maine.gov/decd/meocd/>



Working Waterfront Access Protection Program

- Administered by CEI
- in partnership with Dept of Marine Resources & Land for Maine's Future
- Beals Boat Landing – BF site and WWAPP site
- Washington County projects: Dick Clime
rdc@ceimaine.org 207-882-5191
- <http://www.ceimaine.org/consulting/natural-resources/fisheries-and-waterfront/working-waterfront-access-protection-program/>



Capital for Opportunity *and* Change

MDOT Quality Community Programs

- Small Harbor Improvement Program
- Boating Infrastructure (BIG) Program
- Transportation Enhancement & Safe Routes to School
- Open application system
- Dan Stewart dan.stewart@maine.gov
- <http://www.maine.gov/mdot/pqa/qcp/>



Economic Development Administration Grants

Program	# of Grants	EDA Funds
Public Works	4	\$5,058,007
Economic Adjustment Assistance	1	\$575,000
Technical Assistance	1	\$100,000
Planning	7	\$498,500
Total	13	\$6,231,507

Maine 2012 Expenditures

encourage the growth of:

- advanced manufacturing
- multi-modal transportation businesses,
- redevelopment of blighted and non-productive commercial properties,
- strategic planning and
- the recovery of the commercial fishing industry.

New Market Tax Credits



- Goal: to spur economic development in impoverished and low income neighborhoods
- credit equals 39% of the investment paid out (5% in each of the first three years, then 6% in the final four years, for a total of 39%) over seven years
- Very large projects
- Greater than \$10,000,000
- Earmark funds for economic development initiatives
- CEI Capital Management

Historic Preservation Tax Credits - Federal



- Certified historic structures are eligible for a credit equal to 20 percent of the cost of rehabilitation
- Properties built before 1936 that are not eligible for individual listing on the National Register of Historic Places, nor eligible for inclusion in a certified historic district are eligible for a credit equal to 10 percent of the cost of rehabilitation

<http://www.nps.gov/tps/tax-incentives/before-you-apply.htm>

Historic Preservation Tax Credits - State

- **Substantial Rehabilitation Credit:** A 25% state credit for any rehabilitation that also qualifies for the 20% federal credit.
- **Small Project Rehabilitation Credit:** A 25% state credit for the rehabilitation of certified historic structures with certified qualified rehabilitation expenditures of between \$50,000 and \$250,000
- **Affordable Housing Rehabilitation Credit Increase:** The State Substantial Rehabilitation Credit and the Small Project Rehabilitation Credit may be increased to 30% if the rehabilitation project results in the creation of a certain amount of affordable housing.



http://www.maine.gov/mhpc/tax_incentives/

Questions?

- Judy East, Washington County Council of Governments
- jceast@wccog.net
- www.wccog.net
- <http://gro-wa.org/washington-county-brownfields-program.htm>
- <http://www.wccogbrownfields.com/>

