

MEETING NOTICE

Western Massachusetts Historical Commission Coalition

Topic: Funding, Financing and Tax Credits for Historic Preservation Projects

Wednesday, April 5, 2017 10:00 am – 12:00 pm
Lenox Town Hall, 6 Walker Street, Lenox, MA

AGENDA

Coffee and pastries will be provided.

- 1. Welcome and Introductions (10:00 a.m.)
2. Funding Your Preservation Project– Jeff Gonyeau, Preservation Massachusetts (10:10)
3. Nuts and Bolt of Historic Rehabilitation Tax Credits – Dan Kolodner, Klein Hornig (10:40)
4. Historic Rehabilitation Tax Credits As a Key to Financial Feasibility: The Rice Silk Mill in Pittsfield as a Case Study -- Jon Rudzinski, Rees-Larkin Development (11:10)
5. Next Meeting Date and Future Meeting Topics/Other Business - (11:40)
6. Adjourn – (12:00 p.m.)

Please RSVP to Stacia Caplanson at scaplanson@preservationmass.org

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Optional Site Visit: We are hoping to conduct a site visit in Lenox after the meeting, but at press time have not been able to finalize the details. If we are able to secure a site visit, we will send along details prior to the meeting.

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Regional Planning Contact information:

- Shannon Walsh, Historic Preservation Planner, PVPC at 413-781-6045, Swalsh@pvpc.org
• Lauren Gaherty, Senior Planner, BRPC, at 413-442-1521 ext. 35, LGaherty@berkshireplanning.or
• Beth Giannini, Senior Transportation Planner, FRCOG at 413-774-3167 ext. 125, giannini@frcog.org



## Our Speakers

**Jeff Gonyeau**, Circuit Rider for Eastern MA, Preservation Massachusetts.

Jeffrey Gonyeau joined Preservation Massachusetts in June of 2015 where he is the Circuit Rider for Eastern Massachusetts, working to bring the support, mentoring, and resources of Preservation Massachusetts directly to those facing preservation challenges or projects in the eastern part of the state. In addition, Jeff has been an independent historic preservation consultant since 2013, focusing on preservation planning, fundraising, and project management work, primarily for non-profit clients. From 2001 to 2013, Jeff worked in various capacities at the non-profit preservation organization Historic Boston Incorporated (HBI). A graduate of Hamilton College, Jeff has master's degrees from Smith College and New York University; he has taken real estate development and finance classes at Harvard's Graduate School of Design, MIT's Center for Real Estate, and Boston University. In 2015 he completed Historic New England's Program in New England Studies. Jeff resides in Boston's Dorchester neighborhood, where he serves on the board of directors of the Dorchester Historical Society and Greater Ashmont Main Streets, and on the vestry of The Parish of All Saints, Ashmont. He is also on the board of the New England Chapter of the Society of Architectural Historians.

**Dan Kolodner**, Klein Hornig LLC, Board Member, Preservation Mass.

Dan Kolodner focuses his practice on community development projects utilizing tax credit financing. He specializes in complex deal structuring, combining tax incentives – such as New Markets Tax Credits, Historic Tax Credits, Low-Income Housing Tax Credits, and Renewable Energy Tax Credits – with state tax credits and other financing sources in a variety of community development transactions. He regularly represents both for-profit and nonprofit developers, qualified low-income community businesses (QALICBs), and community development entities (CDEs), as well as institutional tax credit investors. Dan regularly shares his expertise at conferences on both the national and local level, speaking on the topics of Historic Tax Credits, New Markets Tax Credits, Low-Income Housing Tax Credits and other Federal and state tax incentives.

**Jon Rudzinski**, Rees-Larkin Development, Board Member, Preservation Mass.

Jon Rudzinski is the principal of Rees-Larkin Development, a real estate development firm specializing in the development of quality affordable and mixed-income housing in New England communities. Since its founding in 2008, Rees-Larkin Development has completed four projects totaling 293 units and 40,000 square feet of commercial space. Three of the projects involved the adaptive re-use of historic mill buildings (Rice Silk Mill, Pittsfield, MA; Boott Mill West, Lowell, MA; and Massachusetts Mills III, Lowell, MA); the fourth (Brattlebrook Village, Pittsfield MA) involved the substantial rehabilitation of an existing apartment community. Prior to forming Rees-Larkin Development, Mr. Rudzinski served as Senior Vice President of development at WinnDevelopment, where he oversaw the successful development of over 35 multifamily rental projects totaling over 3,000 units of housing.

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Parking: There are a few parking spaces behind town hall via Old Stockbridge Rd. On-street parking is available on every street in the downtown commercial area. Public parking lots are found behind the Berkshire Bank on Main St. and at the corner of Church and Housatonic Streets. A parking map can be found at [www.townoflenox.com/Public\\_Documents/LenoxMA\\_WebDocs/Parking%20Map%205%2020%2016.pdf](http://www.townoflenox.com/Public_Documents/LenoxMA_WebDocs/Parking%20Map%205%2020%2016.pdf)