



Historic Tax Credit

Polsinelli's Tax Credit Finance attorneys leverage extensive development experience and broad financing knowledge with tax credit expertise to craft comprehensive legal answers for our clients' business challenges. We have a creative and business-oriented legal approach that guides investors and developers in addressing the challenging business, tax and legal issues that arise in complex transactions financed with equity generated from federal rehabilitation tax credits.

Clients can count on our business savvy approach to tax credit financing, which is the result of decades of experience structuring, negotiating, documenting and closing complex historic credit transactions. Our team understands how to effectively combine the historic credit with other credits and incentives, such as state historic tax credits, federal and state new markets tax credits, federal and state low income housing tax credits, renewable energy tax credits, tax increment financing (TIF) proceeds, and brownfield tax credits, as well as grants, bond proceeds and other conventional and nonconventional financing sources. In addition to analyzing and advising our clients respecting the best structure for the transaction, we work closely with the accountants to assure that the financial projections accurately reflect the deal structure and projected tax benefits.

Our Tax Credit Finance attorneys are experienced in analyzing and proposing solutions to challenging business, tax and legal issues that arise in these transactions, which involve tax credit equity investment matters, real estate development issues, tax analysis, debt financing matters and tax credit compliance aspects of the transactions. We utilize our nationwide network of offices and legal specialties to directly address your individual needs in a manner that is both timely and proactive, and has made us the counsel of choice for clients developing or investing in historic properties throughout the country.

Historic Tax Credit Experience

Represented a developer and a community development entity in connection with the **\$15 million** rehabilitation of an historic seminary building in Gettysburg, Pennsylvania into a Civil War museum.

Represented an investor in connection with the **\$27 million** rehabilitation of a historic hospital in St. Louis, Missouri into 209 affordable apartment units.

Represented the developer of a **\$53 million** historic building in the City of St. Louis, Missouri, for use as a 222-unit mixed-income apartment building with ground floor commercial space.