

Multifamily Central

Revitalization Through the Adaptive Reuse of Existing Buildings



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Meet Your Speakers

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Project Overview



	Schmidt Artist Lofts	A-Mill Artist Lofts
# of Apartments	260	251
% Affordable	100%	100%
Rental Range	\$726 to \$1,233	\$870 to \$1,289
Total Development Costs	\$122 million	\$156 million
Construction Costs	\$77 million	\$100 million
Closing Date	November 16, 2012	October 10, 2013
Completion Date	June 1, 2014	July 31, 2015

Schmidt Brewery

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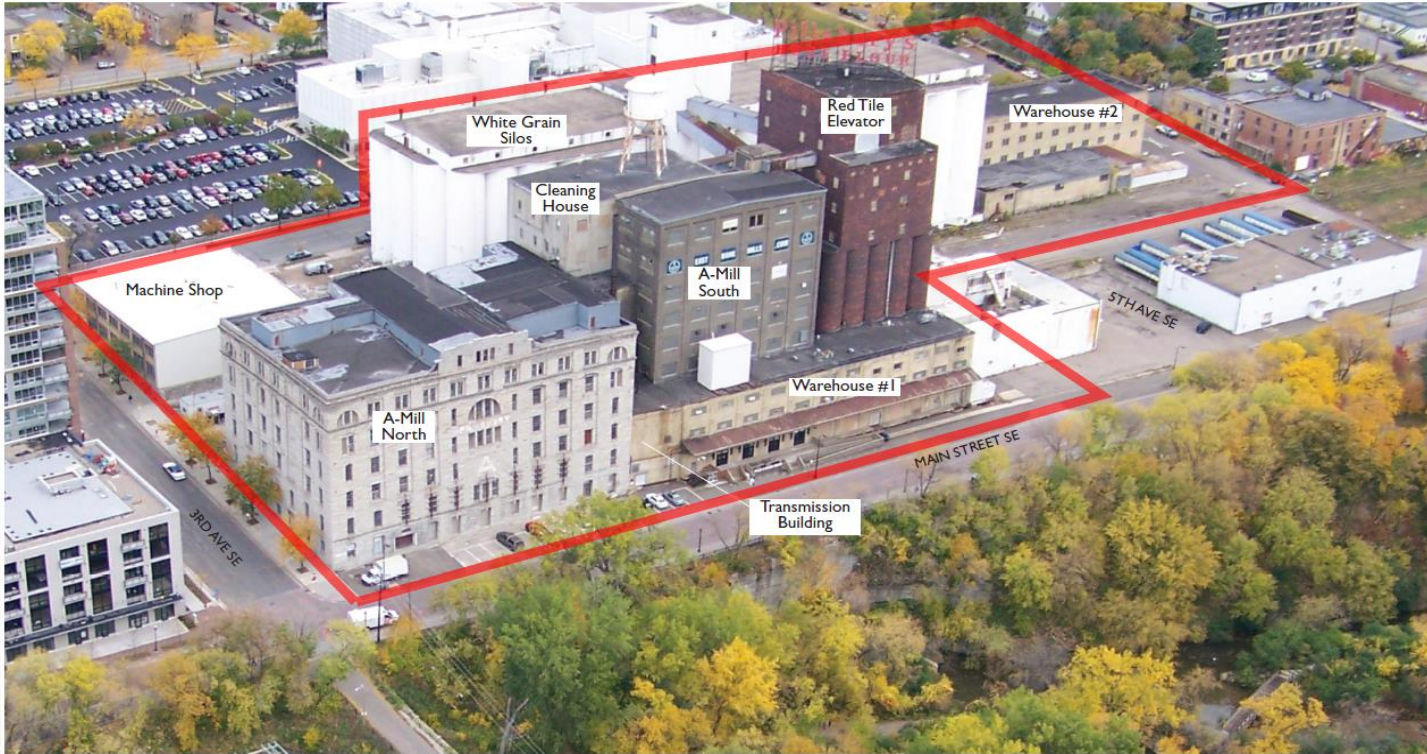


Schmidt Brewery
St. Paul, MN





A-Mill Artist Lofts
Minneapolis, MN



Aerial View

PILLSBURY HISTORIC REDEVELOPMENT

Low Income Tax Credits

- Income restrictions equal to either: 20% of units at 50% of Area Median Income (“AMI”) or 40% of units at 60% of AMI
- Rent restrictions equal to 30% of either: 50% of AMI or 60% of AMI
- Rent and Income Restrictions are in place for a minimum of 15 years
- Credit is generated annually for 10 years

Federal Historic Tax Credits

(Section 47 of the Internal Revenue Code)

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- Provides a 10% credit to any non-residential building built before 1936; or
- A 20% credit to any building the Secretary of the Interior designates as a certified historic structure, which is: 1) a building listed on the National Register of Historic Places; or 2) a building certified by the Secretary of the Interior as being a contributing building to a registered historic district
- Credit is a percentage of “Qualified Rehabilitation Expenses”- Essentially, what is basisable
- A one-time credit

State Historic Tax Credits



- If eligible for the federal credit, then eligible for the state credit
- Amount of state credit is the same as the amount of federal credit

Tax-Exempt Bonds

(Section 142 of the Internal Revenue Code)

- Many types of projects can use tax-exempt bonds, but in this context, must be a “qualified residential rental project”
- Requires the same income restrictions of low-income credits
- For Minnesota projects only, requires a rent restriction that 20% of units be leased at HUD Fair Market Rents
- Automatic allocation of low-income tax credits with issuance of tax-exempt bonds



Redevelopment Costs

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- Total Development Costs: \$156,000,000
- Notable Development Costs:
 - Acquisition Costs: \$3,600,000
 - Construction Costs: \$100,000,000
 - Professional Services: \$5,000,000
 - Bond & Financing Costs: \$3,700,000



Sources of Funds

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- Total Sources of Funds: \$156,000,000
- Notable Sources of Funds:
 - 1st Mortgage: \$25,650,000
 - LIHTC & Fed. HTC Equity: \$74,150,000
 - Environmental Grants: \$1,500,000
 - Other Grants: \$950,000
 - Saint Paul CDBG: \$1,500,000
 - GP Capital (MN HTC): \$25,000,000
 - Dominion Deferred Loan: \$27,500,000



Redevelopment Costs

- Total Development Costs: \$122,009,158
- Notable Development Costs:
 - Acquisition Costs: \$6,204,767
 - Construction Costs: \$78,600,000
 - Professional Services: \$2,981,424
 - Bond & Financing Costs: \$3,856,590



Sources of Funds

- Total Sources of Funds: \$122,009,158
- Notable Sources of Funds:
 - 1st Mortgage: \$21,900,000
 - TIF Mortgage: \$2,950,000
 - Seller Note: \$2,500,000
 - LIHTC & Fed. HTC Equity: \$50,049,590
 - Environmental Grants: \$2,716,006
 - LCDA Acquisition Grant: \$1,250,000
 - Saint Paul CDBG: \$1,500,000
 - GP Loan (MN HTC): \$20,182,599

A-Mill Progress



A-Mill Progress



A-Mill Progress





Brew House

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Brew House

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Bottle House (Interior)



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Bottle House (Interior)



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Finished Bottle (Interior)





Finished Bottle (Interior)

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Finished Bottle (Interior)

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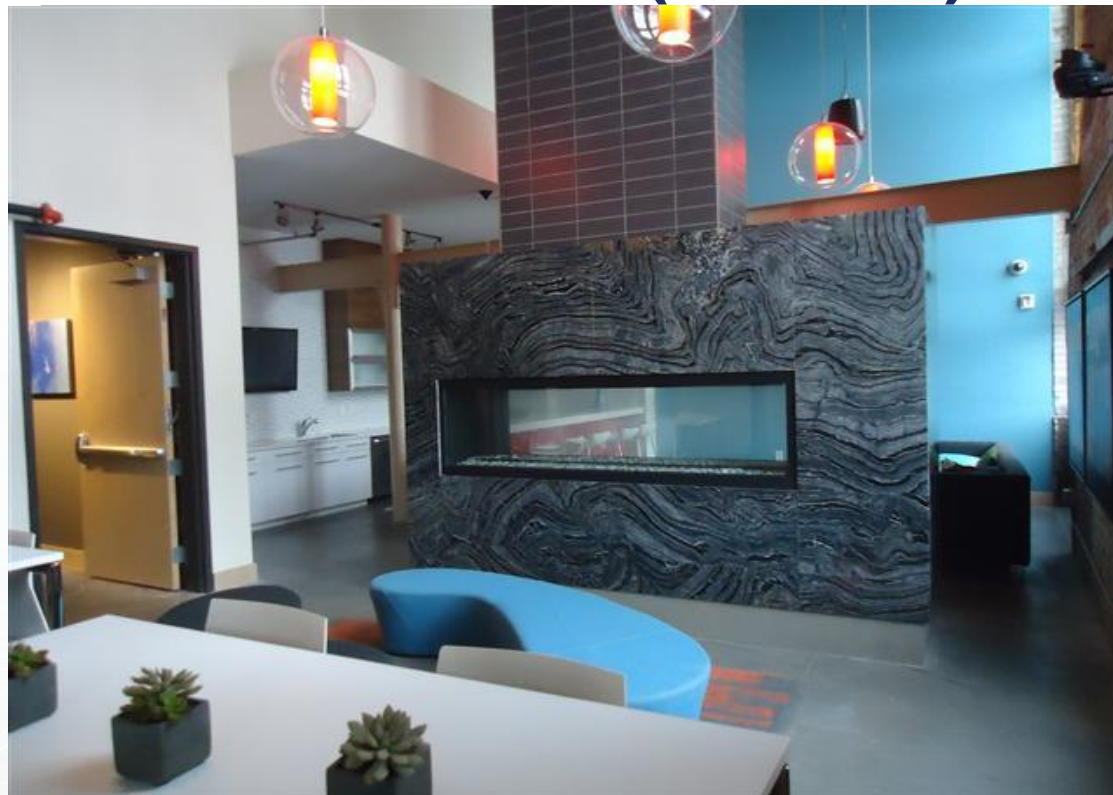
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Finished Bottle (Interior)

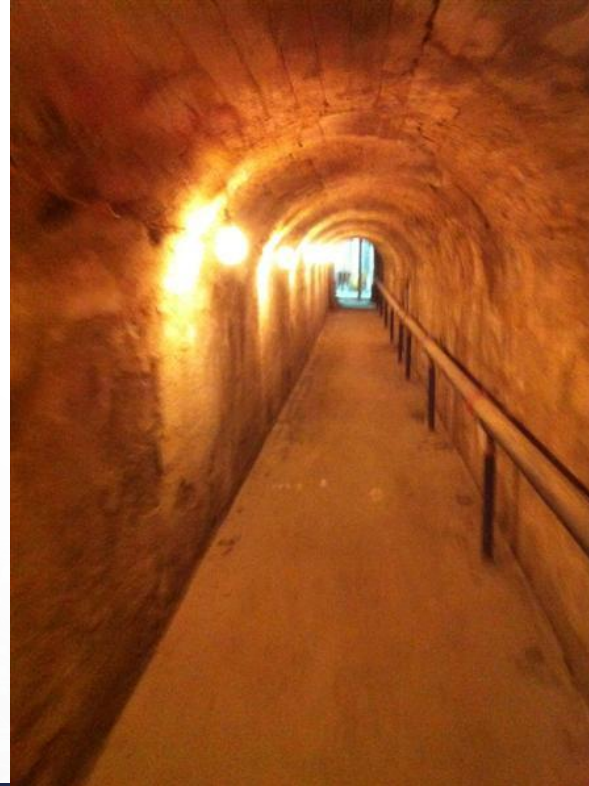




Bottle (Interior)

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Finished Bottle (Interior)



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www.SchmidtArtistLofts.com
www.A-MillArtistLofts.com

Development Team

- Developer: Dominion
- Architect: BKV
- Structural/MEP: BKV
- Civil/Survey: Loucks Associates
- Environmental: Peer Engineering
- Contractor: Weis Builders
- Exterior Restoration: MacDonald & Mack
- Historic: MacRostie Historic

Advisors

- Energy Analysis: Weidt Group
- Consulting Architect: Pfister
- Artist Consultant: Nordyke
- Envelope: Wiss, Janney Elstner
- Archaeology: Christina Harrison
- Title: Commercial Partners
- Legal: Winthrop & Weinstine

Construction – what went wrong



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- Windows SHPO/NPS
- Environmental
- Structural issues

Speaker Contact Information

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