



One Portland Square, Suite 400  
Portland, ME 04101

February 4, 2025

RE: **LD 146**-An Act to Increase the Maximum Amount of the Historic Property Rehabilitation Tax Credit That May be Taken in a Year

Dear Maine Senators and Representatives,

I have been a commercial realtor in Maine for over 37 years and one of the most successful economic development incentives I have ever seen is the Historic Rehabilitation Tax Credit. In fact, it is one of the very few economic development incentives available to those looking to bring life to Maine's districts that have suffered from a lack of investment and, in many cases, the blight that follows.

The Historic Tax Credit is a tool tailor made for Maine's beautiful older business districts which need help to transition them from an economy that is long gone and repurpose them in a new thriving economy. *Virtually no redevelopment projects on these older properties can work without the Historic Tax Credit.*

I strongly recommend and request your support for LD 146 which will put the Historic Tax Credit to work on even more redevelopment of Maine's stunningly beautiful older buildings and continue to breathe new life into our struggling older business districts as well as support the redevelopment of housing which we so desperately need. You struggle with many tough decisions, but this is an easy one.. please support LD 146. Thank you.

Very Truly Yours,

C. Anthony McDonald, CCIM/SIOR  
Partner