



**Testimony of Max Patinkin**  
**Principal, High Tide Capital**  
**In Support of LD 1755**  
**Committee on Taxation – Public Hearing, May 8, 2025**

Chair Grohoski, Chair Cloutier, and Honorable Members of the Committee on Taxation,

Thank you for the opportunity to testify today in support of LD 1755, my name is Max Patinkin and like Dash, I am a principal at Bangor based community developer, High Tide Capital.

As Dash mentioned, the high cost of redevelopment has resulted in many of Maine's historic buildings being vacant or underutilized challenging rural main streets. Over the past few weeks, we have spoken with dozens of rural town leaders, and the letter shared today in support of LD 1755 are their voices. The voices of countless leaders who told us the same story – we have multiple buildings that need this rural boost. We have old historic office buildings, two story former retail stores or even defunct schools that this bill would finally fill the gap they need to once again become active contributors to our community.

LD 1755 is the result of those conversations – and a reflection of the on-the-ground needs of rural towns.

Today, I want to focus on the economic reasons this bill represents one key - market-based solution to our state's housing crisis.

First, historic tax credits are the LAST dollars provided to a project. That means private capital has to fully complete a project before ONE PENNY comes out from the state.

Second, historic tax credit projects are more cost effective than other Maine housing programs - because we're reusing existing buildings. Based on High Tide's actual projects, our expectation is that state support WITH the rural boost would equal roughly \$65,000 per new housing unit, versus up to \$185,000 per new housing unit for other Maine state programs. That means every taxpayer dollar invested in rural housing created by this bill goes further – sometimes almost 3x times further.

Third, one single building in a rural main street can catalyze economic growth for an entire downtown. Some members of this committee have visited our Skowhegan mill redevelopment – and seen first hand how the project is attracting new residents, supporting local businesses, and enhancing property values. That growth drives new local revenue meaning there are more town funds for street improvements, parks, and schools. It is a true flywheel.



## HIGH TIDE CAPITAL

So to recap, private capital is not just required – but fully funded before state support kicks in. The historic tax credit program is more cost effective in creating new housing, and that housing is located where we want it most, main streets.

If it sounds too good to be true, then just wait, I have two more key points.

First, all of those benefits can be obtained without a single new piece of red tape. No new state staff, no increased bureaucracy.

Second, we don't need big out of state developers to do these projects. Rural historic projects are performed all the time by local business owners and developers. LD 1755 puts rural leaders in the driver seat – allowing for dozens of historic buildings across Maine's rural towns to be turned into hundreds of new housing units in a quick and cost effective manner.

In closing, LD 1755 is a practical, market-based solution that gives rural leaders the tools they need. It represents a smart, targeted, and impactful approach to addressing rural Maine's housing needs all while supporting main street growth.

I urge you to support this important legislation and thank you for your time and consideration.