

David McCann

favorite jams

New Case Study

Preservation Pennsylvania Conference
April 14, 2000
Reading Lincoln Plaza Hotel

Phone call m Susan
AS. WIFE

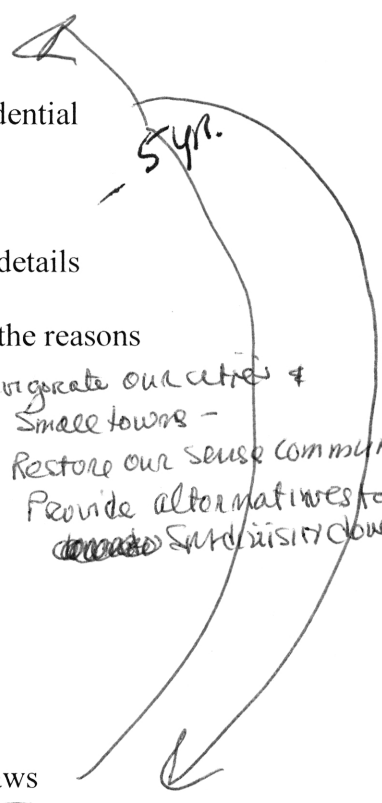
- I. Thank you
- II. Purpose of being there

- A. Report on Legislative progress—our attempt encourage residential Historic preservation by using tax incentives

We have
working on
this for 2 1/2
3 years

- 1. It occurred to me that I didn't have to go through the details of the bills nor was it necessary to talk about all the reasons it makes sense to provide these incentives.
- 2. While searching the internet yesterday for quotes on how to best describe what's going on with HB 948 and 49.

Reinvigorate our cities & small towns -
Restore our sense community
Provide alternatives to ~~development~~ suburban development



- 3. Came across a web page with a listing of Murphy's laws which I think, anyone of which might fit. Not only this bill but the legislative process in general

- a. Nothing is as easy as it looks
- b. Everything takes longer than you think
- c. Anything that can go wrong will go wrong
- d. If anything simply cannot go wrong, it will anyway.
- e. If you perceive that there are four possible ways in which ~~the~~ the procedure can go wrong, and circumvent these, then a fifth way, unprepared for, will promptly develop.

f. Whenever, you set out to do something, something else
~~market~~ be done first.

B. Perhaps it's not as bad as that but I really thought this was a no-brainer

1. In my experience we do all that we should have done

a. assembled a team of highly knowledgeable preser-
experts to flesh-out the details of the approach,
who was eligible, what taxes, etc.

b. we had meetings with all of the advocacy groups

bankers PITFA, BUILDERS

real estate

Developers - NO ONE OPPOSED -
QUESTION WAS ONLY HOW TO GET IT DONE!

Unv. And Hos. Folks in Urban areas

c. enlisted the support of the key Majority Member on
these issues in the House - Dave Argall

d. introduced a bill with large bipartisan support

Darz & I Chief Supporters.

e. largely because of Rep. Argall had the bill reported out
of the Finance Committee Sept. 27, 1999.

f. meet with Gov's people Budget and Legislative Off.

(1) how many properties

(2) how much will it cost the treasury

(3) problem with estimates on properties

(a) \$80 million annually

(b) 10,000 properties

Game of two!

© Maryland and N.C. now where near
those numbers

- g. had meetings with the Appropriations Chairman and his staff about the bill – think he’s sympathetic
- (1) from Lancaster
 - (2) farmer and need for open space preservation and alternative to sprawl
 - (3) but he wanted to have his fears allayed
 - (a) five year sunset
 - (b) total of \$100,000 eligibility for 20% tax credit
 - (c) limit annual total cost to treasury to \$4 million.
 - (4) informed us could not run a tax code bill on the floor had to be part of the budget process
 - (5) and that’s where we are now

md. - total # of apps
Received in 3 yrs
118 -
total approved - 83
total rehab dollars -
\$94,821,570
total projects complete
53 -
\$50,196,552 -

Window of Opportunity

Amendments -

See you at 9