



MISSOURI
HISTORIC TAX
CREDITS
PROCESS
IMPROVEMENT

Jack Montano

Treatment
Manager,
Department of
Mental Health



Missouri Historic Tax Credit

- revitalizes communities
- challenges for applicants
- process improvements





Missouri Department of
Economic Development

DESIRED STATE

- **ADVOCATE FOR
AN IMPROVED
SYSTEM FOR
REPORTING THE
IMPACT OF
HISTORIC TAX
CREDITS**

- **IMPROVE
CUSTOMER
EXPERIENCE
FOR HISTORIC
TAX CREDIT
APPLICANTS**





Adam Thorp

Program Manager,
Department of
Economic
Development



WHAT ARE HISTORIC TAX CREDITS?

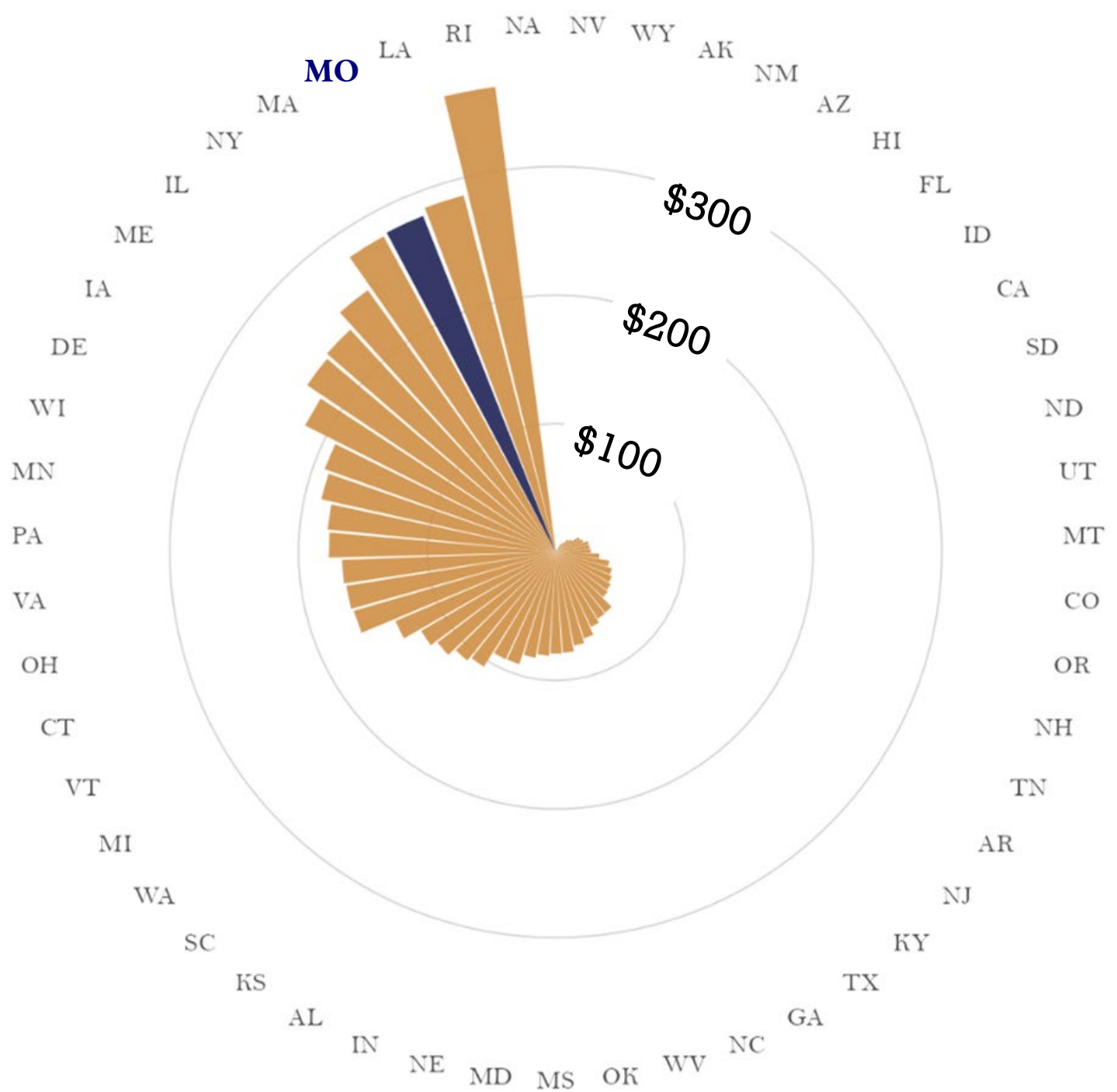


Historic tax credits provide incentives for the rehabilitation of commercial and residential historic structures in the state of Missouri.

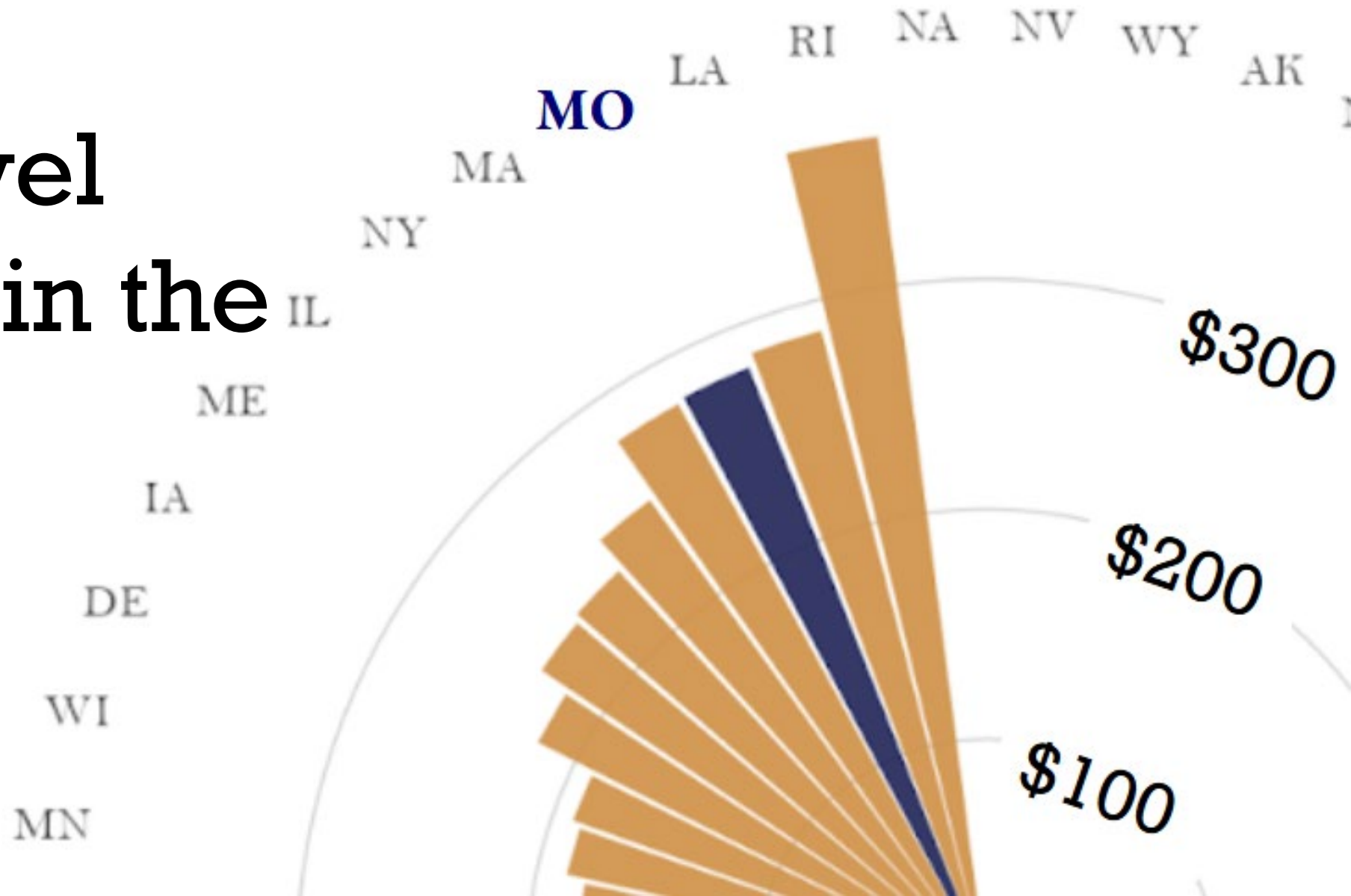


The Stakes

Missouri has a generous state historic tax credit. State program design drives use of the federal tax credit — a useful point of apples-to-apples comparison. Missouri had the third largest level of Qualified Rehabilitation Expenditures per capita between 2019 and 2024: \$281 per person.

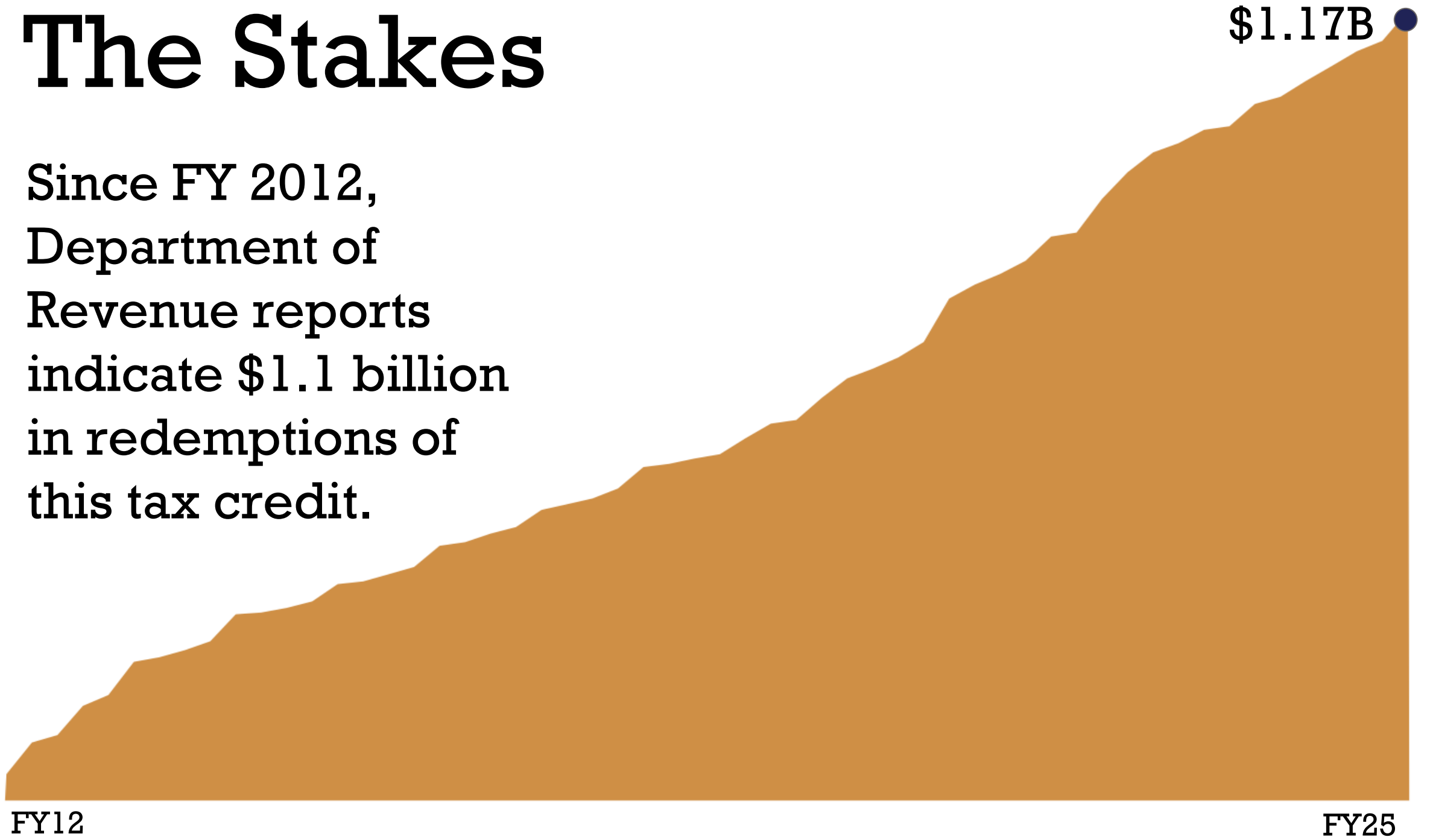


**Missouri has
the third-
highest level
per capita in the
country**

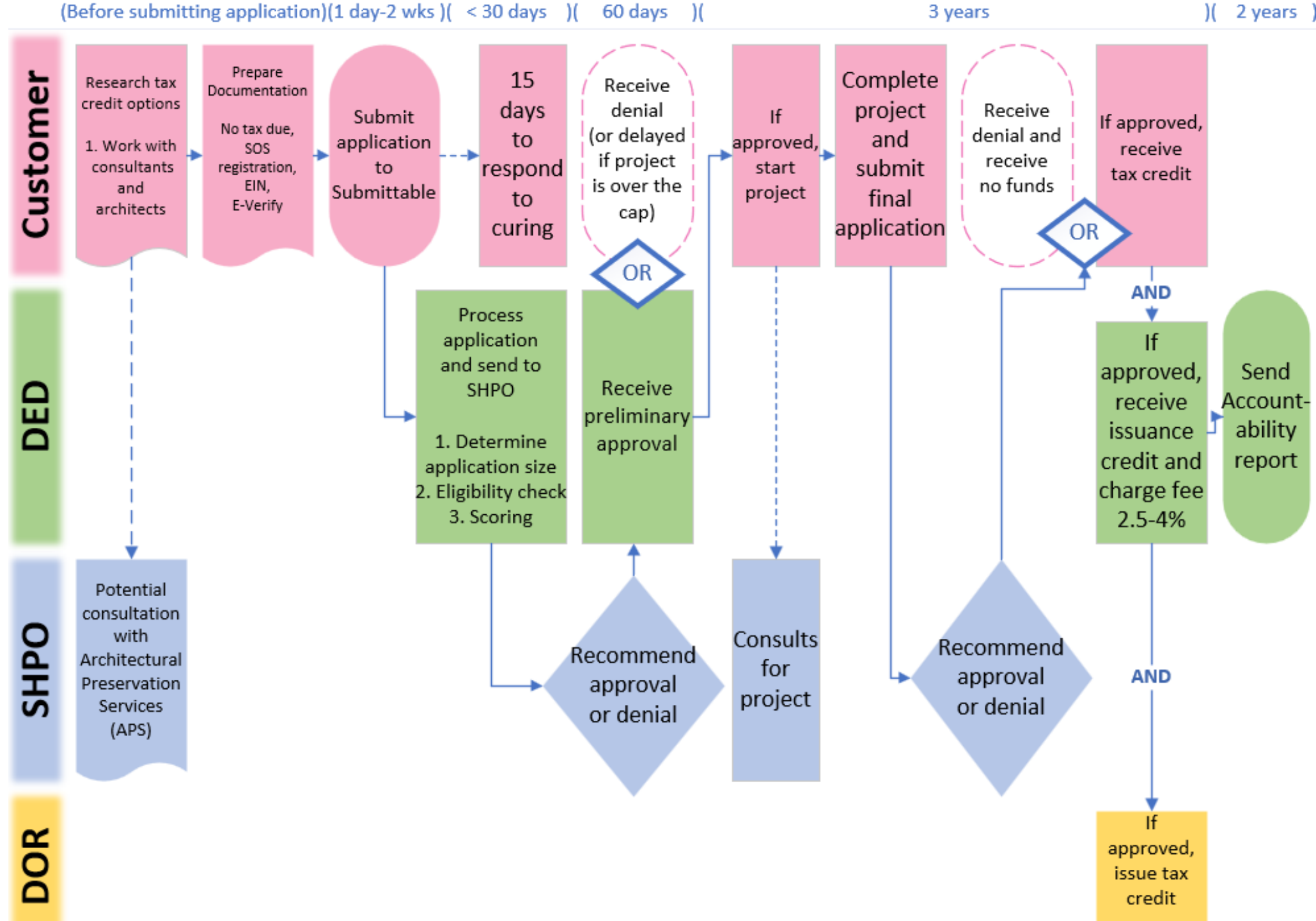


The Stakes

Since FY 2012,
Department of
Revenue reports
indicate \$1.1 billion
in redemptions of
this tax credit.



Historic Tax Credit Application Journey





Missouri Department of
Economic Development

DESIRED STATE

- **ADVOCATE FOR AN IMPROVED SYSTEM FOR REPORTING THE IMPACT OF HISTORIC TAX CREDITS**

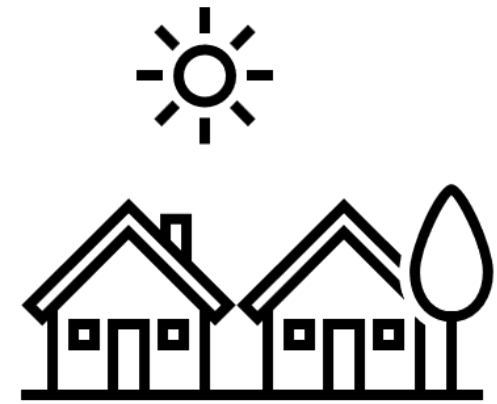
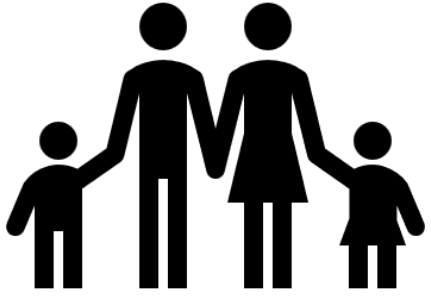
- **IMPROVE CUSTOMER EXPERIENCE FOR HISTORIC TAX CREDIT APPLICANTS**



Matt Lindemeyer

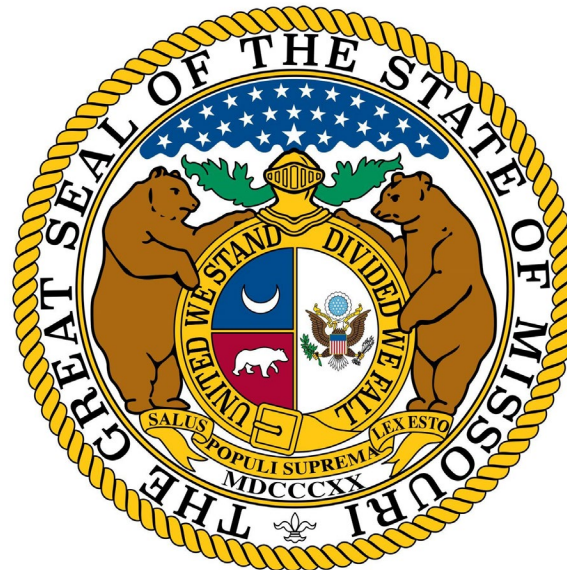
Director,
State Technical Assistance
Team (STAT)
Department of Social
Services



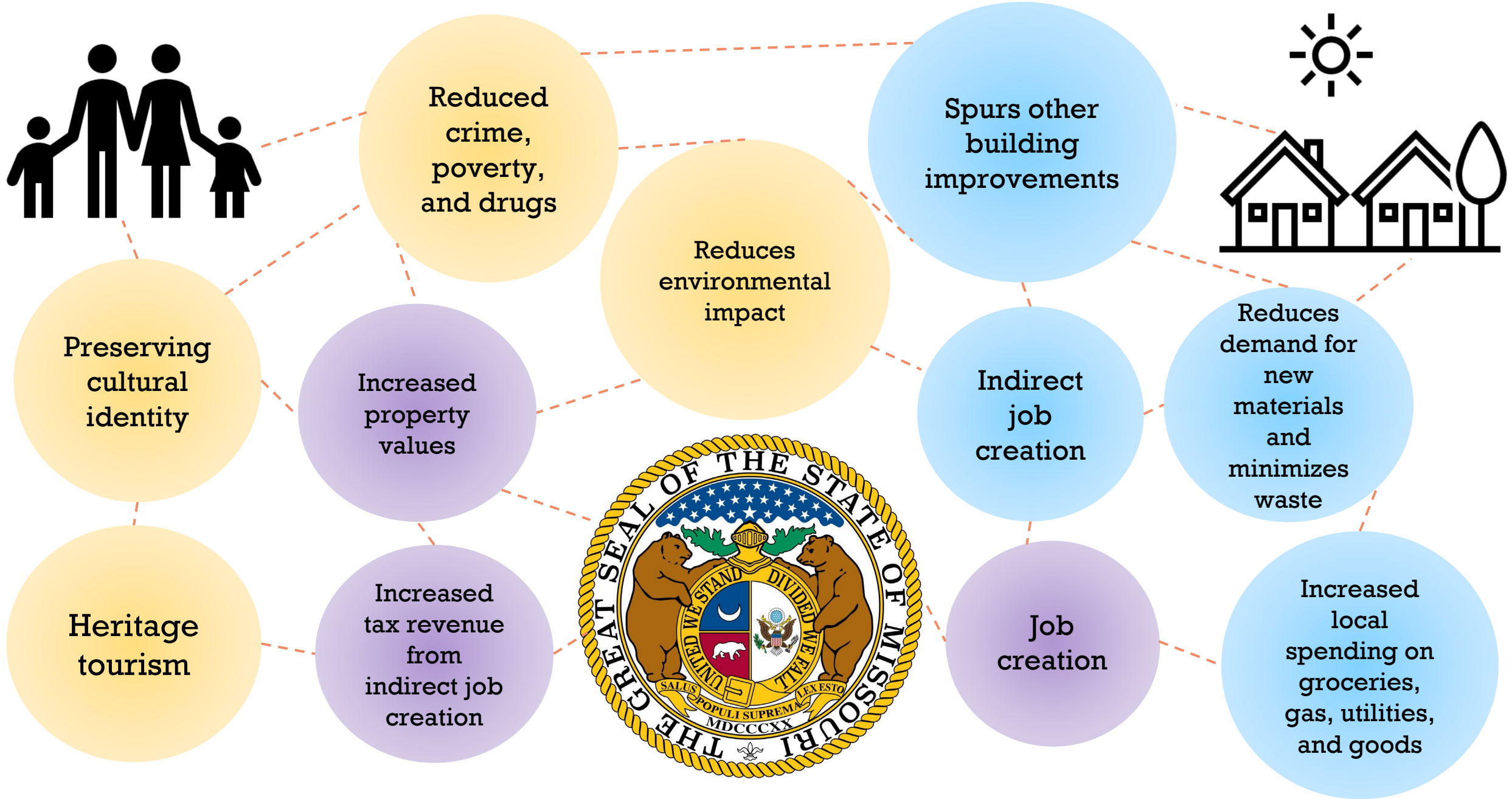


Increased
property
values

Increased
tax revenue
from
indirect job
creation



Job
creation



DIRECT BENEFIT, INDIRECT BENEFIT, INDUCED BENEFIT

Governor Kehoe's priorities for the State of Missouri

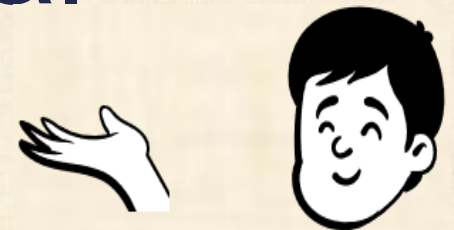
✓ INCREASE PUBLIC SAFETY

✓ IMPROVE ECONOMIC
DEVELOPMENT

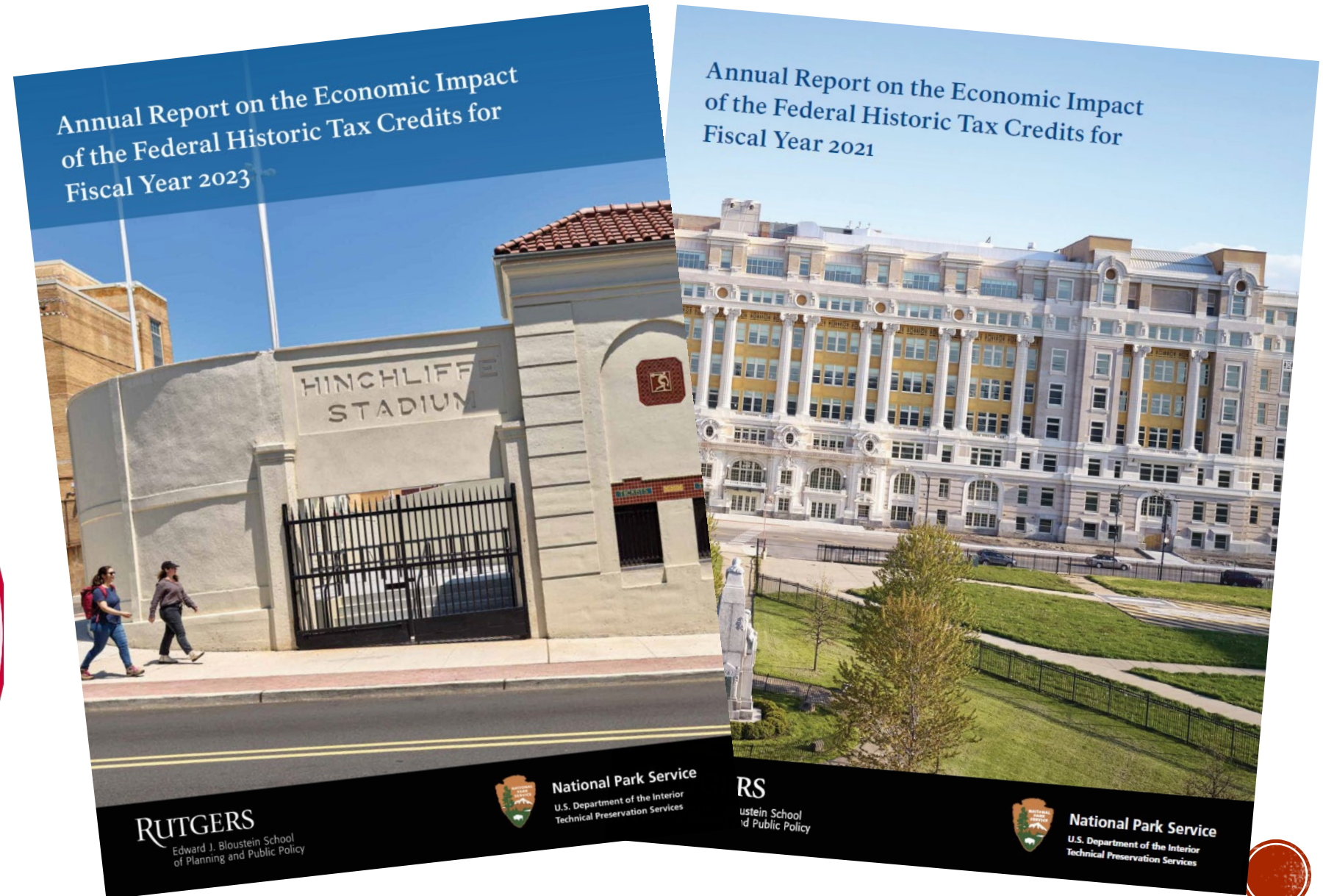
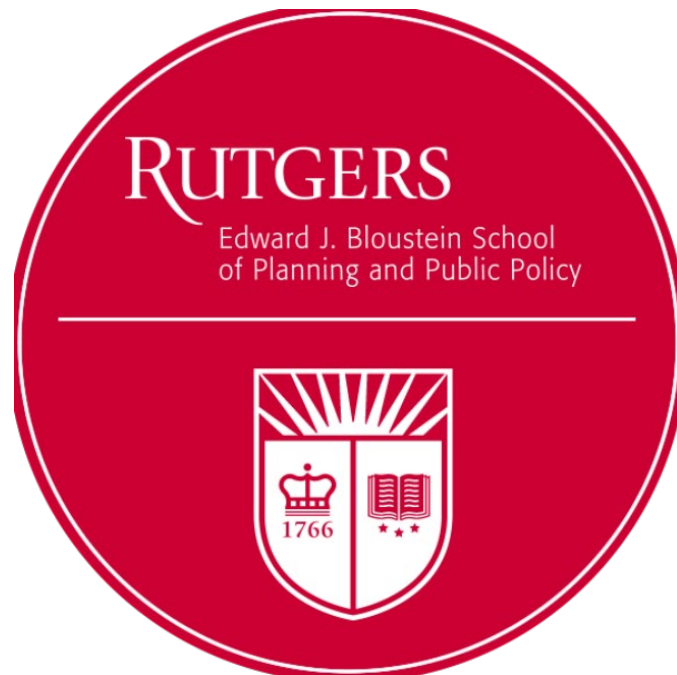




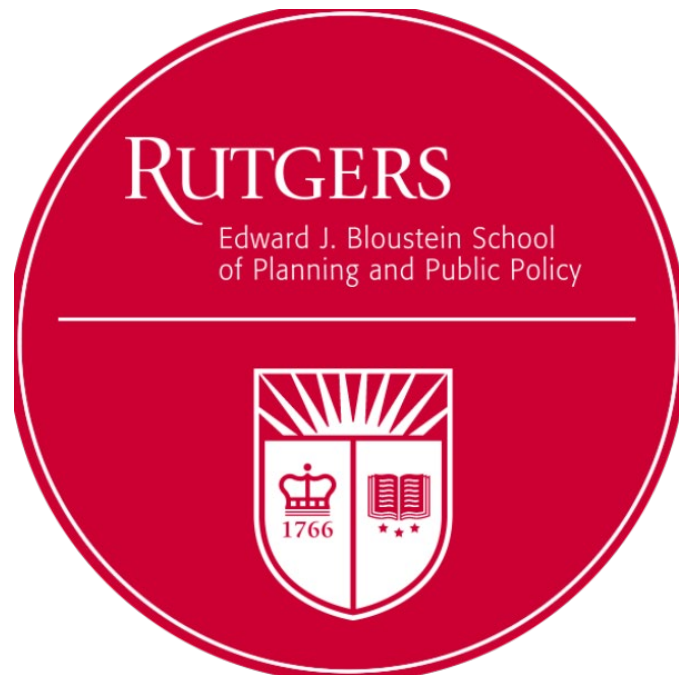
Andrew Crane
Deputy Chief
Counsel,
Governmental Affairs
Section,
Office of Missouri
Attorney General



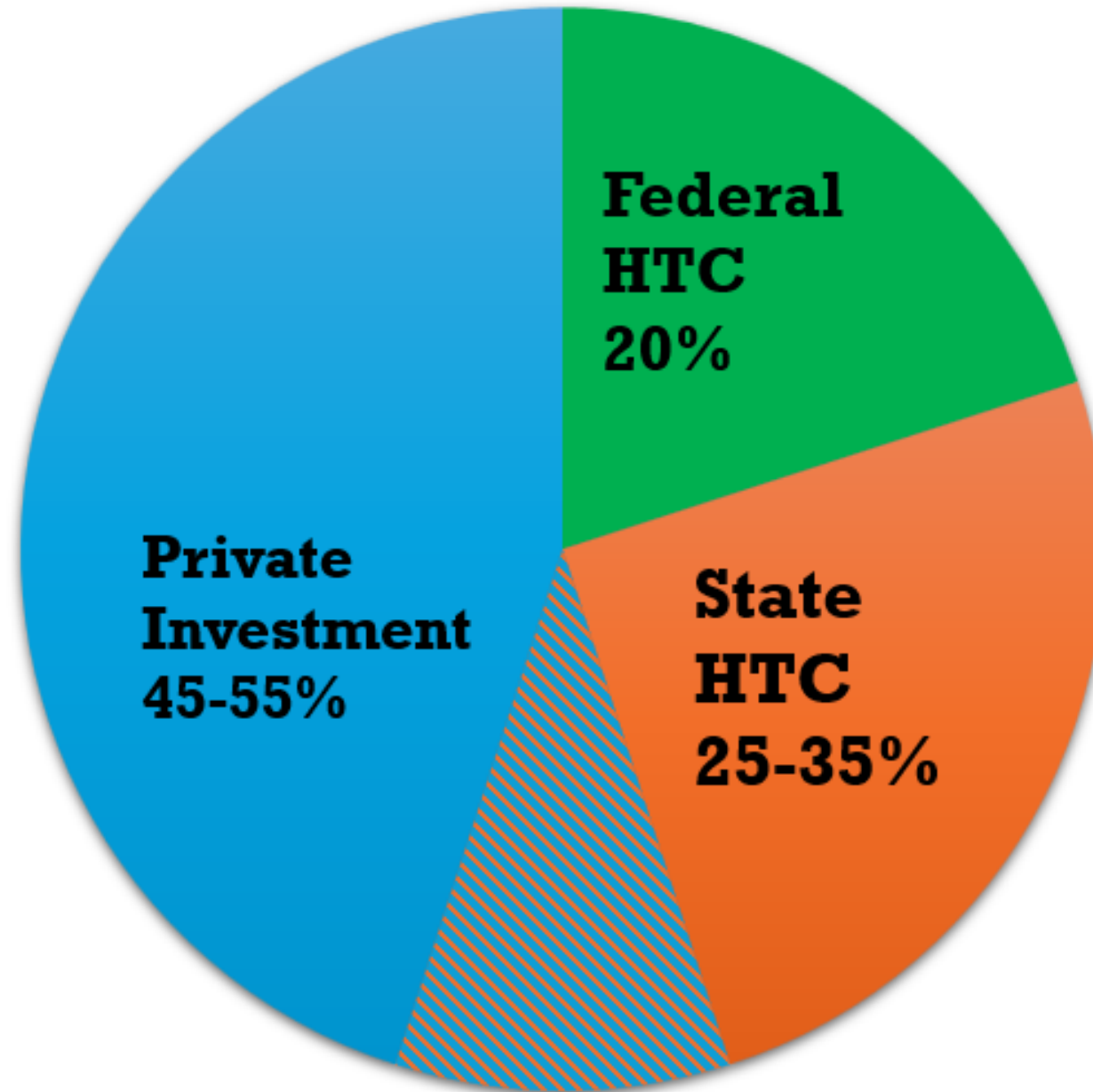
Rutgers University, Preservation Economic Impact Model



**Rutgers
University,
Preservation
Economic
Impact Model**



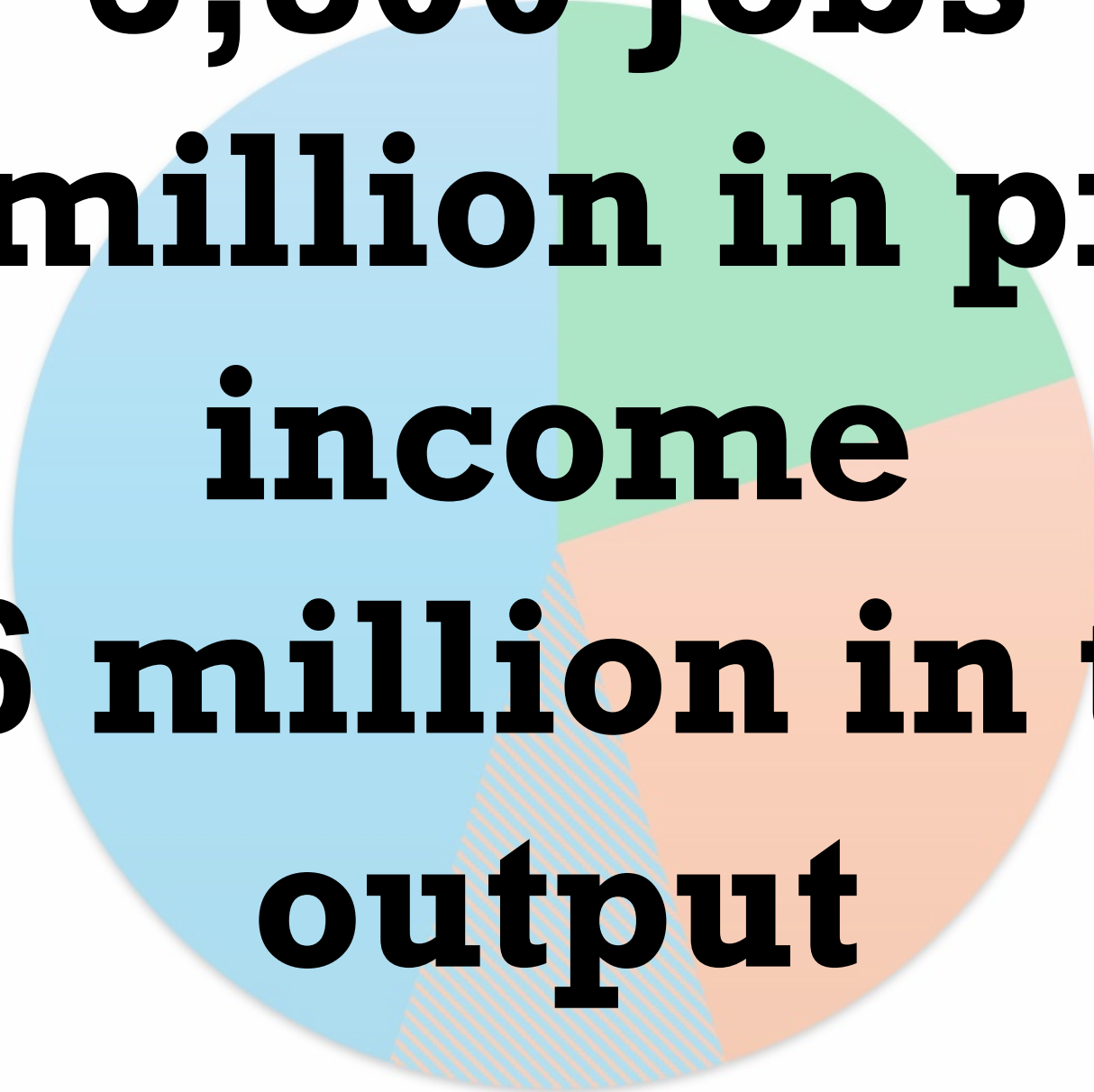
Historic Restoration Project Cost



5,800 jobs

**\$242 million in private
income**

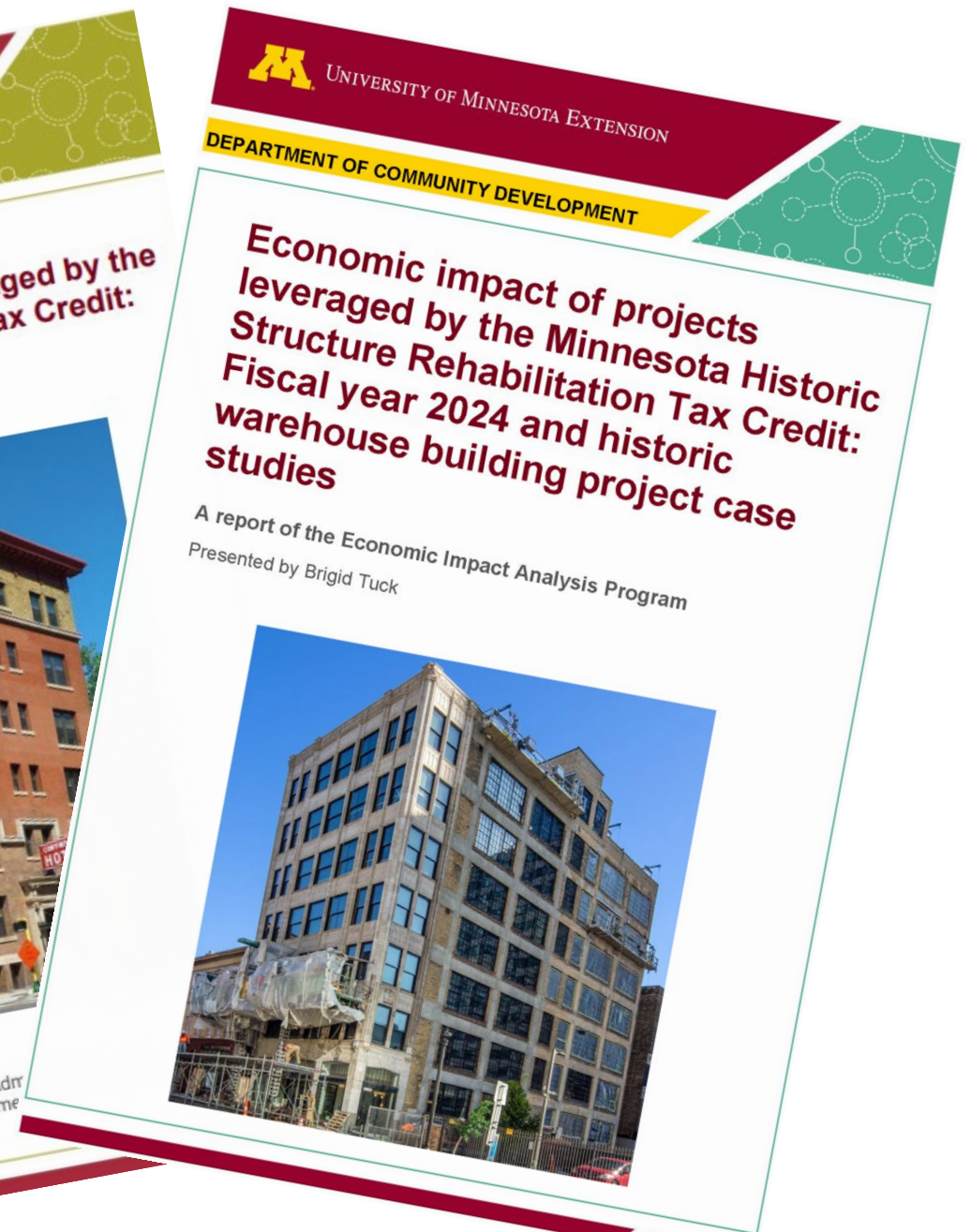
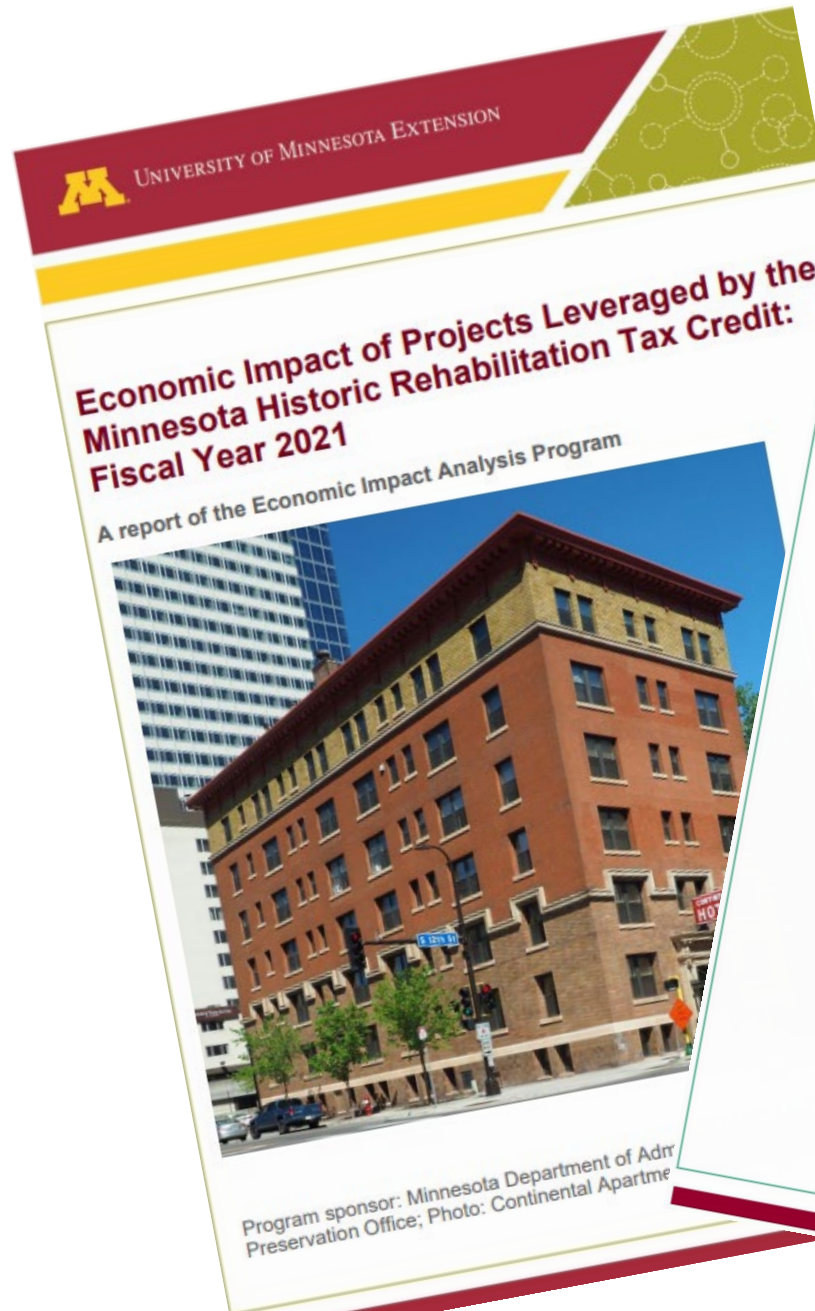
**\$646 million in total
output**



University of Minnesota, Historic Tax Credit Economic Review



UNIVERSITY
OF MINNESOTA



University of Minnesota, Historic Tax Credit Economic Review



UNIVERSITY
OF MINNESOTA





Jess Klaus

Deputy General Counsel, Office of Administration



FINANCIAL IMPACT

- Five-year ROI of 6.75%
- Estimated payback period of **4.59 years**
- Approximately **\$2.24 million** funded from the State Historic Preservation Revolving Fund



Cultural Resources Information System

Streamlined and easy-to-use

rejects incomplete submissions, saves time

Immediate access to consolidated data and searchable maps

eliminates need to check multiple databases.

Faster review and response times

significantly reduces review times

increased capacity to review more projects

Automated email notifications

allows customers to track the status of their projects

SINGLE UNIFIED DATABASE



streamline
workflows



improve
efficiency



value-added
projects

Pam Blagden

Assistant Director,
Office of Special
Education Compliance,
Department of
Elementary and
Secondary Education



The Victor-Saint Louis City



*****<https://preservemo.org/we-advocate/honor-awards/2024-honor-awards/>***



There are many more success stories



Kingshighway Hills Historic District-
Saint Louis City



Hotel Kansas City, Jackson County



Highland Place, Kansas City



Malone Apartments-Saint Louis City

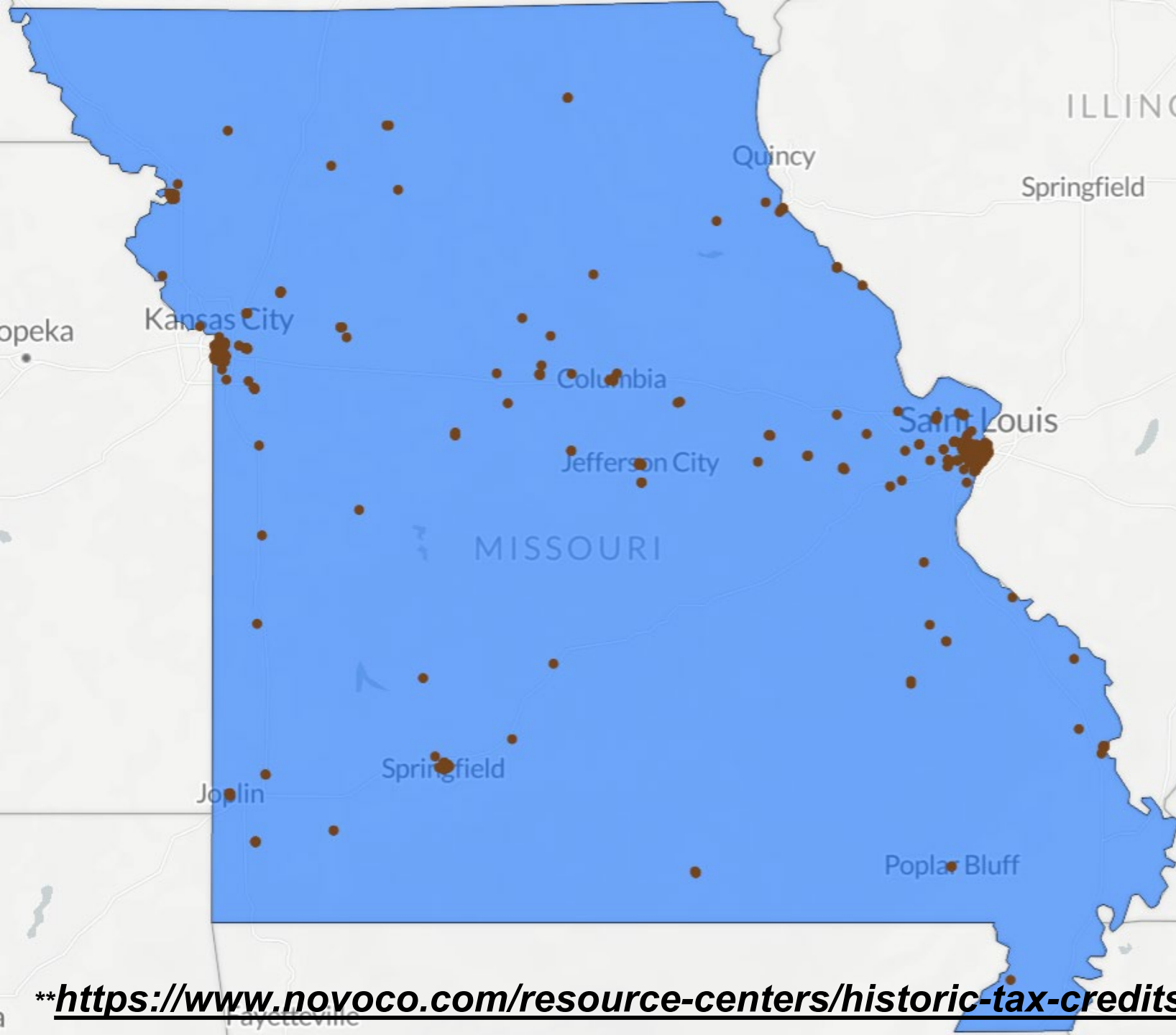


Monett Historical Museum, Monett



Commerce Building, Sedalia





Novogradac Historic Tax Credit Mapping Tool

<https://www.novoco.com/resource-centers/historic-tax-credits/historic-mapping-tool>



RECOMMENDATIONS

- Allow DED to use a reporting model that more accurately represents the full benefits of the Historic Tax Credit.

- Implement CRIS, a tracking system that allows customers to see the status of their application in real time.



Thank you DED, DNR, and SHPO!



Missouri Department of
Economic Development



MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

