



PAST



Workshop

Historic Tax Credits for Commercial Properties

Thursday, October 11th, 1-5 pm
Riverwalk Hotel, Binghamton

Is your building located in a historic district?

Take advantage of the various tax incentives offered by New York State and the Federal Government. Guest speakers will explain how to apply for Historic Tax Credits and the benefits that commercial property owners can realize with tax savings, lower project costs or being able to do higher quality restoration/renovation work. A panel of practitioners will discuss their experiences with projects and utilizing tax credit financing.

12:30-1:00pm
Check-in/Registration

1:00-1:10pm
Welcome and Introductions
Matthew T. Ryan, Mayor, City of Binghamton

1:10-1:35pm
Concepts, Benefits, requirements and standards for historic tax credits
Julian Adams, Community Services Program Coordinator
New York State Historic Preservation Office
Waterford, NY

1:35-2:00pm
Qualifying for Historic Tax Credits
Tania Webizky, Regional Director, Technical & Grant Programs,
Preservation League of New York State
Albany, NY

2:00-2:25pm
Reporting Methods for Tax Credits
Suzanne Reusch, Taxpayer Service Specialist III
Office of Communications & Public Affairs, NYS Dept. of Taxation and Finance
Albany, NY

2:25-2:50pm
Legal Aspects of Historic Tax Credits I
Stephen Yonaty, Attorney
Cannon, Hayman and Weiss, LLP
Buffalo, New York

2:50-3:15pm
Legal Aspects of Historic Tax Credits II
Steven Weiss, Founding Partner
Cannon, Hayman and Weiss, LLP
Buffalo, New York

3:15-4:00pm
Developer Roundtable
Tania Werbizky, Moderator, Preservation League of New York State
Larry Gladstone, President, Stellar Historic Restoration & Realty Management
Kevin McLaughlin, Regional Director, Empire State Development Corporation
Bruce Nelson, Nelson Development Group LLC
Dave Nutting, VIP Structures, Pike Block Project, Syracuse
Jerry Willard, Executive Director, First Ward Action Council, Binghamton, NY

4:00-5:00pm
Networking Mixer



REGISTER FOR THE CONFERENCE

Please Note: the seminar is free, but reservations are required. Visit www.binghamtonlinked.com or call (607) 772-7161



Presenters:



Tania G. Werbizky

Regional Director, Technical & Grant Programs,
Preservation League of New York State
twerbizky@preservenys.org
(607) 272-6510

Since 1989, Tania G. Werbizky has worked with the Preservation League of New York State where she is currently the Regional Director of Technical and Grant Programs for Central and Western New York and the Southern Tier. Previously Ms. Werbizky served as Preservation Planner

for Cannon Design of Buffalo and, for eight years, taught in the graduate Historic Preservation Program at Cornell University. Ms. Werbizky has a B.A. in Geography from SUNY Binghamton and M.A. in Historic Preservation from Cornell University. She is the President of Historic Ithaca and Tompkins County and has served on the US Route 20 Scenic Byway Steering Committee. Ms. Werbizky has been honored with awards from Adirondack Architectural Heritage and the New York Planning Federation for her work with the Preservation League.



Julian Adams

Community Services Program Coordinator
New York State Historic Preservation Office
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(518) 237-8643 ext. 3271

Julian Adams is a native of Georgia, he holds a Masters of Historic Preservation from the University of Georgia at Athens. He started New York State service in 1988, when he took a job in the SHPO's

Technical Services Unit, overseeing rehabilitations and restorations across New York State under federal and state programs. Between 1995 and 2000 Mr. Adams worked in various preservation and planning positions across the country. He returned to state service in 2006, and currently oversees several state and federal programs, including the Federal Rehabilitation Tax Credit, Certified Local Government program, and Capital Programs review within the Office of Parks, Recreation and Historic Preservation, assisting communities, municipalities and the agency across New York State with preservation issues.



Suzanne Reusch

Taxpayer Service Specialist III
Office of Communications and Public Affairs
NYS Department of Taxation and Finance
Suzanne.Reusch@tax.ny.gov
(716) 855-5302

Suzanne Reusch currently serves as the primary outreach representative for the New York State

Department of Taxation and Finance responsible for a significant amount of taxpayer liaison work and other outreach services throughout upstate New York. She works to increase taxpayer awareness and understanding of Department policies, procedures, legislative changes, and filing requirements in alignment with the department's goal of voluntary compliance. Suzanne has received numerous awards for her work with the small business community and her work with various educational institutions, government and not-for-profit agencies. She holds a Bachelors of Science degree in Business Administration from the University at Buffalo with a certification in Human Resource Management.



Stephen L. Yonaty

Partner
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Stephen L. Yonaty concentrates his practice in the areas of affordable, senior and multi-family housing, real estate, commercial and public finance, business restructuring and bankruptcy, and commercial litigation. Mr. Yonaty graduated from Cornell University (B.S. IL&R 1990), the State University of New York at Buffalo School of Law (J.D., cum laude 1994) and the State University of New York at Buffalo School of Management (MBA, with distinction 1994). Mr. Yonaty is a member of the American Bar Association, the New York State Bar Association and the Erie County Bar Association. He is also active in several philanthropic and community organizations where he serves as director, trustee and/or officer.



Steven J. Weiss

Founding Partner
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Steven J. Weiss is a founding partner of Cannon Heyman & Weiss, LLP and concentrates on affordable housing and community development law and corporate finance transactions using Low-Income Housing Tax Credits (LIHTC's), New Markets Tax Credits, Historic Tax Credits, and other tax incentives. He has testified before the US House of Representatives Ways and Means Committee and before the NY State Assembly Committee on Housing regarding the LIHTC program. Prior to forming his own law firm, he was a partner and served as Chair of Corporate Department and the Multi-Family Housing and Community Development Group, of a large Buffalo, NY law firm. A native of Buffalo, NY, he was admitted to practice in New York after receiving his education at the State University of New York at Buffalo School of Management (B.S. 1987, M.B.A. 1988), and the State University of New York at Buffalo School of Law (J.D., 1991). Mr. Weiss is a member of the American Bar Association Forum on Affordable Housing and Community Development Law, the New York State Bar Association Real Estate Committee, Board Member and Chair of the Public Policy Committee for the Preservation League. Mr. Weiss served on the Housing Transition committee for Governor Andrew Cuomo and was nominated by Governor Cuomo to serve on the Board of Directors of the New York State Housing Finance Agency.



**Binghamton Economic
Development Office**
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**Preservation Association
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