

District 4
Full Name Robert Kupec
Party Affiliation DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes, preserving historic buildings and finding new uses for them not only preserves our state history it is more environmentally sound to repurpose or restore a building then to tear it down and build a new building.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

Often times the cost of preserving and rehabilitating a building is more than building new. The state can off set this higher cost and make it more economically feasible.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

There are lots of older buildings that are worth preserving that are not on the National Register of Historic Places and extending credits to those would open up the door to more communities.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Possibly set aside a pool of money just for smaller projects and local developers.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

Increase funding to the program and ensure that it is open to communities in all parts of the state.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

I do believe funding should be allocated but I am not sure what the appropriate amount is without putting it in context of the entire state budget.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Locally the city of Moorhead has offered low interest loans for remodeling of older homes. I similar statewide program would be good along with possibly property tax rebates.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

My house is over 100 years old and the previous owner blew insulation into the walls and it make a huge difference in our heating bills compared with some of our neighbors. I would be in favor of looking at way the state can add onto what the federal government is doing. For publicly owned building using bonding money to catch up on deferred maintenance.

Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

Yes, building new buildings is often not as good for the environment as rehabbing one that already exists when you take into account demolition and using more resources for a new building.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

We have quite a few historic buildings in our district but in Moorhead at least, the Dairy Queen in our downtown is iconic. It was one of the original ones, built in the late 1940's and is where the Dilly Bar was invented. It is a stand alone building with no inside seating. It closes for the winter but people will stand in line on March 1st, no matter what the weather, when it reopens.

District
Full Name
Party Affiliation

24
Carla Nelson
Republican



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes. I authored and supported the Senate tax bill that not only made the MNHTC permanent but also added transferability which made it even more powerful. The bill was adopted word for word in the Senate House tax conference committee. I have pushed for a special session to resolve this needed tax credit and other agreed upon tax aids, credits and relief.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

I have always supported the rehabilitation of historic buildings. As the former president of the Friends of Mayowood I championed the rehabilitation and use of historic structures in my community. And now as a senior Senator and Chair of the Taxes Committee, I continue to look for ways to make rehabilitation of these historic gems feasible. The MN HTC combined with our MN Arts and Heritage grants and MN Housing Tax Credit (also my bill) are a few of the tools to help do so.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

I would like all communities to have access to all tools available to help restore, rehabilitate and reuse historic buildings. And I am on the look out for other tools to help with this quest. I believe the recently passed expansion of craft brewery and craft distillery legislation combined with MN HTC and Arts and Legacy funding for live entertainment is a trifecta of good policy and finance in helping revive historic structures.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

The goal of the transferability provision I authored is one way to help local developers access capital for smaller projects. There may be other avenues as well that I would be glad to explore.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

The Mn HTC, with no sunset and with transferability, the New Markets Tax Credit, and the Affordable Housing Tax Credit will be of great value in economic development for historic commercial districts. I have authored all of these provisions. The Affordable Housing Tax Credit was signed into law in 2021 and the Mn HTC without sunset and with transferability were in the Senate House Conference Committee Report I authored along with House Chair Marquart.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Small business is the backbone of our communities. I have long been a supportive of economic development and will continue to do so. Economic growth is the best way to fund growing government needs. Proper support for thoughtful economic development can do that. That is why I chief authored the New Markets Tax Credit and will continue to push for this successful economic and equity building tax credit.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Home ownership remains the best way to build generational wealth. The Minnesota Weatherization Assistance program will help retain the most affordable housing- naturally occurring existing housing. It will also help Minnesotans better afford the rising cost to heat their homes. I would like to ensure that we are funding WAP to maximize the use of federal funds, to help Minnesotans build equity and to increase affordable housing options.

Nelson response continued on next page

District
Full Name
Party Affiliation

24
Carla Nelson
Republican



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

This is a big problem. I have seen success with businesses like the Home Depot partnering with nonprofits like Habitat for Humanity to help homeowners with deferred maintenance. The trade unions, such as Local 6, have done a great job. Three Rivers identifies local needs and uses government resources to pay for need products. Local 6 members volunteer their time, expertise and tools to address the needed inspections and repairs. I've volunteered with Habitat and Local 6 for several years. It is a beautiful partnership, saving lives and increasing longevity in one's home.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes! It is good stewardship to reuse materials.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

My communities have many such places. Here are just a few: Mayowood Mansion, West Concord Historical Society, Cambodian Monastery and Assisi Heights. Right now, the former Kasson school building to housing project is of great concern to me and the community. The lack of action by the House on the agreed upon tax bill means that the needed MN HTC to make this project work is in limbo.

District
Full Name
Party Affiliation

35
Jim Abeler
GOP



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes, absolutely.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

Should partner with the private side.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Can grow as funds are dedicated. Need to assure the base program is secure.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Adjust the ratios for cost sharing. More flexibility.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

It's a matter of funding and legislative will. Need grass roots engagement to succeed.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

That is the best leverage area. Don't know what it would take.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Increase flexibility.

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Should be connected to private commitments. Govt only will not pass.

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Might be true depending on what building.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

Old Post Office. State Hospital cottages. Both Anoka. I have helped preserve both.

District
Full Name
Party Affiliation

35-B
Jerry Newton
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Yes

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

State government plays a significant role in financing the historic preservation of old and historic buildings

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

The state should ensure an equitable distribution of funds for historic preservation throughout the state.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

Access to funding in the State Government Committees of both the House and the Senate

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

A fixed set-aside should be established and voted on by the State Government Committees

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

It should be allocated through both the Commerce Committees and the State Government Committees of both the House and the Senate

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

Financial incentives from both the state government and regional authorities, such as Met Council

What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

Specific amounts should be set aside and specific targets should be met based on input from local authorities

Do you agree with the statement "the greenest building is the one that's already built"? Why or why not?

Yes

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

We should strive to make our schools green, starting with the expansion of the Solar on Schools program

District
Full Name
Party Affiliation

39B
Sandra Feist
DFL



Thank you for reaching out and for your advocacy around building rehabilitation! I don't have time to complete the survey, but I definitely support these policies and your work.

I'd be happy to connect at some point in the lead-up to the 2023 session to learn more about your work and related legislation.

Thanks!

Sandra Feist

District
Full Name
Party Affiliation

46-B
Cheryl Youakim
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Absolutely! I have supported the bill to extend it and was extremely disappointed we could not get the final tax bill across the finish line that included it. I will keep pushing to reinstate this valuable tool!

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

The Historic Tax credit is one of those roles we can play. We also need to make sure there are no barriers in our other programs for rehabilitating historic buildings such as our small business grants, affordable housing programs, etc.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

Extended the current program would be available to all areas of the state. But, there is still work to do in making sure we have the workforce to make that happen as well. We need to make sure there is workforce housing for labor, an education system that promotes a variety of careers, and more. Rethos has put a great education program in place to make sure our municipalities know about the opportunities.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

One of the items I will be looking at again is a "This Old Shop" program similar to what we had with "This Old House". Providing extra tax incentives for our small businesses to update their older buildings.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I would like to meet with Rethos to find out what policies and investments would make the most sense to invest in our historic commercial districts across the state beyond a "This Old Shop" program. I am not as familiar with the Main Street America program, but would like to know more.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Yes. I would start with what initiatives we have in place, what new ones we could implement that have worked in other states, and work with the stakeholders to look for the amount of investment is needed. In other words, find out what works and then figure out how to fund it instead of pulling a number out of thin air.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

One of the areas that is of the most interest to me is figuring out how to invest in our Naturally Occurring Affordable Housing (NOAH) stock. For example, Hopkins is 60% rental, much of which was built before 1970. For a diversity of housing stock, we need to find a way to invest in our NOAH housing stock to update without displacing current residents. I will continue to work with Rep. Howard on the legislation he is working on to do just that.
Youakim response continued on next page

District
Full Name
Party Affiliation

46-B
Cheryl Youakim
DFL



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

We have made some progress in the last few years with investments at the state level to match the federal level funding. One bill I passed in 2021 was to allow multi-unit housing over 4 units and businesses to make energy improvements with the help of cities who can spread out the cost in their property tax assessment over a few years. So, they would be getting the benefit of the energy improvement right after installation, but be able to pay for it over time.

Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

Yes. Up to 85% of a new building goes into material where that amount goes into labor in rehabbing an existing building. And, in turn, those laborers spend that money in our communities.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

We have an old Mason’s building on Mainstreet in Hopkins that our Historical Society is trying to find the money to rehab and use to display their large collection of Hopkins history. That collection should be on display to help enhance folks sense of place in Hopkins.

District
Full Name
Party Affiliation

54A
Brad Tabke
DFL



I am very much in support of RETHOS and your goals but don't have the time or bandwidth to fill out a survey right now. You can count on me in January if I am elected again to the House.

Brad

District 57A
Full Name Jon Koznick
Party Affiliation Republican



Thank for the invitation but with other campaign activities it's difficult to respond to all the survey request. Always happy to meet after the election and discuss policy.
Jon Koznick

State Representative- Lakeville

Sent from my iphone, please excuse any typos and brevity of response.

District
Full Name
Party Affiliation

60
Kari Dziedzic
DFL



Do you think the Minnesota Historic Structure Rehabilitation Tax Credit (MN HTC) should be reinstated during the 2023 Legislative session? Why or why not?

Have been author of the Historic Tax Credit bill in the past. Worked to get it included in the 2022 Tax Bill that wasn't. I support reinstating it in a special session or the 2023 session.

What do you believe is the role of state government in promoting, supporting, and incentivizing private rehabilitation and reuse of old and historic buildings?

State Government can help by providing tax credits and environmental cleanup funds if needed (like the Henn Co Environmental Response Fund). Repurposing these buildings can be more expensive than building new, so these incentives help preserve the historic character of towns. Reusing and repurposing the building also keeps materials out of the landfill. In a slower economy where people need jobs - the remodel of these buildings can provide good jobs.

What are your ideas for extending the benefits of the MN HTC program to communities of all sizes and in all regions of the state?

I believe the program is available for projects across the state. I have not looked at the most recent report to confirm that assumption. As we do with several other credits and programs, we could set aside some funds for smaller projects or projects in smaller communities to ensure they have access to the dollars. I would be interested to learn more about ideas you have to improve the program.

What ideas would you advance to help make the MN HTC work better for small projects (under \$2.5 million in total rehabilitation costs) or for local developers with limited access to capital?

I believe the current program includes grants. I think providing more grant funding for smaller projects and smaller developers with limited access to capital would be helpful. I would be interested in hearing what ideas you have to help smaller projects.

How would you work to extend financial and programmatic support for economic development initiatives in historic commercial districts across Minnesota?

I have supported bills in the past to help with economic development and will continue to do that. I would be interested in learning about ideas you have that could help.

Do you believe state funding should be allocated to programs that support small businesses and local economic development programs? If so, how much funding is appropriate for this purpose?

Yes. I have supported and will continue to support funding for small businesses including helping startups with technical assistance. I am not sure what the level of funding should be but if the projected surplus stays around where it is at - it should be a healthy number. I would like to hear what other ideas you have.

What kinds of financial or regulatory tools would you advance to make it easier and more affordable to rehabilitate older housing stock, for both homeowners and renters?

I am author / coauthor of a few bills that could help with housing rehab. SF 3779 Local Housing Aid and SF 1803 MHFA Local Housing Trust Fund Allocation would provide local communities with funding to help with housing in their area. SF 768 is a bill to help preserve naturally occurring affordable housing. I also support additional funding for Housing Infrastructure Bonds and funding to allow non-profits and cities funding to have quick access to cash to buy older homes to preserve them and ensure affordable home ownership. I believe SF 3677 with a few changes would help with that. SF 3147 would also help with this issue. I would be interested in learning about other ideas you have to help with rehabilitation and ways to help renters.

Dziedzic response continued on next page

District
Full Name
Party Affiliation

60
Kari Dzedzic
DFL



What ideas do you have to address the need for weatherization assistance and the backlog of deferred maintenance and repairs for publicly owned, subsidized, and privately owned homes?

I support SF 1586 to provide bonding for deferred maintenance of publicly owned housing. It needs to be a substantial amount. The federal government also needs to provide a good amount of funding. The backlog is over \$350M in public housing. SF 3147, SF 768, SF 3779 & SF 1803 might also help with privately owned housing.

Do you agree with the statement “the greenest building is the one that’s already built”? Why or why not?

Yes - The building may need some additional weatherization and energy efficiency work but that is better to do than demolishing the building and adding to landfills.

Please share with us one place (a business, building, park, landmark, school, place of worship, etc.) that you think is important to a large number of people in your district. Why do you think you...

There are too many to name, but the StoneArch Bridge is a landmark and treasure in the district. Also, the Witch’s Tower in SE Mpls, and many buildings at the University of MN. They are viewed as special because they are unique with lots of history. The story of the StoneArch Bridge and the Witch’s Tower can be found online and there may be a plaque at the location of the Witch’s Tower.