

State Historic Tax Credits

H-5458

March 2, 2021

Support of bill number H-5458

To whom this may concern,

My name is Michael Leshinsky and I own a boutique real estate consulting and investment firm. I help and work with sponsors from conception of idea all the way through certificate of occupancy.

We work with Commerce for state support, municipalities for local incentives, we handle all the admin work, back of the office booking, QRE, even bring banking, construction, and architect relationships to help developments become realities.

We would be able to bring more investment money to Rhode Island if there was an attractive State historic Program. We have experienced many times we have an attractive deal but without the State historic tax credits the deal doesn't happen, especially with the uncertainty of rebuild.

I can guarantee I can bring more investment capital with an active State Historic Program and could give half a dozen examples of deals that we could not move forward due to the project not penciling strong enough, but I am not at the liberty to name the developments as I was not the sponsor but the consultant.

Thank you,

Michael Leshinsky

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