



Letter of Support – S.F. 0768
Catalyzing Underutilized Buildings Across Minnesota

Tuesday, March 18, 2025

Chair Rest and members of the Senate Taxes Committee,

I am writing to express my strong support for the proposed CUB Credit and to highlight its potential to drive economic growth, promote sustainability, and unlock the value of Minnesota's existing building stock. As a developer actively working on a small office-to-residential conversion project in the Warehouse District of downtown Minneapolis, I see firsthand how this incentive can encourage the reuse of underutilized properties.

The CUB Credit will generate jobs across multiple industries, including real estate development, construction, and design, while maximizing the return on past public investments in urban infrastructure. Reuse projects like mine allocate approximately 70% of costs to labor, keeping money circulating within Minnesota's economy. Additionally, these projects align with corporate social responsibility goals, reduce construction waste, and lower carbon emissions, reinforcing Minnesota's leadership in sustainable development.

Given the current high-interest rate environment and economic uncertainty, the state must adopt new approaches to encourage investment. The CUB Credit provides a low-risk incentive, as tax credits are only paid out upon project completion, ensuring that public funds directly support successful developments.

I urge you to support this critical legislation and help revitalize our cities while advancing economic opportunity and environmental stewardship. Thank you for your time and consideration. I appreciate your leadership in shaping policies that strengthen Minnesota's future.

Sincerely,
Ari Parritz
Afton Park Development