



March 15, 2025

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

Chair Rest and members of the Senate Taxes Committee,

On behalf of the Greater St. Cloud Development Corporation (GSDC), I am writing to express our strong support for SF 0768, the Catalyzing Underutilized Buildings (CUB) Credit. As a regional economic development organization serving Central Minnesota, GSDC is dedicated to fostering economic vitality by supporting businesses, attracting investment, and enhancing our ecosystem to better serve our communities.

Like many regions across the state, Greater St. Cloud has experienced shifts in office space utilization, leaving several buildings under-occupied or entirely vacant. Changing work patterns, including increased hybrid and remote work, have led to declining demand for traditional office space. Additionally, older commercial and industrial buildings remain unused due to high renovation costs and a lack of viable redevelopment incentives. These underutilized properties present both a challenge and an opportunity for our region—if given the right tools, we can revitalize these spaces to meet current and future economic needs.

The CUB Credit provides a critical mechanism to incentivize the adaptive reuse of vacant and underutilized buildings, encouraging investment that aligns with modern workforce and business demands. By supporting this bill, the Legislature can help communities like St. Cloud attract new businesses, increase housing availability, and enhance the vibrancy of our downtown and commercial corridors. This tax credit will enable developers and property owners to overcome financial barriers, repurpose outdated properties, and create spaces that contribute to job growth, innovation, and community development.

In Greater St. Cloud, we have seen firsthand how strategic reinvestment can breathe new life into vacant properties. However, the need for financial incentives remains significant, particularly for projects involving historic buildings, office-to-residential conversions, or mixed-use developments that cater to today's economic realities. The CUB Credit will help bridge the gap and ensure our communities remain competitive and economically resilient.

I urge you to support SF 0768 and champion this initiative as a vital step toward economic revitalization and adaptive reuse across Minnesota. Thank you for your leadership and commitment to strengthening our communities. Please do not hesitate to reach out if I can provide additional insights or examples from our region.

In Partnership,

NeTia Bauman, CEcD
CEO & President
Greater St. Cloud Development Corporation