Kansas Preservation Alliance State Conference

CREATING URBAN HISTORIC REDEVELOPMENT

KANSAS PRESERVATION ALLIANCE presents:

Kansas Preservation Conference 2017:
"CREATING URBAN HISTORIC REDEVELOPMENT"
September 28 & 29, 2017
Wichita, KS

“Dull, inert cities, it is true, do contain the seeds of their own destruction and little else. But lively, diverse, intense cities contain the seeds of their own regeneration, with energy enough to carry over for problems and needs outside themselves.”
— Jane Jacobs, The Death and Life of Great American Cities

“We must redefine the American dream so that it does not rest on the assumption that we can throw old places away and create new ones in the middle of nowhere.”
— William Fulton

Conference Hotel:
Drury Plaza Hotel Broadview, 1922
(National Register of Historic Places)
400 W. Douglas Ave, Wichita, KS
Telephone: (316) 262-5000

Kansas Preservation Alliance, Inc.
preserving the past to enrich the future since 1979
Welcome Preservationists!

On behalf of the Board of Directors, I am pleased to welcome you to the Kansas Preservation Alliance's Annual Conference. We are so pleased to have all of you here with us in the City of Wichita for what we hope will be a very enjoyable and informative conference. We also hope that you will have the opportunity to experience some of the wonderful activities that Wichita has to offer.

I would like to extend an enormous amount of gratitude to this year's conference committee, particularly the Conference Chairman, Mike Seiwert. A great deal of effort goes into planning this event, thank you for all of those hours of hard work. I would also like to thank all of KPA's Annual Sponsors, Conference Sponsors, the Kansas Historical Society, The Kansas Humanities Council, and all of our presenters. This event would not be possible without your support.

Thank you again and on behalf of the KPA Board, Welcome to Wichita!

Grant Sourk
Kansas Preservation Alliance President

Grant Sourk is a residential Realtor in the city of Topeka. In addition to his service to KPA he has also served on the Topeka Landmarks Commission since 2013 and has chaired that body for the past two years. Grant holds BA & MLS degrees from Washburn University. He and his wife Jennifer are both very passionate about preservation, both personally and professionally and are the proud parents of two young sons.

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Amy Cole (Denver, CO)

Hotel Broadview, 1922
Historic Preservation Tour Sites:

**Allen House**  
**Frank Lloyd Wright**  
255 N Roosevelt St.  
Tour Guide - Amy Reep  
The Frank Lloyd Wright Allen House is a Prairie Style House in Wichita, Kansas, designed by Wright in 1915 for former Kansas governor Henry Justin Allen and his wife Elsie. The home features more than 30 pieces of Wright-designed furniture, all of its original art glass, and several new-for-their-time innovations.

**Fresh Air Baby Camp**  
**Active Restoration and HTF Recipient**  
1229 W 11th St.  
Tour Guide - Barbara Hammond  
This building is a last survivor of a unique and historic national health program and is listed on the National Historic Register of Historic Places. In 2011, Friends of the Historic Fresh Air Baby Camp, Inc. (FHFBC), a newly-formed group of volunteers, set out on a rehabilitation project to preserve the architecture and heritage of this historic building.

**GLMV Architecture Office**  
**Historic Tax Credits and Adaptive Reuse**  
1525 E Douglas Ave.  
Tour Guide - Jeff Weford  
J. Arch Butts Commissioned a new building for his Packard Auto Dealership in 1930, to be located at 1525 E Douglas Avenue on Wichita's rapidly developing "Auto Row." It was home to Butts Auto Company until the early 1940s and later to Hobbs Chevrolet until the early 1960s. Completely renovated in 2012, it is now home to GLMV Architecture, and is a LEED Silver building.

Conference Registration and Check-In:

**Thursday & Friday**  
Drury Plaza Hotel Broadview  
400 W. Douglas Ave, Wichita, KS  
Telephone: (316) 262-5000

**Free Parking:**  
Complimentary Parking available at the Drury Plaza Parking Garage across Waco Street from the Hotel. Hotel Guests can use keycard (Check in first); those not staying at the hotel can press Call Button and speak with front desk clerk.

**Tour Tickets:**  
Please pick up your Trolley Tour Tickets at the Conference Desk!
Thursday Schedule

11:00-1:00
Registration & Check-In
Drury Plaza Hotel Broadview
400 W. Douglas Ave, Wichita, KS
The conference registration desk will be at the Drury Plaza Hotel Broadview. All conference guests and volunteers should check in here first and get their trolley tour tickets.

1:00-5:00
Preservation Tours
Trolley Tours begin at:
Drury Plaza Hotel Broadview
400 W. Douglas Ave, Wichita, KS

- Allen House - Frank Lloyd Wright
  255 N Roosevelt St.

- Fresh Air Baby Camp
  1229 W 11th St.

- GLMV Architecture Office
  1525 E Douglas Ave.

5:30-7:30
Reception Gathering and Banquet at the Broadview
Drury Plaza Hotel Broadview
400 W. Douglas Ave, Wichita, KS
Meet and greet with your preservation colleagues at the cash bar, followed by our Reception Banquet at 6:30

7:30-9:00
Keynote Address with Q/A
Joe Minicozzi - Urban3, Asheville, NC
"The Dollars and Sense of Land Use Patterns"

9:00
Reception Wrap-Up
AVI Seabar & Chophouse (Located inside the Drury Plaza Hotel Broadview)
Time for networking and meet-ups! Kick back, relax, and interact with your fellow preservationists!

Friday Schedule

Conference Presentations:
Morning Focus - Incentives
All Morning Presentations at Hotel Broadview

8:30-9:30
Welcome & Policy Review
Grant Sourk - KPA President
Janet Miller - Wichita City Council
Katrina Ringler - State Historic Preservation Office
Terry Humphrey - TH Public Affairs
Caleb Asher - Kansas Main Street, Inc.

9:30-10:30
State and Federal Historic Tax Credit Incentives
Katrina Ringler & Kristen Johnston - Kansas State Historic Preservation Office

10:30-11:00
Break

11:00-12:00
City of Wichita Model Incentives
Mark Elder - Economic Development Analyst for the City of Wichita, Office of the City Manager

12:00-1:00
KPA Conference & Sponsor's Luncheon
Friday Schedule

Conference Presentations:
Afternoon Focus - Financial Impacts

1:00-1:45
Proforma & Accounting for Tax Credit Projects
Drury Plaza Hotel Broadview
400 W. Douglas Ave, Wichita, KS
Michael Marsh & Christine Johnston - MarksNelson Certified Professional Accountants

1:45-2:30
Converting Tax Credits to CA$H
Drury Plaza Hotel Broadview
400 W. Douglas Ave, Wichita, KS
Rick Kready - Historic Preservation Partners

2:30-3:00
Break

TWO presentations begin at 3pm:

3:00-4:00
Construction Cost Case Studies
Drury Plaza Hotel Broadview
400 W. Douglas Ave, Wichita, KS
Lynn Anderson - Eby Construction
Mike Siewert - GLMV Architects

3:00-4:00
Design With Masonry
Mark Arts Center
9112 E. Central Ave, Wichita, KS
Patrick Mahoney - FLW Building Conservancy

4:00-5:00
Successful Strategy Examples
Drury Plaza Hotel Broadview
400 W. Douglas Ave, Wichita, KS
Jason Gregory - Executive Vice President, Downtown Wichita

Trolley service to and from the conference hotel will be provided free of charge for conference registrants
Presenter Profiles

Janet Miller
Wichita City Council
A lifelong Kansan, Vice Mayor Janet L. Miller was first elected to the Wichita City Council in April 2009 and reelected to a second term in 2013. In addition to her work on the City Council, Janet serves on the boards of Botanica - The Wichita Gardens and Wichita Downtown Development Corporation (WDDC), and the Wichita Area Metropolitan Planning Organization (WAMPO). A graduate of Kansas State University with a BS in Education, Janet began her career as a middle school teacher with certifications in mathematics and English. Her professional work has included marketing, communications, and administration with employment at Mid American Credit Union, Exploration Place, Kansas Health Foundation, and Wichita Area Sexual Assault Center. She and her husband, retired state representative Nile Dillmore, live in Historic Midtown Wichita.

Kristen Johnston
State Historic Preservation Office (SHPO)
Kristen Johnston is the Historic Tax Credit Specialist with the Kansas Historic Preservation Office at the Kansas Historical Society. She conducts reviews and works with property owners utilizing both Federal and State Rehabilitation Tax Credit Programs. Kristen is a native of Topeka, Kansas and has worked at the Historical Society since 2003. She has worked with the tax credit programs since 2006.

Mark Elder
City Of Wichita
Development Analyst, Economic Development Department
Mark is a development analyst in the City of Wichita Office of Economic Development which is part of the City Manager’s Office. His job focus is on real estate development, economic development and redevelopment opportunities. He has overseen multiple complex Tax Increment Financing, Community Improvement District and Façade Improvement projects, primarily in Downtown Wichita. Mark has worked for the City’s Economic Development Office since 2007.

Terry Humphrey
Friends of Historic Preservation
After 25 years as an executive director and chief lobbyist, Terry Humphrey formed Terry Humphrey Public Affairs Group in 2009. The firm’s mission is to help organizations manage their public affairs program at every stage of the process. TH Public Affairs also offers association and coalition management services. From 1994 to 2009, Terry served as executive director for the Kansas Association for Justice (formerly the Kansas Trial Lawyers Association). From 1984 to 1994, Terry served as executive director and lobbyist for the Kansas Manufactured Housing Association and RV Council.

Caleb Asher
Kansas Main Street, Inc.
Caleb is the director of Kansas Main Street, Inc. and President and CEO of Sprout Communications, LLC.

Joe Minicozzi
Urban3
Joe Minicozzi is the principal of Urban3, a consulting firm created by Asheville real estate developer Public Interest Projects. Urban3’s work in pioneering geo-spatial representation of economic productivity has prompted a paradigm shift in understanding the economic potency of urbanism and the value of well designed cities. Their studies for municipalities across the United States and Canada have affected the reevaluation of public policy and a broader understanding of market dynamics created by tax policy. Joe is a sought-after lecturer on city planning issues, and his work has been featured in numerous journals and at international conferences. He is a founding member of the Western North Carolina-based, non-profit Asheville Design Center. He holds a Bachelor of Architecture from the University of Miami and Master of Architecture and Urban Design from Harvard University.

Katrina Ringler
State Historic Preservation Office (SHPO)
Katrina Ringler is an architectural historian who began her career with the Kansas Historical Society in 2001 working as state and federal rehabilitation tax credit reviewer. In February 2008, Katrina began working as the Historic Preservation Grants Manager and Certified Local Governments Coordinator for the KSHS. She took on the additional role of Preservation Office Supervisor in 2014.
Mike Marsh  
*MarksNelson CPA*  
Michael Marsh, CPA, has a real estate and accounting degree from the University of Hawaii and principally serves clients in the real estate industry. He has over 30 years of experience in servicing the needs of real estate companies. He also has an extensive background working with developers and owners of historical and low-income housing tax credit properties.

Christine Johnston  
*MarksNelson CPA*  
Chris Johnston is a partner with MarksNelson CPAs and business advisors in Kansas City. She brings over 20 years of commercial real estate experience in historic tax credit and affordable housing projects, providing cost certifications, audits, tax and consulting services to her clients. She enjoys working with developers, owners and property managers to help them reach their goals for successful developments maximizing resources through the use of tax credits. She holds Bachelors and Masters degrees in accounting from Kansas State University as well as a Certified Public Accountant, CGMA, and CMA. She’s the past president of KPA and board member for CREW KC and current board member for Missouri Main Street Connection.

Rick Kready  
*Historic Preservation Partners - President*  
Rick Kready is Senior VP of Operations for Pioneer Group, Inc. (PGI), and also serves as President of Historic Preservation Partners (HPP) a non-profit organization encouraging and facilitating the preservation of historic structures by providing assistance in the planning, financing, and oversight of historic preservation work. Kready is a past Board member for the Kansas Preservation Alliance. He worked with the Kansas Legislature to help establish the State historic tax credit, and continues working on those legislative matters in Kansas, plus other states through the National Trust.

Lynn Anderson  
*Eby Construction*  
Lynn Anderson is the Estimating Manager for Eby Construction, and has been with Eby for 26 years. She is a graduate from Michigan State University with a degree in Building and Construction Management. Lynn has been involved in preconstruction and estimating for historic renovation projects for over 12 years.

Mike Seiwert  
*GLMV Architecture*  
Mike taps into his diverse background as a licensed architect, historic preservation expert, and a licensed commercial realtor to bring together a point of view that represents more than just one side of the story. Mike is a graduate of KU and has 40 years of experience as an architect, including the fields of real estate development, engineering, and construction. Mike has served 7 years on the City of Wichita Historic Preservation Board and is a board member for the Kansas Preservation Alliance. He holds an NCARB certificate, is LEED accredited, and is a member of the American Institute of Architects. Community based volunteerism is important for building a strong town, and Mike is currently on the board of Friends of the Fresh Air Baby Camp, actively renovating this historic structure.

Patrick Mahoney  
*FLW Building Conservancy*  
Patrick J. Mahoney is a licensed architect and associate in the Amherst, NY-based firm of Lauer-Manguso & Associates. He holds a Master of Architecture degree from the State University at Buffalo. His professional work is extensive in office, medical, and retail buildings. He has extensively photographed many extant Frank Lloyd Wright designed structures. He published an article entitled “Unbuilt Wright” in the Spring 1999 issue of Western New York Heritage Magazine documenting the extensive work Frank Lloyd Wright designed but not built.

Jason Gregory  
*Wichita Downtown Development Corporation*  
As Executive Vice President, Jason is responsible for launching and guiding various initiatives leading the implementation of Project Downtown: The Master Plan for Wichita and the Downtown Wichita strategic business plan. He also provides key leadership for the Downtown Design Resource Center whose mission is to connect and engage individuals in the development of Wichita’s center city.
We extend a special thank you to all of our sponsors!

Kansas Preservation Alliance is the nonprofit statewide historic preservation organization providing assistance to Kansas communities seeking to save their cultural landmarks.

Our Mission
Historic preservation is essential to the vitality and development of Kansas communities. The Kansas Preservation Alliance, Inc. is a statewide, not-for-profit corporation dedicated to supporting the preservation of Kansas' heritage through education, advocacy, cooperation with like-minded individuals and groups, and participation in the preservation of historic structures and places.

Our Vision
The Kansas Preservation Alliance is dedicated to preserving historic places in Kansas. We believe our state’s heritage is one of its greatest assets - a source of pride and an irreplaceable resource for the future.

Our History
The Kansas Preservation Alliance was founded in 1979 by Bernd Foerster and his colleagues Richard Longstreth and Richard Wagner. KPA’s foundation was based on education, information, research and lobbying. That foundation has grown to specifically engage the state of Kansas in education, awareness, lobbying and making connections of like-minded organizations and individuals. The KPA is a nonprofit statewide historic preservation organization providing assistance to Kansas communities seeking to save their cultural landmarks. The nonprofit is funded primarily through membership dues and sponsor support. Today KPA consists of board members and members. The board members gather from all over the state every three months to make sure the goals of the organization are being met. The KPA’s main programs are the annual Awards for Excellence and Endangered Places. The board continues to move the organization forward by recruiting new board members and making new connections that help bring the necessity for preservation to Kansans everywhere. Interested in becoming a member, being on the board, being a sponsor or want to volunteer? Send us an inquiry at info@kpalliance.org. KPA is a 501(c)(3) organization and dues are tax deductible as permitted by law.

Visit the KPA website at kpalliance.org