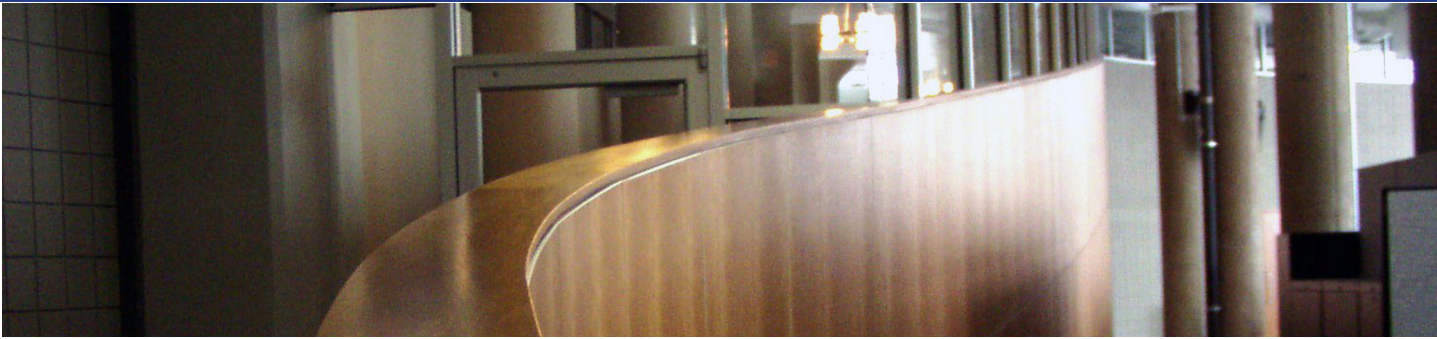




AMERICAN SEATING COMPANY FACTORY HISTORIC PRESERVATION TAX CREDITS



Taking advantage of both the Federal and State Historic Preservation Tax Credits, Pioneer Construction Company breathed new life into this former factory while maintaining its historic character. The American Seating Factory Complex, located on the city’s near west side, presented unique challenges. Although the buildings were still occupied by the American Seating Company, they were underutilized. Pioneer Construction Company demonstrated vision and leadership by returning nearly 100,000 square feet of underutilized space into attractive useable space with the assistance of the State Historic Preservation Office and historic preservation tax credits. Today, American Seating Park hosts luxury apartments ranging from efficiency lofts to four bedrooms, as well as townhouses and commercial space.

LOCATION: 8001 Broadway Avenue NW, Grand Rapids

DIRECT INVESTMENT: \$58,086,134

INDIRECT INVESTMENT: \$66,218,193

FEDERAL CREDIT: \$5,249,689

STATE CREDIT: \$1,312,422

ECONOMIC IMPACT: \$124,304,327

JOBS CREATED: 1,435

PROJECT CONTACT: ASP Restaurant Operating Company, LLC/ Randy Zandberger

COMPLETED: 2008

Additional case studies at michigan.gov/shpo
517-373-1630

MK171031-207

