



March 11, 2025

From: Justin Pregont, Owner, Pomeroy Development
To: Senate Committee on Assessment and Taxation
RE: HB 2096
Position: Proponent, in-person

Madam Chair and members of the Committee,

My name is Justin Pregont, owner and operator of Pomeroy Development. We're a company focused on adaptive reuse and historic preservation projects in underserved rural communities throughout Kansas.

At 1913 Apartments in downtown Atchison, we converted a vacant 1913 YMCA boarding house building into 17 moderate-income apartments. At Frontier Apartments in Hays, we converted a vacant 1908 Catholic School into 12 moderate-income apartments. We're currently working on similar projects at the historic Zarah Hotel in downtown Great Bend (28 apartments) as well as the historic Landmark building in downtown Hutchinson (36 apartments).

Our projects heavily depend on finding and combining various gap financing and incentive programs including the Kansas Housing Investor Tax Credits (KHITC) to make these difficult projects feasible.

The KHITC Program requires a minor adjustment to the transfer procedures to stabilize and secure the predictable flow of capital from tax credit investors to project developers. Pomeroy Development has four projects with current KHITC awards and others in our project development pipeline that depend on this predictable flow of capital. Ultimately, the transfer issue negatively impacts tax credit investor confidence. Lower investor confidence equals lower pricing on tax credit transactions, diminishing the value of an otherwise useful and effective program.

Please give your highest level of consideration to these necessary updates to the KHITC legislation.

Thank you,

Justin Pregont, Owner
Pomeroy Development
justin@pomeroydevelopment.com
913-367-9317 (cell)

A handwritten signature in black ink, appearing to read 'Justin Pregont', with a long horizontal line extending to the right.