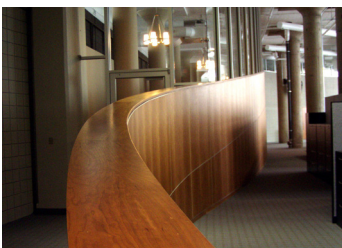


# AMERICAN SEATING COMPANY FACTORY

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.

Eligible commercial tenants are also eligible for Renaissance Zone tax credits, making this rehabilitated complex a win-win for the tenants, the city of Grand Rapids, and the state of Michigan.

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:	1435

Location: 8001 Broadway Avenue NW, Grand Rapids  
Project Contact: ASP Restaurant Operating Company, LLC/ Randy Zandberger  
Completed: 2008



Additional case studies at  
[michigan.gov/shpo](http://michigan.gov/shpo) • 517.373.1630