



Elizabeth

Elizabeth P. Feldmeir
Partner

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St. Louis

D - (314) 552-6590

MY SERVICES

Energy

Financial Services

Real Estate

Tax Credit Finance and Economic Development

Tax

EDUCATION

Washington University School of Law, LL.M, J.D.

Saint Louis University, B.A., English, Business, French

ADMISSIONS

Missouri

Illinois

I use my knowledge and connections to bring new capital into communities using tax incentives and impact-driven financing. I represent investors, lenders (including CDFIs), borrowers, non-profits, and community development entities in transactions using federal and state tax credits and other incentives.

overview

Elizabeth Feldmeir provides comprehensive advice on structuring transactions using new markets tax credits, historic tax credits, renewable energy tax credits, low-income housing tax credits, and other tax-advantaged investments.

Elizabeth excels at translating complex legal, tax, and financial information into actionable steps, handling issues in a transaction, minimizing conflict, and working collaboratively with parties to meet client business goals. Her insight into their businesses and priorities allows her to provide tailored advice for each client.

Elizabeth counsels on transactions that combine traditional financing with tax credits and other tax advantaged incentives to finance the expansion of operating businesses and the development of mixed-use real estate, charter schools, manufacturing facilities, protective shelter facilities, hotels, theaters, health care facilities, and retail and commercial developments. These projects provide much-needed access to jobs, health care, social services, and affordable housing. She also represents clients during the acquisition, development, construction, sale, and management of commercial and multifamily residential property.

Elizabeth is an active speaker on tax credit topics and enjoys connecting clients with other developers, investors, and lenders.

Elizabeth serves as a member of the firm's AI Task Force.

experience

- Structured an \$84 million low-income housing tax credit (LIHTC) transaction that also involved brownfield, new markets, and historic rehabilitation tax credits.
- Structured a \$164 million mixed-use new markets tax credit and affordable housing transaction.
- Structured a \$51 million fresh product processing and distribution facility in an economically depressed community that was recognized for creating 300 new living-wage jobs with health and retirement benefits.
- Structured a transaction that allowed a nonprofit to take advantage of historic rehabilitation tax credits and new markets tax credits so it could further its mission of providing food and other services to low-income individuals in the community.
- Worked on transactions to create health care facilities and schools for underserved populations in Native American tribal communities.
- Participated in using public bond financing and tax credit financing to fund an expansion of a public school.
- Structured transactions involving renewable energy credits that allowed nonprofits to significantly offset their energy costs.
- Obtained favorable Private Letter Rulings related to federal historic and new markets tax credits.

affiliations

Professional

- NMTC Working Group - Novogradac & Company
- Opportunity Zone Working Group - Novogradac & Company
- Historic Tax Credit Coalition
- The Bar Association of Metropolitan St. Louis
- Illinois State Bar Association
- The Missouri Bar
- Missouri Bar Taxation Law Committee
- American Bar Association

Community

- Leadership Society of the United Way of Greater St. Louis
- Finance Committee, The Wilson School, St. Louis, MO, 2019 - Present

recognitions

- 40 Under 40 honoree, (by the St. Louis Business Journal), 2018
 - Honored as one of the top 40 business leaders under the age of 40 in St. Louis

presentations

- Speaker, **"Using NMTC for Economic Recovery"**
Novogradac New Markets Tax Credit Conference, October 2021
- Speaker, **"Opportunities for Operating Businesses"**
Novogradac Opportunity Zones Fall Virtual Conference, October 2020
- Speaker, **"Paycheck Protection Program: Loan Forgiveness Application"**
Brown Smith Wallace / Providence Bank Webinar, May 2020

- Speaker, **"Role of Projections in Closing Transactions"**
CohnReznick New Market Tax Credits Summit, May 2020
- Speaker, **"Best Practices for Avoiding Issues"**
CohnReznick New Market Tax Credit Summit, May 2020
- Speaker, **"NMTC Efficacy"**
Novogradac 2019 Fall Conference, Austin TX, October 2019
- Speaker, **"Opportunity Zones Panel"**
St. Louis Regional Chamber of Commerce, October 2019
- Speaker, **"Real Estate"**
Opportunity Zones Spring Conference, Novogradac, Denver, CO, April 2019
- Speaker, **"Tax Reform's Impact on New Market Tax Credits, Historic Tax Credits and Energy Tax Credits"**
American Bar Association Affordable Housing and Community Development Annual Meeting, May 2018
- Speaker, **"Introduction to NMTC Basics (Part 1)"**
American Bar Association Affordable Housing and Community Development Law 2018 Mid-Winter Boot Camp, Phoenix, AZ, February 2018
- Speaker, **"Introduction to NMTC Basics (Part 2)"**
American Bar Association Affordable Housing and Community Development Law 2018 Mid-Winter Boot Camp, Phoenix, AZ, February 2018
- Speaker, **"Adjusting to Recent Changes from CDFI Fund"**
Novogradac New Markets Tax Credit Conference, San Diego, CA, January 2017
- Speaker, **"Interpreting and Complying with the New NOAA Language and FAQ Guidance"**
Novogradac New Markets Tax Credit Conference, New Orleans, LA, October 2016
- Speaker, **"The FAQ that Shook the Industry"**
5th Annual New Markets Tax Credit Summit, Miami, FL, May 2016
- Speaker, **"Exiting the Deal Part 1: Tips for a Successful Unwind"**
Novogradac New Markets Tax Credit Conference, Chicago, IL, October 2015
- Speaker, **"Case Study: Twinning Historic Tax Credits and New Market Tax Credits"**
14th Annual Reznick New Markets Tax Credit Summit, Miami, FL, May 2015
- Speaker, **"New Market Tax Credit Opinion Issues"**
24th Annual American Bar Association Forum on Affordable Housing, Washington, D.C., May 2015
- Speaker, **"Valuing Operating Businesses"**
Novogradac New Markets Tax Credit Conference, New Orleans, LA, October 2014
- Speaker, **"Inside the IRS' Historic Tax Credit Safe Harbor Guidance"**
Novogradac New Markets Tax Credit Conference, San Diego, CA, January 2014
- Speaker, **"Exit Strategies - Don't Be Surprised in Year 7"**
Novogradac New Markets Tax Credit Conference, New Orleans, LA, October 2013
- Speaker, **"Exit Strategies; Novogradac New Markets Tax Credit Conference"**
New Orleans, LA, October 2012
- Speaker, **"Closing a Deal: 11th Annual Reznick New Markets Tax Credit Summit"**
Miami, FL, April/May 2012
- Speaker, **"Seeking Real Estate New Markets Tax Credits: Partnering Up"**
Novogradac New Markets Tax Credit Conference, Chicago, IL, October 2011
- Speaker, **"Negotiating Terms - Finding Common Ground"**
Novogradac New Markets Tax Credit Conference, Boston, MA, October 2008
- Speaker and Author, **"Real Estate Development From Beginning to End in Missouri"**
St. Louis, MO, May 2006