



SpencerFane®

Carl Desenberg

Of Counsel

Contact

St. Louis

P 314.333.3927 | F 314.862.4656

cdesenberg@spencerfane.com



Overview

Carl Desenberg is a tax attorney who has spent over 25 years advising clients on transactional tax matters.

Carl helps investors, community development entities, developers, and lenders finance real estate development projects using Federal New Market's Tax Credit (NMTC) and Federal Historic Tax Credit (HTC) programs. He combines his tax and transactional experience to provide a creative, practical, and efficient approach to structuring and closing tax credit transactions for his clients.

Education

- University of Iowa College of Business (B.B.A.)
- University of Iowa College of Law (J.D.), with *High Distinction*, *Order of the Coif*

Bar Admissions

- Missouri

Distinctions

- *Best Lawyers in America*, Real Estate Law, 2022-2026

Memberships

- Missouri Bar Association
- American Bar Association
- American Bar Association, Section on Taxation

Related Experience

- Structured and closed multiple combined Federal NMTC and Federal HTC transactions throughout the country, including California, Texas, Pennsylvania, Ohio, Michigan, Missouri, Virginia, Georgia, and Washington D.C.
- Structured and closed transactions involving tax-exempt organizations utilizing federal NMTC and combining the NMTC with federal and state HTC programs.
- Structured and closed Florida State NMTC transactions on behalf of the Tampa JCCA and Lower Brule CDE.

Investor Representation

- Renovation of historic structure to provide privately owned student housing at Baldwin Wallace University involving Federal Historic Tax Credits.

CDE Representation

- Construction of a new Salmon processing plant involving Federal New Markets Tax Credits.

Project Sponsor Representation

- Renovation of the historic Battery Maritime Building in Manhattan using federal historic tax credits.
- Renovation and expansion of the historic St. Aloysius Orphanage in Cincinnati to provide space for a school and social services helping disadvantaged children, using state and federal New Markets Tax Credits and Federal Historic Tax Credits.
- Renovation of historic structure in El Paso, Texas to provide space for a regional food bank, using Federal New Markets and Historic Tax Credits.
- Renovation of historic structure in Washington, D.C. to provide space for temporary housing and social services for homeless people, using Federal New Markets and Historic Tax Credits.
- Renovation of historic structure on Seminary Ridge, Gettysburg, to provide space for an interactive Civil War museum, using Federal New Markets and Historic Tax Credits.
- Renovation and expansion of historic structure in Roanoke, Virginia to provide space for a regional cultural center, using Federal New Markets and Historic Tax Credits and Virginia Historic Tax Credits.
- Renovation of historic structure in Oklahoma City to provide space for a regional history museum, using federal and Oklahoma Historic Tax Credits.