

A RESOLUTION IN SUPPORT OF THE REINSTATEMENT OF THE STATE  
HISTORIC TAX CREDITS AS PROPOSED IN SENATE BILL 54  
AND HOUSE BILL 4100 OF 2019

WASHTENAW COUNTY BOARD OF COMMISSIONERS

May 1, 2019

WHEREAS, the historic buildings, neighborhoods and places in Michigan villages, towns and cities distinguish each community and provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community; and

WHEREAS, the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and,

WHEREAS, the labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction; and

WHEREAS, demolition or destruction of historic buildings creates costs to Michigan and its communities by destroying the often-irreplaceable construction and ornamental materials of each structure and by adding significantly to landfills, whose makeup is estimated to be more than 40 percent building materials and waste; and

WHEREAS, development and redevelopment within established villages, townships and cities is encouraged by Governor Whitmer; and

WHEREAS, many public policies and financial and lending practices and policies create disincentives or barriers to the preservation, renovation and rehabilitation of historic buildings and resources and create a preferential financial environment for new construction; and

WHEREAS, Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects; and

WHEREAS, each \$1.00 of credit issued leverages \$11.37 in direct economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs; and

WHEREAS, the Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties;

NOW, THEREFORE, BE IT RESOLVED that the Washtenaw County Board of Commissioners endorses and supports both Senate Bill 54 and House Bill 4100 and calls upon the Michigan Legislature to pass this important legislation and Governor Snyder to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities.

BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to the Michigan Historic Preservation Network.



## BOARD OF COMMISSIONERS

220 NORTH MAIN STREET, P.O. BOX 8645

ANN ARBOR, MICHIGAN 48107-8645

(734) 222-6850

FAX (734) 222-6715

TO: Michigan Historic Preservation Network  
313 César E. Chávez Avenue  
Lansing, Michigan 48906

FROM: Jason Morgan, Chair  
Washtenaw County Board of Commissioners

DATE: May 1, 2019

SUBJECT: Support of the Reinstatement of State Historic Tax Credits  
Senate Bill 54/ House Bill 4100

### To Whom It May Concern:

I write on behalf of the Washtenaw County Board of Commissioners in support of both Senate Bill 54 and House Bill 4100, and call upon the Michigan Legislature to pass this important legislation and Governor Whitmer to sign it, in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities. On March 20, 2019, the Washtenaw County Board of Commissioners passed a resolution in support of Senate Bill 54/ House Bill 4100.

Since its establishment in 1974 under the Washtenaw County Historic Preservation Ordinance, the County Historic District Commission has offered local historic ordinance protection to property owners in a manner which allows them to provide for historic resource protection in perpetuity, through a mutually beneficial relationship with the County with the support of their Township. Accordingly, the Washtenaw County Board of Commissioners has established 15 local historic districts across Washtenaw County.

These historic buildings, neighborhoods and places in Washtenaw County distinguish each community and provide character and a sense of place that contribute significantly to the quality of life and the economic benefits enjoyed in and by each community. The preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Washtenaw County communities. Also, labor-intensive nature of historic rehabilitation creates jobs and investment in local businesses and has been proven to generate more economic activity than equivalent investment in new construction.

In 2011, the Michigan Historic Tax Credit program was eliminated. Michigan has measured the economic impacts of the former Michigan Historic Tax Credit programs between their enactment in 1999 and their elimination in 2011 and seen significant

positive direct impacts on the revitalization of neighborhoods and communities, the preservation and creation of affordable and market-rate housing, the creation of skilled local jobs, and the subsequent private investment in areas surrounding tax-credit-driven revitalization projects. Each \$1.00 of credit issued leverages \$11.37 in direct economic impact, such that the former Michigan Historic Tax Credit programs during their twelve-year history have leveraged \$251 million in Federal historic tax credits that otherwise would not have returned to Michigan, spurred \$1.46 billion in direct rehabilitation activity, and created 36,000 jobs.

If approved, Senate Bill 54/ House Bill 4100 would reinstate these tax credits and once again provide these economic benefits to Washtenaw County's local historic districts. This in turn would benefit the County as a whole. Please consider this important legislation that will spur development and redevelopment within established villages, townships and cities.

Thank you for your consideration of this important bill.

Jason Morgan, Chair  
Washtenaw County Board of Commissioners

COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A	COMMISSIONER	Y	N	A
Beeman			X	LaBarre	X			Shink	X		
Brabec	X			Maciejewski	X						
Jamnick	X			Morgan	X						
Jefferson	X			Scott	X						

CLERK/REGISTER'S CERTIFICATE - CERTIFIED COPY

ROLL CALL VOTE:

8 0 1

STATE OF MICHIGAN )

I, Lawrence Kestenbaum, Clerk/Register of said County of Washtenaw and Clerk of Circuit Court for said County, do hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the Washtenaw County Board of Commissioners at a session held at the County Administration Building in the City of Ann Arbor, Michigan, on May 1, 2019, as it appears of record in my office.

COUNTY OF WASHTENAW)SS.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of said Court at Ann Arbor, this 2<sup>nd</sup> day of May, 2019.

LAWRENCE KESTENBAUM, Clerk/Register

BY: \_\_\_\_\_  
Deputy Clerk



Res. No. 19-080