

**MICHIGAN DOWNTOWN ASSOCIATION
RESOLUTION No.1-12-2019**

**A Resolution in Support of the Reinstatement of State Historic Tax Credits
Senate Bill 54/ House Bill 4100**

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; and

THEREFORE, BE IT RESOLVED, the Board of Directors of the Michigan Downtown Association supports, in principle, both Senate Bill 54 and House Bill 4100 in order to stimulate appropriate development and redevelopment and protect the historic character and quality of life of our communities; and be it further

RESOLVED that the Board of Directors of the Michigan Downtown Association recommends the modification of language to include buildings "50 years or older"; and be it further

RESOLVED that the Board of Directors of the Michigan Downtown Association calls upon the Michigan Legislature to pass this important legislation and Governor Whitmer to sign it; and be it further

RESOLVED that a copy of this Resolution be forwarded to the Michigan Historic Preservation Network.

Signature Dana Walker

Title Director, Michigan Downtown Association

Date 1-13-2020