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# The City of Traverse City

Office of the City Manager

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April 17, 2018

Senator Wayne Schmidt  
P.O. Box 30036  
Lansing, MI 48909-7536

Dear Senator Schmidt:

Enclosed you will find a signed resolution unanimously adopted by the Traverse City City Commission in support of the reinstatement of State Historic Tax Credits. As noted in the resolution, the City Commission supports both Senate Bill 469 and House Bill 5178, and call upon our Michigan Legislature to pass such legislation and for Governor Rick Snyder to sign it.

The City would like to sincerely thank you for being a leader on this issue. We recognize the importance of our historic character and want to ensure it's protected.

Sincerely,

A handwritten signature in blue ink that reads "Martin Colburn".

Martin Colburn  
City Manager

*Enclosure*

copy w/ enclosure: Representative Larry Inman  
Michigan Municipal League  
Michigan Historic Preservation Network  
Benjamin Marentette, City Clerk



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**City of Traverse City  
Resolution in Support of the  
Reinstatement of State Historic Tax Credits**

- Because, 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
- Because, the preservation and rehabilitation of historic buildings, places and neighborhoods contributes to the beauty, character, and economic vitality of Michigan communities; and,
- Because, 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
- Because, 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
- Because, development and redevelopment within established villages, townships and cities is encouraged by Governor Rick Snyder's ten-point program to "Reinvent Michigan" that includes goals to Restore Our Cities, Protect Our Environment, and Create More and Better Jobs; and
- Because, 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
- Because, 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
- Because, 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

Because, the Michigan Legislature is presently considering Senate Bill 469 and House Bill 5178 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 City Commission of the City of Traverse City endorses and supports both Senate Bill 469 and House Bill 5178 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; and be it further

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

I certify that the above Resolution was adopted by the City Commission of the City of Traverse City at its regular meeting held on April 16, 2018, in the Commission Chambers, Governmental Center, 400 Boardman Avenue, Traverse City, Michigan.

  
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Benjamin Marentette, MMC, City Clerk