



Architecture + Design Inc.

95 Lynwood Drive  
The Honorable Matt Hall  
Michigan House of Representatives  
Post Office Box 30014  
Lansing, MI 48909-7514

Battle Creek, Michigan 49015

12/4/2025

RE: Please support HB 4503 and 4504 to expand the Michigan Historic Preservation Tax Credit

Dear Representative Hall:

Owners of historic buildings in Michigan benefitted from the state historic preservation tax credit available from 1999-2011 when they completed restoration work on income-producing and residential properties. It was a highly successful program with each \$1.00 of credit leveraging \$10.56 in direct economic impact. Public Act 343 of 2020 reinstated the credit but with a \$5M annual cap, far too small to meet the demand. House Bills 4503 and 4504 will correct this by raising the annual cap to \$100M and making other changes to reach a wider constituency. I am writing to ask for your support.

I have been a preservation architect since 1981 and have found the historic tax credits to make or break the ability to save historic buildings in many cases in Michigan. In some cases, developers have chosen to work in Indiana or Ohio when our state historic tax credits weren't available and theirs were. I have used the combination of Federal and State Tax Credits for many projects in our region (Battle Creek, Bellevue, Grand Rapids, Albion etc.) including the former Merchants National Bank and Trust building. This 20-story Art Deco structure, that was threatened for demolition, was saved and rehabilitated to create 84 downtown housing units that have been 100% full since completion. It is the pride of downtown Battle Creek, back on the tax rolls, and won a Governor's award for historic preservation.

My interest in an expanded historic preservation tax credit program extends beyond my community. Preservation work provides housing at all price-points, recycling all types of historic buildings – from schools to mills to factories. Preservation incentives help revitalize rural areas, small towns, and mid-sized communities, but also can be folded into large economic development programs in the aging cores of big cities. A preservation project provides enormous local benefits because it employs professionals, tradespeople, and suppliers who spend locally and pay local taxes.

Furthermore, preservation projects keep demolition waste out of landfills. They curb sprawl by utilizing existing infrastructure. They eliminate carbon released during both demolition and new construction. They conserve the embodied energy invested during initial construction and, with retro-fitting, can make any building energy efficient. The success of preservation keeps traditional downtowns and neighborhoods vital. In addition to attracting both young professionals and retirees – and everyone in between – these authentic, walkable places are cultural centers for their regions and heritage tourism destinations. In every case, valuable real estate is back on local and state tax rolls.

Please tell me if you will be supporting HB 4503 and 4504.

Sincerely,

Randy L Case

rcase@aplusd.biz

(269) 209-3553: [www.aplusd.biz](http://www.aplusd.biz)