

February 23, 2026

The Honorable Steve Frisbie
Michigan House of Representatives
Post Office Box 30014
Lansing, MI 48909-7514

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

Dear Representative Frisbie:

In 2019, I was presented with the **Governor's Award for the restoration of Detroit's Grand Army of the Republic (G.A.R.) Memorial Hall**. The project not only saved a beautiful example of 19th century architecture but more importantly tells the story of the Michigan soldiers who fought to save the union. The project created construction jobs and also full time employment for local residents. The multimillion dollar buildout would not have been possible without utilizing historic tax credits.

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. I am writing to ask for your support.

My team has recently been awarded the restoration of another Detroit gem, the boathouse on Belle Isle Park. Not unlike the G.A.R., the boathouse has sat vacant for years. It's repurposing will not only tell the story of Michigan's maritime heritage but support both the Detroit Community Sailing Center and Friends of Detroit rowing programs in bringing local youth and adults to the riverfront. HTC's will be vital to the success of our plans.

Preservation work recycles 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.

I would love to discuss the importance of these bills in preserving Michigan's history with you and your team

Sincerely,

David Carleton

1250 Library Street, Detroit, MI 48226
Cell - 313 478 4254
david@stuart-pitman.com