Resolution # 2017-52

City of Albion Supporting the Reinstatement of State Historic Tax Credits Senate Bill 469/ House Bill 5178

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 neighborhood 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 embodied energy present in each structure and 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 to help fulfill Michigan's goals to Restore Our Cities, Protect Our Environment, and Create More and Better Jobs; 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 state historic tax credit programs and seen significant positive direct impacts on neighborhood and community revitalization, affordable and market-rate housing preservation and creation, local skilled jobs creation and additional private investment in areas surrounding tax-credit-driven revitalization projects; each $1.0 of credit issued leverages $11.37 in direct economic impact. The Michigan HTC, during its twelve-year history has leveraged $251 million in Federal historic tax credits, and

WHEREAS, the former Michigan Historic Tax Credit has leveraged $1.46 billion in direct rehabilitation activity and created 36,000 jobs since its enactment in 1999 through its elimination in 2011.

WHEREAS, 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 by the City Council of the City of Albion endorses and supports 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.

BE IT FURTHER RESOLVED THAT a copy of this Resolution be forwarded to (your legislators), the Senate Finance Committee, Governor Snyder and the Michigan Historic Preservation Network.

Date: December 18, 2017

Ayes: 6

Nays: 0

Absent: 1 (Brown)

I certify that this resolution was adopted by the City Council of the City of Albion on December 18, 2017.

Jill Domingo

Jill Domingo
City Clerk