

**Leelanau County  
Resolution #2024-021**

**A RESOLUTION IN SUPPORT OF HOUSE BILL 5430 FOR THE EXPANSION OF THE  
MICHIGAN HISTORIC PRESERVATION TAX CREDITS ESTABLISHED UNDER PUBLIC  
ACT 343 OF 2020**

LEELANAU COUNTY BOARD OF COMMISSIONERS  
November 19, 2024

Prepared by: The Michigan Historic Preservation Network  
Edited by: Kat Slocum, Historic Preservation Specialist, Office of Community and Economic Development.

WHEREAS, the historic buildings, residential neighborhoods, and traditional villages, in Leelanau County help to distinguish community and provide character, beauty, and a sense of place that contribute to the quality of life enjoyed by Leelanau County residents and visitors; and

WHEREAS, the preservation and rehabilitation of these historic buildings, residential neighborhoods, and traditional villages, contribute to the economic vitality of Michigan's cities, towns, villages, and rural areas; and

WHEREAS, Michigan greatly benefitted from the state historic preservation tax credit program available from 1999-2011 that leveraged \$71 M in credits to generate \$1.46 B of investment in rehabilitation projects, leveraged \$251 M in federal tax credits that brought back federal dollars that would not otherwise have returned to the state, created 36,000 jobs, and resulted in each \$1.00 of credit leveraging \$10.56 in direct economic impact; and

WHEREAS, preservation projects help meet Governor Gretchen Whitmer's housing goal of building *or rehabilitating* 10,000 housing units, providing options at all price-points of affordable and market-rate housing, accommodating all age-groups, and sustainably recycling various historic buildings – from schools to mills to factories; and

WHEREAS, preservation projects have positively impacted rural areas, and villages in Leelanau County by filling funding gaps for historic property owners and developers; and

WHEREAS, a preservation project's return on investment provides local benefits through employment of local suppliers, professionals, and skilled tradespeople who spend locally and pay local taxes, and have greater economic impact than equivalent new construction because rehabilitation is more labor-intensive; and

WHEREAS, preservation projects are recognized for advancing sustainability by keeping demolition waste out of landfills, curbing urban sprawl by utilizing existing infrastructure, eliminating the carbon released during both demolition and new construction, conserving the embodied energy invested during initial construction, retrofitting older buildings to make them energy efficient, and recycling various historic buildings for new uses; and

WHEREAS, preservationists have succeeded in keeping traditional downtowns and neighborhoods vibrant, returning valuable real estate to local and state tax rolls, attracting residents to authentic, walkable places that become cultural centers for their regions and heritage tourism destinations; and

WHEREAS, the historic preservation tax credit is the only program singularly focused on the state's oldest real estate that often exhibits the most intractable problems deemed too risky for traditional financing, providing a program underpinned by the simple provision of tax credits made available only after the owner has incurred all the risk, covered all the costs, and returned their property to use; and

WHEREAS, the current historic preservation tax credit program under Public Act 343 of 2020 did reinstate the 25% credit for both historic income-producing and residential projects, it did so with a \$5 M annual credit cap that, within hours of its on-line portal opening, had applications representing \$368 M in qualified work translating into \$92 M of credit requests – over 18 times what was available; and

WHEREAS, the Michigan Legislature presently is considering House Bill 5430 that will increase the annual credits from \$5 M to \$100 M made available to owners of both historic income-producing and residential properties who complete their work in keeping with the U.S. Secretary of the Interior's *Standards for Rehabilitation*; and

WHEREAS, House Bill 5430 proposes additional improvements to the current tax credit program such as sorting applicants into four groups so their applications are compared with projects of similar size, increasing the 25% credit to 30% for residential and small income-producing projects, expanding eligibility so that projects from the smallest towns and unincorporated, often rural, areas of the state have access to the program, and more; and

WHEREAS, the Leelanau County Poor Barn Board supports House Bill 5430 and calls on the Leelanau County Board of Commissioners to approve such resolution; and

NOW, THEREFORE, BE IT RESOLVED that the Leelanau County Board of Commissioners supports House Bill 5430 and calls upon the Michigan Legislature to vote approval of this important legislation and Governor Whitmer to sign it, to stimulate economic development while also protecting irreplaceable historic buildings and enhancing the quality-of-life in Michigan; and

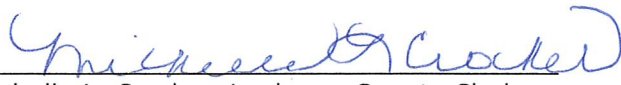
NOW, THEREFORE, BE IT FURTHER RESOLVED, the Leelanau County Board of Commissioners request the County Clerk forward the Resolution to all 83 counties, State Representative Betsy Coffia, State Senator John Damoose, and Governor Gretchen Whitmer.

Motion by Ross, Seconded by Rexroat

ROLL CALL: Ross – YES; Wessell – YES; Allgaier – YES; Lautner – YES; O'Rourke – YES; Rexroat – YES

YEAS – 6      NAYS – 0

Resolution adopted this 19<sup>th</sup> day of November, 2024.

  
Michelle L. Crocker, Leelanau County Clerk  
Clerk to the County Board of Commissioners

  
Ty Wessell, Chairman  
Leelanau County Board of Commissioners



State of Michigan  
County of Leelanau

I, Michelle L. Crocker, Clerk of said County and Clerk of Circuit Court for said County, the same being a Court of record having a seal, do hereby certify that the above is a true copy of the Record now remaining in my office and of the whole thereof. In Testimony whereof, I have hereto set my hand and affixed the seal of the Circuit Court the 19<sup>th</sup> day of November, 2024.

  
Michelle L. Crocker, Leelanau County Clerk