

the Interior's Standards for Rehabilitation and Guidelines, where it is recommended to repair deteriorated historic features and in particular standard number 6 as follows:

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Dr. Stamps commented that usually at this point, the Commission asked for examples of the wood and colors. Mr. McKay offered that the members could go the school and be able to see its condition. In some areas, it looked like "alligator" with four to five coats of paint, which was a common problem with old buildings. There would probably be some repair, and if it was rotted in places, it would be replaced exactly, but he did not really anticipate having to remove boards. They could encapsulate lead paint with latex as well, and they were talking to experts in the industry. Dr. Stamps felt that it was a good project, and he strongly supported it.

Ms. Janulis said that she had been to a number of programs at the Farm, and she observed that all of the buildings had been really well taken care of. Even though there were no samples provided, she had great confidence that everyone would do what was right. She said that she was excited for the project, and she hoped they would be notified when it was done.

Mr. McKay said that he would do that. He announced that he would be happy to host other HDC meetings at the Dairy Barn or Calf Barn or to assist the HDC with educational programs or exhibits or any promotional items. They had a lot to share, and they had extensive archival records, and they would be happy to help in any way that they could.

A motion was made by Lyons, seconded by Reina, that this matter be Approved. The motion PASSED by an unanimous vote.

Chairperson Thompson stated for the record that the motion had passed unanimously.

2019-0208

Request for Approval of a Resolution to Support Reinstatement of State Historic Tax Credits

Mr. Reina noted that since the last meeting, he had been thinking about what the HDC's mission was regarding this. There had been a point in the past few years where the Commission had been more active with petitions and organizations outside of City government. He felt that there were things within the province of City Council as the elected representatives of the community. If it was going to be a suggestion by the HDC to send a resolution to Council so it could consider whether or not to make a recommendation, he felt that would be appropriate. But for the HDC, as appointees, to on its own send a resolution, he would have serious reservations. He thought that the City boards and commissions had a limited purpose, and functioned most effectively when their action was in keeping with the scope of their purpose. He said that he respected others who might have a different opinion, and he acknowledged that others in the free and fair exercise of discretion might actually choose a different approach, but for him, and how he would vote and how he would participate in the discussion, that was where he stood.

Dr. Stamps said that he agreed with the concept of the HDC putting together a proposal that would go to the City Council to send, as several other cities in Oakland County had done. He strongly supported that the City Council sent something to the Legislators in Lansing, but he also thought that it was appropriate for the HDC to send a resolution, as they represented the interest of history. There were some folks in Lansing who were being bombarded by developers and people with other interests saying that everything should be torn down and built new. He believed that there needed to be a counter balance to that. He strongly supported the idea that they wrote something from the HDC and sent it to Lansing.

Ms. McKinnon stated that she agreed with Dr. Stamps. She got things at home asking her, as an individual, to send in her opinion. She thought that everyone in favor should do that, and she thought that the HDC and City Council should as well. She commented that the more the better.

Chairperson Thompson asked if there were any other thoughts. Hearing none, he asked if anyone was prepared to make a motion.

MOTION by Stamps, seconded by Lyons:

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 neighborhoods 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 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*

***WHEREAS**, development and redevelopment with established villages, townships and cities is encouraged by Governor Whitmer; 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 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*

***WHEREAS**, 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*

***WHEREAS**, the Michigan Legislature is presently considering Senate Bill 54 and House Bill 4100 that would reinstate an up-to-25 percent investment tax credit for owners of historic residential and commercial properties who substantially rehabilitate their properties.*

***RESOLVED**, that the Rochester Hills Historic Districts Commission endorses and supports both Senate Bill 54 and House Bill 4100 and calls upon the Michigan Legislature to pass this important legislation and*

Governor Whitmer 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 the Michigan Historic Preservation Network.

Ms. Janulis thought that it was very appropriate for them to send it. She thought that Council should as well. She did not think it fell outside the HDC's purview. She wondered if anyone had called his or her representative, which was another thing she felt would not hurt.

Mr. Stephens said that he had talked with Mike Webber and two other people in the last couple of days. Ms. Janulis said that she would see Mr. Webber the following Monday on another matter, and she would bring it up to him again. She felt that not only should the HDC vote for it, but it was good to bring up. Mr. Webber did not know she was on the HDC, and she felt that type of networking helped their position.

Mr. Reina agreed that he was behind networking 100%. He reiterated that he was not expressing disrespect, but he felt that there was a specific purview of the elected officials, and there was a distinction. He said that he would be behind sending a motion to City Council recommending that they send a resolution. He suggested an amendment to Dr. Stamps' motion.

Dr. Stamps suggested that the HDC should send the resolution to Lansing, and they should also send it to City Council with a strong suggestion that they did the same. Mr. Reina said that the motion contemplated the HDC taking an action that he did not think was within their purview, so he could not vote for it. Ms. Kapelanski said that staff could see about getting it on a Council agenda.

Chairperson Thompson clarified that Dr. Stamps' motion would have the resolution directly sent to Lansing from the HDC and it would go to Council. Ms. Kidorf suggested separating the motions; one to adopt the resolution and a second that asked Council to consider supporting their own resolution.

Chairperson Thompson said that he actually shared some of Mr. Reina's concerns. City Council was the elected body, and the HDC were appointed members. The HDC had never received direction whether or not they could or could not send a resolution to Lansing. Mr. Reina said

that the last action they had was before the last Chair who was not re-appointed. Past Chair Dunphy had help coordinate some documents, but then he was not re-appointed, and since then, there had been no direction from City Council.

Dr. Stamps thought that when the legislation came before the City to create the HDC, the HDC was supposed to be the champions and cheerleaders and PR people out beating the bush representing the old houses that could not speak for themselves. He thought that it was definitely within their purview to do it.

Ms. Lyons said that she further thought that City Council had a lot of priorities and with the HDC being the voice of the historical aspects of the community, there were opportunities and duties to stand up for important things and bring it to Council's attention. She felt that both motions under discussion were completely appropriate.

Mr. Reina stated that he respected everyone opinion, and nothing that he had offered was intended in any way to be contrary.

A motion was made by Stamps, seconded by Lyons, that this matter be Approved. The motion carried by the following vote:

Aye 7 - Granthen, Janulis, Lyons, McKinnon, Stamps, Stephens and Thompson

Nay 1 - Reina

Excused 1 - Tischer

MOTION by Reina, seconded by Janulis that the Resolution in Support of the Reinstatement of State Historic Tax Credits - Senate Bill 54/House Bill 4100 be forwarded to City Council with a request that they acted on it as they deemed appropriate.

Ayes: All

Nays: None

Absent: Tischer

MOTION CARRIED

Chairperson Thompson stated for the record that the motion had passed unanimously. He said that he would welcome any thoughts from City Council. There had not been a sense of what they wanted or what they did not want. He agreed with Mr. Reina that overall deference needed to be given to the elected officials of the City.