



City of Rochester Hills  
AGENDA SUMMARY  
NON-FINANCIAL ITEMS

1000 Rochester Hills Dr.  
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Legislative File No: 2019-0208 V3

**TO:** Mayor and City Council Members

**FROM:** Sara Roediger, Director of Planning and Economic Development, ext. 2573

**DATE:** June 7, 2019

**SUBJECT:** Request for approval of a resolution to support reinstatement of State Historic Tax Credits

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**REQUEST:**

Adoption of a Resolution in Support of the Reinstatement of State Historic Tax Credits: Senate Bill 54/House Bill 4100

**BACKGROUND:**

As discussed at the June 3, 2019 City Council meeting, please see the attached policy briefing from Midwest Strategies that provides an overview of the proposed bills. Also attached is an FAQ from the MI Impact Coalition. The Michigan Municipal League supports both bills, along with a number of Michigan communities that have passed similar resolutions supporting the bills including Oakland Township, Leonard, Oxford, Huntington Woods, Lathrup Village, Northville, Royal Oak, Southfield, East Lansing and Grand Rapids to name a few. As was confirmed by the City Assessor, there will not be any additional staff time training or costs associated with the proposed language, as it would be administered by the state. The legislation would not have a negative impact on property values, conversely, staff view this as an incentive for property owners in the City's historic districts to invest in their properties, thereby improving the property values in the districts.

At the May 9, 2019 Historic Districts Commission meeting the Historic Districts Commission adopted a resolution in support of Senate Bill 54 and House Bill 4100. Those bills allow for tax credits for individuals developing and redeveloping historic properties. Similar provisions were previously in place until 2011, when those credits were phased out. The proposed historic tax credits would generally work the same as the previous credits with the exception that there would not be special allocations of credits allowing some projects to receive more than the 25% credit (5% for projects using the federal credit). The Historic Districts Commission has requested that the Council consider adopting a similar resolution in support of the reinstatement of the historic tax credits to be forwarded to the Michigan Legislature.

**RECOMMENDATION:**

Adoption of a Resolution in Support of the Reinstatement of State Historic Tax Credits: Senate Bill 54/House Bill 4100

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APPROVALS:	SIGNATURE	DATE
Department Review		
Department Director		
Mayor		
Deputy Clerk		

Contract Reviewed by City Attorney     Yes     N/A