

October 26, 2017

Dear Speaker Ryan and Representatives Sensenbrenner, Grothman, Duffy and Gallagher:

We the undersigned write today to encourage your support to retain the Federal Historic Tax Credit (HTC) as part of your tax reform efforts. While the current tax reform “framework” does not explicitly retain this credit it does invite Congress to do so as budgets may allow. At an annual cost of approximately \$1 billion this relatively small program has an outsize economic impact driving more than \$5 billion in private sector development every year.

Created in 1978 and made permanent in the 1986 tax reform law with the support of President Reagan, the HTC has returned \$1.18 to the US Treasury for every \$1 in credits issued according to economists at Rutgers University.

The HTC attracts capital to redevelopment by making available a credit equal to 20% of eligible rehabilitation expenses only to qualified projects. This creates the opportunity for a return on investment for the owner that would otherwise not be available. Making such projects possible facilitates significant local investment and economic development while preserving our history.

Critical to this analysis is *where* these eligible historic buildings are located – on our main streets and in the former industrial centers of our towns and cities. Rehabilitation of these buildings eliminates blight, creates significant construction and permanent employment, makes use of existing infrastructure and returns real estate to its highest and best use boosting local property tax rolls. **In Wisconsin over the past 15 years the HTC has made possible 188 projects creating more than 14,000 jobs and total private sector investment of \$736,095,936 – investment that would not have occurred but-for this modest federal program.** In 2016 alone projects totaling more than \$28M in private investment were approved in Wisconsin communities with populations under 60,000, proving that this program benefits every corner of Wisconsin. Between 2014 and 2016 HTC projects have added more than \$570 million in new property tax assessment value to Wisconsin communities.

**We acknowledge that a critical goal of tax reform generally is to free up capital for new investment. Perversely, the elimination of the HTC would eliminate this critical flow of private sector capital to Wisconsin towns and cities.** We ask that you use your influence and your vote to help ensure that the HTC is retained in the impending House tax reform legislation by stressing its critical impact on our local communities to Chairman Brady and other members of the Ways and Means Committee.

Sincerely,

Hendricks Commercial Properties

Senate Majority Leader Scott Fitzgerald

Mayor Timothy M. Hanna, City of Appleton

CD Smith Construction Services

Wisconsin Realtors Association

Marvin Windows and Doors

Andy Nunemaker

City of De Pere

Assembly Speaker Robin J. Vos

J.P. Cullen & Sons

Senator Alberta Darling (R – River Hills)

City of Beloit

Fred and Mary Mohs

Kevin Lahner, City Administrator, Waukesha

S.R. Mills, Bear Development, Kenosha

Rep. Cory Horlacher (R – East Troy)

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| Senator Roger Roth (R - Appleton)                  | League of Wisconsin Municipalities              |
| Wisconsin Economic Development Association         | Senator Dan Feyen (R - Fond du Lac)             |
| Rep. Mike Rohrkaste (R - Neenah)                   | Senator Sheila Harsdorf (R - Riverfalls)        |
| Senator Van Wanggaard (R - Racine)                 | Downtown Janesville Inc.                        |
| Wisconsin Downtown Action Council                  | Greater Beloit Economic Development Corporation |
| Rep. Rob Brooks (R - Saukville)                    | NAIOP Wisconsin                                 |
| Faith Technologies Electrical Contractors          | David Uihlein                                   |
| Downtown Fond du Lac Partnership                   | Associated Bank                                 |
| Mark A. Freitag, City Manager, Janesville          | MLG Capital                                     |
| Martin Krebs                                       | Mel Nieuwenhuis, Mayor, Delavan                 |
| Mayor John Antaramian, City of Kenosha             | Barry R. Mandel - Mandel Group, Inc.            |
| WI Commercial Association of REALTORS (CARW)       | Curt Pitzen, NAI MLG Commercial                 |
| Miron Construction                                 | J. H. Findorff & Son, Inc.                      |
| Angus-Young and Associates, Janesville             | City of Manawa                                  |
| Keith Mardak                                       | Village of Spring Green                         |
| Waukesha Preservation Alliance                     | Gorman & Company                                |
| Hovde Properties                                   | AIA Wisconsin                                   |
| Forward Janesville, Inc.                           | Envision Greater Fond du Lac                    |
| Gary Grunau, President of Grucon Group LLC         | Downtown Beloit Association                     |
| Future Omro  | Menomonee Valley Partners, Inc.                 |
| Matt Sell, Old National Bank                       | Joe Lak, Colliers International                 |
| Pat O'Brien, President, Milwaukee Development Corp | East Town Association, Milwaukee                |
| Legacy Architecture, Inc.                          | Madison Gas and Electric                        |
| Bob Lemke and Todd Hutchison - WI Redevelopment    | WiRED Properties                                |
| Michael Best & Friedrich                           | Joanne Huelsman, Berg Management Company        |

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| Dick Stoll  | Thad Birmingham, Mayor, Sturgeon Bay             |
| Lisa Salb, Chairman, Waukesha Landmarks Commission  | Barron County Economic Development Corp.         |
| Joseph Alexander, The Alexander Company   | Lake Mills Main Street Program                   |
| VJS Construction Services   | Josh Jeffers - J. Jefers & Company               |
| The Commonwealth Companies  | Charlie Trainer, TMB Development                 |
| Steve Pape, Founders 3 Real Estate  | Ben Adank, SARA Investment Real Estate           |
| Steve Richman   | Hellenbrand Glass                                |
| Jean Holmburg   | Grahm Windows, Winneconne, WI                    |
| Doug Hagerman   | Weather-Tek Windows and Doors, Waukesha, WI      |
| Lee Walther Kordus  | Quaker Window Products                           |
| Richard Pauls   | Steve Tyink, Vice President, Miron Construction  |
| Sauk County Development Corporation   | Prosperity Southwest                             |
| Barron County Tourism and Community Development   | Menomonee Valley BID #26                         |
| Kendall Bruenig - Sunset Development Company  | KCG Development                                  |
| Christopher Lind Adams, Dominion, LLC, Milwaukee, WI  | Legendary Hotels LLC                             |
| Commercial Realty Advisors  | ZA Commercial Real Estate                        |
| Scott Welsh, Chief Executive Officer of Inland Companies & Colliers International   Wisconsin |  |
| Wisconsin Trust for Historic Preservation   | Larry J. MacDonald, former Mayor of Bayfield, WI |
| Elizabeth Meyer, George L.N. Meyer Family Foundation  | Jamie Blom- Brown County Supervisor, Green Bay   |
| President Roger E. Schmidt, Village of Dane   | Mike Walsh, Mayor, City of De Pere               |
| Dennis Cerreta, Exec. Dir., Waukesha Cty Historical Society                                   | Fred Strand, Bayfield County Bd. of Supervisors  |
| Rocky Marcoux, City of Milwaukee, Commissioner of the Department of City Development          |  |
| Council President Christopher W. Croatt, City of Appleton                                     | WI Avenue Milwaukee Development Corporation      |
| Milwaukee Preservation Alliance   | Sam Meyer - Meyer Property Group                 |

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|---|---|
| Continuum Architects + Planners                         | The Kubala Washatko Architects, Cedarburg, WI       |
| Kahler Slater Architects                                | Plunkett Raysich Architects                         |
| Uihlein/Wilson -Ramlow/Stein Architects                 | HGA Architects and Engineers                        |
| Korb + Associates Architects                            | Engineered Construction                             |
| Steven E Wille, Hoffman Planning, Design & Construction | Richard W. Lincoln                                  |
| Sam Statz, Hoffman Planning, Design & Construction      | Susan Kurtz   |
| Jay Schwister   | Alice Read  |
| John Facchini   | Judy Jorgensen                                      |
| Chief Edward A. Flynn                                   | Allen Rieselbach                                    |
| Alyce Katayama  | Mike Keil, Doerflinger's Second Century, LaCrosse   |
| Karen Hung  | Marcia P. Brooks                                    |
| Ron Haddock   | Michael Schmitz                                     |
| Lindsey S. Bovinet, Milwaukee View, LLC, Milwaukee, WI  | Jennifer Wall & Vic Markulis, Charles Nelson House  |
| Michael Coakley, C.M.K., Inc.                           | Alan Huelsman, Waukesha                             |
| Michael Finn, Sr. VP, Regional Manager, Associated Bank | Stephen Chernof, Godfrey & Kahn S.C.                |
| Katie Falvey, VP of Real Estate, Marcus Corporation     | Oakbrook Corporation                                |
| J. Michael Mooney, Brookfield, WI                       | Joe Galbraith & Nick Carnahan, Galbraith Carnahan   |
| Kyle Strigenz of HKS Holdings LLC                       | John Hennessy, Hennessy Group, Milwaukee, WI        |
| Randall Stadtmueller, Stadtmueller and Associates       | Michael H. Dilworth, Ener-Con Companies             |
| Anuj Rastogi, Milwaukee View                            | Mario Machnicki, U.S. Heritage & Marion Restoration |
| Lori Gensch, Metropolitan Real Estate Consultants       | Rick Wiegand, Ambassador Hotel, Milwaukee, WI       |
| Eugene Hackbarth  | De Pere Historic Preservation Commission            |
| Brown County Trust for Historic Preservation            | WI Assoc. of Historic Preservation Commissions      |
| Granite Development Resources                           | Diane Lupke & Associates, Inc                       |

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|---|---|
| Michael Kelly - Blue Ribbon Management                | Jonathan DeJardin, Associate AIA, Manitowoc         |
| Larry Fanta, Mayor of Viroqua                         | Jim Weinzatl, Exec. Dir., Tomah Historical Society  |
| Jeffery Flaws, President, Village of Wales            | Joel B. West, Administtraor, Village of Osceola     |
| Jim Palenick, Administrator, Racine                   | Mary Kardoskee, President, Village of Ashwaubenon   |
| Nathan Patros, Administrator, Village of Trempealeau  | Jeannie Hefty, Mayor, Burlington                    |
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| Kurt Zipp, President, Village of Darien               | Bobby Bailey, President, Village of Nelsonville     |
| Kathy Ehley, Mayor, Wauwatosa                         | City of Berlin                                      |
| Brian Landers, Mayor, Wisconsin Dells                 | Mike Bobin, President, Village of Minong            |
| Dave Hemmer, Mayor, Prairie du Chien                  | Dan Mahoney, Administrator, Village of Plover       |
| Randy Knaack, Mayor, Menomonie                        | Bryan Gadow, Administrator, Village of New Glarus   |
| Dick Johns, Mayor, Rhinelander                        | Stan Weckin, President, Village of North Hudson     |
| Wayne Kling, Dist 7 Alderman, Tomah                   | Paul Soglin, Mayor, Madison                         |
| Luke Bohlen, Tomah Historical Preservation Committee  | Joe Chilsen, Mayor, Onalaska                        |
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| Danny Helgerson, Mayor, Westby                        | John David, Mayor, Watertown                        |
| Dave Benforado, President, Village of Shorewood Hills | Randy Meyer, Mayor, Sheboygan Falls                 |
| George Bousely, Mayor, Niagara                        | Brian McGuire, Mayor, Mauston                       |
| Jim Moore, President, Village of North Fond du Lac    | Village of Marathon City                            |
| Carl Krueger, President, Village of Brown Deer        | Andy Kurtz, Administrator, Village of Marathon City |
| Brian M. Wilson, Administrator, Village of Belleville | Frank Fiorenza, Mayor, Potosi                       |
| Tim Kabat, Mayor, La Crosse                           | Gene Rosin, Mayor, Kaukauna                         |
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| Mary O'Connor, Mayor, Monona                          | Wayne Schmidt, Mayor, Algoma                        |

Scott Griffiths, Mayor, Washburn

Glenn Woulf, President, Village of Coleman

Steve Cummings, Mayor, Oshkosh

Paul Esser, Mayor, Sun Prairie

Rick Dodd, Mayor, Portage

Donald Merkes, Mayor, Menasha

Brian Yerges, City Administrator, Plymouth

Erik Brooks, Mayor, South Milwaukee

John S. Weidl, Village Administrator, Village of Mukwonago

John Myklebust, President, Village of Stockholm

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Chris Meyer, Mayor, Marshfield

Downtown Green Bay Inc

Downtown Main Street LaCrosse

Wausau River District

Downtown West Allis

Osceola Chamber and Main Street

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Todd J. Schmidt, Village Administrator, Village of Waunakee

Mary Lou Neubauer, City Administrator, Princeton

John Burgan

Haruki Toyama

Tim Bowers

Angela Johnston

Gary Henke, Mayor, New London

Michael Newman, President, Village of Bruce

Mike Vandersteen, Mayor, Sheboygan

Bill Bialecki, Mayor, Merrill

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Dave Schott, President, Village of Bagley

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Wm. Bruce DeWitt, Council Vice-President, Delavan

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Ron Henriott, Alderman, Delavan

Christopher Phillips, Alderman, Delavan

Ryan Schroeder, Alderman, Delavan

Chippewa Falls Main Street

Downtown Kenosha Inc

Ripon Main Street Inc.

Eagle River Main Street Program

Downtown Racine Corporation

Adam Williquette, Anderson Commercial Group

Denise Pieroni, City Administrator, Delavan

Oshkosh Chamber of Commerce

Stuart Parsons

Christian Mitchell

Richard Bibler

Mary Judith Christl

Patrick Murphy

Beth Ridley

Francis Wasielewski

Joan Urdan

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Bob Short, Associate AIA, Shorewood

Chris Socha, THE KUBALA WASHATKO ARCHITECTS

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Mark W. Knapp, Quorum Architects, Inc.

Sheboygan Squared Business District

Lisa Pauly, Fond du Lac Historic Preservation Commission

Milwaukee Downtown, BID #21

Charles Clemence, La Crosse City Heritage Preservation Commission

Tamera Schutz

Nathaniel Kapraun

Tracey Roberts

Wayne Kling, Tomah

Trudy Herbst, Sturgeon Bay

Paul Beck

Ruth Voss, Marshfield

Dr. Eugene Tesdahl

Darrin Smith

Jason Tish, Archetype-Historic Property Consultants

Linda Tojek

Marta Haas

Louis Andrew, Jr.

Jim Kaschman

Engberg Anderson Architects, Milwaukee

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Jennifer L. Lehrke, AIA, LEED AP, Glenbeulah

Paul F. Martzke, AIA, Green Bay

Jason Raiten, AIA, Milwaukee

Alexandra Ramsey, AIA, Milwaukee

Iconnica - Design and Construction

Alice Krebs

Julie Malone

Daniel Richardson

Gail Klein

Debra Nelles

John Waldman, Pardeeville

Barbara Behlen, Green Lake

H. King Holley, La Crosse

Alice Kramer

Winifred Redfearn

Vickie Schnitzler

Shirley Brabender Mattox

Jessica Olson-Chair, Heritage Preservation Commission-City of La Crosse

Ariel Beaujot, Heritage Preservation Commission-City of La Crosse

Kathleen Johnson, City Council, Stoughton

Terence R. Collins

Sandra Decker, Former Mayor, City of Evansville

John R. Decker

Jennifer Roets, Architect

Randy Glysch, Oregon, WI

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Kim Tschudy, New Glarus Preservation Commission

Alice Krebs

Barbara M. Kooiman, Architectural Historian

Kelly Noack, Architectural Historian

Rachel Peterson, Historian

Timothy Acklin, Senior Planner, City of La Crosse

Travis Gross, Executive Director, Sheboygan County Historical Society

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Alex Ramsey, AIA, Engberg Anderson, Inc

Joe Sherwin, Director Grant County Historical Society

Erika Laabs, Madison Trust for Historic Preservation

Roy S. Ostenso, Property Investor

Michael K. Bridgeman, Researcher, History and Preservation

Pat Blackmer, Chair, Landmarks Commission, Whitewater

David Curtis, Associate, Clocktower Tax Credits

Deborah A. Wood, Historic Neighborhood Resident

Bill Quackenbush, HCN THPO

Larry Smerling, Ripon Historic Preservation Commission

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Barbara K. Lahti-Oulu Historical Society

John Tyler

Liz Larrison

Joe Van Aelstyn

Nancy Arentz, La Crosse

Stephen Schwartz

David Riel, La Crosse Heritage Preservation Commission

Ashland Area Chamber of Commerce

Nancy Burns, Curator/Director, WSDAR, Fort Winnebago Surgeons Quarters

Sturgeon Bay Visitor Center