

**Auburn City Council  
Regular Meeting  
Thursday, June 23, 2022 5:00 P.M.  
City Council Chambers  
Memorial City Hall  
24 South St.  
Auburn, NY 13021**

**Minutes**

The meeting of the Auburn City Council was called to order at 5:00 p.m. from the City Council Chambers, 24 South St. Auburn, NY by Mayor Quill.

**ROLL CALL** – The City Clerk called the roll. Mayor Quill and Councilor Ginny Kent, Councilor Jimmy Giannettino, Councilor Terry Cuddy and Councilor Tim Locastro were all present.

**The following City Staff was present for the meeting:**

- City Manager, Jeff Dygert
- City Clerk, Chuck Mason
- Assistant Corporation Counsel, Nate Garland
- Assistant Comptroller, Theresa Adams
- Police Chief, Jim Slayton
- Fire Chief, Mark Fritz
- City Engineer, William Lupien

**Pledge of Allegiance to the Flag** – Mayor Quill led the Pledge of Allegiance.

**Moment of Silent Prayer or Reflection** – Mayor Quill asked for a moment of silent prayer.

**Public Announcements –**

Come help the City of Auburn & Auburn Downtown BID kick off summer with the 5th Annual Sizzlin' Summer Kickoff event taking place on Saturday, June 25th, 2022 from 5-10PM in downtown Auburn!

The event will take place on Exchange Street, Lincoln Street (portion closed to traffic) and the NYS Equal Rights Heritage Center. The event is FREE and open to all & will feature live music, artists & craft vendors, food & beverage vendors, activities & entertainment for the kids, & more!

**Event Schedule:**

- 5-6:30PM Mark Doyle & the Maniacs (Showmobile stage)
- 6:30-8PM Girl Blue (Courtyard stage)

## Auburn City Council Meeting, June 23, 2022

- 8-10PM Count Blastula (Showmobile stage)
- 5:30-6:30PM Jeff The Magic Man performs a comedic magic show with balloon artistry for children (outside ERHC)
- 5-7PM Photo Op! Children can visit with a special guest superhero and princess (Royal Promise Productions booth)
- 5-7PM Face Painting for the kids (The Face Paint Lady booth)
- Vendors include Next Chapter Brewpub, Good Shepherd's Brewing Co, Poppy's Ice Cream truck.

### **CEREMONIAL PRESENTATIONS – none.**

**Public to be heard:** Mayor Quill asked the Clerk to read the public to be heard rules.

No speakers.

### **Approval of Meeting Minutes –**

June 9, 2022 Council Meeting Minutes

Motion to approve the June 9, 2022 minutes by Councilor Kent, seconded by Councilor Locastro.

Motion to approve carried 5-0.

### **Reports of City Officials**

#### **City Manager's Report –**

- Downtown Parking Garage renovation continues. Most of the heavy reconstruction of concrete slabs will be conducted over the next few weeks. The sealing of the garage floors will begin now and last through early August. This work will be done in sections and will require some parking areas to be closed, however, there will be sufficient parking in the garage for users over the next three weeks. The asphalt parking lot on the ground floor level will reopen for daily use the week of June 26<sup>th</sup>.
- The State Street Public Plaza continues to make progress. The road will reopen by Monday next week. We will see finalization of that work by mid July.
- The most recent update on sales tax from the NYS Comptroller for the month of May 2022 shows a 15% revenue increase compared to the same month of 2021.

#### **Reports from members of Council - none**

### **Matters to Come Before Council**

#### **A. State Environmental Quality Review Act Resolutions (SEQR) - none**

#### **B. Ordinances – none**

#### **C. Local Laws – none**

**D. Resolutions – none**

**E. Staff or Vendor Presentations**

- **Preservation League of New York State** - Andrew Roblee, Roblee Historic Preservation Katie Eggers Comeau, Vice President for Policy and Preservation representing the Preservation League of New York State. Presentation slides attached.
- **Bar Graph Reports for May 2022** – Jeff Dygert, City Manager

**TABLED ITEMS - none**

**OTHER BUSINESS –**

Councilor Cuddy discussed that he would like the City to consider locations for the installations of additional pickle ball courts as the sport is gaining in popularity and existing community pickle ball courts are limited. He suggested that St. Francis playground may be a possible location.

**Second Public to be Heard.** none

**ADJOURNMENT:** By unanimous vote the Council adjourned the meeting. The meeting was adjourned at 6:03 p.m..

Minutes submitted by: Chuck Mason, City Clerk

# NATIONAL REGISTER HISTORIC DISTRICTS

The Preservation League of New York State | June 23, 2022

Katie Eggers Comeau | Vice President for Policy and Preservation





The Preservation League of New York State invests in people and projects that champion the essential role of preservation in community revitalization, sustainable economic growth, and the protection of our historic buildings and landscapes. We lead advocacy, economic development, and education programs across the state.







## *What does the Preservation League do?*

- Local colleague collaboration
- Public Policy Initiatives & Advocacy
- Technical Services
- Seven to Save
- Grants & Loans
- Excellence Awards
- Preservation Book Club



# NATIONAL REGISTER HISTORIC DISTRICT BASICS





# What is the National Register?





# Origins of the National Register



“All carrot, no stick”



The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess **integrity** of location, design, setting, materials, workmanship, feeling, and association, and:

- a. That are associated with **events** that have made a significant contribution to the broad patterns of our history; or
- b. That are associated with the lives of **significant persons** in or past; or
- c. That embody the **distinctive characteristics** of a type, period, or method of construction, or that represent the **work of a master**, or that possess **high artistic values**, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- d. That have yielded or may be likely to yield, information important in history or prehistory.





# What is listed? Over 1 million properties:





# Historic Districts



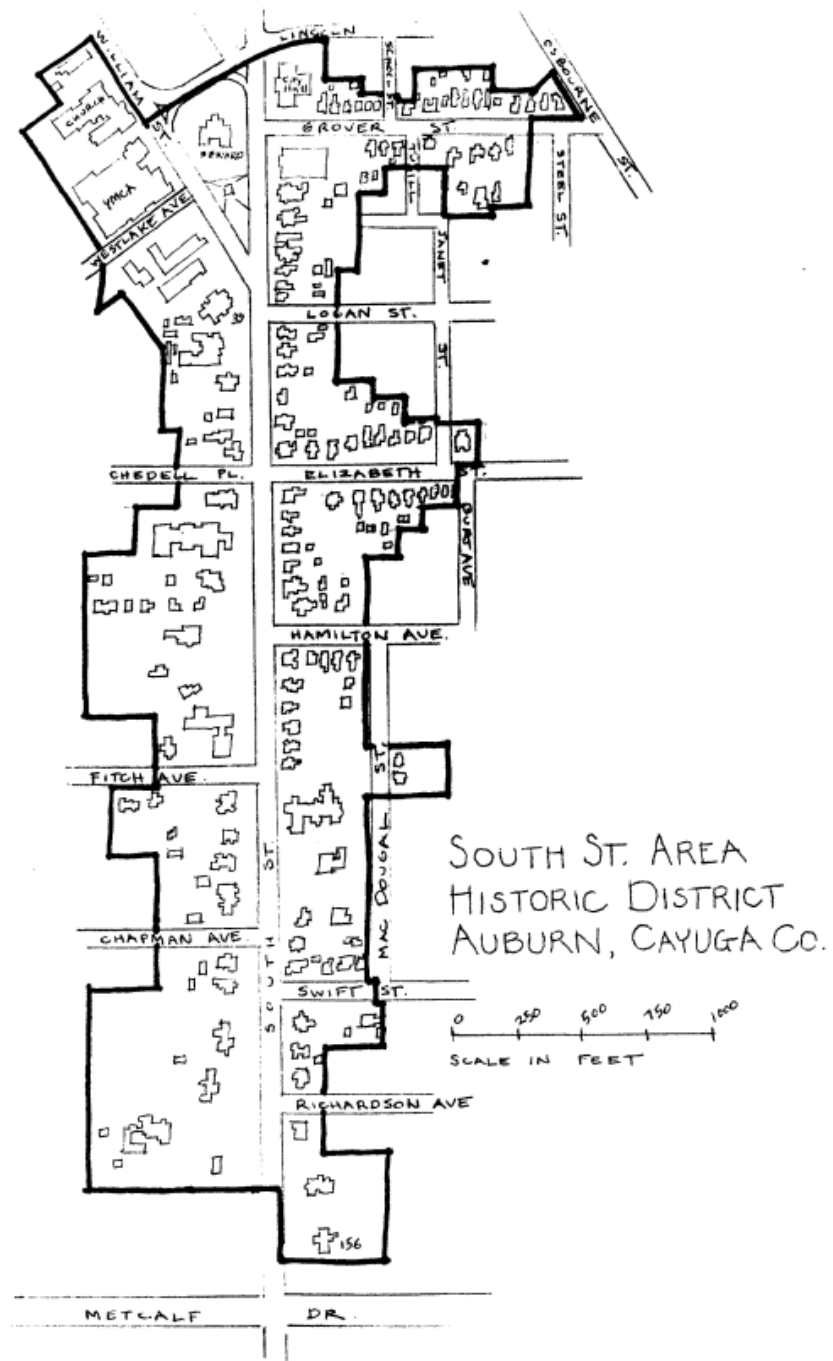


**Eligible Districts (Not yet listed, but could be)**

**South Street Area Historic District:  
Listed (Existing National Register Historic District)**

# South Street Area Historic District: Listed (Existing National Register Historic District)





# Sponsoring a NR District Nomination

- Publicity & Education
  - Public meetings
  - Distribute information
  - Talk to neighbors
- Help with nomination
  - Photography
  - Property research
  - Owner notification list



# Preserve New York Grants

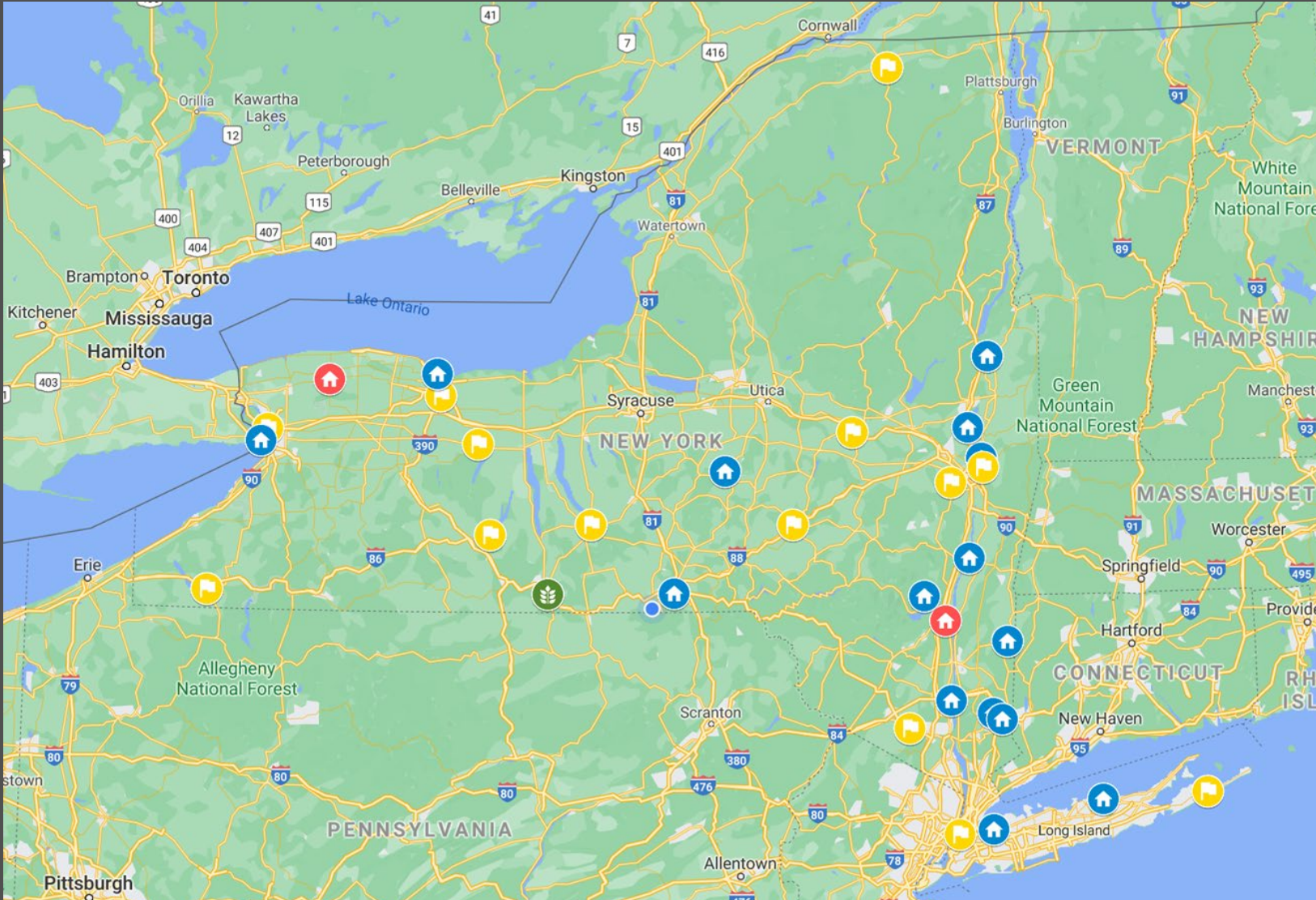


- Funded by NYSCA since 1993, with support from the Robert David Lion Gardiner Foundation
- 501 (c) 3 Nonprofits & municipalities
- Four specific project types including Cultural Resource Surveys / NR Nominations
- Typical grant awards are about \$5,000 - \$14,000
- Required 20% cash match





# Preserve New York Awards 2021



31 grants awarded in 25 counties

\$297,995 in grant awards

## Project Types:

- Building Condition Reports : 15
- Historic Structure Reports: 2
- Cultural Landscape Reports: 1
- Cultural Resource Surveys: 14



Preservation  
League of NYS

# NATIONAL REGISTER HISTORIC DISTRICT MYTHS AND FACTS



MYTH: If a property is in listed in the National Register, it's protected forever and can never be demolished.





# FACT: No restrictions on private owner actions



MYTH: If my property is in a National Register historic district, I won't be able to change it in any way.



FACT: No restrictions on private  
owner actions





	<b>National Register District</b>	<b>Local Historic (or Preservation) District</b>
Managed by:	Federal and State Government	Local Government (City, town, or village)
Available:	Everywhere in the USA	Only where government has enacted a preservation ordinance
Restrictions on alterations:	None, as long as privately funded	Exterior alterations usually need approval by local preservation board
Protections:	Limited protection from government actions	Protected from private actions by neighbors or others
Incentives:	Access to tax credits, grants	Depends on local program (rare)

# Auburn's Local Preservation District



MYTH: The National Register is only for the rich and elite, and for high-style buildings.





FACT: It's not just the houses of the Founders any more



MYTH: Being in a National Register district will reduce (or raise) my property's value.



Donovan D. Rypkema

## The (Economic) Value of National Register Listing

To ask if properties listed in the National Register of Historic Places have value is to ask a tautological question. Of course they have value or they wouldn't have been listed in the first place. The nomination process to the National Register itself implicitly requires the source and the substantiation of the property's value—architectural, cultural, associative, historical, etc. Further, by implication the National Register property is more valuable on some set of criteria than non-listed properties, otherwise everything would be National Register eligible.

So historic preservation in general and National Register listing in particular doesn't have one value, it has a multitude of values—cultural, environmental, social, educational, aesthetic, historical. The question becomes, "Do these values manifest themselves in economic value?" Let's begin with what we do know, and that is about local designation. Over the last decade a number of analyses have been conducted asking, "What is the impact on property values of local historic districts?" Using a variety of methodologies, conducted by a number of independent researchers, this analysis has been

undertaken in New Jersey, Texas, Indiana, Georgia, Colorado, Maryland, North and South Carolina, Kentucky, Virginia, and elsewhere. The results of these studies are remarkably consistent: property values in local historic districts appreciate significantly faster than the market as a whole in the vast majority of cases and appreciate at rates equivalent to the market in the worst case. Simply put—local historic districts enhance property values.

Anecdotally, it has been found that when a local district has the greatest positive impact on property values four variables are usually in place: clear, written design guidelines for the affected properties; staff for the preservation commission; active educational outreach by the staff and commission to property owners, real estate brokers, architects, builders, etc.; and consistent and predictable decisions by the commission.

Since listing in the National Register provides little protection for an individual property, sources of value enhancement created by a local district do not exist. There are, however, at least four situations in which listing in the National Register does often add economic value to the listed properties:

- When the properties are commercial, rather than owner-occupied residential, the eligibility for the Federal Rehabilitation Tax Credit can add economic value to the properties. At a recent symposium funded by the National Park Service and chaired by the Urban Land Institute, some developers noted that in their communities, sellers of unrehabilitated properties were raising the price of listed buildings to reflect the tax credit opportunity potential of

*Listing can add economic value to commercial properties since National Register status is a prerequisite to using the Federal Rehabilitation Tax Credit.*



FACT: Numerous studies have shown that because National Register listing does *not* impose restrictions or protections it does not have a strong impact on property values.



MYTH: If I own a building in a National Register district, there's lots of government money available to help me fix it.



# FACT: Limited funding is available

## Tax Credit Programs



[Home](#) / [Historic Preservation Office](#) / Tax Credit Programs

Both NY SHPO and the National Park Service's Technical Preservation Services unit are operating in telework status. NY SHPO continues to review and approve **federal and state commercial rehabilitation tax credit paperwork** for submission to the NPS, but understands there could be delays in the Park Service's ability to log and process this paperwork. Our office continues to process **NYS Historic Homeowner Tax Credit applications** within 30 days of hard-copy submittal.

**Owners of historic income-producing real property, owner occupied homes, and barns may qualify for an income tax credit for rehabilitating the property.**

[Overview](#)

[Online Tools - CRIS](#)

[National Register](#)

[Survey](#)

[Preservation Assistance](#)

# Intro to Historic Tax Credits

- ❖ Tax Credit: an amount of money that can be offset against a tax liability.
- ❖ Is a tax credit different from a deduction?
  - Yes. A tax credit usually saves you more in income tax.
    - Unlike a deduction, which reduces taxable income, a credit is a dollar-for dollar reduction in the amount of taxes you owe (your tax bill).
- ❖ 4 Types of Historic Tax Credits:
  - ❖ Federal Commercial Rehab Credit → 20%
  - ❖ NYS Commercial Rehab Credit → 20% (30% for projects under \$2.5 million)
  - ❖ NYS Homeowner Rehab Credit → 20%
  - ❖ NYS Barn Rehab Credit → 20%





# Qualifying for Historic Tax Credits

## Buildings

- ❖ Listed individually on the National Register of Historic Places

OR

- ❖ Listed as a Contributing building within a National Register District

OR

- ❖ Located in a certified local district (CLG)
  - CLG districts must go through a separate process with NPS before qualifying.

## Projects

- ❖ Must be approved by State Historic Preservation Office prior to starting the project.
- ❖ In order to be approved, must meet Secretary of the Interior's Standards for Rehabilitation.
- ❖ Must meet all local ordinances and zoning regulations.



# Preservation Incentives for Commercial Properties: 20% *Federal* Rehabilitation Tax Credit

- ❖ For income-producing properties: commercial, industrial, agricultural or rental residential
- ❖ Certified historic structures
- ❖ 20% of qualified rehabilitation expenditures, taken over 5 years
- ❖ No upper limit on credit



Knox Street Apartments, Albany  
Rehabilitation of apartments in 18 townhouses

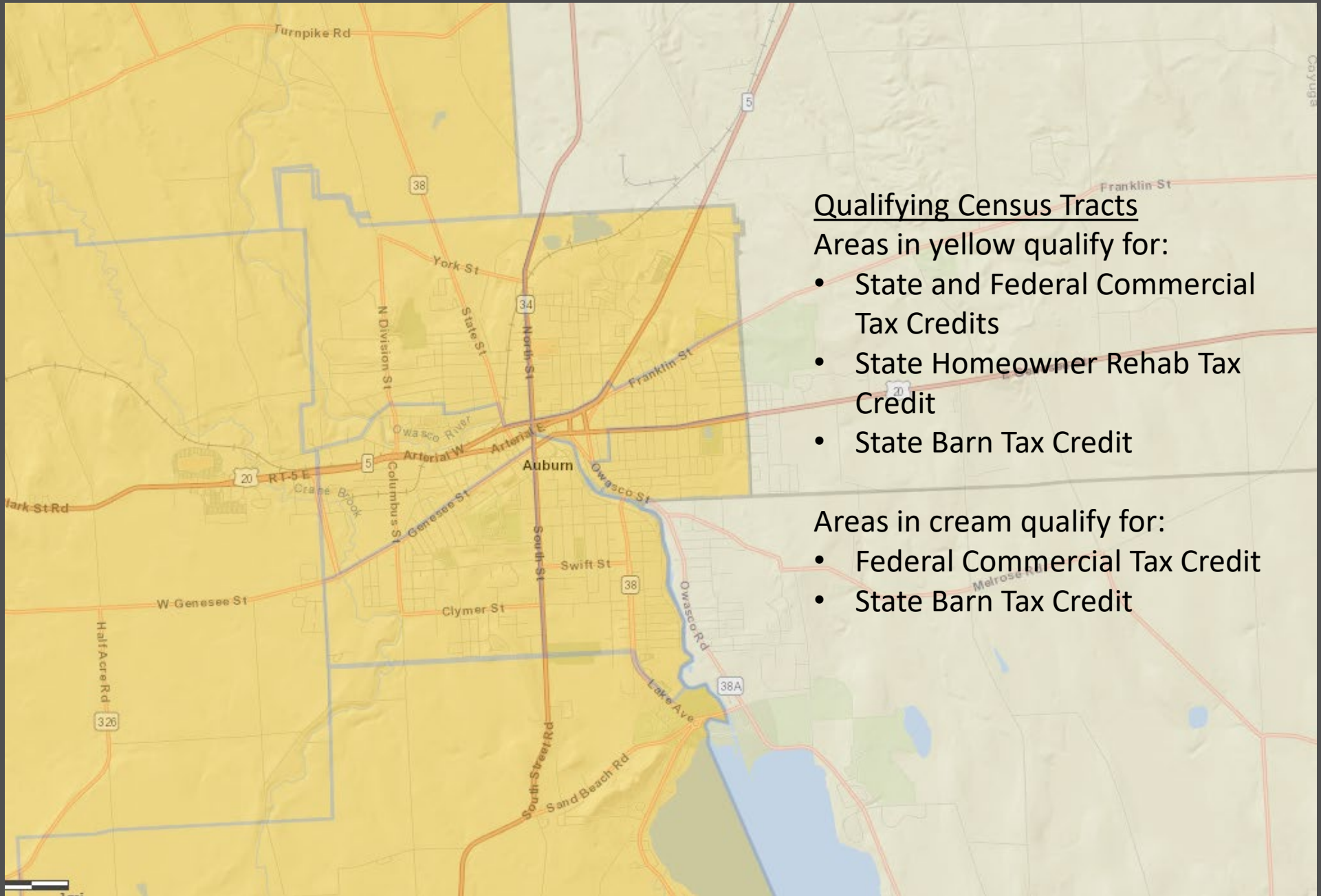


# Preservation Incentives for Commercial Properties: 20% NYS Rehabilitation Tax Credit

- ❖ For income-producing properties: commercial, industrial, agricultural or rental residential
- ❖ Certified Historic Structures
- ❖ Max credit is \$5 million
- ❖ Must be located in an eligible census tract
- ❖ 30% credit for projects under \$2.5 million
- ❖ One set of paperwork for both State and Federal credits







### Qualifying Census Tracts

Areas in yellow qualify for:

- State and Federal Commercial Tax Credits
- State Homeowner Rehab Tax Credit
- State Barn Tax Credit

Areas in cream qualify for:

- Federal Commercial Tax Credit
- State Barn Tax Credit

# Preservation Incentives for Owner Occupied Properties: 20 % NYS Historic Homeowner Tax Credit

- ❖ Private, owner-occupied residences
- ❖ Certified Historic Structure
- ❖ 20% of eligible rehabilitation expenditures up to \$50,000
- ❖ Minimum \$5,000 spent
- ❖ 5% on exterior work
- ❖ Must be located in an eligible census tract



# Preservation Incentives for Agricultural Properties: 20 % NYS Historic Homeowner Tax Credit

- ❖ Agricultural buildings constructed before 1946 *or* listed in the National Register
- ❖ 20% of eligible rehabilitation expenditures (no cap)
- ❖ Minimum \$5,000 spent
- ❖ Can be used for already completed projects if before and after photos can be provided
- ❖ Can include carriage houses





# The Secretary of the Interior's Standards for Rehabilitation

- ❖ 10 “Standards”
- ❖ Keep what you have, and repair it. If it cannot be repaired, replace it in kind
- ❖ Full list of standards available online



# How important are Historic Tax Credits?

**Financial incentives for historic preservation**

**Encourage private reinvestment for the redevelopment of historic buildings and communities**

**Vital for revitalization of cities & main streets throughout Upstate New York**

**Among the most common-sense development programs in our state**

**Drive job growth & Economic Development in Upstate New York**

**Preserving architecture unique to each community**





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