

APPROVED

MINUTES OF THE HISTORIC PRESERVATION COMMISSION MEETING OF NOVEMBER 3, 2011 THE CITY OF STARKVILLE, MISSISSIPPI

The Planning & Zoning Commission of the City of Starkville, Mississippi held its regularly scheduled meeting in the City Hall Courtroom at 101 E. Lampkin Street, Starkville, Mississippi, commencing at 5:30 PM. Present were Commissioners Michael Fazio, Maxine Hamilton, and Tom Walker. Commissioner(s) Joy Day Greene, W. Briar Jones, Cyndi Sullivan and Jason Barrett were absent. The meeting was called to order by Commission Chairman Michael Fazio. Attending the Commissioners were Pamela F. Riley Daniel, Assistant City Planner, and Recording Secretary, Bill Green.

AN ORDER APPROVING THE WRITTEN AGENDA

The Commission considered the matter of approval of the written agenda dated November 3, 2011. After discussion and upon the motion of Commissioner Michael Fazio, seconded by Commissioner Maxine Hamilton, the Commission voted unanimously to approve the written agenda as amended to exclude the review and discussion of design guidelines questions due to lack of a quorum.

AN ORDER APPROVING THE MINUTES OF THE SEPTEMBER 27, 2011 MEETING

Since there was no quorum, the Commission could not consider approval of the minutes of the September 27, 2011 meeting. They will be placed on the next meeting agenda for consideration.

CITIZEN COMMENTS

Chairman Fazio asked if any member of the public cared to address the Commission. No one came forward to speak.

PRESENTATION BY MR. TODD SANDERS REGARDING FEDERAL AND STATE TAX CREDIT PROGRAMS WITH QUESTIONS AND ANSWERS

Mr. Todd Sanders addressed the Commission concerning Federal and State Tax Credit programs. Mr. Sanders is employed by the Mississippi Department of Archives and History, Historic Preservation Division. Mr. Sanders spoke about the Federal Tax Credits Partnership of the National Park Services (NPS), Internal Revenue Service (IRS) and State Historic Preservation Offices. He started by discussing in detail the criteria for receiving the 20% and 10% Federal Tax Credits. Mr. Sanders discussed the eligibility requirements as well as how and where to apply for the Federal Tax Credit Programs. He then showed examples of some of the buildings around the state in cities that

have designated Historic Districts and Historic Buildings such as the King Edward Hotel and the Standard Life Buildings in Jackson, MS. Also shown was the “old” JCPenny’s building in Columbus, MS that was designated as noncontributing, but re-applied, was reviewed and designated as contributing.

Mr. Sanders went on to discuss the 25% State Tax Credit. He explained that eligible properties are those properties that have been individually listed on the National Register, contributes to the National Register or District and/or designated a Mississippi Landmark. He also explained the criteria of projects for eligibility of the 25% State Tax Credit. He again explained how and where interested property owners could apply for those credits. He closed by discussing the difference between the state and federal tax credit. The floor was then opened for any questions by Commissioners.

Dr. Fazio thanked Mr. Sanders for his time and providing the downtown business owners who aren’t “accustomed” or unaware of the tax credits with the information needed to make an informed decision. He then asked how much of the federal tax credits would be available to the property owner before the property is listed on the National Registry? Mr. Sanders replied that once the property is listed on the National Registry the property owner will be eligible to receive the 45% tax credit however, before the property is listed, the owner is only eligible for the 10%.

Dr. Fazio then asked when would a noncontributing building lose its 10%? Mr. Sanders explained that when the National Park Services determines that there is potential for a district to be designated and receives Part 1 of the application for eligibility.

Mr. Walker asked is there a possibility of the federal budget issues causing the criteria or percentage of tax credits to lessen? Mr. Sanders answered that was not something he had heard about and did not anticipate happening.

The questions concluded and Mr. Sanders left the work-session.

DISCUSSION OF EMERGENCY TOWER

Commissioner Fazio and Commissioner Walker then covered a side bar. Commissioner Walker wanted to know why an Emergency Tower was being erected near one of the proposed historic neighborhoods? Commissioner Walker explained that a recommendation to the Mayor and Board of Alderman disapproving of their consideration to approve the proposed site where the emergency tower is being considered. He explained that the location of the proposed tower is immediately adjacent to the Greensboro neighborhood and that land should be included with the historic district. That way the city can have more control over whether it can be there or not. Commissioner Walker went on to say that a lot of concern over the tower is being expressed by the Mayor, the Board of Aldermen and the Main Street Association. Walker again reiterated that because the proposed historic district is right at the edge of the proposed site of the emergency tower, it should not be an issue to include the tower within the Greensboro Historic District.

PLANNERS REPORT

Assistant City Planner Pamela F. Riley Daniel discussed the proposed November 22nd and December 27th meeting informing Commissioners of the December 27th meeting which falls along the Christmas holiday. Since the Commissioners could not hold a quorum to discuss the review and discussion of design guidelines questions and timeline for Mississippi Heritage Trust it was mutually decided to skip the December meeting and plan to attend the November 22nd meeting as a work session. Ms. Daniel reminded the Commissioners that the next meeting would be held on Tuesday, November 22, 2011 in the Court Room.

ADJOURNMENT

Commissioner Fazio made a motion, seconded by Commissioner Hamilton, to adjourn the meeting at 6:11 PM. The next regularly scheduled meeting will be Tuesday, November 22, 2011 at 5:30 PM in the City Hall Courtroom.

Michael Fazio, Chairman

Pamela F. Riley Daniel, Asst. City Planner