

New York City Council
 Hon. Adrienne Adams, Speaker of the Council
 Hon. Raphael Salamanca, Chair, Committee on Land Use

**Report on the Fiscal 2026 Preliminary Plan and
 the Fiscal 2025 Preliminary Mayor’s Management Report for
 the Landmarks Preservation Commission**

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Fiscal 2026 Preliminary Plan

FY25 FY26

\$880,615
since
Adopt.

\$95,000
since
Adopt.



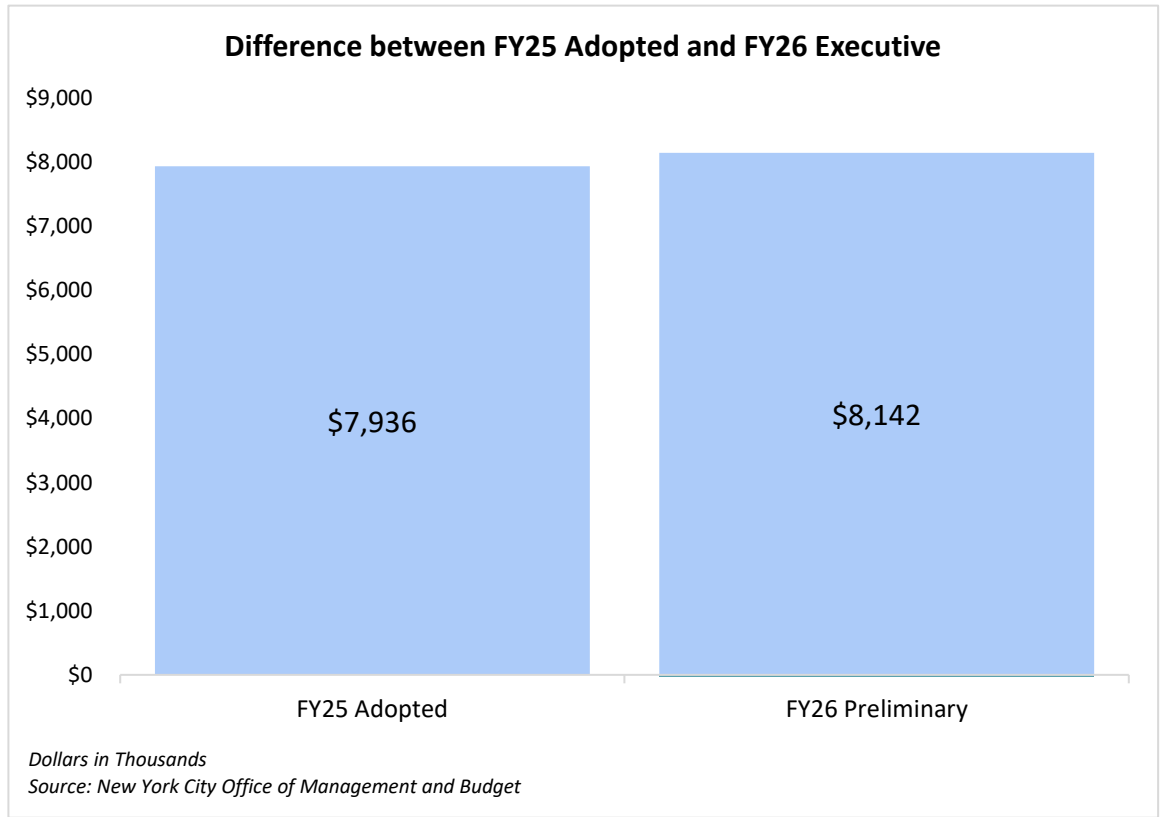
\$126,670
since
Nov.

\$95,000
since
Nov.



Landmarks Preservation Commission Budget Overview

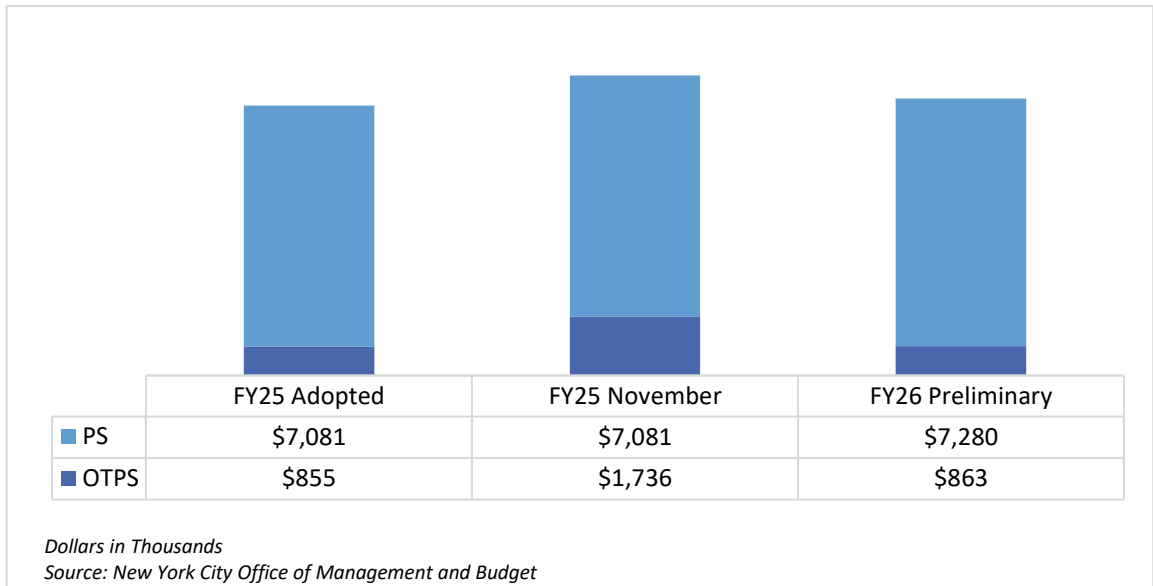
The Preliminary Financial Plan for Fiscal 2025-2029 (Preliminary Plan), includes a proposed Fiscal 2026 budget of \$8.1 million for the Landmarks Preservation Commission (LPC or the Commission). LPC’s Fiscal 2026 budget in the Preliminary Plan is \$95,000 (1.2 percent) greater than its \$8.0 million Fiscal 2026 budget in the November Financial Plan. The Fiscal 2026 Preliminary Budget is \$206,888 greater than the Fiscal 2025 Adopted Budget.



PS and OTPS:

**PS:
\$7.3 Million**

**OTPS:
\$862,807**



**Agency
Financial
Summary**

<i>Dollars in Thousands</i>	FY23	FY24	FY25	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY25	FY26	FY26 - FY25
Budget by Unit of Appropriation						
001 - Personal Services	\$6,356	\$7,066	\$7,081	\$7,081	\$7,280	\$199
002 - Other Than Personal Services	847	898	855	1,736	863	8
TOTAL	\$7,204	\$7,964	\$7,936	\$8,816	\$8,142	\$207
Funding						
City			\$7,151	\$7,151	\$7,444	\$293
State			0	74	0	0
Federal - Community Development			683	1,086	698	15
Federal - Other			101	505	0	(101)
TOTAL			\$7,936	\$8,816	\$8,142	\$207
Budgeted Headcount						
Full-Time Positions - Civilian	71	69	77	77	77	0
TOTAL	71	69	77	77	77	0

**The difference of Fiscal 2026 Preliminary Budget compared to Fiscal 2025 Adopted Budget.
Source: New York City Office of Management and Budget*

**LPC Contract
Budget:**

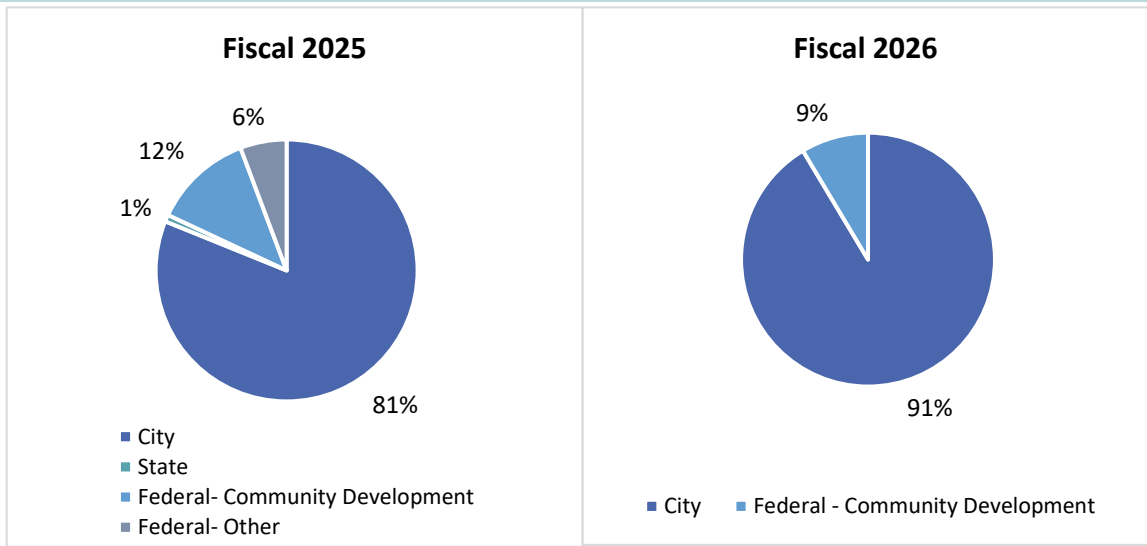
**FY26 Contract
Budget:
\$215,827**

**Number of
Contracts in
FY26: 20**

<i>Dollars in Thousands</i>				
Category	FY25 Adopted	Number of Contracts	FY26 Preliminary	Number of Contracts
Contractual Services - General	\$13	1	\$13	1
Data Processing Equipment Maintenance	6	1	6	1
Maintenance and Repairs General	115	12	115	12
Office Equipment Maintenance	5	2	5	2
Printing Contracts	9	1	9	1
Professional Services - Other	55	1	55	1
Telecommunications Maintenance	2	1	2	1
Temporary Services	11	1	11	1
TOTAL	\$216	20	\$216	20

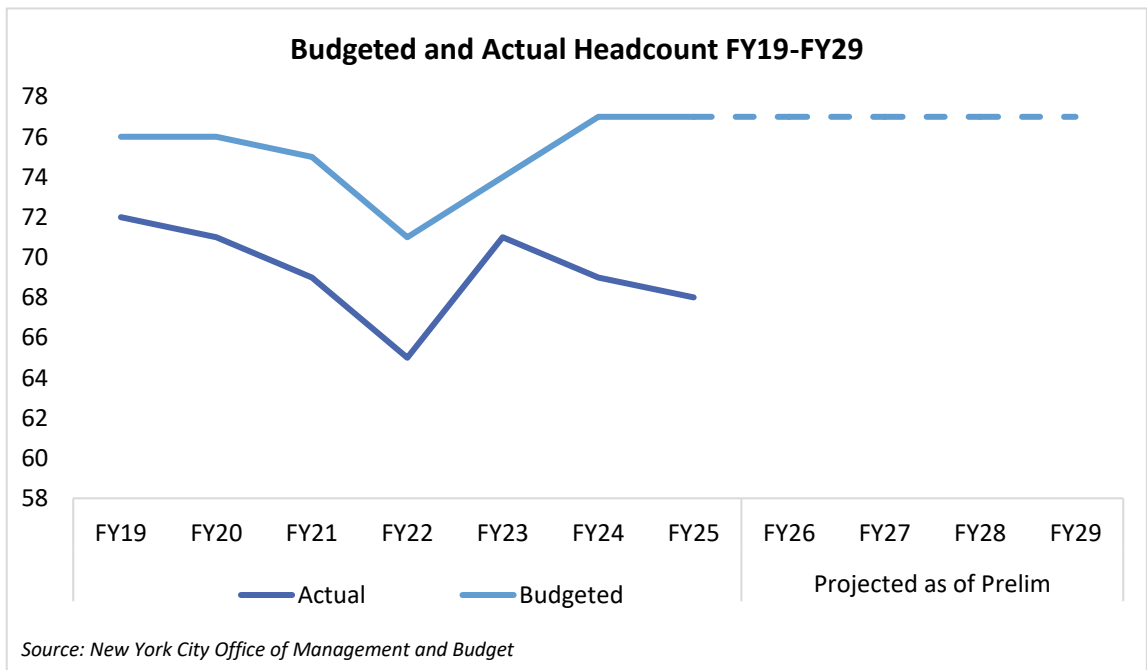
Source: New York City Office of Management and Budget

**LPC Budget
by Funding
Source**



**Budgeted
Headcount:**
**FY26 full-time
positions: 77**
**FY25 full-time
positions: 77**

**Actual
Headcount as
of January: 68**
**Vacancies as of
January: 9**



Note: Budgeted and actual headcounts are as of the end of the fiscal year, except for FY26 where budgeted headcount is as of the Preliminary Plan and actual headcount is as of January 2025.

Preliminary Plan Changes

	<u>FY25 = \$127</u>	<u>FY26 = \$95</u>	<u>FY27 = \$95</u>	<u>FY28 = \$95</u>	<u>FY29 = \$95</u>
New Needs =	\$0	\$43	\$43	\$43	\$43
Other Adjustments =	\$127	\$0	\$0	\$0	\$0
Savings =	\$0	\$0	\$0	\$0	\$0
PEG Restoration =	\$0	\$52	\$52	\$52	\$52

Dollars in Thousands

Savings in this chart are the sum of all expense savings, from all revenue sources, including but not limited to, City, State, and federal savings.

FY26 Changes in Preliminary Plan:
Total: \$95,000
New Needs: \$43,000
Other Adjustments: \$0
PEG Restorations: \$52,000

Significant Preliminary Plan Changes

New Needs

- **253 Broadway.** The Preliminary Plan includes baselined City funding of \$43,000 starting in Fiscal 2026 for costs related to Voice over Internet Protocol (VoIP), WiFi, and other office-related technology in LPC’s new offices at 253 Broadway. The newly added technology will provide computer networking and phone access for staff, as well as allowing for remote participation and livestreaming at LPC’s hearings.

Other Adjustments

- **Certified Local Government Program.** The Preliminary Plan includes \$38,000 in State Certified Local Government (CLG) program grant funding in Fiscal 2026 only. Each federal fiscal year, the State allocates ten percent of its federal historic preservation funds to CLGs as a matching grant. LPC applied for and received a grant from the State Office of Parks, Recreation, and Historic Preservation, which is financed in part with federal funds from the National Park Service, U.S. Department of the Interior. LPC will use the funds to develop a robust video library and educational resources. The funding will be used to hire a graphic designer to build the framework for in-house video production and a consultant to create content.
- **Save for America’s Treasure Grant.** In the Preliminary Plan, \$88,670 in federal funding was added in Fiscal 2025 only from the Save America’s Treasures grant program which is administered by the National Park Service in partnership with the National Endowment for the Arts, the National Endowment for the Humanities, and the Institute of Museum and Library Services. LPC was awarded the grant to fund a two-year project that will make the City’s archaeological collections more accessible to the public. The grant will be used for processing and scanning 20,595 documents

and photographing 8,400 artifacts from two significant City-owned archaeological collections. Additionally, the project will create at least two digital exhibits highlighting ground-breaking archaeological works.

PEG Restoration

- **Administrative Costs.** The Preliminary Plan includes a baseline City funds restoration of \$52,000 starting in Fiscal 2026. This funding will be used for other than personal services expenditures, including maintenance and support costs for the online permitting software, file storage, and other non-capitally eligible software costs.

Preliminary Mayor's Management Report

The Preliminary Mayor's Management Report (PMMR) for Fiscal 2025 reports on one service area and four goals. Noteworthy metrics that were reported are detailed below.

- **Landmark Designations.** During the first four months of Fiscal 2025, the Commission designated one individual landmark. Landmark designations have declined recently when compared to those made in preceding Administrations. There was an average of 70 landmarks per year under Mayor Wagner, 48 under Mayor Lindsey, 34 under Mayor Beame, 35 under Mayor Koch, 26 under Mayor Dinkins, 25 under Mayor Giuliani, 26 under Mayor Bloomberg, 16 under Mayor DeBlasio, and but only 10 per year for the Adams Administration.¹ Additionally, a significant percentage of sites that the Commission has chosen to designate in the last few years are either already landmarked, City-owned buildings (which means the City can already preserve the site on its own), City-owned parks (which are protected from loss), cemeteries (which are legally difficult to remove), and interior landmarks over which the Commission has limited regulatory oversight powers due to the court ruling in *Matter of Save America's Clocks, Inc. v City of New York (2019)*.² These sites comprised a total of 62.5 percent of landmark designations in calendar year 2024, 36.3 percent in 2023, and 83 percent in 2022.¹ This data shows that the Commission in recent years has focused their efforts on designations for sites that seemingly face no immediate or foreseeable threat or where the landmark designation would have limited oversight.
- **Complaints and Investigations.** During the first four months of Fiscal 2025 the Commission's enforcement department received 298 complaints and investigated 288 complaints concerning 205 properties, compared to the first four months of 2024 when the commission received 172 complaints and investigated 372 complaints concerning 313 properties. This is a 73.3 percent increase in complaints and a 22.6 percent decrease in investigations. It is extremely concerning that the overall number of complaints are rising and investigations by the agency are decreasing. It casts doubt as to whether the agency can perform basic enforcement functions in order to meet their stated goal on landmark regulations compliance. It also calls into question whether LPC has enough personnel to investigate and adequately address the volume of complaints received.

¹ Source NYC Open Data

² Source: *Matter of Save America's Clocks, 2019, Justia U.S. Law*

Budget Issues and Concerns	<ul style="list-style-type: none">• Office Conversions. In August 2023, the City launched an Office Conversion Accelerator to expedite complex office-to-housing conversion projects in potentially 136.0 million square feet of available office space in the City. The Accelerator is a single point of contact within City government to help ensure office conversion projects can be completed in a code-compliant and timely manner. This includes analysis of project feasibility, securing necessary permits, and other functions. LPC, along with sister agencies, such as the Department of City Planning, the Department of Buildings, and the Mayor’s office, support the Accelerator. LPC should share additional details about its work in the Accelerator and its ideas for how to move the City more quickly towards its goal of converting available office space into housing. This project is extremely important as the City has experienced a record influx of asylum seekers into the shelter system, inflationary livability costs, and non-asylum shelter census continues to climb, due at least in part to high housing costs
Federal and State Budget Risks	<p>On January 27, 2025, the Trump administration issued a directive to pause federal loan and grant spending. This directive was quickly rescinded two days later, but an executive order issued by the President to review funding remains in effect. The outcome of the executive order is currently uncertain. The Preliminary Plan includes \$1.6 million in federal funding for LPC in Fiscal 2025 and \$698,287 in Fiscal 2026. If the City is unable to collect this federal funding, LPC’s budget could have a shortfall that would need to be resolved in a future financial plan.</p>

**Budget
Actions in
the
November
and
Preliminary
Plans**

<i>Dollars in Thousands</i>	FY25			FY26		
	City	Non-City	Total	City	Non-City	Total
LPC Budget as of the Adopted FY25 Plan	\$7,152	\$784	\$7,936	\$7,349	\$698	\$8,047
Changes Introduced in the November 2024 Plan						
Other Adjustments						
FEMA Rollover from FY24	\$0	\$315	\$315	\$0	\$0	\$0
Rev Increase for CDBG HABS Rec	0	50	50	0	0	0
To rollover FY24 CD Budget	0	353	353	0	0	0
To Rollover FY24 CLG to FY25	0	36	36	0	0	0
Subtotal, Other Adjustments	\$0	\$754	\$754	\$0	\$0	\$0
TOTAL, All Changes in November 2024 Plan	\$0	\$754	\$754	\$0	\$0	\$0
LPC Budget as of the November 2024	\$7,152	\$1,537	\$8,689	\$7,349	\$698	\$8,047
Changes Introduced in the Fiscal 2026 Preliminary Plan						
New Needs						
253 Broadway Office Costs	\$0	\$0	\$0	\$43	\$0	\$43
Subtotal, New Needs	\$0	\$0	\$0	\$43	\$0	\$43
Other Adjustments						
Certified Local Government Grant	\$0	\$38	\$38	\$0	\$0	\$0
Save America's Treasure Grant	0	89	89	0	0	0
Subtotal, Other Adjustments	\$0	\$127	\$127	\$0	\$0	\$0
PEG Restoration						
OTPS PEG Restoration	\$0	\$0	\$0	\$52	\$0	\$52
Subtotal, Savings	\$0	\$0	\$0	\$52	\$0	\$52
TOTAL, All Changes in the FY26 Preliminary Plan	\$0	\$127	\$127	\$95	\$0	\$95
LPC Budget as of the FY26 Preliminary Plan	\$7,152	\$1,664	\$8,816	\$7,444	\$698	\$8,142

Source: New York City Office of Management and Budget

**Budget by
Units of
Appropriation**

001 - Personal Services and 002 - Other Than Personal Services						
<i>Dollars in Thousands</i>						
	FY23	FY24	FY25	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY25	FY26	FY26-FY25
Spending						
001 - Personal Services						
Full-Time Salaried - Civilian	\$5,666	\$6,467	\$6,612	\$6,612	\$6,804	\$192
Unsalaries	281	325	309	309	317	7
Additional Gross Pay	237	176	152	152	152	0
Additional Gross Pay - Labor Reserve	148	78	0	0	0	0
Overtime - Civilian	24	21	7	7	7	0
Subtotal	\$6,356	\$7,066	\$7,081	\$7,081	\$7,280	\$199
002 - Other Than Personal Services						
Contractual Services	\$171	\$132	\$161	\$396	\$161	\$0
Contractual Services - Professional Services	87	201	55	584	55	0
Supplies & Materials	104	125	109	91	199	90
Fixed & Misc. Charges	0	0	0	0	0	0
Property & Equipment	26	27	30	52	30	0
Other Services & Charges	459	413	501	613	418	(82)
Subtotal	\$847	\$898	\$855	\$1,736	\$863	\$8
TOTAL	\$7,204	\$7,964	\$7,936	\$8,816	\$8,142	\$207
Funding						
City			\$7,151	\$7,151	\$7,444	\$293
State			0	74	0	0
Federal - Community Development			683	1,086	698	15
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TOTAL	\$7,204	\$7,964	\$7,936	\$8,816	\$8,142	\$207
Budgeted Headcount						
Full-Time Positions - Civilian	71	69	77	77	77	0
TOTAL	71	69	77	77	77	0

**The difference of Fiscal 2026 Preliminary Budget compared to Fiscal 2025 Adopted Budget.*

Source: New York City Office of Management and Budget

Miscellaneous Revenue

- The Preliminary Plan includes \$7.1 million of LCP miscellaneous revenue in Fiscal 2026, which is unchanged from the Fiscal 2025 budget at Adoption.

Dollars in Thousands

Revenue Sources	FY23	FY24	FY25	Preliminary Plan		*Difference
	Actual	Actual	Adopted	FY25	FY26	FY26-FY25
Landmark Permits	\$7,601	\$8,512	\$7,120	\$7,120	\$7,120	\$0
Landmark Settlements and Other	\$0	\$0	\$9	\$9	\$9	\$0
TOTAL	\$7,601	\$8,512	\$7,129	\$7,129	\$7,129	\$0

**The difference of Fiscal 2026 Preliminary Budget compared to Fiscal 2025 Adopted Budget.*

Source: New York City Office of Management and Budget