

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, September 8, 2010 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to order– Chair Darin Derosier
2. Approval of Minutes
3. Voucher Approval
4. Old or General Business
5. New Matters before the Deadwood Historic District Commission
 - a. Case# 10044 – Cadillac Jacks – Addition – BY Development
 - b. Case# 10047 – 653 Main Street – Re-roofing – Dan Mueller
6. New Matters before the Deadwood Historic Preservation Commission
 - a. Case# 10045 – 116 Charles Street – New Construction – Glenn Gross
 - b. Case# 10046 – 66 Lincoln Avenue – Garage Addition – Stephen Laffey
 - c. Case# 10048 – 296 Williams Street – Exterior Alteration – Randy Addington
 - d. Case# 10049 – 358 Williams Street – Retaining Wall – Shawn Kunkel
 - e. Case# 10050 – 65 Lincoln Avenue – Window – Keith & Carol Umenthum
7. Revolving Loan Fund/Retaining Wall Program Update.
 - a. Retaining Wall Applications
 - b. Revolving loan Program/Disbursements
 - i. Policy Change – Revolving Loan Fund/Commercial Properties - NeighborWorks
 - c. Retaining Wall Program/Disbursements
8. Items from Citizens not on agenda (*Items will be considered but no action will be taken at this time.*)
9. Committee Actions and Reports (*Items will be considered but no action will be taken at this time.*)
10. Staff Report (*Items will be considered but no action will be taken at this time.*)
11. Other business
12. Adjournment

CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION

Wednesday, September 8, 2010

Present Historic Preservation Commission: Darin Derosier, Ronda Feterl, Mary Ann Oberlander, Steve Olson, Matt Pike and Willie Steinlicht. Historic Preservation Officer Kevin Kuchenbecker was also present.

Absent Historic Preservation Commission: Mike Olsen.

Present Deadwood City Commission: Mayor Francis Toscana and Commissioners Georgeann Silvernail and Lenny Schroeder.

All motions passed unanimously unless otherwise stated.

A quorum being present, Chairman Darin Derosier called the Deadwood Historic Preservation Commission meeting to order on Wednesday, September 8, 2010 at 5:00 p.m. in Deadwood City Hall located at 108 Sherman Street, Deadwood, SD.

Approval of Minutes

It was moved by Mr. S. Olson and seconded by Mr. Steinlicht to approve the minutes of August 25, 2010. Aye – All. Motion carried.

Voucher Approval

Operating Account:

It was moved by Mr. Steinlicht and seconded by Mr. Pike to approve the HP Operating Account in the amount of \$63,929.77. Aye - All. Motion carried.

Bonded Account:

None.

OLD OR GENERAL BUSINESS

None.

NEW MATTERS BEFORE THE DEADWOOD HISTORIC DISTRICT COMMISSION

Case #10044 – Cadillac Jacks – Addition – BY Development

Mr. Kuchenbecker thanked the owners of BY Development and their architect, Lund & Associates, for working with the Historic Preservation Office over the past 30 to 45 days to come up with a design. He said that in going through the guidelines and ordinances that need to be followed by the Historic Preservation Commission, he has determined that the proposed new construction encroaches upon the Ferris house, the Auer house, the Auer garage and the Sinclair Station because of the domination of size,

scale and massing. The relationship between the height and width of the undertaking is not similar in proportion to the existing adjacent historic structures, which in turn encroaches upon the setting. Mr. Kuchenbecker went on to say that his determination is that it DOES NOT damage or destroy a historic resource, it just encroaches upon it. He said that over the past several weeks he has been working with the applicants and believes they have made a tremendous effort to minimize the encroachment by reducing the number of rooms; and therefore, reducing the footprint of the new addition by nearly 30 percent from the previously presented designs that were denied. He added that the design alternative is more compatible and complimentary to the characteristics of the adjacent historic structures, which lessens the impact of the project.

Mr. Kuchenbecker stated that at the last meeting Commissioner Steve Olson indicated his concern over the parking lot which is adjacent to the Ferris house. He wanted to clarify that there are windows on the side of the Ferris house, but he said he spoke with BY Development and Lund & Associates and they are willing to landscape and screen the parking lot to further lessen the encroachment on the adjacent historic structure.

Mr. Kuchenbecker noted the determination letter from the South Dakota State Historical Society, and pointed out that they also agree that the project does encroach upon, but also referenced the district. He said under 119A of the South Dakota Codified Laws, the historic property is defined as a district; however, the Historic Preservation Commission's definition of historic property, under the Supreme Court ruling on July 7, 2010 needs to be defined only as historic properties that contribute and are listed in the National Register of Historic Places and the State Register of Historic Places. Therefore, the HP Commission should not consider the encroachment or whether it damages or destroys the district and should only look at the resources. Mr. Kuchenbecker reiterated that the proposed design is a tremendous improvement over the previous designs, as it lessens the overall length and creates additional space between the proposed new construction and the existing contributing resources.

The owners of BY Development and Cam Lund from Lund & Associates were present. Mr. Lund said nothing has changed from his previous presentation, but would answer any questions the Commission might have. Mr. Lund said the majority of the bricks that will be used are the same that are on the existing Cadillac Jack's building. He said the windows on the existing Cadillac Jack's building are a three-pane, triple-sliding window made of aluminum, but they are looking at installing fiberglass windows on the addition that will look similar, but will be more energy efficient.

Mr. S. Olson expressed concern over the glass around the swimming pool causing a glare to drivers. Mr. Lund said there are applications that can be made to the glass to remove the glare, adding that they are not at that point in the project, but they will take it into consideration.

Ms. Feterl asked what you would actually see when coming in to town from Spearfish and Sturgis, as the current building sits back. She was wondering if you would see more of the swim pool structure. Mr. Lund said he did not think it would come into view until you come down the hill and around the corner. Ms. Oberlander asked if a setback had been considered so the building is not so long and straight. Mr. Lund said from an operational standpoint of a hotel it is very difficult to get away from the single corridor, but they have made adjustments.

Mr. Derosier spoke on behalf of the Commission and thanked them for working with the Commission and staff to come up with a design that looks very nice. ***It was moved by Mr. Steinlicht and seconded by Mr. Pike that based upon all the evidence presented, the finding is that this project DOES encroach upon, damage or destroy historic property included in the National Register of Historic Places or the State Register of Historic Places. Aye – All. Motion carried.***

It was moved by Mr. Steinlicht and seconded by Mr. Pike that based upon the guidance in the U.S. Department of the Interior Standards for historic preservation projects in 36 C.F.R. 67, the finding is that the project is ADVERSE to Deadwood, but the applicants have explored ALL REASONABLE AND PRUDENT ALTERNATIVES and APPROVES the project as presented. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit A and incorporated herein by this reference.)

Case #10047 – 653 Main Street – Re-roofing – Dan Mueller

Mr. Kuchenbecker explained that the applicant is requesting permission to re-roof the lower roof area with the same material. The proposed work and changes DOES NOT encroach upon damage or destroy a historic resource nor does it have an adverse affect on the historic character of the buildings. ***It was moved by Mr. S. Olson and seconded by Mr. Steinlicht that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants a Certificate of Appropriateness to Dan Mueller at 653 Main Street as presented in Case #10047. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit B and incorporated herein by this reference.)

NEW MATTERS BEFORE THE DEADWOOD HISTORIC PRESERVATION COMMISSION

Case #10045 – 116 Charles Street – New Construction – Glenn Gross

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for 116 Charles Street located in the Cleveland Planning Unit in the City of Deadwood, which was constructed circa 1935. The applicant is requesting permission to demolish the garage located at 116 Charles Street and construct a new garage in the same location. He said that both the house and garage at this location are listed as contributing structures. Originally, the applicant came forward with a Quonset-style garage, and had actually ordered the building. Mr. Kuchenbecker said he wrote a letter to the building company to let them know it did not meet the guidelines of the City of Deadwood so Mr. Gross could get his money refunded. Mr. Gross has now come forward with plans for a wood-frame building; however, the footprint is different than the original footprint. If the old garage is demolished it would destroy historic property and would have an adverse affect on the character of the building. Mr. Kuchenbecker also noted that he told the applicant that he is in the floodway and he would have to work with the City Planner and get plans from a registered architectural engineer; however, he would not expect the applicant to do that until he knew what the Commission's action will be. Mr. Kuchenbecker noted that just down the street the Oberlander's rehabilitated their existing garage due to the issue of the floodplain.

Mr. S. Olson asked if anyone has looked at the condition of the garage, to which Mr. Kuchenbecker said both Keith Umenthum and himself have inspected the garage. He said it does have deterioration on the lower level, but feels it is in similar condition to what the Oberlander garage was before it was rehabilitated. He said the Oberlander garage was lifted; a new concrete foundation was poured and they rebuilt the existing walls. It was then re-sided with the appropriate siding. After much discussion, Mr.

Pike said he did not have enough information to make a determination of retiring the existing structure, let alone approving the proposed garage. Ms. Oberlander explained that one of the reasons they chose rehabilitation on their garage was because by keeping it the same size and footprint they did not have to deal with the floodplain issues as it already existed in the floodplain. It was their understanding that if any of that was changed they would have also had to go through the engineering process, which would have been a very difficult process. Ms. Feterl reiterated there was not enough information to approve the retiring of the existing building.

Mr. Kuchenbecker wanted to stress that he signs off on the building permits along with the building inspector, and in doing that he has a responsibility to make sure all ordinances are followed. Therefore, he would be uncomfortable signing off on this project without an engineering report. Mr. Kuchenbecker's recommendation was to deny the application and have them work with the City Planner on a more suitable plan. Mr. Pike said again, that the first issue is to determine if the building should even be retired and they need more information to make that determination. ***It was moved by Mr. S. Olson and seconded by Mr. Pike to table Case #10045 until further information is received on the project. Aye – All. Motion carried.*** (The staff report is attached hereto on Exhibit C and incorporated herein by this reference.)

Case #10046 – 66 Lincoln Avenue – Garage Addition – Stephen Laffey

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 66 Lincoln Avenue located in the Ingleside Planning Unit in the City of Deadwood, which was constructed circa 1900. The project request is actually for the garage at this location, which is not a contributing structure. Previously, on July 14th, 2010 the applicant received approval to construct an addition to the rear of the garage and is now requesting to construct the proposed addition back an additional 10' further than originally requested and 4' higher with all other aspects of the construction to remain the same. He explained that his staff report states that it may encroach upon the house at 66 Lincoln Avenue, but it does not damage or destroy the historic resource, nor have an adverse affect. ***It was moved by Mr. Pike and seconded by Mr. S. Olson that based upon all the evidence presented, the finding is that this project DOES encroach upon, damage or destroy a historic property included in the National Register of Historic Places or the State Register of Historic Places. Aye – All. Motion carried.***

It was moved by Mr. Pike and seconded by Mr. S. Olson that based upon the guidance in the U.S. Department of the Interior Standards for Historic Preservation Projects in 36 C.F.R. 67, the finding is that this project is NOT ADVERSE to Deadwood; and therefore, approves the project as presented. Aye – All. Motion carried. (The staff report is attached hereto on Exhibit D and incorporated herein by this reference.)

It was further moved by Mr. Pike and seconded by Mr. S. Olson to rescind the action taken on July 14, 2010 for Case #10033 for the same applicant at 66 Lincoln Avenue. Aye – All. Motion carried.

Case #10048 – 296 Williams Street – Exterior Alteration – Randy Addington

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 296 Williams Street, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, which was constructed circa 1935. The applicant is requesting to add a 3' x 24' walkway from the front of the house to the deck in the back. It would be the same height as the existing deck. There will be no stairs and pre-treated framing and redwood decking and rail system will be used. This is an easily reversible

alteration, and as proposed the work and changes DOES NOT encroach upon, damage or destroy a historic resource. *It was moved by Mr. Steinlicht and seconded by Mr. S. Olson that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit E and incorporated herein by this reference.)

Case #10049 – 358 Williams Street – Retaining Wall – Shawn Kunkel

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 358 Williams Street, a contributing structure located in the Forest Hill Planning Unit in the City of Deadwood, which was constructed circa 1892. The applicant is requesting permission to replace 19 LF of the deteriorating retaining wall. The wall ranges from 6’ to 7’ and will be replaced with a new concrete masonry unit with a stone veneer facing. Mr. Kuchenbecker noted that this will not be part of the Retaining Wall Program. The proposed work and changes DOES NOT encroach upon, damage or destroy a historic resource nor have an adverse affect on the character of the building. *It was moved by Mr. S. Olson and seconded by Mr. Steinlicht that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property included in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval to Shawn Kunkel at 358 Williams Street as presented in Case #10049. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit F and incorporated herein by this reference.)

Case #10050 – 65 Lincoln Avenue – Window – Keith & Carol Umenthum

Mr. Kuchenbecker explained that the applicant is requesting Project Approval for work at 65 Lincoln Avenue, a non-contributing structure located in the Ingleside Planning Unit in the City of Deadwood, which was constructed in 2003. The applicant is requesting permission to install an egress window in the basement at the rear of the resource. *It was moved by Mr. Pike and seconded by Mr. S. Olson, that based upon all the evidence presented, the finding is that this project DOES NOT encroach upon, damage or destroy any historic property listed in the National Register of Historic Places or the State Register of Historic Places; and therefore, grants Project Approval to Keith & Carol Umenthum at 65 Lincoln Avenue as presented in Case #10050. Aye – All. Motion carried.* (The staff report is attached hereto on Exhibit G and incorporated herein by this reference.)

REVOLVING LOAN FUND/RETAINING WALL PROGRAM UPDATE:

Retaining Wall Applications

None.

Revolving Loan Program/Disbursements

It was moved by Mr. Pike and seconded by Mr. S. Olson, to table Agenda Item 7. b. i.; Policy Change. Aye – All. Motion carried.

Dustin & Laura Floyd – 21 Lincoln Avenue

Ms. McCracken explained that Dustin and Laura ran into a lot of problems behind the walls that could not be seen going into the project, so they have incurred \$26,287.46 in additional rehabilitation costs. They also moved part of the siding program forward, as they were not going to do the siding until next year, but

once they started the project it made more sense to do it this year so they are asking for siding program money in the amount of \$4,045.86. These are additional funds above and beyond the \$49,000.00 that was already approved, bringing the total of all programs to \$79,333.32. Ms. McCracken added that the Floyd's are very strong borrowers with their first mortgage at First Interstate Bank in the amount of \$131,000. She said the loan-to-value is 135% based on purchase price; however, the assessed value of the property is \$253,540., noting that if you look at the assessed loan-to-value it would be 81%. She also added that they have \$20,000 of their own money invested in this project as well.

Mr. S. Olson asked for explanation where it states that \$36,000 of the \$49,000 could potentially be paid back. Ms. McCracken explained the current loan programs and what could be paid back:

1. \$17,000 Life Safety Program will be paid back
2. \$10,000 Vacant Home is at 10 years, 0%, no payments and the Commission has the option to modify, amend or forgive at the end of 10 years, which could turn into a grant.
3. The \$3,000 Window Program will be forgiven in three years.
4. The \$19,000 is a loan at 5%.

It was moved by Mr. Pike and seconded by Mr. Steinlicht to approve the loan amount of \$26,287.46 at 5% to Dustin & Laura Floyd at 21 Lincoln Avenue. Aye – All. Motion carried.

It was moved by Mr. Pike and seconded by Mr. Steinlicht to approve the loan amount of \$4,045.86 for the Siding Program to Dustin & Laura Floyd at 21 Lincoln Avenue. Aye – All. Motion carried.

Michael & Susan Guilbert – 14 Harrison Street

Ms. McCracken explained that the Guilbert's are asking for a \$10,000, Special Needs Elderly loan at 0%, 10 years, no payments required. This is for electrical work to be done on the home. ***It was moved by Ms. Feterl and seconded by Mr. Pike to approve an amount not to exceed \$10,000.00 as presented. Aye – All. Motion carried.***

Pineview Group, LLC – 19 to 25-1/2 Lee Street

Ms. McCracken explained that the applicants are in the process of putting all of their money together to do the entire project. She said their initial request was for \$4,000,000 for rehabilitation, which could not be honored. They are seeking funds to put all the money on the table, but they are very anxious to move forward with the first phase, which is stabilization of the building. She said they are eligible for \$250,000 at 0%, adding that all of the work to stabilize the building is considered to be Life Safety; in fact, they will pay more than the \$250,000 in Life Safety issues. She said she is proposing to lend the \$250,000 at 0% to stabilize the building, knowing that when they put the remainder of money on the table, Deadwood will most likely be asked to subordinate and will probably end up in second position. Ms. McCracken said once the owners get all their money on the table, she invited them to come back and ask for GAP financing to fill any gaps that need to be filled, above and beyond the \$250,000.

Ms. McCracken said that the company owners are Jeff and Chris Lamont and Whitewood, LP. She said they are very strong borrowers and have a lot of experience with hotels, noting that Jeff owns 20 motels throughout South Dakota, North Dakota, Minnesota and Colorado. They have a lot experience in building, rehabilitating and operating motels. The projections that they are using for repayment for this loan are based off of two existing motels that they own in town. She said that using those projections, there are sufficient funds to repay the loan. She said they are projecting \$4,000,000 in loan funds from

different sources and the project will support that. She said they are also utilizing all other tools such as the real estate tax moratorium and the historic tax credits. They have submitted the application to the State for the tax credits. The first phase of that process is to determine whether this is a historic building.

Mr. S. Olson said that over the last several years they have been trying to have the building stabilized and have repeatedly asked for stabilization plans, but up to this point nothing has been received and now they are asking for money to do the stabilization. Mr. Kuchenbecker interjected and said he does have complete structural plans stamped by an engineer, which were submitted three to four weeks ago. He said they have not received the complete architectural plans, but the HP Commission has approved the rehabilitation of the structure, along with the three-story addition to the south of the building, noting it has gone through the HP Commission for approval and the Commission said it either needed to be fixed up or it would become Demolition by Neglect. Mr. Kuchenbecker said they came forward with a plan that was approved and they have been working on the stabilization and the funding package. He added that there is no question that it has taken a long time, but said he has been speaking with them on and off for over two years. He also said the structural engineering plans have been reviewed by Keith Umentum, but no building permit has been issued.

Mr. S. Olson said maybe he was mistaken, but the approval on the addition was contingent upon approval of the stabilization plan. Mr. Kuchenbecker said he would have to go back and review the minutes, but said that right now they are just trying to finalize their financing. Mr. Pike asked how long ago they were approved and Mr. Kuchenbecker said he would check into that, adding that they may have to renew their approval. Mr. Kuchenbecker added that there are stamped, structural engineering plans, which is the first part of the stabilization. He said they must stabilize the roof, the basement, etc., but at the same time they are doing it in a fashion that they can come back in and rehabilitate the building for use. He said you could spend a lot of money stabilizing it and then have to remove the stabilization to rehabilitate it, and they have been trying to avoid that.

Ms. Feterl asked Ms. McCracken if she was thinking about loaning the money to stabilize the building before the other funding is available, to which Mr. Kuchenbecker said this is the rehabilitation package and this is only one component of their funding package. Mr. Pike said the Loan Committee did a good job with this application based upon approval of the numbers in first position. However, his problem is that the HP Commission might have to accept that they will be subordinated to second position. He feels that should be something left up to the Commission in the future. Mayor Toscana added that it would have to be accepted and cannot just be pushed to happen. ***It was moved by Mr. Pike and seconded by Ms. Feterl to approve a loan to the Pineview Group, LLC, at 19- 25½ Lee Street in the amount of \$250,000 for building stabilization for five years at zero percent interest with an unsubordinated first lien security interest on all buildings. This loan is pre-payable at borrower's option at any time.*** Mr. Pike asked for the motion to be in that specific language for a couple of reasons; that it formally states within the minutes that it binds them to come before the Commission, and so it is a very clear public statement, that they must come before the Commission and make that request before it gets subordinated. He said the second reason is that it covers all the buildings and it allows them, if they choose, to simply say we do not want to subordinate the 0% interest loan at \$1,041.67 per month and want to keep making payments; however, if that hangs up the rest of our financing we will just pay it all off. Ms. McCracken asked if what Mr. Pike was saying, is if the owners come in and they have all their money, all the plans are approved and they are ready to move forward and ask to subordinate, at that time the Commission will make the decision if they want to subordinate or not. Mr. Pike said it was also covered in the motion for

the owners to say, we are going to take \$250,000 and we have already stabilized the property and have used the money, but rather than ask the Commission to subordinate it they could pay it all off.

Mr. Derosier said they have talked about this in Loan Committee, noting that no one wants to subordinate and they are tired of subordinating, but the likelihood is that when you are talking about \$3 and \$4 million dollar projects to do these buildings, of always being in first position is probably not going to happen in order to get projects moving. Mr. Pike said that was correct, but the motion does not prohibit a subordination at a later date, it just clearly states within the minutes that at this point it is an unsubordinated, first position security lien on all the buildings. Mr. S. Olson asked if this loan is approved and before the funds can be released, if they would have to have a Project Approval or a Certificate of Appropriateness because there is still a question whether or not the prior approval is still valid. Mr. Kuchenbecker said he would check into it to see if they need to renew their original approval. *Aye – All. Motion carried.* Ms. Feterl asked Ms. McCracken that the minutes be put in the file for reference.

Retaining Wall Program/Disbursements

It was moved by Mr. Pike and seconded by Mr. Steinlicht to approve the cash disbursements from the HP Revolving Loan Fund in the amount of \$14, 314.73. Aye – All. Motion carried.

Financial and Delinquency Report

Ms. McCracken reviewed the delinquency report. She said Blake Haverberg's payment has been mailed and said he would also be coming in to restructure his loan. She said Hickok's attorney is working on the sale of the donation of the façade easement, they are working with Preserve South Dakota and are working on a syndication. She said she also had a couple of satisfactions of loans for Roz Purchase.

Mr. S. Olson asked Ms. McCracken what the status was for the house on Lincoln through the Paint the House Program. He said the one side of the house has not been painted. Ms. McCracken said that is a very difficult wall and they have been having conversations with Mark Speirs, Black Hills Power & Light to get a lift, and Job Corp for scaffolding. She said it is not off the table, but it is a very difficult wall and they are still working at completing it. Mr. S. Olson said that within 90 days something should have been resolved.

ITEMS FROM CITIZENS NOT ON AGENDA *(Items will be considered, but no action will be taken at this time.)*

None.

Committee Actions and Reports

Grants, Recognition & Advocacy: Commission representatives: Ronda Feterl, Willie Steinlicht and Mary Ann Oberlander.
No report.

Archaeology, Archives & Acquisitions: Commission representatives: Mike Olsen, Willie Steinlicht and Steve Olson.
No report.

Budget: Commission representatives: Ronda Feterl, Darin Derosier Matt Pike.

No report.

Cemetery/GIS: Commission representatives: Steve Olson, Mary Ann Oberlander and Mike Olsen.
Mr. S. Olson reported that at the Cemetery Committee meeting they discussed the ownership and disposition of some of the Methodist Church items that are currently at Mt. Moriah. They also discussed repair work that needs to be done at Mt. Moriah, as well as signage that needs to be repainted. He said they also received information on the area where Seth Bullock is buried and found that it does in fact belong to the City of Deadwood and has since 1930.

Demolition by Neglect: Commission representatives: Mike Olsen, Steve Olson and Matt Pike.
No report.

Loans: Commission representatives: Ronda Feterl, Willie Steinlicht and Darin Derosier.
No report.

Policies & Procedures: Commission representatives: Entire HPC.
No report.

Adams Museum: Commissioner Mary Ann Oberlander.
No report.

Chamber of Commerce: Commissioners Darin Derosier and Willie Steinlicht.
No report.

Days of '76: Commissioner Mike Olsen.
No report.

Neighborhood Housing Services: Commissioner Willie Steinlicht.
No report.

Planning and Zoning: Commissioner Mike Olsen.
No report.

Historic Preservation Staff: Kevin Kuchenbecker, HP Officer; Michael Runge, Archivist; Deanna Berglund, Administrative Assistant; Virginia Peterson, Administrative Assistant.

Mr. Kuchenbecker reported on the following:

They will be traveling to Pierre on Friday to present the budget for 2011.

OTHER BUSINESS

None.

ADJOURNMENT:

Hearing no further business to come before the Commission at this time and no objections from the Commission or the audience, Chairman Derosier adjourned the meeting at 6:15 pm.

ATTEST:

Darin Derosier
Chairman, Historic Preservation Commission
Ronda Morrison, Recording Secretary