

## **DEADWOOD HISTORIC PRESERVATION COMMISSION**

**Wednesday, December 11, 2019 ~ 5:00 p.m.**

City Hall, 108 Sherman Street, Deadwood, South Dakota

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1. Call meeting to Order
2. Approval of November 26, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Lanny Shepherd – 16 Park Street -- Retaining Wall
  - c. Revolving Loan Program Voucher Approval
  - d. Revolving Loan Program – **Exhibit B**
    - i. Bernie Reausaw – 336 Williams – Request to reinstate Siding Loan
    - ii. Bernie Reausaw – 336 Williams – Request to increase Retaining Wall Loans
5. Old or General Business
  - a. Main Street Initiative Update
  - b. Neighborhood Housing Services of the Black Hills Agreement Renewal – **Exhibit C**
  - c. South Dakota's Biennial Gathering of CLG's -- **Exhibit D**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
10. Committee Reports (*Items will be considered but no action will be taken at this time.*)
11. Other Business

Adjournment -- *\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

## DEADWOOD HISTORIC PRESERVATION COMMISSION

**Tuesday, November 26, 2019 ~ 5:00 p.m.**

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2. Approval of November 13, 2019 HPC Meeting Minutes
3. Operating Voucher Approval.
4. HP Programs and Revolving Loan Program
  - a. Grant Voucher Approval
  - b. Grant Requests – **Exhibit A**
    - i. Karin Parham – 42 Lincoln – Siding Program
    - ii. Arlet Trehwella – 360 Williams – Elderly Resident Program
  - c. Grant Extensions – **Exhibit B**
    - i. Jo Roebuck-Pearson – 36 Lincoln – Wood Windows & Doors Program
    - ii. Kris & Melony Fenton – 27 Lincoln – Wood Windows & Doors Program
    - iii. Randy Westendorf - 23 ½ McKinley – Elderly Resident/Wood Windows & Doors Programs
    - iv. Jim & Susan Trucano – 124 Charles – Elderly Resident/Siding/Wood Windows & Doors Programs
    - v. Mary Baudhuin – 26 Water – Siding/Wood Windows & Doors Programs
    - vi. John Rodiack – 63 Taylor – Siding/Elderly Resident/Wood Windows & Doors Programs
  - d. Revolving Loan Program Voucher Approval
  - e. Revolving Loan Program – **Exhibit C**
    - i. Jody Ritz – 18 Pleasant – RLF Life Safety Loan Extension Request
    - ii. Bernie Reausaw – 336 Williams – Siding Loan Extension Request
5. Old or General Business
  - a. Main Street Initiative Update
  - b. South Dakota Governor's Conference on Tourism – January 21-23, 2020 – **Exhibit D**
  - c. Not-For-Profit Grant Request – First Baptist Church – **Exhibit E**
  - d. Sherman Street Collection Update and Report – **Exhibit F**
  - e. Design Services for Trail System Wayfinding Signage – **Exhibit G**
6. New Matters before the Deadwood Historic District Commission
7. New Matters before the Deadwood Historic Preservation Commission
  - a. PA 190364 – Trevor Santochi – 10 Van Buren – Rear Stairway Repairs – **Exhibit H**
  - b. PA 190365 – William L. Glover – 14 Crescent – Replace Vinyl Siding – **Exhibit I**
8. Items from Citizens not on agenda (*Items considered but no action will be taken at this time.*)
9. Staff Report (*Items considered but no action will be taken at this time.*)
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Adjournment -- *\*All Applications **MUST** arrive at the City of Deadwood Historic Preservation Office by 5:00 p.m. MST on the 1<sup>st</sup> or 3<sup>d</sup> Wednesday of every month in order to be considered at the next Historic Preservation Commission Meeting.*

**City of Deadwood**  
**HISTORIC PRESERVATION COMMISSION**  
**Wednesday, November 26, 2019**

**Present Historic Preservation Commission:** Dale Berg, Lyman Toews, Beverly Posey, Robin Carmody and Tony Williams

**Absent:** Willie Steinlicht and Tom Blair

**Present City Commission:**

**Present Staff:** Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, NeighborWorks, and Cindy Schneringer, Administrative Assistant

**All motions passed unanimously unless otherwise stated.**

A quorum present, Chairman Berg called the Deadwood Historic Preservation Commission meeting to order Tuesday, November 26, 2019 at 5:00 p.m. in the Commission Room located in City Hall at 108 Sherman Street in Deadwood, SD.

**Approval of HPC Minutes:**

November 13, 2019 Regular Meeting

***It was moved by Ms. Posey and seconded by Mr. Williams to approve the HPC minutes of Tuesday, November 13, 2019. Aye – All. Motion Carried.***

**Voucher Approval:**

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the HP Operating Account in the amount of \$168,219.71. Aye – All. Motion carried.***

**Revolving Loan Fund and Historic Preservation Programs:**

**HP Program Grant Funds**

***It was moved by Mr. Toews and seconded by Mr. Williams to approve HP Grant Fund disbursements in the amount of \$20,643.62 based on information as presented. Aye - All. Motion carried.***

**Grant Requests – Exhibit A**

- i. Karin Parham – 42 Lincoln – Siding Program
- ii. Arlet Trehwella – 360 Williams – Elderly Resident Program

***It was moved by Ms. Posey and seconded by Mr. Toews to enter Karin Parham, 42 Lincoln, into the Siding Program, and Arlet Trehwella, 360 Williams, into the Elderly Resident Program. Aye - All. Motion carried.***

**Grant Extension Requests – Exhibit B**

- iii. Jo Roebuck Pearson – 36 Lincoln – Wood Windows & Doors Program
- iv. Kris & Melony Fenton – 27 Lincoln – Wood Windows & Doors Program
- v. Randy Westendorf – 23 ½ McKinley – Elderly Resident/Wood Windows & Doors Programs
- vi. Jim & Susan Trucano – 124 Charles – Elderly Resident/Siding/Wood Windows & Doors Programs
- vii. Mary Baudhuin – 26 Water – Siding/Wood Windows and Doors Programs
- viii. John Rodiack – 63 Taylor – Siding/Elderly Resident/Wood Windows & Doors Programs

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extension requests. Aye - All. Motion carried.***

**Revolving Loan Voucher Approval**

***It was moved by Ms. Posey and seconded by Mr. Toews to approve the Revolving Loan disbursements in the amount of \$23,953.06 based on information as presented. Aye - All. Motion carried.***

**Revolving Loan Program – Exhibit C**

- i. Jody Ritz – 18 Pleasant – RLF Life Safety Loan Extension Request

***It was moved by Mr. Toews and seconded by Ms. Posey to approve the grant extension request. Aye - All. Motion carried.***

- ii. Bernie Reausaw – 336 Williams – Siding Loan Extension Request

***It was moved by Mr. Toews and seconded by Mr. Williams to continue the loan request until the next meeting. Aye - All. Motion carried.***

**Old or General Business:**

Main Street Initiative Update



Mr. Kuchenbecker reported decorating the Outlaw Square will be next Wednesday and Thursday. Ms. LaLonde asked for everyone to spread the word as they need help with the decorating and will need ladders as well. Mr. Kuchenbecker reported the Glice will be in on Monday. If there is a huge snow event as projected may need to call on Monday for assistance with installing the Glice. Ms. LaLonde reported a flyer is in today's mail regarding MSI, along with the Chamber of Commerce, is sponsoring a residential and business decorating contest. The best business winner will receive a 2020 Deadwood Chamber membership. Residential winners will receive \$1,000 for 1<sup>st</sup> Place, \$700 for 2<sup>nd</sup> Place and \$300 for 3<sup>rd</sup> Place. No sign up is required and there is no cost to the participant. Encourage your neighbors to participate. Judging will be December 5-12, 2019.

#### South Dakota Governor's Conference on Tourism – Exhibit D

Mr. Kuchenbecker reported the tourism conference will be held January 21-23, 2020. January 23, 2019 is Deadwood Day at the Legislature. Deadwood will feed them breakfast and lunch. The Governor's Gala is Thursday evening.

#### Not-For-Profit Grant Request – First Baptist Church – Exhibit E

Mr. Kuchenbecker reported the First Baptist Church is requesting \$20,000 for emergency foundation repairs. The program committee did a site visit. Initially they wanted to do two sides. After reviewing the foundation it was determined all four sides are in need of repair. The church just celebrated 100 years and they do not have a large congregation. ***It was moved by Mr. Toews and seconded by Ms. Posey due to the extreme deterioration that causes the emergency recommend to the City Commission to approve the Emergency Not-For-Profit grant to the First Baptist Church in the amount of \$20,000.00. Aye - All. Motion carried.***

#### Sherman Street Collection Update and Report – Exhibit F

This is a project we budgeted for 2020. This is for the 2004 Sherman Street archaeological collection that has been at the SD Archaeological Center. This would be to finalize the report, curate and inventory collection, update digital records, compile research materials, field records, photographic documentation, GIS report maps, historic images and final report, deliverables and transfer of collection and associated records to the City of Deadwood for our archaeological collection. Total cost is \$21,823.20. ***It was moved by Mr. Toews and seconded by Ms. Posey to recommend to the City Commission to enter into a contract with SD Archaeological Research Center to catalog and compile a final report on the artifacts recovered during 2004 Sherman Street archaeological trenching project in the amount of \$21,823.20. Aye – All. Motion carried.***

#### Design Services for Trail System Wayfinding Signage

The Northern Hills Recreation Association and Main Street Initiative Design committee along with staff has been working on developing Deadwood into a walkable community. Deadwood has a number of trails including Whitewood Creek Trail, Mickelson Trail, Homestake Trail, and a lot of urban trails. Our visitors are not fully aware of the trails as well as some of our residents. This would incorporate wayfinding signage to identify the trails, directional information, distances, elevations, site amenities and historical markers. This is the same design team of record as our archways and wayfinding signage. The cost is \$11,520.00 for their services and will come out of the 2020 budget for professional services. ***It was moved by Ms. Posey and seconded by Mr. Toews to recommend to the City Commission to approve the professional services for the Trail System Wayfinding Signage in the amount of \$11,520.00 with BDT Architects and Designers. Aye – All. Motion carried.***

#### New Matters before the Deadwood Historic Preservation Commission

##### PA 190364 – Trevor Santochi – 10 Van Buren – Rear Stairway Repairs Exhibit H

Mr. Kuchenbecker stated this building is a contributing resource in the Ingleside Planning Unit circa 1896. The applicant requests permission to restore and repair rear stairway. It is staff's opinion the proposed work and changes do not encroach upon, damage or destroy a historic resource nor have an adverse effect on the character of the building or the historic character of the State and National Register Historic Districts or the Deadwood National Historic Landmark District.

We saw this under the previous owner Dennis Bammer. We forgave the loans for this gentleman because of his health conditions. Of the things left to do was the repair of the stairs. We figured the new owner would do this and he is. ***It was moved by Mr. Williams and Ms. Posey based upon all the evidence presented, I find 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 move to grant a project approval. Aye - All. Motion carried.***

##### PA 190365 – William L. Glover – 14 Crescent – Replace Vinyl Siding – Exhibit I

Mr. Kuchenbecker stated this is a non-contributing resource in the Larges Flat Planning Unit circa 1978. Applicant requests permission to replace the vinyl siding with steel siding. Colors will be smokey ash with an 8" reveal. The work does not encroach upon, damage or destroy a historic resource nor does it have an adverse effect on the character of the building or the historic character of the State and National Historic Register Districts or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and Mr. Williams based upon all the evidence presented, I find 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 move to grant a project approval. Aye - All. Motion carried.***

### **Items from Citizens not on Agenda**

#### **Staff Report** *(items will be considered but no action will be taken at this time.)*

Mr. Kuchenbecker reported on Sunday a group went to Letcher, SD and back to take two trucks, two trailers, a stagecoach and the chuck wagon to Hansen Wheel & Wagon Shop. We spent the morning going over what needed to be done for maintenance and reconditioning of both vehicles. The retaining wall at 291 Williams is coming along. Last week Split Rock was here and installed the exhibits at the History and Information Center. On Sunday and Monday, Jack Anfinson installed the diorama. During this we identified the inside of the building needs painted. Before we open the exhibits we are painting. Mike Runge is working on the plinth blocks that go in the vitrines and part of the displays. This winter and going into this spring we will be redoing the counters and staffing areas in the History and Information Center. The exhibits look great. Down in the archaeological dig at Tin Lizzies they are finding some amazing stuff. While staff was there they found three full bottles - one of the bottles was a Worcestershire bottle with a glass stopper still full of the sauce, a Red Raven bottle that we researched and found it was used to cure hangovers and an Anheuser Busch bottle. They are finding evidence of the 1879 fire and 1883 flood. They have found a bone handle toothbrush and sewing needles with thread still in one of the needles. As part of the TIF we get to keep the artifacts.

### **Committee Reports**

#### **Other Business**

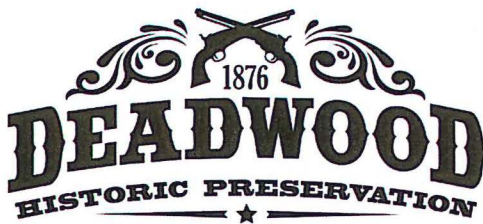
The Historic Preservation Commission Meeting adjourned at 6:02 p.m.

ATTEST:

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Chairman, Historic Preservation Commission  
*Cindy Schneringer, Historic Preservation Office/Recording Secretary*

# EXHIBIT A



## MEMORANDUM

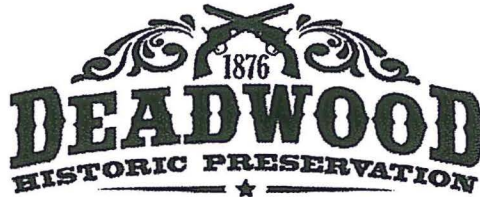
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**Date:** December 6, 2019  
**To:** Deadwood Historic Preservation Commission  
**From:** Kevin Kuchenbecker, Historic Preservation Officer  
Bonny Anfinson, Program Coordinator  
**Re:** Historic Preservation Program Applications

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The following Historic Preservation Program applications were received by this office. Staff's recommendation follows the program request.

- Lanny Shepherd – 16 Park Street – Retaining Wall  
*Staff has conducted a site visit and has determined the proposed project meets the criteria for the Retaining Wall Program. Staff will coordinate with the applicant during the proposed project.*



## Retaining Wall - Residential Application

Please read the attached Policy Guidelines and provide the requested information.

1. Address of Property:

116 Park St, Deadwood

2. Applicant's name & mailing address:

Lanny Shepherd  
229 Linnell St  
Pierre, SD 57501

Telephone: (605) 280-2274

E-mail lshep229@mncomm.com

3. Owner of property – (if different from applicant):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Telephone: (\_\_\_\_) \_\_\_\_-\_\_\_\_

E-mail \_\_\_\_\_

For Office Use Only:

☐ Owner Occupied

☒ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 12/6/19

Initials: BA

assess. 89,890

4. Certification

I certify all information contained in this application and all information furnished in support of this application is given for the purpose of obtaining financial assistance in the form of a grant or a loan as true and complete to the best of my knowledge and belief. I acknowledge have read the policy guidelines for the loan or grant included with and for this application and agree to all of the terms and conditions contained in the policy guidelines. I agree any contractors which I hire for this project will hold contractors licenses with the City of Deadwood and will require they also agree to and abide by the terms and conditions of the policy guidelines.

I acknowledge the Deadwood Historic Preservation Commission is merely granting or loaning funds in connection with the work or project and neither the Historic Preservation Commission nor the City of Deadwood is or will be responsible for satisfactory performance of the work or payment for the same beyond the grant or loan approval by the Historic Preservation Commission. I acknowledge I am solely responsible for selecting any contractors hired in connection with the project and in requiring satisfactory performance by such contractor. I agree to indemnify and hold harmless the Deadwood Historic Preservation Commission and the City of Deadwood against losses, costs, damages, expenses and liabilities of any nature directly or indirectly resulting from or arising out of or relating to the Deadwood Historic Preservation Commission's acceptance, consideration, approval, or disapproval of this application and the issuance or non-issuance or a grant or loan.

Applicant's signature: Lanny Shepherd

Date submitted: 11/22/19

Owner's signature: Lanny Shepherd

Date submitted: 11/22/19

Please return the completed application to:

City of Deadwood  
Planning, Zoning & Historic Preservation  
108 Sherman Street  
Deadwood, SD 57732  
605-578-2082





(605) 210-2320

1219 Cole Lane  
Spearfish, SD 57783

Estimate

Date

9/24/2019

Name Lanny Shepard

Address deadwood sd

tear out all wall and replace with new wall and dirt work	\$	21,000.00
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cover new wall with rock work	\$	9,800.00
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Subtotal	\$	30,800.00
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Tax	\$	-
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Total	\$	30,800.00
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# EXHIBIT C



**AGREEMENT FOR ADMINISTRATION OF DEADWOOD  
HISTORIC PRESERVATION REVOLVING LOAN AND GRANT FUNDS**

This Agreement is made between the DEADWOOD HISTORIC PRESERVATION COMMISSION, hereinafter referred to as “HPC” and NEIGHBORHOOD HOUSING SERVICES OF THE BLACK HILLS d.b.a. NeighborWorks Dakota Home Resources, hereinafter referred to as “NHS”.

The parties acknowledge HPC has previously established a Revolving Loan Fund, and related programs for the purpose of making commercial and residential loans for the rehabilitation of residences, buildings, structures, improvements, and retaining walls located within the City of Deadwood. The parties further acknowledge they have previously entered into Agreements in which NHS has contracted with HPC to provide administrative services in connection with the Revolving Loan Fund Program. HPC wishes to contract with NHS for providing administrative services for the period from January 1, 2020, through December 31, 2020, and therefore mutually agree as follows:

**I.**

NHS shall provide administrative services required in connection with the administration of HPC Revolving Loan Funds and retaining wall program funds as set forth and according to written policy guidelines and administrative procedures established and adopted by the Historic Preservation Commission.

**II.**

HPC agrees to reimburse NHS for ELIGIBLE COSTS incurred by NHS pursuant to this Agreement, subject to a maximum of Sixty Thousand Dollars (\$60,000.00) for the period beginning January 1, 2020, and ending on December 31, 2020. The amount of such reimbursement shall be at hourly rates included in the attached Rate Sheet, with total amounts to

be paid during this time period under this Agreement not to exceed \$60,000, without prior express written approval and consent by HPC. For the purposes of this Agreement, ELIGIBLE COSTS shall mean costs to NHS of salaries, wages, and fringe benefits, office expense, worker's compensation insurance, liability insurance including officers and directors' liability insurance, utilities, and other necessary expenses. The parties acknowledge that NHS has other duties and functions and the HPC will only pay that portion of ELIGIBLE COSTS determined to be related to service performed for HPC by NHS pursuant to this Agreement. Request for reimbursement shall be made no more frequently than monthly and shall be accompanied by a detailed voucher, including supporting documentation, to be approved by the Historic Preservation Commission and the City Commission. All such reimbursement for ELIGIBLE COSTS will be paid solely from HPC Revolving Loan Fund.

### III.

The term of this Agreement shall commence on the 1<sup>st</sup> day of January, 2020, and continue through the 31<sup>st</sup> day of December, 2020, unless terminated or re-negotiated earlier, as provided herein.

### IV.

NHS agrees it shall prepare and submit to HPC such reports and information as required by HPC. In addition, NHS shall promptly furnish to the City any and all financial statements, financial reports, audits, and monthly, quarterly, semi-annual, or annual statements prepared by or on behalf of NHS in the ordinary course of its business which relates, directly or indirectly, to the providing of services under this Agreement. Such reports and information shall include reporting of HPC Loan Fund income at the end of each period as requested by HPC. NHS shall continue to provide monthly loan and delinquency reports as it has been doing in the past. NHS



shall provide Annual Activities reports, sorted by program, with summary overview explanation of disbursements and receipts of all funds such that HPC can properly evaluate each.

## **V.**

The purchase of any real or personal property shall not be an allowable cost under the provisions of this Agreement except as approved or allowed in advance by HPC.

## **VI.**

NHS shall perform services under this Agreement as an independent contractor. It is agreed that nothing herein contained or intended shall be construed in any manner as creating or establishing a relationship or co-partners between the parties hereto or of constituting NHS or any of its officers, agents, servants, or employees as an agent, representative, or employee of HPC for any purpose or in any manner whatsoever. NHS's officers, agents, servants, and employees shall not be considered employees of HPC, for any claims which might arise under the Workman's Compensation Acts of the State of South Dakota. Furthermore, NHS agrees to defend, indemnify, and save harmless HPC and its officers, commissioners, agents, servants, and employees from any liability or judgments of any kind whatsoever arising out of the performance or non-performance of NHS and its officers, agents, servants, and employees of the work specified in this Agreement.

## **VII.**

This Agreement may be terminated or re-negotiated by either party upon thirty (30) days written notice to the other party. In the event of termination, all property acquired with funds furnished by HPC and all finished or unfinished documents, data, studies, financial records, loan files, and reports purchased or prepared by NHS pursuant to this Agreement shall be returned to HPC. In the event terms are re-negotiated, the parties shall ascertain what property, data, or files

shall remain with NHS. NHS shall be entitled to compensation for performance of any unreimbursed services satisfactorily performed prior to the date of termination of this Agreement. Notwithstanding the above, NHS shall not be relieved of liability to HPC for damages sustained to HPC by virtue of any breach of this Agreement by NHS.

#### **VIII.**

NHS may not assign or transfer any interest in this Agreement without the prior written approval of HPC.

#### **IX.**

NHS agrees it will have and maintain at all times, during the term of this Agreement, qualified, competent, trained, and experienced personnel with loan and administrative experience and training comparable to the current staff of NHS, which personnel will perform the duties required to be performed by NHS pursuant to this Agreement.

#### **X.**

NHS especially acknowledges and agrees their authority is limited as set forth in this Agreement and pursuant to the policies and procedures set forth in paragraph I., above, that HPC retains sole authority to approve all loans and actions taken with respect to delinquent loan payments. Further, NHS acknowledges it does not have authority to contract for HPC or the City of Deadwood.

#### **XI.**

NHS agrees to observe and comply with all Federal, State, and local laws, ordinances, rules, and regulations which are now or may later become applicable to its activities or services performed pursuant to this Agreement.



**XII.**

This Agreement, together with all paragraphs, terms, and provisions is made in the State of South Dakota and shall be construed and interpreted in accordance with the laws of the State of South Dakota.

**XIII.**

It is understood and agreed this is the entire Agreement of the parties and this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof. Any amendment to this Agreement shall be in writing.

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

**HISTORIC PRESERVATION COMMISSION**

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF SOUTH DAKOTA     )  
  )SS.  
COUNTY OF LAWRENCE     )

On this \_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned officer, personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be the Chairman of the Historic Preservation Commission, and that as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

**IN WITNESS WHEREOF**, I hereunto set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

NEIGHBORHOOD HOUSING SERVICES  
OF THE BLACK HILLS

By: \_\_\_\_\_  
Its: \_\_\_\_\_

STATE OF SOUTH DAKOTA     )  
  )SS.  
COUNTY OF LAWRENCE     )

On this \_\_\_\_ day of \_\_\_\_\_, 2020, before me, the undersigned officer,  
personally appeared \_\_\_\_\_, known to me or satisfactorily proven to be  
the person whose name is subscribed to the within instrument and acknowledged that he/she  
executed the same for the purpose therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

(SEAL)

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

Dated this \_\_\_\_ day of \_\_\_\_\_, 2020.

CITY OF DEADWOOD

By \_\_\_\_\_  
David R. Ruth, Jr.  
Its: Mayor

ATTEST:

\_\_\_\_\_  
Jessica McKeown  
City Finance Officer

# NeighborWorks®

## DAKOTA HOME RESOURCES

December 6, 2019

RE: NeighborWorks Hourly Rates

**NeighborWorks Dakota Home Resources/ Deadwood Historic Preservation  
2020 Contract Hourly Rates**

<b>TITLE</b>	<b>STAFF MEMBER</b>	<b>HOURLY RATE</b>
Loan Originator/ Executive Director	Mike Walker	\$55.00 per hour
Loan Processor	Susan Trucano	\$35.00 per hour
Admin Assistant	Denese Emanuel	\$35.00 per hour
Accountant	Katie Burnham	\$40.00 per hour
Home Rehab Specialist	Darrell Songer	\$40.00 per hour

The hourly rates remain the same as they have been during the past two years, the only change is the staff member working in each position.

THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER, AND EMPLOYER





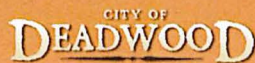
# EXHIBIT D

# South Dakota's Biennial Gathering of CLG's

March 25– 27, 2020 | Rapid City

This gathering is an opportunity for the regional preservation community to convene for networking and continuing education. This year's theme "Planning for Preservation" offers a diverse and interactive program you won't want to miss. Greg Handburg will share the ArtSpace story, and their expertise on real estate projects in both small and large communities that support historic objectives, affordable housing, economic development, and artists/creatives. Susan Henderson of Placemakers will address zoning and planning approaches to reduce barriers to redeveloping historic properties and neighborhoods. A walking tour and moderated panel discussion will set the stage for a fun design exercise that ties together survey and inventory efforts in Rapid City's "east of 5<sup>th</sup> district" with goals for a downtown innovation district. Afterwards, we'll head to the Journey Museum and Learning Center to geek out on Black Hills history and socialize over appetizers. On Friday, "Eric and Eric" two local historians working with the Rapid City HPC, will describe the current project underway to update the City's Historic Context Report and Preservation Plan. Learn how this project aims to be inclusive of broad community input, reflect changing ways communities think about their past, and help the HPC be strategic about building a strong sense of identity, beautifying the community, spurring economic development, and attracting visitors. Before concluding, we'll hear from each other about what CLGs across the state are up to and celebrate each others accomplishments.

*This event is made possible with the generous support from our sponsors:*



## Program Highlights:

Wednesday 3/25

Evening Social at Vertex Lounge,  
cash bar

Thursday 3/26

Keynote Speakers

- Greg Handburg, Senior Vice President of Properties, ArtSpace
- Susan Henderson, Principal/Town Planner, Placemakers

Historic/Development District Tour

Panel Discussion

Interactive Workshop

Visit to Journey Museum &  
Learning Center + Appetizer Social

Friday 3/27

"A fresh look at Historic Preservation Documents and Plans" with Eric Abrahamson and Eric Zimmer, Vantage Point Historical Services

CLG Reports

Conclude @ Noon

accommodations: A block of rooms has been established for this event at the Historic Hotel Alex Johnson for \$73/night available 3/25 and 3/26.

meals: With support from our sponsors, registration of \$30 includes breakfast on Thursday and Friday as well as lunch and evening appetizers social on Thursday. Participants will have evenings to explore Downtown Rapid City's many offerings.