

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, March 8, 2017 ~ 5:00 p.m.

City Hall, 108 Sherman Street, Deadwood, South Dakota

1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – February 22, 2017
3. Voucher Approval
4. Old or General Business
 - a. 3 Rodenhaus – James Gregory – Retaining Wall issues
 - b. First Baptist Church of the Northern Hills – Not for Profit Grant – Augment Current Grant – Exhibit A
 - c. Deadwood Main Street Initiative – Update and request for funding commitment – Louie Lalonde – Exhibit B
 - d. Retaining Wall Program discussion and update – Kevin Kuchenbecker – Exhibit C
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications – Exhibit D
 - i. Margaret Sulentic – 23 Van Buren – Foundation Program
 - ii. Margaret Sulentic – 23 Van Buren – Elderly Resident Program
 - b. HP Program Extensions – Exhibit E
 - i. Toby Edstrom – 867 Main – Windows/Doors Program Extension
 - ii. Toby Edstrom – 867 Main – Elderly Resident Program Extension
 - iii. Debra Kahler – 56 Taylor – Windows/Doors Program Extension
 - iv. Tom McNary – 14 Van Buren – Windows/Doors Program Extension
 - b. Revolving Loan Program
 - c. Retaining Wall Program Disbursements
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
12. Adjournment

Executive Session for Legal Matters per South Dakota Codified Law 1-25-1 (3)

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

DEADWOOD HISTORIC PRESERVATION COMMISSION

Wednesday, February 22, 2017 ~ 5:00 p.m.

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1. Call meeting to Order
2. Approval of HPC Meeting Regular Meeting Minutes – February 8, 2017
3. Voucher Approval
4. Old or General Business
 - a. Discussion & Possible action on Experiential Tourism work – Exhibit A
 - b. HPC and Main Street Initiative – Partnership Structure Review – Laura Floyd – Exhibit B
 - c. Discussion & Possible Action on Comprehensive Plan Proposal – Exhibit C
 - d. Second Century Development Inc. – Outside of Deadwood Grant Extension – Exhibit D
5. New Matters before the Deadwood Historic District Commission
6. New Matters before the Deadwood Historic Preservation Commission
 - a. PA H17004 43 Forest – Troy Gorans – Addition – Resize Window – Exhibit E
 - b. PA H17005 43 Forest – Troy Gorans – Windows – Exhibit F
7. Revolving Loan Fund & HP Programs Update
 - a. HP Program Applications
 - i. Lee C. Thompson – 47 Forest – Foundation Program – Exhibit G
 - ii. Randi Coddington – 21 Guy – Elderly Resident Program – Exhibit G
 - iii. DGS, LLC – Deadwood Gulch - 560 Main – Façade Program – Exhibit H
 - b. Revolving Loan Program – Exhibit I
 - i. Mike & Esther Schmidt – 17 Lincoln – Extension
 - ii. Erin Little – 15 Denver – Extension
 - iii. Thomas Julius – 33 ½ Denver – Extension
 - iv. Nugget Saloon – 604 & 606 Main – Extension
 - v. Amy Gorzalka – 50 Van Buren – Extension
 - vi. Lance Bobolz – 84 Van Buren – Extension
 - vii. V Carolyn White – 3 Shine St – Extension
 - viii. Tiesse & Montgomery Bialas – 24 Raymond – Vacant Loan Request
 - c. Retaining Wall Program Disbursements
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CITY OF DEADWOOD
HISTORIC PRESERVATION COMMISSION
Wednesday, February 22, 2017

Present Historic Preservation Commission: Laura Floyd, Thomas Blair, Lyman Toews, Dale Berg, Lynn Namminga, Chuck Williams, and Michael Johnson.

Absent:

Present City Commission: Dave Ruth was present.

Present Staff: Kevin Kuchenbecker, Historic Preservation Officer, Mike Walker, of NeighborWorks-Dakota Home Services, and Jerity Krambeck, Recording Secretary, was present.

All motions passed unanimously unless otherwise stated.

A quorum present, Chair Floyd called the Deadwood Historic Preservation Commission meeting to order Wednesday, February 22, 2017 at 5:00 p.m. in the Commission Room located in the City Hall at 108 Sherman Street in Deadwood, SD.

Approval of February 8, 2017 HPC Minutes:

It was moved by Mr. Blair and seconded by Mr. Namminga to approve the HPC minutes of Wednesday, February 8, 2017 as presented. Aye – All. Motion carried.

Voucher Approval:

It was moved by Mr. Johnson and seconded by Mr. Namminga to approve the HP Operating Account in the amount of \$15,021.62. Aye – All. Motion carried.

Old or General Business:

Discussion & Possible action on Experiential Tourism work – Exhibit A

Mr. Kuchenbecker discussed the information he sent out to the Commission regarding Opportunities Unlimited projects and references. Mr. Kuchenbecker stated the cost has been negotiated down to \$35,000.00, due to already having established partners. Mr. Kuchenbecker stated Historic Preservation could fund \$25,000.00 and the Deadwood Chamber of Commerce would fund \$10,000.00. Mr. Kuchenbecker stated the funds could come from the planned redesign of the Information Center, which was originally planned to be completed this year, but will be delayed due to other projects, and it will become a 2018 project. Mr. Lee Harstad explained Customer Service training as part of the proposal. Mr. Blair asked if there was any training for employees to answer generalized questions. Mr. Harstad stated that can be addressed and possibly posters can be made. Mr. Toews asked who was leading this project. Mr. Harstad stated HPO, the Chamber, and DHI and it is being led between Mr. Kuchenbecker and Mr. Harstad. Mr. Toews stated there needs to be more leadership outside of the Historic Preservation Office. Mr. Toews asked if the City Commission has received this information. Mr. Kuchenbecker stated it has not been presented. Mr. Kuchenbecker stated there we are starting to witness community buy-in with the local businesses. Mr. Harstad stated each visitor experience will handle their own bookings. Mr. Toews asked if Opportunities Unlimited is only going to work with the four businesses. Mr. Kuchenbecker stated when they do the site visit additional experiences will be identified and planned for next year. Mr. Harstad stated the Chamber will handle the marketing and reaching out to members. Mr. Williams asked what has been done with the Roger Brooks study. Mr. Harstad stated the Revitalization and Sub-Committees were based off Roger Brooks recommendations. Mr. Williams stated he hopes we aren't reinventing the wheel and asked how many studies on revitalization have been done since 1991. Mr. Bill Pearson stated Roger Brooks suggested the community adopting interactive history, so we are following his recommendations with experiential tourism. Mr. Blair stated there are a variety of people that could put this together and there are people who know a lot about Main Street. Mr. Kuchenbecker stated a future experience could be development of a walking tour at Mount Moriah by someone in costume. Mrs. Rose Speirs stated this is a tangible project and will enhance the experience. Mr. Harstad stated Opportunities Unlimited will bring a polished script with consistency and a well told story for our guests. Chair Floyd asked if the script that will be provided is more than we could do ourselves and stated the sample brochure created by the Chamber looked wonderful. Chair Floyd asked if this was created without Opportunities Unlimited. Mr. Kuchenbecker stated it was created as a result of input from Opportunities Unlimited. Mr. Harstad stated that the committee that has worked on this feels that his input and his professional experience is crucial to making this a success. Mrs. Speirs

addressed Mr. Toews concern and stated DHI is 100% committed to this project and these partners are truly invested in this project. Mr. Toews stated he would like to see us as a City not depend so much on Mr. Kuchenbecker. Mr. Toews stated we as a commission have priorities and the more we put on Mr. Kuchenbecker in other roles, the less we will get done for Historic Preservation Commission. Mr. Toews stated he is looking for someone to step up and lead this project. Mr. Harstad stated Mr. Kuchenbecker helped in getting the ball rolling, but the Chamber will take full control of promotion and organization. Mr. Ruth stated the Historic Preservation Office will not be booking these events; just helping to establish this and create the foundation, and then you'll see the expansion of private partners. Chair Floyd asked if the City Commission would be behind this. Mr. Ruth stated he thought they would see the importance of public education and advocacy and increasing the experience of the visitor. Mr. Kuchenbecker stated it fits within the South Dakota Administrative Rules of education, historic interpretation, and visitor management. Chair Floyd asked if these experiences are all meant to be based in history. Mr. Kuchenbecker stated history is our lead reason of Deadwood as a destination. Chair Floyd stated after researching the provided websites and references, none were based on history and if we are funding three quarters of this, at least three quarters of these experiences need to be directly related to history. Mr. Kuchenbecker and Mr. Harstad stated nearly all of the ideas are directly related to history. ***It was moved by Mr. Berg and seconded by Mr. Blair to recommend to City Commission approval of Opportunities Unlimited proposal, in the amount of \$35,000.00, with funds being split between Historic Preservation (\$25,000.00) and Deadwood Chamber of Commerce (\$10,000.00) budgets. Aye – All. Motion carried.***

HPC and Main Street Initiative – Partnership Structure Review – Laura Floyd – Exhibit B

Mr. Kuchenbecker stated a motion was made a month ago to partner with Revitalization toward the long-range goal of revitalizing Deadwood and adopting the Main Street program. The proposed revised committee assignments are in the packets. Mr. Kuchenbecker stated the proposal will downsize Historic Preservation committees to a Projects Committee and a Loan and Grant Programs Committee, with board representation on a variety of committees in the community. Mr. Kuchenbecker stated that we will follow the four-point approach to Main Street, and engage members of HPC to sit on the various committees of the Main Street initiative. Chair Floyd stated working with Revitalization is an excellent opportunity. Mr. Williams asked if combining these committees is legal. Mr. Kuchenbecker stated we have representation on these committees currently. Mr. Williams asked why we are combining them. Mr. Kuchenbecker stated that was the direction that was given a month ago. Mr. Blair stated it was discussed and much of Revitalization falls into Historic Preservation and that it fits with where we want to go and what we want to do. Mr. Kuchenbecker added when revitalization first begun, it fell under the Chamber and the City Commission asked him to help facilitate the meetings. Mr. Williams asked if there are other Historic Preservation Commissions throughout the state doing this. Mr. Kuchenbecker stated Brookings and Mitchell have a Main Street program. Mr. Kuchenbecker stated nationwide some are housed under the Chamber, under the City, private, and some are hybrid. Mr. Blair stated the differences between Deadwood and other cities is our ability to do it; with a marriage with the Chamber and City Commission and Main Street people. ***It was moved by Mr. Blair and seconded by Mr. Johnson to approve the Historic Preservation Commission and Revitalization Committee Assignments to improve partnership structure. Aye – All. Motion carried.***

Discussion & Possible Action on Comprehensive Plan Proposal – Exhibit C

Mr. Kuchenbecker stated Comprehensive Planning has been discussed for a few years and the last one for the City of Deadwood was in 2001, and under state law it should be updated every 10 years. Mr. Kuchenbecker stated by the direction of the City Commission, the City has met with Black Hills Council on Local Governments and requested a proposal to update the Comprehensive Plan. The proposal is in the amount of \$40,000.00. Mr. Kuchenbecker stated the plan is outlined for 12 months, but our goal is December 31, 2017. Mr. Kuchenbecker stated this is a necessary roadmap for Deadwood's future. Mr. Toews asked if Planning and Zoning is leading this charge. Mr. Kuchenbecker stated the general consensus is to have an appointed taskforce with coordinated efforts, facilitated by Black Hills Council on Local Government and entire City Staff. ***It was moved by Mr. Blair and seconded by Mr. Johnson to recommend to City Commission approval of Black Hills Council of Local Government's proposal, in the amount of \$40,000.00, with funds being split between City's Historic Preservation budget (\$20,000.00) and other City line item (\$20,000.00) budgets. Aye – All. Motion carried.***

Second Century Development Inc. – Outside of Deadwood Grant Extension – Exhibit D

Mr. Kuchenbecker stated Second Century Development Inc. is asking for an extension of 6 months and staff would recommend approval. ***It was moved by Mr. Toews and seconded by Mr. Berg to grant six month extension to Second Century Development Inc. Aye – All. Motion carried.***

New Matters before the Deadwood Historic District Commission

No applications were addressed at this meeting.

New Matters before the Deadwood Historic Preservation Commission

PA H17004 43 Forest – Troy Gorans – Addition – Resize Window – Exhibit E

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 43 Forest Avenue, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting a window variance to replace the east kitchen window and resize the opening to accommodate a new sink and counter. The applicant is also requesting permission to add a 9' x 5 ¼' utility room to the back of the house. This proposed work does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Toews and seconded by Mr. Johnson based upon all the evidence presented, 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 H17005 43 Forest – Troy Gorans – Windows – Exhibit F

Mr. Kuchenbecker stated the applicant has submitted an application for Project Approval for work at 43 Forest Avenue, a contributing structure located in the Forest Hill Planning Unit. The applicant is requesting permission to replace all windows in the structure with like double hung wood frame windows. This proposed work does not encroach upon, damage or destroy a historic resource or have an adverse effect on the character of the building or the historic character of the State and National Register Historic District or the Deadwood National Historic Landmark District. ***It was moved by Mr. Johnson and seconded by Mr. Berg based upon all the evidence presented, 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.***

Revolving Loan Fund and Historic Preservation Programs:

HP Program Applications – Exhibit F

Lee C. Thompson – 47 Forest – Foundation Program – Exhibit G

Randi Coddington – 21 Guy – Elderly Resident Program – Exhibit G

It was moved by Mr. Williams and seconded by Mr. Blair to approve the HP Program Applications, as presented. Aye – All. Motion carried.

DGS, LLC – Deadwood Gulch - 560 Main – Façade Program – Exhibit H

It was moved by Mr. Toews and seconded by Mr. Johnson to approve the Façade Program application, as presented. Aye – All. Motion carried.

Revolving Loan Program/Disbursements

It was moved by Mr. Johnson and seconded by Mr. Williams to approve HP Revolving Loan Fund disbursements in the amount of \$90.00, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.

It was moved by Mr. Johnson and seconded by Mr. Toews to approve HP Grant Fund disbursements in the amount of \$11,579.20, based on information as presented by Mr. Walker, of NeighborWorks-Dakota Home Services. Mr. Berg abstained. Aye - All. Motion carried.

The delinquency report was presented by Mr. Walker.

Revolving Loan Program – Exhibit G

Mike & Esther Schmidt – 17 Lincoln – Extension

Erin Little – 15 Denver – Extension

Thomas Julius – 33 ½ Denver – Extension

Nugget Saloon – 604 & 606 Main – Extension

Amy Gorzalka – 50 Van Buren – Extension

Lance Bobolz – 84 Van Buren – Extension

V Carolyn White – 3 Shine St – Extension

Tiesse & Montgomery Bialas – 24 Raymond – Vacant Loan Request

It was moved by Mr. Berg and seconded by Mr. Namminga to approve the revolving loan requests as submitted. Aye - All. Motion carried.

Revolving Loan Fund/Retaining Wall Program Update:

Retaining Wall Applications

No applications were addressed at this meeting.

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 the following items:

- The cornice has gone up on the façade project for Berg's Jewellery and the color scheme is being developed for presentation and approval to the Deadwood Historic District Commission;
- The bay window at 360 Williams is nearing completion;
- The safety railing on the Guy and Forest retaining wall is being installed;
- 3 Shine Street is completing the tuck pointing and will be painting this spring;
- The first Foundation Program application was received tonight and the word is getting out;
- The grand opening for the Deadwood Welcome Center is set for Memorial Weekend;
- Staff has been working with Seaton Publishing to partner on the Deadwood App for the Deadwood Welcome Center kiosks;
- The Rodeo Grounds roof repair has begun and is moving right along;
- Engineering for retaining walls was discussed at the last City Commission and staff was given the direction to finish current projects with Albertson Engineering and issue out a new RFP;
- Revitalization has had several meetings with all of the committees;
- The two Residential Rehabilitation projects are in the beginning stages;
- Conrad's façade easement project on Sherman Street is completed and will be painted in the spring;
- In two weeks the first two windows will be installed in the Fairmont and if they are the proper fit and look, the rest will be ordered;
- Through the Main Street initiative and Historic Preservation we've had some good meetings on upper floor development and did tours on some of the projects that have been recently completed and are currently working on committee meeting schedules.

Committee Reports:

- Mr. Toews spoke of the Real Estate Workshop and stated it was a professional course and was well attended. Mr. Kuchenbecker spoke to the continuing education credits and through the evaluations, it was well rated.

Adjournment:

The Historic Preservation Commission Meeting adjourned at 6:11 p.m.

ATTEST:

Chairman, Historic Preservation Commission
Jerity Krambeck, Historic Preservation Office/Recording Secretary

EXHIBIT A



First Baptist Church of the Northern Hills
110 Sherman Street
Deadwood, South Dakota 57732
Rev. Patrick J. McBride, Pastor
605-578-3660 605-641-6324

February 22, 2017

Historic Restoration and Preservation Commission and
Kevin Kuchenbecker

Please find attached a copy of your letter advising the balance available for restoration as \$24,916.00, on First Baptist Church of the Northern Hills, 110 Sherman St., Deadwood. The roof of the church needs repair as the condition is sure to be problematic in the near future with several holes and tears in the present roofing membrane. Attached also is a bid from the Weathercraft Roofing Co. in the amount of \$33,371.00.

We are asking if there is any possibility Historic Restoration and Preservation would be able to cover the entire cost of the roof repair at \$33,371.00.

Sincerely acting in behalf of the Church Board,

Alfred Satterlee
605-578-1943

Grant	24915.00
Pd - Cornice	3552.00
Request	33371.00
	36923.00

Proposal

Weathercraft Co./Pro Overhead Door

SCOTTSBLUFF-GERING

Roofing & Sheet Metal Contractors

3355 N. 10th Street/POHD 3345 N 10th St

Gering, Nebraska 69341

(800) 298-1810 POHD:(308)632-2613 Fax: (308) 635-7309

sales@weathercraft.info

CHEYENNE

Roofing & Sheet Metal Contractors

101 Ave C, Unit 7

Cheyenne, WY 82007

(307) 638-8451 (800) 298-1810

sales@weathercraft.info

PROPOSAL SUBMITTED TO: First Baptist Church		PHONE: 605-578-1943	DATE: 20-Feb-17
STREET: 110 Sherman St		JOB NAME:	
CITY, STATE, AND ZIP CODE: Deadwood SD 57732		JOB LOCATION:	
Architect	Date of Plans	Estimator Randi Nuss	Job Phone 308-631-1958

Furnish materials and labor for the following:

We propose to tear off the existing roof down to the insulation layers. We would then apply 1/2" ISO GARD-HD attached with screws and plates. This will be followed by the Firestone fully adhered 60 mil EPDM rubber roof system. (final color to be black) This also comes with new edge metal, new cap metal and a Firestone 20 year warranty.

TOTAL COST:\$33,371.00

We Propose hereby to furnish material and labor -- complete in accordance with above specifications, for the sum of:

dollars ()

Payment to be made as follows:

Due upon Completion as per contract

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized
Signature


Randi Nuss russ@weathercraft.info

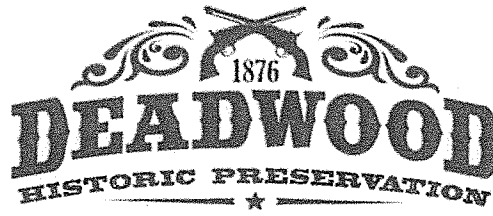
This proposal may be
withdrawn by us if not accepted within 30 days.

ACCEPTANCE OF PROPOSAL

The above prices and conditions are satisfactory and are hereby accepted. You are authorized to perform the work as specified. Payment will be made as outlined above. A 15% cancellation fee applies.

SIGNATURE _____ CONTRACT ENTERED INTO THIS DATE _____

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
kevin@cityofdeadwood.com

November 23, 2016

First Baptist Church of the Northern Hills
110 Sherman Street
Deadwood, SD 57732

RE: Not-for-Profit Funding Extension

On November 22, 2016 the Deadwood Historic Preservation Commission approved your request to extend the 2007 Not-for-Profit grant in the amount of \$24,916.00. The funds will be used to paint and repair the cornice, repair the roof and windows.

The Deadwood Historic Preservation Commission is very supportive of your worthwhile preservation project and hopes this funding will help support your goal in protecting the historic integrity of the First Baptist Church of the Northern Hills. We look forward to helping you celebrate your 100 years in Deadwood.

Please feel free to contact this office for additional assistance. We are pleased to assist in your preservation project and trust this grant will prove valuable to your efforts.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Kuchenbecker', written over a horizontal line.

Kevin Kuchenbecker
Historic Preservation Officer

DEADWOOD EXHIBIT B

1876
SOUTH DAKOTA

Deadwood Main Street Initiative

March 2, 2017

ORGANIZATIONS and PARTNERS

City of Deadwood

Deadwood Historic
Preservation
Commission

Deadwood Chamber
of Commerce &
Visitors Bureau

Deadwood Business
Association

BID District 1-6

BID District 7

Deadwood History

Deadwood Alive

Deadwood Gaming
Association

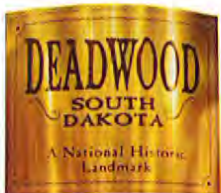
Deadwood-Lead
Economic
Development Corp.

Black Hills Central
Reservations

Deadwood
Neighborhood Block
Clubs & Council

*The Deadwood Chamber
of Commerce and
Visitors Bureau, in
concert with the City of
Deadwood, formed a
Deadwood Revitalization
Committee to facilitate
discussions and build
consensus on developing
a series of goals for
economic development
for Deadwood within the
context of historic
preservation.*

108 Sherman Street
Deadwood, SD 57732
(605) 578-2082



Deadwood Historic Preservation Commission

City of Deadwood
108 Sherman Street
Deadwood, SD 57732

Dear Historic Preservation Commissioners:

On behalf of Deadwood, we would like to thank you again for your partnership and support in a combined effort to save and preserve Deadwood's Historic Main Street.

This letter is to request a commitment from the Historic Preservation Commission for up to \$2 million for the acquisition of the CenturyLink building as well as appropriate design and development concepts for both proposed plazas – Outlaw Plaza (CenturyLink site) and Deadwood Commons (Silverado site).

Your financial commitment will open the door for us to leverage potential funding from the State of South Dakota as well as to spur additional financial partnerships and investments.

In addition, we are asking your leadership to assist in negotiating more favorable terms with both CenturyLink and Silverado as well as participate with meetings with state level executives.

It is critical Deadwood respond to CenturyLink's offer. It is also sensible to take this opportunity to remove a building on Main Street considered an intrusion to the fabric of the National Historic Landmark. These plazas will greatly enhance Deadwood in creating a stage and public space to promote and interpret Deadwood's rich and unique history.

In the past the City of Deadwood, HPC and the private sector have worked together for the improvement of Deadwood. The Days of '76 Museum and the HARCC projects are perfect examples of this partnership. We want to continue with these great examples of partnership and work with the citizens of Deadwood and HPC in developing this new community initiative program.

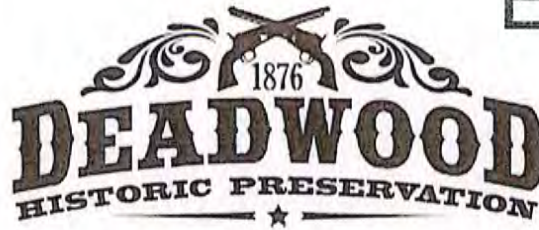
We are also working with our two BID Boards along with the development of a new Retail BID. With the joint efforts of these BIDS we are expecting to receive approximately \$145,000 in annual operating revenues. This along with the private sector engaging a consultant who is finalizing a draft of the business plan for the operations of the plazas shows our commitment. We trust you will continue to lead and make an investment in Deadwood's future. Thank you.

Sincerely,

Bill Pearson, Chair
Deadwood Revitalization & Main Street Initiative

EXHIBIT C

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



KEVIN KUCHENBECKER
Historic Preservation Officer
Telephone: (605) 578-2082
Fax: (605) 578-2084
kevin@cityofdeadwood.com

MEMORANDUM

Date: March 3, 2017
To: Deadwood City Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Project update for engineering services

As discussed in the City Commission meeting on February 21, 2017, staff would provide a brief overview of projects which are in various stages of design services. These projects would fall under the previous contracts with Albertson Engineering.

The following lists are projects in various stages of design and engineering:

Historic Preservation Retaining Wall Program:

- 299 Williams – approved 10-28-15
- 316 Williams – approved 04-13-16
- 336 Williams – approved 12-09-15
- 51 Pleasant – approved 09-09-15
- 53 Taylor – approved 04-27-16

City Retaining Wall Projects

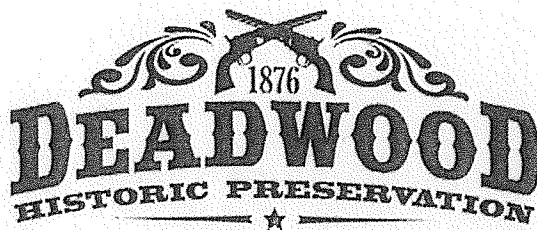
- Raymond Street Retaining Wall
- Williams & Denver Street Retaining Wall

Construction oversight and administration:

- Deadwood Welcome Archway
- City Steps at Forest & Guy
- Fremont Street (active movement monitoring)

Staff is also requesting permission to issue a RFP for future engineering contract projects as directed by the Deadwood City Commission.

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PLANNING, ZONING AND
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108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084



KEVIN KUCHENBECKER
Historic Preservation Officer
Telephone: (605) 578-2082
Fax: (605) 578-2084
kevin@cityofdeadwood.com

Request for Proposals for Indefinite Delivery/Indefinite Quantity Contract

The City of Deadwood is soliciting proposals from qualified firms, interested in providing professional structural engineering and related services, on an as needed basis, to assist the City of Deadwood with various projects throughout the City consisting primarily of design and/or repair of retaining walls.

The City of Deadwood is anticipating signing an Indefinite Delivery/Indefinite Quantity Contract with the professional design firm, which is ultimately selected, for an amount not to exceed \$60,000.00 annually. Selection will be determined by evaluation of a qualification submittal and evaluation of a fee submittal including the professional quality of the submittals.

Scope of Services including but not limited to:

Project Development – Help determine:

- Scope of engineering services
- Schedule
- Meetings

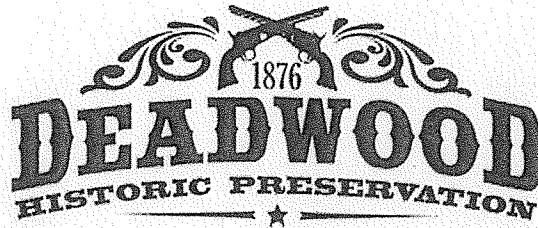
Contract Document Development- schematic design thru construction documents

- Prepare structural design including calculations, drawings and specifications
- Specialty design elements
- Secondary and non-structural design (e.g. landscape restoration)
- Review meetings with City staff as needed
- Coordination of testing and building codes
- Opinion of probable cost

Construction Administration

- Answer Contractor questions
- Pre-Bid Meeting (as needed)
- Bidding and awarding
- Pre-Construction Meeting
- Site Inspections with reports (as needed)
- Submittal reviews
- Review testing and inspection reports
- Prepare pay applications, supplemental information, change orders and substantial completion documents and answer requests for information

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kevin@cityofdeadwood.com

Submittal

Prospective firms must submit to the City, no later than April 11, 2017 at 12:00 noon, three hard copies of your qualification proposal and three copies of your fee proposal. Submit the qualification proposals and the fee proposals in separate sealed envelopes, enclosed in one package if possible.

Proposals shall be mailed or hand delivered and identified on the outside to:

City of Deadwood Finance Office
102 Sherman St.
Deadwood, SD 57732

“SEALED BID” RFP for Professional Engineering Services

City staff from Public Works, Historic Preservation and Planning and Zoning will evaluate qualified proposals and submit a recommendation to the Deadwood City Commission for selection at the Deadwood City Commission Meeting on May 1, 2017.

Any and all proposals may be rejected at the discretion of the City Commission.

Qualification Submittal

Prospective Firms shall submit a statement of qualification and previous experience including a list of professionals that will be working on these projects including names, individual qualifications and individual experience. Anticipated professionals include:

Principal Engineer
Project Engineer
Engineer-in Training
Drafting
Clerical

Fee Submittal

Prospective firms shall provide hourly rates for professionals that will be working on the projects.

Anticipated professionals include:

Principal Engineer
Project Engineer
Engineer-in Training
Drafting
Clerical

OFFICE OF
PLANNING, ZONING AND HISTORIC
PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 578-2084

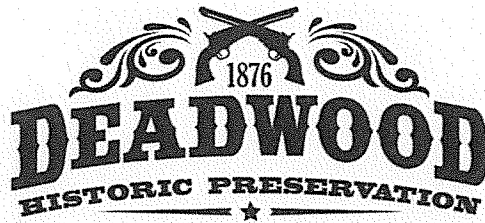


EXHIBIT D

Kevin Kuchenbecker
Historic Preservation Officer
Telephone (605) 578-2082
Kevin@cityofdeadwood.com

MEMORANDUM

Date: March 2, 2017
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Applications

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

- Margaret Sulentic..... 23 Van Buren Foundation Program
Staff has determined the project meets the criteria for the Foundation Program and will coordinate with the applicant during the proposed project.
- Margaret Sulentic..... 23 Van Buren..... Elderly Resident Program
Staff has determined the applicant as well as the project meets the criteria for the Elderly Resident Program and will coordinate with the applicant and contractor during the proposed project.



Foundation Program Application

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

1. Address of Property:

13 Van Buren St

2. Applicant's name & mailing address:

Margaret Sulentic

23 Van Buren St

Deadwood SD 57732

Telephone: (605) 641-7570

E-mail margaret.sulentic@gmail.com

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

Margaret

Telephone: (605) 641-7570 Cell

E-mail _____

For Office Use Only:

☒ Owner Occupied

☐ Non-owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 2/27/17

Initials: BA

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness and attach it to this document.

5. 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 I 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 of a grant or loan.

Applicant's signature: Margaret Sulentic

Date submitted: / /

Owner's signature: _____

Date submitted: / /

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

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

Adopted 1/11/17



Elderly Residents Program Application

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

1. Address of Property:

23 Van Buren St

2. Applicant/Owner name & mailing address:

Margaret Sulentic
23 Van Buren St
Deadwood SD 57732

Telephone: (605) 578-2667
Cell 641-7570
What year were you born? 1926

E-mail margaret.sulentic@gmail.com

3. Requested Grant Amount:

\$ Damage repair

Estimated Total Cost for Entire Project:

\$ _____

For Office Use Only:

☐ Owner Occupied

Verified through the Lawrence County Office of Equalization

Date: 2/27/17 Initials: BA

Assessed Valuation \$ 132,510

4. Complete a City of Deadwood Application for Project Approval OR Certificate of Appropriateness for work to be completed and attach it to this document.

5. 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 - as true and complete to the best of my knowledge and belief. I acknowledge I have read the policy guidelines for the - 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 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 - 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 of a grant -.

Applicant's signature: Margaret Sulentic

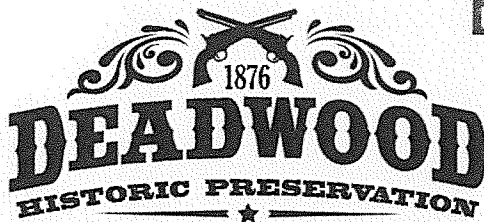
Date submitted: / /

Owner's signature: Margaret Sulentic

Date submitted: / /

Please return the completed application along with the Project Approval OR Certificate of Appropriateness to:

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



MEMORANDUM

Date: March 3, 2016
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Re: Historic Preservation Program Grant Extensions

The following Historic Preservation Program applicants are requesting extensions of their Grants. Staff's recommendation follows for each of the extension requests.

- Toby Edstrom..... 867 Main.....Windows/Doors Program
The grant expires on 03/14/17. The project has started but will not be completed by the expiration date. Staff recommends extending the grant for an additional three months which will expire 06/14/17.
- Toby Edstrom..... 867 Main.....Elderly Program
The grant expires on 03/14/17. The project has started but will not be completed by the expiration date. Staff recommends extending the grant for an additional three months which will expire 06/14/17.
- Debra Kahler56 Taylor.....Windows/Doors Program
The grant expires on 03/22/17. The project is about 90% complete and the owner is uncertain if everything will be completed by the expiration date. Staff recommends extending the grant for an additional three months which will expire 06/22/17.
- Tom McNary14 Van BurenWindows/Doors Program
The grant expires on 03/19/17. The project has started but will not be completed by the expiration date. Staff recommends extending the grant for an additional six months which will expire 09/19/17.

Bonny Anfinson

From: kuntakintia2@gmail.com
Sent: Thursday, March 2, 2017 9:40 AM
To: Bonny Anfinson
Subject: GRANT EXTENSION

*Toby Edstrom
867 main
Elderly Program
Windows program*

Hello Bonny

I am requesting a 3 month extension on the grants received by City of Deadwood for residential window replacement.

Thank-you

Toby

Sent from [Mail](#) for Windows 10

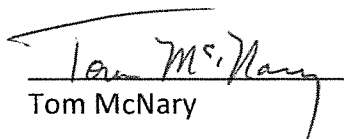
March 2, 2017

City of Deadwood
Historic Preservation Commission
108 Sherman Street
Deadwood, SD 57732

RE: Grant Extension

I am currently in the Wood Windows and Doors Grant Program. The grant will expire on March 19, 2017 and because of the winter weather the contractor has been unable to complete the project. I am requesting a six month extension on the grant.

Sincerely,


Tom McNary