

Historic Preservation Commission Meeting Agenda

Wednesday, August 26, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - [a.](#) Approve the minutes of the August 12, 2026, Historic Preservation Commission Meeting.
4. **Voucher Approvals**
 - [a.](#) HP Operating Vouchers August 26, 2026
 - [b.](#) HP Revolving Vouchers
5. **HP Programs and Revolving Loan Program**
 - a. HP Revolving Loan Request
 - Lee Thompson, 47 Forest Ave. Loan Modification
 - b. Neighborworks Updates
 - [c.](#) Accept Craig Kostecky at 43 Centennial into the Windows and Doors Program
6. **Old or General Business**
 - [a.](#) Approve Outside of Deadwood Grant extension request for St. Francis Mission to October 31, 2026
 - [b.](#) Accept Craig Kostecky at 43 Centennial into the Retaining Wall Program
7. **New Matters Before the Deadwood Historic District Commission**
 - [a.](#) COA 260174 - 61 & 65 Sherman Street - Deadwood Sundance 2023 LLC - Construct Fence & Gate
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - [a.](#) PA 260175 - 43 Centennial - Craig Kostecky - Restore Windows
9. **Items from Citizens not on Agenda**

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

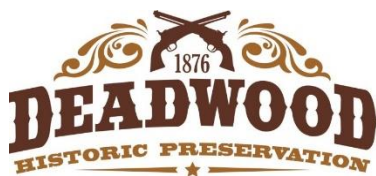
(Items considered but no action will be taken at this time.)

 - [a.](#) 2026 West River History Conference
11. **Committee Reports**

(Items considered but no action will be taken at this time.)

12. **Adjournment**

Note: 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 regularly scheduled Historic Preservation Commission Meeting.



Historic Preservation Commission Meeting Minutes

Wednesday, August 12, 2026 at 4:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. Call Meeting to Order

A quorum present, the Historic Preservation Commission Meeting was called to order by Chairwoman Knipper on Wednesday, August 12, 2026, at 4:00 p.m. in the Deadwood City Hall Meeting Room located at 102 Sherman Street, Deadwood, SD 57732.

2. Roll Call

PRESENT

Commissioner (Chair) Anita Knipper
 Commissioner (Vice-Chair) Jesse Allen
 Commissioner (2nd Vice-Chair) Beverly Posey
 Commissioner Molly Brown
 Commissioner Alexandra Lux
 Commissioner Bobby Rock
 Commissioner Diana Williams

City Commissioner Charles Eagleson

STAFF PRESENT

Bonny Anfinson, Historic Preservation Coordinator
 Leah Blue-Jones, Planning and Zoning Coordinator

STAFF ABSENT

Kevin Kuchenbecker, Planning, Zoning and Historic Preservation Officer
 Cammie Schmidt, Administrative Assistant

Susan Trucano, Neighborworks
 Garry Guan, South Dakota State Historical Society
 Maddie Ferrell, South Dakota State Historical Society

3. Approval of Minutes

- a. HP Meeting Minutes July 22, 2026

It was motioned by Commissioner Allen and seconded by Commissioner Posey to approve the minutes of the July 22, 2026, Historic Preservation Commission Meeting. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

4. Voucher Approvals

- a. HP Operating Vouchers August 12, 2026

It was motioned by Commissioner Posey and seconded by Commissioner Allen to approve HP Operating Vouchers in the amount of \$162,948.30. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. HP Grant Vouchers

It was motioned by Commissioner Lux and seconded by Commissioner Brown to approve HP Grant Vouchers in the amount of \$59,898.86. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- c. HP Revolving Vouchers

It was motioned by Commissioner Posey and seconded by Commissioner Williams to approve HP Revolving Vouchers in the amount of \$12,590.90. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

5. HP Programs and Revolving Loan Program

- a. Revolving Loan Request

Mark Thompson, 56 Lincoln, Retaining Wall Loan

Ms. Trucano discussed the Revolving Loan Request.

It was moved by Commissioner Allen and seconded by Commissioner Lux to approve the Revolving Loan Request for Mark Thompson for the purpose of a retaining wall at 56 Lincoln Avenue. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. Neighborworks Updates

Ms. Trucano gave a report on loan projects.

- c. Accept Beverly & Jim Posey at 45 Taylor Ave. into Elderly Resident Program

Ms. Anfinson discussed the application received from Beverly & Jim Posey at 45 Taylor Ave. requesting acceptance into the Elderly Resident Program.

It was moved by Commissioner Lux and seconded by Commissioner Brown to accept Beverly & Jim Posey at 45 Taylor into the Elderly Resident Program. Abstain: Posey. Voting yea: Knipper, Allen, Brown, Lux, Rock, Williams.

6. Old or General Business

- a. South Dakota State Historic Preservation Office update and agreement - Garry Guan, SHPO

Ms. Anfinson introduced South Dakota State Historic Preservation Office, presented the proposed update to the agreement and reviewed the Memorandum provided in the packet.

Mr. Guan introduced himself to the Commission and stated the terms of the proposed agreement. This would be the fourth agreement between the City of Deadwood and the South Dakota State Historic Preservation Office. This agreement would extend the relationship between the two agencies for another five (5) years and would provide a five (5) day turnaround for review of Project Approvals instead of 30 days.

Discussion occurred about the cost of the agreement, and the need to discuss further during the upcoming Historic Preservation Commission budget meeting.

Commissioner Rock asked about the reason for such an agreement. Ms. Anfinson explained the agreement guarantees a five (5) day turnaround for project review by the South Dakota State Historic Preservation Office. Ms. Posey further explained that the agreement also permits us to utilize the expertise of the state office. Mr. Guan advised the Commission that it is not uncommon for agencies to enter into such agreements with the state office in an effort to expedite projects with urgent deadlines.

It was motioned by Commissioner Allen and seconded by Commissioner Brown to continue the South Dakota State Historic Preservation Office update and agreement discussion to a future Historic Preservation Meeting pending upcoming Budget Meeting discussion. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. Recommendation to State Historic Preservation Office to approve State Register Amendment.

Ms. Anfinson discussed recommendation to State Historic Preservation Office to approve State Register Amendment and reviewed the Memorandum included in the packet.

Discussion occurred about the total number of structures whose status has changed from non-contributing to contributing and vice versa. Overall, a net gain of two (2) contributing resources was obtained.

It was motioned by Commissioner Allen and seconded by Commissioner Brown to approve Recommendation to State Historic Preservation Office to approve State Register Amendment. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- c. Discussion on Historic Preservation funding for the development of an Archaeological Investigation Assistance Program to support appropriate residential construction within the National Historic Landmark District.

Ms. Anfinson began the Discussion on Historic Preservation funding for the development of an Archaeological Investigation Assistance Program. Further discussion occurred about the possibilities of such a program, and the Commission expressed interest in carrying the discussion forward.

- d. Consider request from South Dakota Parks & Wildlife Foundation for a 90-day extension for the Outside of Deadwood Grant due to supplier issues.

Ms. Anfinson reviewed the request from South Dakota Parks & Wildlife Foundation for a 90 day extension for the Outside of Deadwood Grant.

It was motioned by Commissioner Rock and seconded by Commissioner Lux to approve the request from South Dakota Parks & Wildlife Foundation for a 90 day extension for the Outside of Deadwood Grant, creating a new expiration date of November 27, 2026. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- e. Consider request from Czech Heritage Preservation Society Inc. to transfer projects for Outside of Deadwood Grant.

Ms. Anfinson introduced request from Czech Heritage Preservation Society Inc. to transfer projects for Outside of Deadwood Grant to a project different from the original and reviewed the Memorandum included in the packet.

It was moved by Commissioner Lux and seconded by Commissioner Posey to approve request from Czech Heritage Preservation Society Inc. to transfer projects for Outside of Deadwood Grant. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

7. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 260144 - 136 Charles Street - Roland & Joyce Barkley - Construct handicap access to front entry.

Ms. Anfinson discussed PA 260144 - 136 Charles Street - Roland & Joyce Barkley - Construct handicap access to front entry and reviewed the Staff Report.

It was motioned by Commissioner Posey and seconded by Commissioner Rock that 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. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- b. PA 260166 - 24 McKinley - James Lee - Replace Windows

Ms. Anfinson discussed PA 260166 - 24 McKinley - James Lee - Replace Windows and reviewed the Staff Report.

It was motioned by Commissioner Allen and seconded by Commissioner Williams that 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. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- c. PA 260170 - 111 Forest Ave. - Austin Waisanen - Construct deck and small addition onto the structure

Ms. Anfinson discussed PA 260170 - 111 Forest Ave. - Austin Waisanen - Construct deck and small addition onto the structure.

It was motioned by Commissioner Brown and seconded by Commissioner Posey that 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. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

- d. PA 260167 - 45 Taylor Ave. - Bev & Jim Posey - Replace sidewalk and concrete steps

Ms. Anfinson discussed PA 260167 - 45 Taylor Ave. - Bev & Jim Posey - Replace sidewalk and concrete steps.

It was motioned by Commissioner Brown and seconded by Commissioner Lux that 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. Voting yea: Knipper, Allen, Brown, Lux, Rock, Williams. Commissioner Posey abstained. Motion carried.

- e. PA 260169 - 330 Williams - Travis & Jenny Starks - Replace garage doors

Ms. Anfinson discussed PA 260169 - 330 Williams - Travis & Jenny Starks - Replace garage doors and reviewed the Staff Report. It is staff opinion that a six (6) panel configuration be utilized for the proposed garage door, as opposed to the four (4) panel configuration requested by the applicant, to maintain the integrity of the current historic configuration.

It was motioned by Commissioner Posey and seconded by Commissioner Williams that 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 upon the condition that a six (6) panel garage door is installed. Voting yea: Knipper, Allen, Brown, Rock, Williams. Voting nay: Lux. Motion carried.

- f. PA 260163 - 27 Lincoln - Dennis Castanie - Permission to remove historic garage

Ms. Anfinson discussed PA 260163 - 27 Lincoln - Dennis Castanie - Permission to remove historic garage.

Commissioner Rock inquired as to the possibility of repurposing materials. Mr. Castanie introduced himself to the Commission and stated there may be the possibility of repurposing some of the materials on a future covered patio project. He intends to donate most of the cyanide lids to the city.

Further discussion occurred about the possibility of a future garage being built on site and the required approval from the Historic Preservation Commission to do so.

First Motion:

It was motioned by Commissioner Posey and seconded by Commissioner Brown that based upon all the evidence presented, 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. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

Second Motion:

It was motioned by Commissioner Posey and seconded by Commissioner Lux that based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, et seq, I

find that the project is adverse to Deadwood, but the applicant has explored all reasonable and prudent alternatives, and so it is moved to approve the project as presented. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

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.)

Ms. Anfinson discussed the completion of the retaining wall and landscaping at 85 Charles Street. Other retaining walls in town are also progressing. The project at 37 Lincoln Avenue is making progress.

Ms. Blue-Jones provided an update on the most recent site plan at 37 Lincoln Avenue. The cancellation of the Chuckwagon Gathering and Cowboy Show is a disappointment but couldn't be helped considering the current burn ban and dry weather conditions. The Community Picnic will still be held on Friday, September 11.

Commissioner Eagleson discussed the Farmers Market, which will be held again this Friday. He expressed his support for the proposed archaeological program.

10. Committee Reports

(Items considered but no action will be taken at this time.)

11. Adjournment

It was moved by Commissioner Rock and seconded by Commissioner Lux to adjourn the Historic Preservation Commission Meeting. Voting yea: Knipper, Allen, Posey, Brown, Lux, Rock, Williams.

There being no further business, the Historic Preservation Commission adjourned at 4:49 p.m.

ATTEST:

Chairwoman, Historic Preservation Commission

Minutes by Leah Blue-Jones, Zoning Coordinator

Historic Preservation Commission

Bill List - 2026

OPERATING ACCOUNT: Historic Preservation	
HP Operating Account Total:	\$ 23,110.63

Approved by _____ on ____/____/____
Chairman

HPC	08/26/26
Batch	09/09/26

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====							
01-0412	AMERICAN ENGINEERING TESTING,						
=====							
I-PJI-092382		10 CENTENNIAL/10 DENVER AET		1,185.00			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026			1099: N		
		10 CENTENNIAL/10 DENVER AET			215 4577-755	CAPITAL ASSETS RETAINING	1,185.00
=== VENDOR TOTALS ===				1,185.00			
=====							
01-5526	HGH CONSTRUCTION LLC						
=====							
I-4.00		85 CHARLES WIND/DOORS		1,200.00			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026			1099: N		
		85 CHARLES WIND/DOORS			215 4575-505-04	85 CHARLES ST	1,200.00
I-5.00		85 CHARLES SIDING/PORCH/RAIL		14,710.70			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026			1099: N		
		85 CHARLES SIDING/PORCH/RAIL			215 4575-505-04	85 CHARLES ST	14,710.70
=== VENDOR TOTALS ===				15,910.70			
=====							
01-5610	LAURA INGALLS WILDER MEMORIAL						
=====							
I-82626		2025 RD2 OUTS DWD GRANT		5,000.00			
8/26/2026	FNBAP	DUE: 8/26/2026 DISC: 8/26/2026			1099: N		
		2025 RD2 OUTS DWD GRANT			215 4575-520	GRANT/LOAN PROJECTS OUTS	5,000.00
=== VENDOR TOTALS ===				5,000.00			
=====							
01-2014	TOMS, DON						
=====							
I-82526		TAX RECORD PROJECT		600.00			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026			1099: Y		
		TAX RECORD PROJECT			215 4573-335	HIST. INTERP. ARCHIVE DE	600.00
=== VENDOR TOTALS ===				600.00			
=====							
01-4739	WATERS HARDWARE-HP PAINT PROGR						
=====							
I-20303 /S		794 MAIN		66.99			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026			1099: N		
		794 MAIN			215 4575-525	GRANT/LOAN PAINT PROGRAM	66.99
I-20386 /S		65 FOREST		43.99			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026			1099: N		
		65 FOREST			215 4575-525	GRANT/LOAN PAINT PROGRAM	43.99
I-20450 /S		794 MAIN		89.98			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026			1099: N		
		794 MAIN			215 4575-525	GRANT/LOAN PAINT PROGRAM	89.98

8/26/2026 10:31 AM
PACKET: 07601 9/9/26 HP OPERATING CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

PAGE: 2

Section 4 Item a.

-----ID-----		GROSS		P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
=====						
01-4739		WATERS HARDWARE-HP PAINT PROGR(** CONTINUED **)				
I-20562 /S		26 BURNHAM	69.99			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026		1099: N		
		26 BURNHAM		215 4575-525	GRANT/LOAN PAINT PROGRAM	69.99
I-20600 /S		26 BURNHAM	69.99			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026		1099: N		
		26 BURNHAM		215 4575-525	GRANT/LOAN PAINT PROGRAM	69.99
I-20627 /S		794 MAIN	73.99			
9/09/2026	FNBAP	DUE: 9/09/2026 DISC: 9/09/2026		1099: N		
		794 MAIN		215 4575-525	GRANT/LOAN PAINT PROGRAM	73.99
=== VENDOR TOTALS ===			414.93			
=== PACKET TOTALS ===			23,110.63			

8/26/2026 10:31 AM
PACKET: 07601 9/9/26 HP OPERATING CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

PAGE: 3

Section 4 Item a.

** T O T A L S **

INVOICE TOTALS	23,110.63
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00

BATCH TOTALS	23,110.63
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** G/L ACCOUNT TOTALS **

BANK	YEAR	ACCOUNT	NAME	AMOUNT	=====LINE ITEM=====			=====GROUP BUDGET=====		
					ANNUAL	BUDGET	OVER	ANNUAL	BUDGET	OVER
					BUDGET	AVAILABLE	BUDG	BUDGET	AVAILABLE	BUDG
2026		215-2020	ACCOUNTS PAYABLE	23,110.63-*						
		215-4573-335	HIST. INTERP. ARCHIVE DE	600.00	50,250		21,805.83			
		215-4575-505-04	85 CHARLES ST	15,910.70		0	211,136.03- Y			
		215-4575-520	GRANT/LOAN PROJECTS OUTS	5,000.00	100,000		60,470.91			
		215-4575-525	GRANT/LOAN PAINT PROGRAM	414.93	25,000		20,166.36			
		215-4577-755	CAPITAL ASSETS RETAINING	1,185.00	600,000		533,096.60			
		999-1306	DUE FROM FUND 215	23,110.63 *						
			** 2026 YEAR TOTALS	23,110.63						

8/26/2026 10:31 AM
PACKET: 07601 9/9/26 HP OPERATING CS
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
215	8/2026	5,000.00
215	9/2026	18,110.63

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

8/26/2026 9:13am

HP REVOLVING LOAN FUND
A/P Invoices Report
8/1/2026 - 8/31/2026
Batch = 2

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
08/2026								
LAWRENCE COUNTY REGISTER OF DEEDS - REC MOD HECKMAN - 8/26/2026 - 30.00 - Batch: 2 - Header Memo: Record Satisfaction-358 Williams-Heckman								
Record Satisfaction-358 Williams-Heckman	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-358 Williams-Heckman	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC MORT THOMPSON II - 8/26/2026 - 30.00 - Batch: 2 - Header Memo: Record Mortgage-56 Lincoln-Thompson								
Record Mortgage-56 Lincoln-Thompson	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage-56 Lincoln-Thompson	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
LAWRENCE COUNTY REGISTER OF DEEDS - REC SAT BLOOM BLM - 8/26/2026 - 30.00 - Batch: 2 - Header Memo: Record Satisfaction-46 Denver-Bloom								
Record Satisfaction-46 Denver-Bloom	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Satisfaction-46 Denver-Bloom	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Weiher, Jay - 845177 - 8/26/2026 - 10,000.00 - Batch: 2 - Header Memo: Work Done-62 Denver-Weiher								
Work Done-62 Denver-Weiher	100	1201				NOTES RECEIVABLE	10,000.00	
Work Done-62 Denver-Weiher	100	2000				ACCOUNTS PAYABLE		10,000.00
Total:							10,000.00	10,000.00
Total:							10,090.00	10,090.00
Report Total:							10,090.00	10,090.00

BORROWER LATE REPORT

Deadwood Historic Preservation

Wednesday, August 26, 2026

Loan Account	Borrower Name	Next Payment	Billed Through	Days Late	Pmts Late	Term Left	Payments Past Due	Late Charges	Unpaid Charges	Unpaid Interest	Total Amount Due
11-230001	Kyle Heckman	08/01/2026		25	1	59	\$208.33	\$25.00	\$0.00	\$0.00	\$233.33
11-240002	Tim Coomes	08/01/2026		25	1	31	\$179.26	\$25.00	\$0.00	\$0.00	\$204.26
* A payment was received on 07/08/2026 (49 days ago) in the amount of \$180.00											
HPRLTHOM	Lee Thompson	03/01/2026		178	6	60	\$1,613.04	\$175.00	\$0.00	\$0.00	\$1,788.04
(3)							\$2,000.63	\$225.00	\$0.00	\$0.00	\$2,225.63

Deadwood HP Total Loans 7/31/2026	
Accounting Balance (Fund EZ)	This Month
Loans per Balance Sheet - Acct 100-1201	\$ 2,177,162.17
TOTAL	\$ 2,177,162.17
Loan Base:	This Month
Investor Trial Balance Report	\$ 2,166,662.17
	\$1,920.00 Baucom
\$	4,100.00 Baucom
\$	4,480.00 Baucom
7/22/2026 Meeting Packet	
TOTAL	\$ 2,177,162.17
Difference	\$ -

Deadwood HP Total Loans 7/31/2026	
Accounting Balance (Fund EZ)	
Loans per Balance Sheet	\$ 2,177,162.17
TOTAL	\$ 2,177,162.17
Loan Base:	
Pool Trial Balance Report	\$ 2,166,662.17
	\$1,920.00 Baucom
\$	4,100.00 Baucom
\$	4,480.00 Baucom
7/22/2026 Meeting Packet	
TOTAL	\$ 2,177,162.17
Difference	\$ -

8/25/2026 9:57am

HP REVOLVING LOAN FUND
Balance Sheet
As of Date: 7/31/2026

Page 1 of 1

	Current Year	Prior Year
Assets		
Current Assets		
CASH-SAVINGS	(34,723.28)	902,047.07
CASH-INVESTED	844,407.32	812,024.90
ACCRUED INTEREST RECEIVABLE	1,536.42	1,536.42
LATE FEES RECEIVABLE	3,986.87	3,986.87
Total Current Assets	815,207.33	1,719,595.26
Other Assets		
NOTES RECEIVABLE	2,177,162.17	2,169,283.57
Total Other Assets	2,177,162.17	2,169,283.57
Total Assets	2,992,369.50	3,888,878.83
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Allowance for Uncollected	(115,583.90)	(60,258.34)
ACCOUNTS PAYABLE	(1,449.34)	(1,449.34)
YE Accounts Payable	1,449.34	1,449.34
Total Current Liabilities	(115,583.90)	(60,258.34)
Total Liabilities	(115,583.90)	(60,258.34)
Net Assets		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS(LOSS)	(3,434,136.42)	(2,592,952.65)
PRIOR YEAR EARNINGS (LOSS)	116,204.47	116,204.47
HP BUDGET	(13,474.38)	(13,474.38)
PRIOR YEAR HP BUDGET	1,775,000.00	1,775,000.00
Total Net Assets	3,107,953.40	3,949,137.17
Total Liabilities & Net Assets	2,992,369.50	3,888,878.83

8/25/2026 9:57am

HP REVOLVING LOAN FUND
Statement of Revenue and Expense
Current Period: 7/1/2026 - 7/31/2026
Year-to-Date: 1/1/2026 - 7/31/2026

Page 1 of 1

	Current Year Current Period	Current Year Year-to-Date	Prior Year Current Period	Prior Year Year-to-Date
Revenue				
PERM LOAN INTEREST	2,727.68	18,299.56	2,068.95	15,031.49
SAVINGS INTEREST	4,009.24	43,570.55	3,871.35	43,514.85
SERVICE FEES	105.00	885.00	165.00	1,220.00
LATE FEES	50.00	325.00	25.00	275.00
APPLICATION FEES	2,801.50	5,555.77	1,398.00	6,823.46
CLOSING COSTS	1,411.70	3,052.08	451.66	2,726.66
Total Revenue	11,105.12	71,687.96	7,979.96	69,591.46
Expenses				
PROF & ADMIN FEES	3,850.00	24,208.25	3,500.00	22,053.75
CLOSING COSTS DISBURSE	1,384.73	2,967.93	423.32	2,423.95
Foundation Grant Expense	0.00	26,140.42	0.00	14,229.60
Windows Grant Expense	141.71	27,024.74	0.00	0.00
Elderly Grant Expense	0.00	29,603.30	10,000.00	46,414.24
Siding Grant Expense	553.72	10,846.17	7,000.00	7,000.00
Facade Grant Expense	0.00	429,634.18	0.00	25,224.72
Total Expenses	5,930.16	550,424.99	20,923.32	117,346.26
Excess or (Deficiency) of Revenue Over Expenses	5,174.96	(478,737.03)	(12,943.36)	(47,754.80)

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	00
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$15,722.66
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Construction Loans
PO BOX 482
DEADWOOD SD 57732

Please advise us immediately of any discrepancies in the transactions or investment activity on your statement of account or if you contemplate changing your address. When making inquiries by telephone or in writing please give your account number. We urge you to keep this statement with your investment records.

INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
00-240082	Ken Owens	100.000%	0.000%	08/01/2027	13	08/01/2027	\$0.00	\$739.00
00-240089	Ken Owens	100.000%	0.000%	08/01/2027	13	08/01/2027	\$0.00	\$4,983.66
CHPRFNDHE	Kyle Heckman	100.000%	0.000%	10/01/2026	3	10/01/2026	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$15,722.66

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
⚡ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	1
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$877,377.13
PORTFOLIO YIELD	2.4803%
INTEREST PAID IN 2026	\$9,252.48

LENDER

Revolving Loans
PO Box 482
Deadwood SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
11-230001	Kyle Heckman	100.000%	0.000%	07/01/2031	60	08/01/2026	\$208.33	\$25,000.00
11-230002	Kyle Heckman	100.000%	5.000%	07/01/2033	84	08/01/2026	\$265.16	\$25,000.00
11-240001	Tracy Lewis	100.000%	4.000%	03/01/2031	56	08/01/2026	\$364.25	\$18,573.61
11-240002	Tim Coomes	100.000%	4.000%	03/01/2029	32	08/01/2026	\$179.26	\$5,122.28
11-240072	Steven Schramm	100.000%	0.000%	12/01/2029	41	08/01/2026	\$415.04	\$17,016.92
11-240081	Jonathan Long	100.000%	0.000%	12/01/2029	41	08/01/2026	\$208.33	\$21,025.03
11-250001	Robert Bailey, Jr	100.000%	0.000%	08/01/2030	49	09/01/2026	\$208.33	\$22,480.00
11-250002	Erika Laine-Drummond	100.000%	0.000%	03/01/2030	44	08/01/2026	\$208.33	\$14,500.00
11-250004	Randy Westendorf	100.000%	5.000%	02/01/2030	43	08/01/2026	\$175.86	\$6,483.23
11-250005	Sean Byrne	100.000%	3.000%	08/01/2032	73	08/01/2026	\$102.98	\$17,934.42
11-250007	Nancy Fairbairn	100.000%	0.000%	10/01/2030	51	09/01/2026	\$104.17	\$23,958.30
11-250008	Teresa Hamilton	100.000%	0.000%	08/01/2030	49	10/01/2026	\$166.67	\$6,986.65
11-250009	Nancy Fairbairn	100.000%	5.000%	12/01/2032	77	08/01/2026	\$164.99	\$24,438.67
11-250013	Sean Byrne	100.000%	0.000%	08/01/2030	49	08/01/2026	\$104.17	\$23,754.13
11-250022	Robert Bailey, Jr	100.000%	5.000%	08/01/2032	73	09/01/2026	\$265.16	\$22,094.91
11-250059	Pamela Massa	100.000%	5.000%	10/01/2032	75	09/01/2026	\$148.40	\$16,974.15
11-250086	Melody Lopez	100.000%	5.000%	03/01/2033	80	08/01/2026	\$323.50	\$40,467.29
11-250106	Todd Weber	100.000%	5.000%	08/01/2032	73	08/01/2026	\$148.42	\$9,134.66
11-250134	Thomas McNary	100.000%	0.000%	11/01/2030	52	08/01/2026	\$116.31	\$13,026.58
11-250136	Emrick Real Estate Group, LLC	100.000%	5.000%	01/01/2033	78	08/01/2026	\$197.70	\$24,425.82
11-250137	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2031	54	08/01/2026	\$138.89	\$24,166.66
11-260025	Joette Johnson	100.000%	5.000%	05/01/2033	82	08/01/2026	\$355.18	\$65,860.86
11-260026	Tate Underhill	100.000%	6.000%	04/01/2033	81	08/01/2026	\$260.24	\$17,192.34
HPR0SJOM	Daniel Sjomeling	100.000%	0.000%	03/01/2027	8	08/01/2026	\$136.43	\$9,277.09
HPRLSBOBO	The FHE Company, LLC	100.000%	0.000%	01/01/2029	30	08/01/2026	\$191.32	\$5,729.22
HPRLSBRE	Philip Breland	100.000%	0.000%	12/01/2027	17	01/01/2027	\$416.67	\$4,999.84
HPRLSCHMI	Mike Schmidt	100.000%	5.000%	04/01/2028	21	08/01/2026	\$506.82	\$9,632.92
HPRLSCOUP	Paha Sapa Holdings, LLC	100.000%	0.000%	06/01/2028	23	09/01/2026	\$138.89	\$19,722.18
HPRLSEMAN	Karl Emanuel	100.000%	0.000%	05/01/2029	34	09/01/2026	\$208.33	\$13,660.00
HPRLSFAS	Glen Fasnacht	100.000%	0.000%	03/01/2027	8	08/01/2026	\$160.55	\$10,917.56
HPRLSGREE	Benjamin Greenlee	100.000%	0.000%	10/01/2028	27	08/01/2026	\$416.67	\$11,249.89
HPRLSJNWM	Michael Johnson	100.000%	0.000%	12/01/2027	17	08/01/2026	\$138.89	\$19,027.73
HPRLSPOTT	Cara Mia LLC	100.000%	0.000%	07/01/2028	24	09/01/2026	\$208.33	\$17,291.79
HPRLSTHOM	Mark Thompson II	100.000%	0.000%	03/01/2028	20	08/01/2026	\$104.17	\$20,546.64
HPRLSWEB	Todd Weber	100.000%	0.000%	03/01/2027	8	08/01/2026	\$66.43	\$12,336.53
HPRPRSCH	Steven Schramm	100.000%	3.500%	12/01/2028	29	08/01/2026	\$60.83	\$404.91
HPRPRSUN1	Ron Underhill	100.000%	3.500%	04/01/2028	21	08/01/2026	\$144.99	\$18,709.77
HPRPRV7EM	The FHE Company, LLC	100.000%	3.000%	01/01/2031	54	08/01/2026	\$244.21	\$12,072.96
HPRPRVCOU	Paha Sapa Holdings, LLC	100.000%	3.000%	11/01/2030	52	09/01/2026	\$111.88	\$13,746.40
HPRPRVJOH	Michael Johnson	100.000%	3.000%	12/01/2029	41	08/01/2026	\$172.65	\$20,002.70

INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
HPRPVPOT	Cara Mia LLC	100.000%	3.000%	07/01/2030	48	09/01/2026	\$241.40	\$16,178.17
HPRPVSJO	Daniel Sjomeling	100.000%	3.500%	03/01/2029	32	08/01/2026	\$131.85	\$19,054.73
HPRPSVGRE	Benjamin Greenlee	100.000%	5.000%	10/01/2030	51	08/01/2026	\$353.35	\$16,198.55
HPRPSVHOH	John Hohn	100.000%	3.000%	11/01/2029	40	09/01/2026	\$126.97	\$4,724.91
HPRPVUN2	Ron Underhill	100.000%	3.500%	09/01/2028	26	08/01/2026	\$144.99	\$19,290.77
HPRPVUND3	Ron Underhill	100.000%	3.000%	11/01/2029	40	08/01/2026	\$138.65	\$20,417.81
HPRREFALL	Jesse Allen	100.000%	3.000%	02/01/2032	67	08/01/2026	\$103.56	\$15,355.66
HPRREFGAT	Naomi Gathmann	100.000%	3.000%	02/01/2032	67	08/01/2026	\$139.02	\$8,399.93
HPRRLLSN	Steven Olson	100.000%	4.000%	08/01/2030	49	08/01/2026	\$110.69	\$4,994.84
HPRRLTHOM	Lee Thompson	100.000%	4.000%	08/01/2031	61	03/01/2026	\$268.84	\$16,759.59
HPRRW0EMR	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2029	30	08/01/2026	\$207.59	\$18,657.53
HPRRWPSHA	Larry Shama	100.000%	0.000%	02/01/2029	31	08/01/2026	\$400.00	\$12,400.00
Current Portfolio Yield: 2.480%							\$10,624.64	\$877,377.13

ACCOUNT ACTIVITY

Transaction Date	Check # or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
07/02/2026	111111216	11-250059	\$248.40	\$0.00	\$71.22	\$177.18	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	11-260025	\$458.00	\$0.00	\$275.18	\$182.82	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	11-250106	\$167.00	\$0.00	\$38.07	\$128.93	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	HPRLSFAS	\$160.55	\$0.00	\$0.00	\$160.55	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	11-260026	\$260.24	\$0.00	\$86.83	\$173.41	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	HPRRWPSHA	\$400.00	\$0.00	\$0.00	\$400.00	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	HPRREFALL	\$104.00	\$0.00	\$38.03	\$65.97	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	11-250001	\$210.00	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00
07/02/2026	111111216	11-250022	\$340.00	\$0.00	\$92.84	\$247.16	\$0.00	\$0.00	\$0.00
07/02/2026	111111219	11-250004	\$200.00	\$0.00	\$27.35	\$172.65	\$0.00	\$0.00	\$0.00
07/06/2026	111111220	11-250134	\$116.31	\$0.00	\$0.00	\$116.31	\$0.00	\$0.00	\$0.00
07/06/2026	111111220	HPRLSGREE	\$416.67	\$0.00	\$0.00	\$416.67	\$0.00	\$0.00	\$0.00
07/06/2026	111111220	HPRPSVGRE	\$353.35	\$0.00	\$67.74	\$285.61	\$0.00	\$0.00	\$0.00
07/06/2026	111111220	HPRPRSCH	\$395.00	\$0.00	\$2.29	\$392.71	\$0.00	\$0.00	\$0.00
07/06/2026	111111220	HPRLSCHMI	\$506.82	\$0.00	\$41.50	\$465.32	\$0.00	\$0.00	\$0.00
07/08/2026	111111224	HPRRLLSN	\$110.69	\$0.00	\$16.73	\$93.96	\$0.00	\$0.00	\$0.00
07/08/2026	111111224	11-250013	\$154.17	\$0.00	\$0.00	\$154.17	\$0.00	\$0.00	\$0.00
07/08/2026	111111224	11-250005	\$102.98	\$0.00	\$44.37	\$58.61	\$0.00	\$0.00	\$0.00
07/08/2026	111111224	HPRPVUND3	\$138.65	\$0.00	\$50.56	\$88.09	\$0.00	\$0.00	\$0.00
07/08/2026	111111224	HPR0SJOM	\$136.43	\$0.00	\$0.00	\$136.43	\$0.00	\$0.00	\$0.00
07/08/2026	111111224	HPRPRVSJO	\$131.85	\$0.00	\$55.04	\$76.81	\$0.00	\$0.00	\$0.00
07/08/2026	111111224	HPRPRVSJO	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00
07/08/2026	111111224	11-240002	\$180.00	\$0.00	\$17.38	\$162.62	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	11-240001	\$364.25	\$0.00	\$62.06	\$302.19	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	11-250008	\$167.00	\$0.00	\$0.00	\$167.00	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	HPRREFGAT	\$139.03	\$0.00	\$21.00	\$118.03	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	11-250086	\$500.00	\$0.00	\$167.67	\$332.33	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	HPRPRV7EM	\$254.59	\$0.00	\$30.32	\$224.27	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	HPRLSBOBO	\$191.32	\$0.00	\$0.00	\$191.32	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	HPRLSWEB	\$95.00	\$0.00	\$0.00	\$95.00	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	11-250007	\$104.17	\$0.00	\$0.00	\$104.17	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	HPRPRSUN1	\$199.57	\$0.00	\$54.24	\$145.33	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	HPRPVUN2	\$199.58	\$0.00	\$55.91	\$143.67	\$0.00	\$0.00	\$0.00
07/10/2026	111111227	11-240003	\$1,777.68	\$0.00	\$0.00	\$1,777.68	\$0.00	\$0.00	\$0.00
07/13/2026	111111231	11-250002	\$300.00	\$0.00	\$0.00	\$300.00	\$0.00	\$0.00	\$0.00
07/13/2026	111111231	11-240072	\$415.04	\$0.00	\$0.00	\$415.04	\$0.00	\$0.00	\$0.00
07/15/2026	111111232	HPRPRVCOU	\$111.88	\$0.00	\$34.09	\$77.79	\$0.00	\$0.00	\$0.00
07/15/2026	111111232	HPRLSCOUP	\$138.89	\$0.00	\$0.00	\$138.89	\$0.00	\$0.00	\$0.00
07/20/2026	111111234	HPRLSTHOM	\$120.00	\$0.00	\$0.00	\$120.00	\$0.00	\$0.00	\$0.00
07/20/2026	111111234	HPRLSEMAN	\$420.00	\$0.00	\$0.00	\$420.00	\$0.00	\$0.00	\$0.00
07/27/2026	111111236	HPRPSVHOH	\$126.97	\$0.00	\$11.93	\$115.04	\$0.00	\$0.00	\$0.00
07/27/2026	111111236	HPRPSVHOH	\$5.00	\$0.00	\$0.00	\$0.00	\$0.00	\$5.00	\$0.00
07/27/2026	111111236	HPRLSPOTT	\$208.33	\$0.00	\$0.00	\$208.33	\$0.00	\$0.00	\$0.00
07/27/2026	111111236	HPRPRVPOT	\$291.67	\$0.00	\$40.51	\$251.16	\$0.00	\$0.00	\$0.00
07/29/2026	111111238	11-250059	\$248.40	\$0.00	\$70.49	\$177.91	\$0.00	\$0.00	\$0.00

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution Charges	Other	Trust
07/29/2026	111111238	11-250001	\$210.00	\$0.00	\$0.00	\$210.00	\$0.00	\$0.00	\$0.00
07/29/2026	111111238	11-250022	\$340.00	\$0.00	\$91.82	\$248.18	\$0.00	\$0.00	\$0.00
= Electronic Payment			\$12,224.48	\$0.00	\$1,565.17	\$10,649.31	\$0.00	\$10.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	10
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$307,167.48
PORTFOLIO YIELD	4.272%
INTEREST PAID IN 2026	\$6,711.52

LENDER

Commercial Loans
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
41-240022	Emily Costopoulos, LLC	100.000%	5.000%	01/01/2032	66	09/01/2026	\$389.08	\$45,553.64
41-240027	Emily Costopoulos, LLC	100.000%	0.000%	01/01/2030	42	09/01/2026	\$277.78	\$44,722.18
HPCRLNUGG	Nugget Saloon, LLC	100.000%	5.000%	12/01/2030	53	08/01/2026	\$1,212.84	\$216,891.66
Current Portfolio Yield: 4.272%							\$1,879.70	\$307,167.48

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Distribution					
				Serv. Fees	Interest	Principal	Charges	Other	Trust
07/06/2026	111111221	HPCRLNUGG	\$1,212.84	\$0.00	\$892.65	\$320.19	\$0.00	\$0.00	\$0.00
07/29/2026	111111239	41-240022	\$389.08	\$0.00	\$188.03	\$201.05	\$0.00	\$0.00	\$0.00
07/29/2026	111111239	41-240027	\$277.78	\$0.00	\$0.00	\$277.78	\$0.00	\$0.00	\$0.00
= Electronic Payment			\$1,879.70	\$0.00	\$1,080.68	\$799.02	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	2
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$1,186,468.99
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Retaining Wall- Forgivable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
32-240016	Dorrene Julius	100.000%	0.000%	07/01/2029	36	07/01/2029	\$0.00	\$161,485.00
32-240017	Glen Fasnacht	100.000%	0.000%	12/01/2029	41	12/01/2029	\$0.00	\$41,237.00
CONRWBOB0	Lance Bobolz	100.000%	0.000%	12/01/2027	17	12/01/2027	\$0.00	\$18,042.61
CONRWCOOM	Tim Coomes	100.000%	0.000%	03/01/2029	32	03/01/2029	\$0.00	\$67,491.73
CONRWREAU	Bernie Reausaw	100.000%	0.000%	10/01/2030	51	10/01/2030	\$0.00	\$105,468.23
CONRWVWHI	Carolyn White	100.000%	0.000%	09/20/2026	2	09/20/2026	\$0.00	\$90,073.00
CONRWVHT2	Carolyn White	100.000%	0.000%	11/01/2027	16	11/01/2027	\$0.00	\$8,699.04
HPCONBOBO	Lance Bobolz	100.000%	0.000%	01/01/2028	18	01/01/2028	\$0.00	\$199,815.00
HPRRWCEMR	Emrick Real Estate Group, LLC	100.000%	0.000%	01/01/2034	90	01/01/2034	\$0.00	\$45,082.88
HPRRWOWE	Ken Owens	100.000%	0.000%	11/01/2027	16	11/01/2027	\$0.00	\$103,803.20
HPRRWFSHA	Larry Shama	100.000%	0.000%	01/01/2029	30	01/01/2029	\$0.00	\$186,448.00
HPRRWFTFTE	Aaron Sternhagen	100.000%	0.000%	08/01/2033	85	08/01/2033	\$0.00	\$8,670.00
HPRWCSHEP	Lanny Shepherd	100.000%	0.000%	10/01/2030	51	10/01/2030	\$0.00	\$18,616.85
HPRWFGASR	Joseph Gasper III	100.000%	0.000%	12/20/2031	65	12/20/2031	\$0.00	\$48,928.95
HPRWFWEB	Todd Weber	100.000%	0.000%	08/01/2030	49	08/01/2030	\$0.00	\$82,607.50
Current Portfolio Yield: 0.000%							\$0.00	\$1,186,468.99

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
07/29/2026	111111240	CONRWFEN0	\$5,275.32	\$0.00	\$0.00	\$5,275.32	\$0.00	\$0.00	\$0.00	\$0.00
= Electronic Payment			\$5,275.32	\$0.00	\$0.00	\$5,275.32	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	3
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$197,500.72
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Foundation-Forgivable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
21-240015	Nancy Fairbairn	100.000%	0.000%	12/01/2034	101	12/01/2034	\$0.00	\$10,000.00
21-240085	Jonathan Long	100.000%	0.000%	12/01/2034	101	12/01/2034	\$0.00	\$10,000.00
21-250055	Lori Wilkinson	100.000%	0.000%	10/01/2035	111	10/01/2035	\$0.00	\$10,000.00
21-250056	Danika McFarland, c/o Farrin and Shiela McFarland	100.000%	0.000%	11/01/2035	112	11/01/2035	\$0.00	\$10,000.00
21-250057	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	113	12/01/2035	\$0.00	\$10,000.00
HPCFNDKNI	Anita Knipper	100.000%	0.000%	11/07/2029	40	11/07/2029	\$0.00	\$9,970.52
HPFND770	Dragon Belly LLC	100.000%	0.000%	03/01/2030	44	03/01/2030	\$0.00	\$9,461.50
HPFND772	Dragon Belly LLC	100.000%	0.000%	03/01/2030	44	03/01/2030	\$0.00	\$9,817.75
HPFNDHILL	Hills Partnership	100.000%	0.000%	11/30/2029	40	11/30/2029	\$0.00	\$8,250.95
HPFNDPOT	Cara Mia LLC	100.000%	0.000%	10/01/2032	75	10/01/2032	\$0.00	\$10,000.00
HPRFND7EM	The FHE Company, LLC	100.000%	0.000%	05/01/2033	82	05/01/2033	\$0.00	\$10,000.00
HPRFNDBOB	The FHE Company, LLC	100.000%	0.000%	12/01/2032	77	12/01/2032	\$0.00	\$10,000.00
HPRFNDBRE	Philip Breland	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$10,000.00
HPRFNDBYR	Sean Byrne	100.000%	0.000%	01/01/2034	90	01/01/2034	\$0.00	\$10,000.00
HPRFNDGRE	Benjamin Greenlee	100.000%	0.000%	10/01/2033	87	10/01/2033	\$0.00	\$10,000.00
HPRFNDHOH	John Hohn	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$10,000.00
HPRFNDJOH	Michael Johnson	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$10,000.00
HPRFNDMUN	Jeffrey Munce	100.000%	0.000%	12/01/2030	53	12/01/2030	\$0.00	\$10,000.00
HPRFNDSMI	Gordon Smith	100.000%	0.000%	10/01/2033	87	10/01/2033	\$0.00	\$10,000.00
HPRFNDUND	Ron Underhill	100.000%	0.000%	03/01/2031	56	03/01/2031	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$197,500.72

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
= Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	4
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$10,000.00
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Special Needs/Elderly- Forgivable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
HPSNEWHT0	Carolyn White	100.000%	0.000%	06/01/2027	11	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$10,000.00

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
⚡ = Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	5
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$163,331.80
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Siding- Forgivable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
22-240014	Nancy Fairbairn	100.000%	0.000%	12/01/2034	101	12/01/2034	\$0.00	\$10,000.00
22-240088	Jonathan Long	100.000%	0.000%	12/01/2034	101	12/01/2034	\$0.00	\$5,000.00
22-250012	Sean Byrne	100.000%	0.000%	12/01/2035	113	12/01/2035	\$0.00	\$10,000.00
22-250052	Benjamin Greenlee	100.000%	0.000%	09/01/2035	110	09/01/2035	\$0.00	\$10,000.00
22-250053	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	113	12/01/2035	\$0.00	\$10,000.00
23-240119	Lori Wilkinson	100.000%	0.000%	10/01/2035	111	10/01/2035	\$0.00	\$10,000.00
23-250127	Donna Wiese	100.000%	0.000%	01/01/2036	114	01/01/2036	\$0.00	\$15,000.00
CHPSIDLW0	Tracy Lewis	100.000%	0.000%	03/01/2027	8	03/01/2027	\$0.00	\$10,000.00
HPRSID106	Bruce Oberlander	100.000%	0.000%	10/01/2030	51	10/01/2030	\$0.00	\$10,000.00
HPRSIDANT	James Antrim	100.000%	0.000%	06/01/2031	59	06/01/2031	\$0.00	\$10,000.00
HPRSIDBRE	Philip Breland	100.000%	0.000%	12/01/2033	89	12/01/2033	\$0.00	\$10,000.00
HPRSIDCOU	Paha Sapa Holdings, LLC	100.000%	0.000%	04/01/2033	81	04/01/2033	\$0.00	\$10,000.00
HPRSIDJOH	Michael Johnson	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$10,000.00
HPRSIDUND	Ron Underhill	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$10,000.00
HPSID700	Dragon Belly LLC	100.000%	0.000%	03/01/2030	44	03/01/2030	\$0.00	\$3,331.80
HPSIDKNI	Anita Knipper	100.000%	0.000%	11/07/2029	40	11/07/2029	\$0.00	\$10,000.00
HPSIDWHT0	Carolyn White	100.000%	0.000%	06/01/2027	11	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$163,331.80

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@mwdhr.org

ACCOUNT NO	6
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$316,418.73
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Windows/Doors- Forgivable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
23-240073	Benjamin Greenlee	100.000%	0.000%	07/01/2035	108	07/01/2035	\$0.00	\$6,188.59
23-240086	Jonathan Long	100.000%	0.000%	12/01/2034	101	12/01/2034	\$0.00	\$20,000.00
23-240099	Lori Wilkinson	100.000%	0.000%	10/01/2035	111	10/01/2035	\$0.00	\$20,000.00
23-240112	Nancy Fairbairn	100.000%	0.000%	09/01/2034	98	09/01/2034	\$0.00	\$20,000.00
23-250011	Sean Byrne	100.000%	0.000%	09/01/2035	110	09/01/2035	\$0.00	\$20,000.00
23-250012	Emrick Real Estate Group, LLC	100.000%	0.000%	12/01/2035	113	12/01/2035	\$0.00	\$13,900.00
CHPWNLW0	Tracy Lewis	100.000%	0.000%	03/01/2027	8	03/01/2027	\$0.00	\$8,268.42
HPCWINKNI	Anita Knipper	100.000%	0.000%	11/07/2029	40	11/07/2029	\$0.00	\$20,000.00
HPRWIN106	Bruce Oberlander	100.000%	0.000%	10/01/2030	51	10/01/2030	\$0.00	\$3,200.00
HPRWIN770	Dragon Belly LLC	100.000%	0.000%	01/01/2034	90	01/01/2034	\$0.00	\$1,507.96
HPRWIN772	Dragon Belly LLC	100.000%	0.000%	01/01/2034	90	01/01/2034	\$0.00	\$1,769.70
HPRWINANT	James Antrim	100.000%	0.000%	06/01/2031	59	06/01/2031	\$0.00	\$20,000.00
HPRWINBRE	Philip Breland	100.000%	0.000%	01/01/2034	90	01/01/2034	\$0.00	\$7,000.00
HPRWINCOU	Paha Sapa Holdings, LLC	100.000%	0.000%	05/01/2033	82	05/01/2033	\$0.00	\$11,400.00
HPRWINHOH	John Hohn	100.000%	0.000%	11/01/2033	88	11/01/2033	\$0.00	\$9,500.00
HPRWINJOH	Michael Johnson	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$16,800.00
HPRWINMUN	Jeffrey Munce	100.000%	0.000%	12/01/2030	53	12/01/2030	\$0.00	\$19,850.00
HPRWINPOT	Cara Mia LLC	100.000%	0.000%	06/01/2033	83	06/01/2033	\$0.00	\$7,237.90
HPRWINUND	Ron Underhill	100.000%	0.000%	11/01/2033	88	11/01/2033	\$0.00	\$2,271.93
HPWIN772	Dragon Belly LLC	100.000%	0.000%	03/01/2030	44	03/01/2030	\$0.00	\$6,660.40
HPWINBOB0	The FHE Company, LLC	100.000%	0.000%	05/01/2030	46	05/01/2030	\$0.00	\$18,000.00
HPWINHILL	Hills Partnership	100.000%	0.000%	11/30/2029	40	11/30/2029	\$0.00	\$751.56
HPWINKIN	Brian Kinkler	100.000%	0.000%	02/01/2030	43	02/01/2030	\$0.00	\$1,600.00
HPWINPET	Dragon Belly LLC	100.000%	0.000%	03/01/2030	44	03/01/2030	\$0.00	\$13,718.64
HPWINREA0	Bernie Reausaw	100.000%	0.000%	11/01/2028	28	11/01/2028	\$0.00	\$20,000.00
HPWINSHAM	Larry Shama	100.000%	0.000%	09/01/2027	14	09/01/2027	\$0.00	\$16,793.63
HPWINWHT0	Carolyn White	100.000%	0.000%	06/01/2027	11	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$316,418.73

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@nwdhr.org

ACCOUNT NO	7
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$140,000.00
PORTFOLIO YIELD	0.000%
INTEREST PAID IN 2026	\$0.00

LENDER

Vacant Home- Forgivable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
25-240113	Nancy Fairbairn	100.000%	0.000%	09/01/2034	98	09/01/2034	\$0.00	\$10,000.00
25-250003	Robert Bailey, Jr	100.000%	0.000%	07/01/2035	108	07/01/2035	\$0.00	\$10,000.00
HPRVACBO	The FHE Company, LLC	100.000%	0.000%	05/01/2033	82	05/01/2033	\$0.00	\$10,000.00
HPRVACBYR	Sean Byrne	100.000%	0.000%	01/01/2034	90	01/01/2034	\$0.00	\$10,000.00
HPRVACJOH	Michael Johnson	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$10,000.00
HPRVACMCF	Danika McFarland	100.000%	0.000%	12/01/2033	89	12/01/2033	\$0.00	\$10,000.00
HPRVACPOT	Cara Mia LLC	100.000%	0.000%	10/01/2032	75	10/01/2032	\$0.00	\$10,000.00
HPRVACTHO	Mark Thompson II	100.000%	0.000%	02/01/2033	79	02/01/2033	\$0.00	\$10,000.00
HPRVACUND	Ron Underhill	100.000%	0.000%	03/01/2031	56	03/01/2031	\$0.00	\$10,000.00
HPRVACWEB	Todd Weber	100.000%	0.000%	07/01/2031	60	07/01/2031	\$0.00	\$10,000.00
HPVACBIAL	Kurt Bialas	100.000%	0.000%	03/01/2028	20	03/01/2028	\$0.00	\$10,000.00
HPVANCMJ0	Michael Johnson	100.000%	0.000%	11/01/2032	76	11/01/2032	\$0.00	\$10,000.00
HPVCNTBLM	Christopher Bloom	100.000%	0.000%	08/18/2026	1	08/18/2026	\$0.00	\$10,000.00
HPVCNWH0	Carolyn White	100.000%	0.000%	06/01/2027	11	06/01/2027	\$0.00	\$10,000.00
Current Portfolio Yield: 0.000%							\$0.00	\$140,000.00

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
= Electronic Payment			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00

LENDER STATEMENT OF ACCOUNT



Affiliate of NeighborWorks Dakota Home Resources

Loan Servicer for Deadwood Historic Preservation

PO Box 482 Deadwood, SD 57732 | 605-578-1401 | servicing@mwdhr.org

ACCOUNT NO	8
STATEMENT DATE	07/31/2026
STATEMENT PERIOD	07/01/2026 - 07/31/2026
PORTFOLIO BALANCE	\$139,143.65
PORTFOLIO YIELD	0.7085%
INTEREST PAID IN 2026	\$500.21

LENDER

Retaining Wall- Payable
PO BOX 482
DEADWOOD SD 57732

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INVESTMENT PORTFOLIO AS OF 07/31/2026

Loan Account	Borrower Name	Pct Owned	Interest Rate	Maturity Date	Term Left	Next Payment	Regular Payment	Loan Balance
31-240015	Glen Fasnacht	100.000%	0.000%	01/01/2030	42	08/01/2026	\$89.50	\$19,867.82
31-250011	Brian Hogan	100.000%	0.000%	06/01/2031	59	08/01/2026	\$532.85	\$31,438.04
31-250131	Heath Wolfe	100.000%	0.000%	03/01/2031	56	09/01/2026	\$177.23	\$31,014.39
HPRRWOWE	Ken Owens	100.000%	0.000%	12/01/2027	17	08/01/2026	\$118.98	\$23,438.46
HPRRWPSTE	Aaron Sternhagen	100.000%	0.000%	08/01/2028	25	07/01/2026	\$167.48	\$4,329.51
HPRWBOBO5	Lance Bobolz	100.000%	5.000%	01/01/2028	18	08/01/2026	\$116.04	\$11,339.27
HPRWPGASR	Joseph Gasper III	100.000%	0.000%	01/01/2027	6	09/01/2026	\$252.24	\$7,243.21
HPRWSWAN2	David Swaney	100.000%	4.000%	10/01/2028	27	08/01/2026	\$60.22	\$10,472.95
Current Portfolio Yield: 0.709%							\$1,514.54	\$139,143.65

ACCOUNT ACTIVITY

Transaction Date	Check# or Reference	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Trust
07/02/2026	111111217	31-250011	\$532.85	\$0.00	\$0.00	\$532.85		\$0.00	\$0.00	\$0.00
07/02/2026	111111217	31-240015	\$89.50	\$0.00	\$0.00	\$89.50		\$0.00	\$0.00	\$0.00
07/06/2026	111111222	HPRRWOWE	\$118.98	\$0.00	\$0.00	\$118.98		\$0.00	\$0.00	\$0.00
07/08/2026	111111225	HPRWSWAN2	\$60.22	\$0.00	\$34.52	\$25.70		\$0.00	\$0.00	\$0.00
07/10/2026	111111228	HPRWBOBO5	\$220.00	\$0.00	\$47.31	\$172.69		\$0.00	\$0.00	\$0.00
07/27/2026	111111237	31-250131	\$177.23	\$0.00	\$0.00	\$177.23		\$0.00	\$0.00	\$0.00
07/29/2026	111111241	HPRWPGASR	\$255.00	\$0.00	\$0.00	\$255.00		\$0.00	\$0.00	\$0.00
= Electronic Payment			\$1,453.78	\$0.00	\$81.83	\$1,371.95		\$0.00	\$0.00	\$0.00

CHECKS SCHEDULED TO BE PRINTED

Transaction Date	Scheduled Date	Loan Account	Transaction Amount	Serv. Fees	Interest	Principal	Distribution	Charges	Other	Escrow
			\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	\$0.00	\$0.00

**Deadwood Historic Preservation
Revolving Loan Fund**

Investor # HP = DHP Revolving Loan Fund

Loan # Code	Pool Code	Loan Type	Interest Rate	Program
----------------	--------------	-----------	------------------	---------

11	R 0	Residential	0.00%	Revolving Loan Fund
11	R 3.0	Residential	3.00%	Revolving Loan Fund
11	R 3.5	Residential	3.50%	Revolving Loan Fund
11	R 4	Residential	4.00%	Revolving Loan Fund
11	R 4.5	Residential	4.50%	Revolving Loan Fund
11	R 5.0	Residential	5.00%	Revolving Loan Fund

21	RSFND	Residential	0.00%	Foundation Program
22	RSSID	Residential	0.00%	Siding Program
23	RSWIN	Residential	0.00%	Window Program
24	RSPE	Residential	0.00%	Special Needs Elderly
25	RSVAC	Residential	0.00%	Vacant Home Program

31	RRW0	Residential	0.00%	Retaining Wall- Owner
31	RRW4	Residential	4.00%	Retaining Wall- Owner
31	RRW5	Residential	5.00%	Retaining Wall- Owner

OO	RIP-R	Residential	0.00%	RW Owner- In Construction
----	-------	-------------	-------	---------------------------

Investor #HPRW = City of Deadwood Portion of Retaining Wall- Forgivable

32	Perm	Residential	0.00%	Retaining Wall- City Portion
----	------	-------------	-------	------------------------------

OO	CRW-Pe	Residential	0.00%	RW City- In Construction
----	--------	-------------	-------	--------------------------

Loan # Code	Pool Code	Loan Type	Interest Rate	Program
----------------	--------------	-----------	------------------	---------

41	C0	Commercial	0.00%	Revolving Loan Fund
41	C1	Commercial	1.00%	Revolving Loan Fund
41	C2	Commercial	2.00%	Revolving Loan Fund
41	C3	Commercial	3.00%	Revolving Loan Fund
41	C4	Commercial	4.00%	Revolving Loan Fund
41	C5	Commercial	5.00%	Revolving Loan Fund
41	C6	Commercial	6.00%	Revolving Loan Fund
41	C7	Commercial	7.00%	Revolving Loan Fund
42	CFAC	Commercial	0.00%	Façade Easement Loan
43	CUFR	Commercial	0.00%	Upper Floor Revital Loan

OO	RIP-C	Commercial	0.00%	Const. Projects in Process
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OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



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

MEMORANDUM

Date: August 21, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Historic Preservation Program Applications

The following Historic Preservation Program application was submitted for review by the Loan Committee and recommends approval.

Craig Kostelecky, 43 Centennial -- Windows Grant Program

This property is owner occupied, contributing. The applicant has submitted the required paperwork. Staff as well as the Loan Committee has determined the proposed project and the applicant meets the criteria for the program. Staff will coordinate with the applicant during the proposed project.



For Office Use Only:

- ☒ Owner Occupied
☐ Application Fee Received if owner occupied
☐ Non-owner Occupied
 Assessed Value of Property 177890
 Verified Lawrence County Dept. of Equalization

Date: 6/23/26 Initials: BA

Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

43 Centennial Avenue Deadwood SD 57732
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Praig Kosteletzky
[Redacted Mailing Address]
Te [Redacted]
E- [Redacted]

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

same

Telephone: (____) ____-____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

- ☐ Foundation Program
☐ Siding Program
☒ Wood Windows and Doors Program
☐ Elderly Resident Program
 What year were you born: 1965
☐ Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
☐ Revolving Loan Program
☒ Retaining Wall Program

5. Contractor

Sidewalk
Windows
[Redacted Contractor Information]

Telephone: (____) ____-____

E-mail: _____

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature, grant agreement and/or loan documents.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and/or the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness and attach to this document. All documentation must arrive by 5:00 p.m. on the 1st and 3rd Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of the planned project being done to the structure as well as the materials proposed to be used. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		Restore some windows and replace others
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if the initial intent is to repair or replace the windows.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View	4				
Right Side View	3				
Left Side View	3				
Rear View	1				
Total Windows/Doors					
Office Use Only					
TOTAL FUNDS ALLOWED					

9. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. Project completion date is one year from owner's date of signature on the grant agreement and/or loan documents.

10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. Acknowledgement

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 is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs included with and for this application and agree to a conservation easement and 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 providing 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. By signing this document it affirms I have read, understand and agree to this acknowledgement and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant's signature: _____

Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

Wekola LLC

Erica Merchant

43 Centennial Windows Restoration

Date

6/19/2026

Terms

Restore/repair Window function, glass, glaze, prime

Resident wants double hung sashes prepared to a clean paintable surface, restore function, clean channels

Deadwood Historical Preservation

Home Owner:

Craig Kostecky

Erica Merchant

Wekola LLC

Item	Description	Qty	Unit price	Total price
WINDOWS	Restore function (9), square up, strip and prime, reglaze where needed (10/10)			
	78x30 (double hung@ 38/40x30)	8	\$600.00	\$4,800.00
	24x54 (doublehung)	1	\$350.00	\$350.00
	Custom Screens	8	\$110.00	\$880.00
	Install Screens	8	\$50.00	\$400.00
	Kitchen sink window, Replacement to be custom built by other vendor (28x28)	1	\$600.00	\$600.00
	SUBTOTAL		\$7,030.00	\$7,030.00
Window Function Repair				
	Strip, sand, window channels, sills, and frames for restored function	8	\$200.00	\$1,600.00
	Strip, sand, frame and sills to a clean paintable surface	2	\$200.00	\$400.00
Materials	linseed oil, sandpaper, scraper blades, caulk remover, stripper, primer		\$120.00	\$120.00
Tax/Insurance/permits			\$450.00	\$450.00

SUBTOTAL

SUBTOTAL ALL

\$9,600.00

Notes:

Resident wants clean paintable surface on window sash, window to move freely in track.

Window channels strip extreme layers, sand/restore surface, prime new window channel

Glaze repair as needed

\$0.00

All windows have excellent storm windows, resident wants screens permanently installed instead

28x28 non functioning Kitchen window will be replaced by other vendor. I included this window in bid

for Resident to have a bid to submit for grant application, with funds set aside for Resident to purchase Historically accurate window as permitted by HP

\$9,600.00

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

MEMORANDUM

Date: August 21, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: St. Francis Mission Outside of Deadwood Grant Extension

The St. Francis Mission was awarded a grant of \$10,000.00 in round two of 2025 for placement of grave markers in their historic cemetery. The grant expired on July 31, 2026. Staff is recommending approval of a 90 day extension which would extend the grant to October 31, 2026.

Recommended Motion:

Move to allow a 90 day extension to the St. Francis Mission with the grant expiring on October 31, 2026.



August 21, 2026

Deadwood City Historical Society
Outside of Deadwood Grant Committee
Deadwood, SD 57732

Dear Committee Members,

I'm writing with gratitude for your support of St. Francis Mission with an Outside Of Deadwood grant award last year and to request a short extension—September through November. The award was for the St. Charles Cemetery marker project that would provide grave markers and section/row markers. As described in our proposal, the cemetery holds more than 4,000 burials, representing generations of Sicangu Lakota families. This work remains deeply important to us and to the families we serve.

Unfortunately, we were made aware that the award ended July 31 as we were getting ready to finalize our order for the markers and posts. We experienced unexpected delays after our Chief Operating Officer, who handled grants, resigned at the end of December. Without a dedicated grant manager, coordinating vendors and project steps took longer than we anticipated. We've now assigned clear internal responsibility and are ready to move forward immediately.

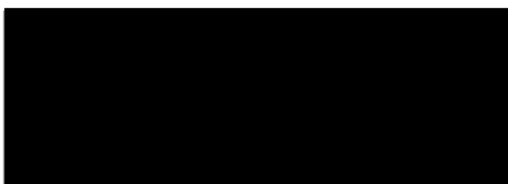
The St. Charles Cemetery is a living history as contradictory as that sounds. From the earliest grave dated 1876 to yesterday's burial, the cemetery is a testament to the lives of Sicangu babies, elders, veterans, and the priests and sisters who served here. Keeping the cemetery census accurate and accessible matters to families, tribal members, and our broader community. Updated grave markers and section/row markers will make a meaningful difference for everyone who comes searching for their relatives and ancestors.

The planning is complete, vendors are lined up, and we can finish the project within the three-month extension. We truly appreciate your belief in this work and your partnership in preserving our shared history.

As mentioned in our proposal, the history of Deadwood is deeply entwined with the history of Chief Spotted Tail, Crow Dog, the Black Hills, and the Treaty of 1868 between the Lakota tribes and the United States government. The \$10,000 award was truly a gift that will help us maintain and update the final resting place for many of our people.

Thank you for considering this request. Please let me know if you need anything further.

Warm regards,



St. Francis Mission,
St. Francis, South Dakota

OFFICE OF
PLANNING, ZONING AND
HISTORIC PRESERVATION
108 Sherman Street
Telephone (605) 578-2082
Fax (605) 722-0786



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

MEMORANDUM

Date: August 21, 2026
To: Deadwood Historic Preservation Commission
From: Kevin Kuchenbecker, Historic Preservation Officer
Bonny Anfinson, Program Coordinator
Re: Accept 43 Centennial into the Retaining Wall Program

The Historic Preservation Commission has received an application from Craig Kostelecky to accept 43 Centennial Avenue into the retaining wall program. This request is for the wall located on the back side of the structure. Staff is recommending accepting the wall into the program as it fits the criteria for the retaining wall program.

Recommended Motion:

Move to accept Craig Kostelecky, 43 Centennial, into the retaining wall program.



For Office Use Only:

- ☒ Owner Occupied
☐ Application Fee Received if owner occupied
☐ Non-owner Occupied
 Assessed Value of Property 177890
 Verified Lawrence County Dept. of Equalization

Date: 6/23/26 Initials: BA

Application for Historic Preservation Programs Residential Properties

Please read the attached Policy Guidelines, Administrative Procedures and provide the requested information.
Application fee may apply to this submittal.

1. Address of Property:

43 Centennial Avenue Deadwood SD 57732
Please attach the legal description of the property.

2. Applicant's name & mailing address:

Praig Kestelecky
[Redacted Mailing Address]
Te [Redacted]
E- [Redacted]

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

same

Telephone: (____) ____-____

E-mail _____

4. Historic Preservation Programs – Please check all that apply

- ☐ Foundation Program
☐ Siding Program
☒ Wood Windows and Doors Program
☐ Elderly Resident Program
 What year were you born: 1965
☐ Vacant Home Program (must be vacant for 2 years and apply within first three months of new ownership)
☐ Revolving Loan Program
☒ Retaining Wall Program

5. Contractor

Sidewalk
Windows
[Redacted Contractor Information]

Telephone: (____) ____-____

E-mail: _____

All Contractors and Sub-Contractors are required to be licensed in the City of Deadwood.

When the application and Project Approval are approved it is advisable the owner and contractor enter into a contract and provide a copy to the Historic Preservation Office.

Project completion date is one year from owner's date of signature, grant agreement and/or loan documents.

6. As per Historic Preservation guidelines, any work being performed on the exterior of a structure must go before the Historic Preservation Commission for approval. Programs may be amended to reflect the availability of funding and/or the completion of high priority projects. Along with this application please complete and submit a City of Deadwood Application for Project Approval/Certificate of Appropriateness and attach to this document. All documentation must arrive by 5:00 p.m. on the 1st and 3rd Wednesdays of every month to be considered at the next Historic Preservation Commission Meeting.

7. The scope of work is a brief description of the planned project being done to the structure as well as the materials proposed to be used. Please fill out the form listed below describing your plans. Additional Information may be attached including any quotes from contractors.

Residential Scope of Work		
Program	Estimated Cost	Description of Work
Foundation		
Siding		
Wood Windows & Doors.		Restore some windows and replace others
Elderly Resident		
Vacant Home		
Revolving Loan		
Retaining Wall		

8. Wood Windows and Doors Program worksheet. To help determine the amount to be allocated please fill out the worksheet below to determine how many windows and doors there are on each side of the structure and clarify if the initial intent is to repair or replace the windows.

Grant total will not exceed \$20,000	Repair/Replace Existing Window(s) \$800 each	Repair/Replace Wood Storm/Screen Window(s) \$350 each	Repair/Replace Existing Primary Door \$600	Repair/Replace additional Wood Door(s) Up to \$300 each	Repair/Replace Wood Storm Door(s) \$600 each
Front View	4				
Right Side View	3				
Left Side View	3				
Rear View	1				
Total Windows/Doors					
Office Use Only					
TOTAL FUNDS ALLOWED					

9. Application Submittal

- a. All Applications must include a copy of quotes for materials and/or contractor quote with the Application for Historic Preservation Program Residential Properties and the Project Approval/Certificate of Appropriateness. The application will not be reviewed until all documents are received.
- b. Programs may be amended to reflect the availability of funding and the completion of high priority projects.
- c. For owner occupied properties (primary residence) an application fee of \$199.00 will be required upon submittal. If applying for the Elderly Resident Grant only the application fee is \$99.00. Payment will be made out to the City of Deadwood. This fee is non-refundable.
- d. Project completion date is one year from owner's date of signature on the grant agreement and/or loan documents.

10. Required Supporting Documents

- Application for Project Approval/Certificate of Appropriateness
- Contractor and/or material specifications and/or quotes
- Legal description of property
- Contract between owner and contractor (if applicable)

11.. Acknowledgement

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 is true and complete to the best of my knowledge and belief. I acknowledge I have read and understand the policy guidelines for the loan or grant programs included with and for this application and agree to a conservation easement and 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 providing 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. By signing this document it affirms I have read, understand and agree to this acknowledgement and will complete the conservation easement documentation and recordation upon completion of the project.

Applicant's signature: _____

Date submitted: ____/____/____

Owner's signature: _____

Date submitted: ____/____/____

Date: August 20, 2026

Case No. 260174

Address: 61 SHERMAN ST, DEADWOOD, SD 57732

Staff Report

The applicant has submitted an application for Certificate of Appropriateness for work at 61 SHERMAN ST, DEADWOOD, SD 57732, a Non-contributing structure located in the ORIGINAL TOWN DEADWOOD in the City of Deadwood.

Applicant: Deadwood Sundance 2023 LLC
Owner: DEADWOOD SUNDANCE 2023 LLC0
Constructed: NA

CRITERIA FOR THE ISSUANCE OF CERTIFICATE OF APPROPRIATENESS

The Historic District Commission shall use the following criteria in granting or denying the Certificate of Appropriateness:

General Factors:

1. Historic significance of the resource: There is no structure on this lot.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to install a metal fence and gate between the lots of 61 Sherman and 65 Sherman. The fence will face Sherman Street and provide secure access to the rear of Sherman street properties.

Attachments: Yes

Plans: Yes

Photos: Yes

Staff Opinion:

The proposed work and changes do 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 Districts or the Deadwood National Historic Landmark District.

Motions available for commission action:

A: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is congruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to grant Certification of Appropriateness.

OR

B: Based upon the guidance found in DCO 17.68.050, I find that the exterior alteration proposed is incongruous with the historical, architectural, archaeological or cultural aspects of the district and MOVE to deny Certification of Appropriateness.



Case No. _____

☐ Project Approval

☐ Certificate of Appropriateness

Date Received ____/____/____

Date of Hearing ____/____/____

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

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

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 57,59,61 Sherman Street

Historic Name of Property (if known): Formerly Butch Cassidy Suites

APPLICANT INFORMATION

Applicant is: ☐ owner ☐ contractor ☒ architect ☐ consultant ☐ other _____

Owner's Name: Deadwood Sundance 2023 LLC

Address: _____

City: _____

Telephone: _____

E-mail: _____

Architect's Name: Chamberlin Architects

Address: _____

City: _____

Telephone: _____

E-mail: _____

Contractor's Name: Keating Resources

Address: _____

City: _____

Telephone: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☒ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☐ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☒ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: <u>ASAP</u>		Project Completion Date (anticipated): <u>SEPTEMBER '26</u>		
☐ ALTERATION	☐ Front	☐ Side(s)	☐ Rear	
☐ ADDITION	☐ Front	☐ Side(s)	☐ Rear	
☐ NEW CONSTRUCTION	☐ Residential ☐ Other _____			
☐ ROOF	☐ New	☐ Re-roofing	☐ Material	
	☐ Front	☐ Side(s)	☐ Rear	☐ Alteration to roof
☐ GARAGE	☐ New	☐ Rehabilitation		
	☐ Front	☐ Side(s)	☐ Rear	
☒ FENCE/GATE	☒ New	☐ Replacement		
	☒ Front	☐ Side(s)	☐ Rear	
Material <u>Metal</u> Style/type <u>See attach</u> Dimensions <u>See attach</u>				
☐ WINDOWS	☐ STORM WINDOWS	☐ DOORS	☐ STORM DOORS	
	☐ Restoration	☐ Replacement	☐ New	
	☐ Front	☐ Side(s)	☐ Rear	
Material _____ Style/type _____				
☐ PORCH/DECK	☐ Restoration	☐ Replacement	☐ New	
	☐ Front	☐ Side(s)	☐ Rear	
Note: Please provide detailed plans/drawings				
☐ SIGN/AWNING	☐ New	☐ Restoration	☐ Replacement	
Material _____ Style/type _____ Dimensions _____				
☐ OTHER – Describe in detail below or use attachments				

DESCRIPTION OF ACTIVITY

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

A new ornamental metal fence and gate to be installed between 61 Sherman and 65 Sherman street.

The new fence will face Sherman street and provide secure access to the rear of the Sherman street properties. Please see attached drawings.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF OWNER(S) DATE

SIGNATURE OF AGENT(S) DATE

SIGNATURE OF AGENT(S) DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

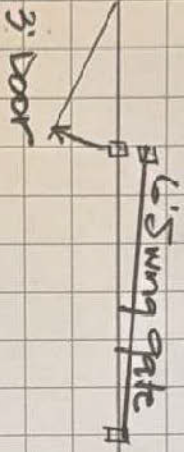
□ = 1'-0"

WWW.ameristarperimeter.com

PRODUCT: AMERISTAR

STYLE: GENESIS - MOUNTABLE II

ORNAMENTAL FENCE & GATES.



Egress
Fire Device

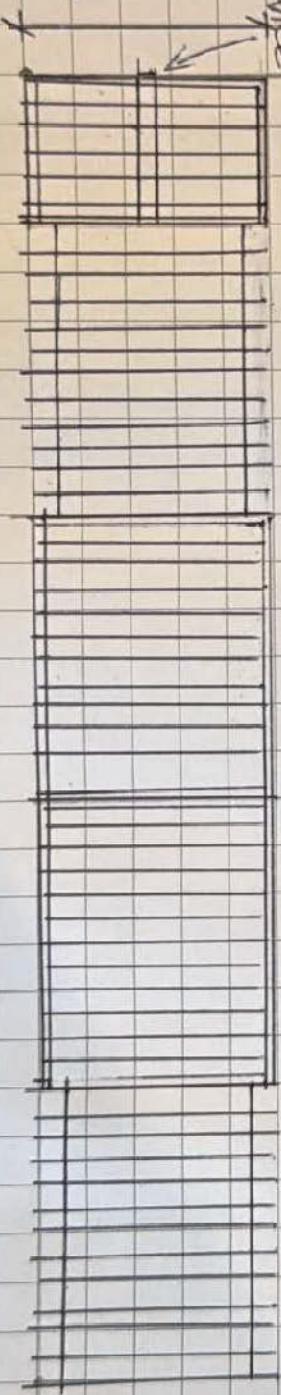
3' Door

6' Fixed

6' Drivegate 6' Drivegate.

6' Fixed

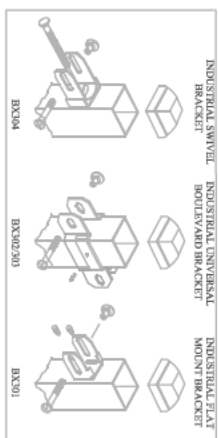
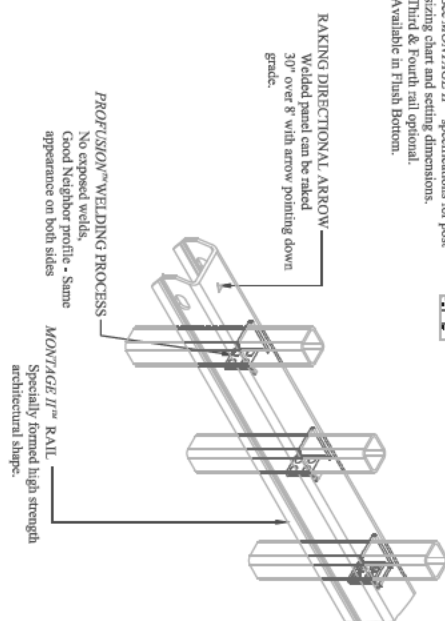
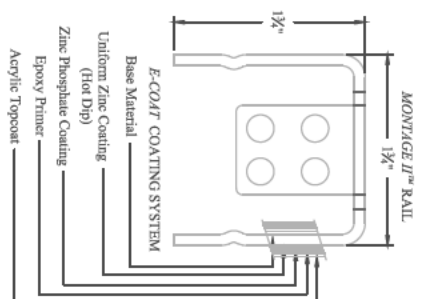
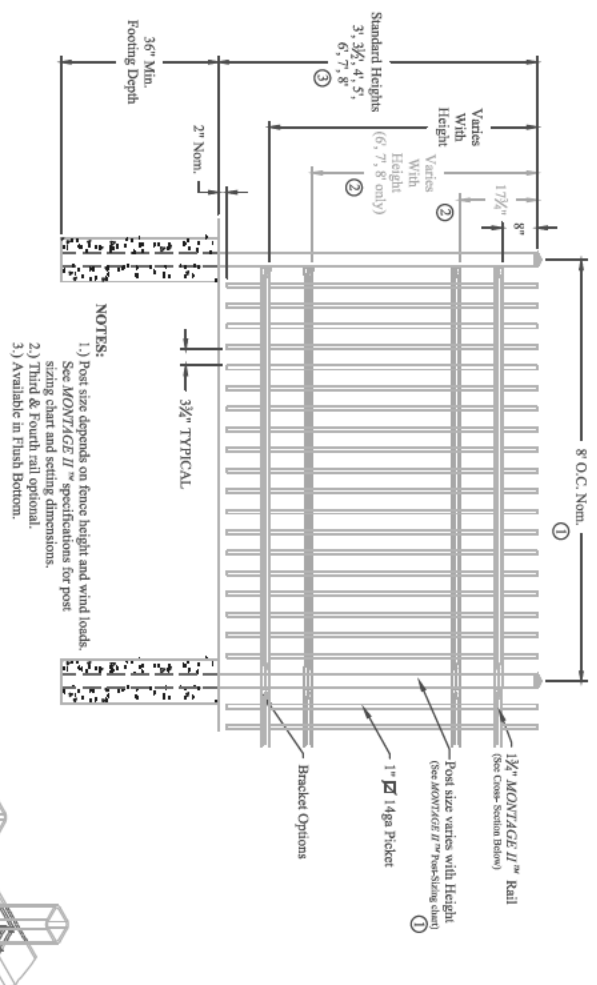
6' High



SHERMAN STREET ALLEY ENTRANCE.

SHEET

OF



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

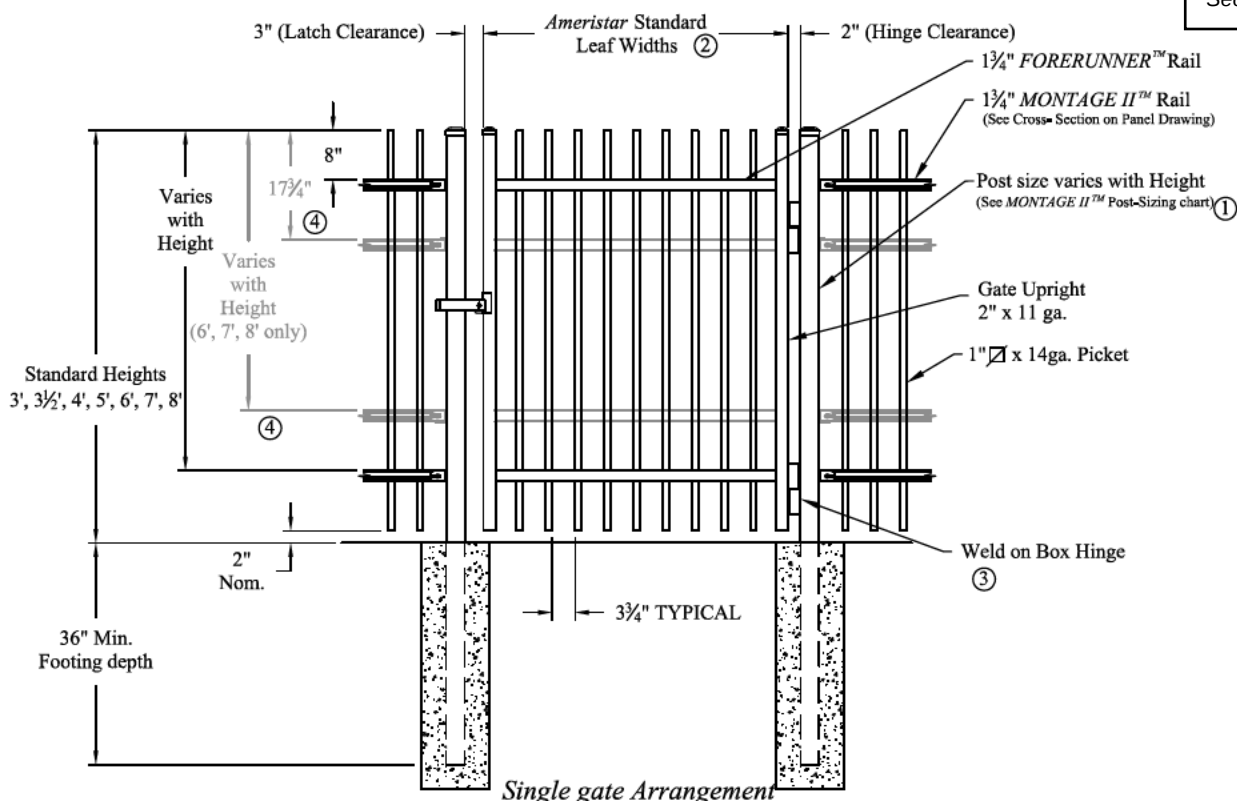
HEAVY INDUSTRIAL STRENGTH WELDED STEEL PANEL

PRE-ASSEMBLED

DRAWING		MONTAGE II GENESIS 2/3/4-RAIL	
DR: RTM	SH. 1 of 1	SCALE:	DO NOT SCALE
CK: ME	Date 6/25/10	REV:	b

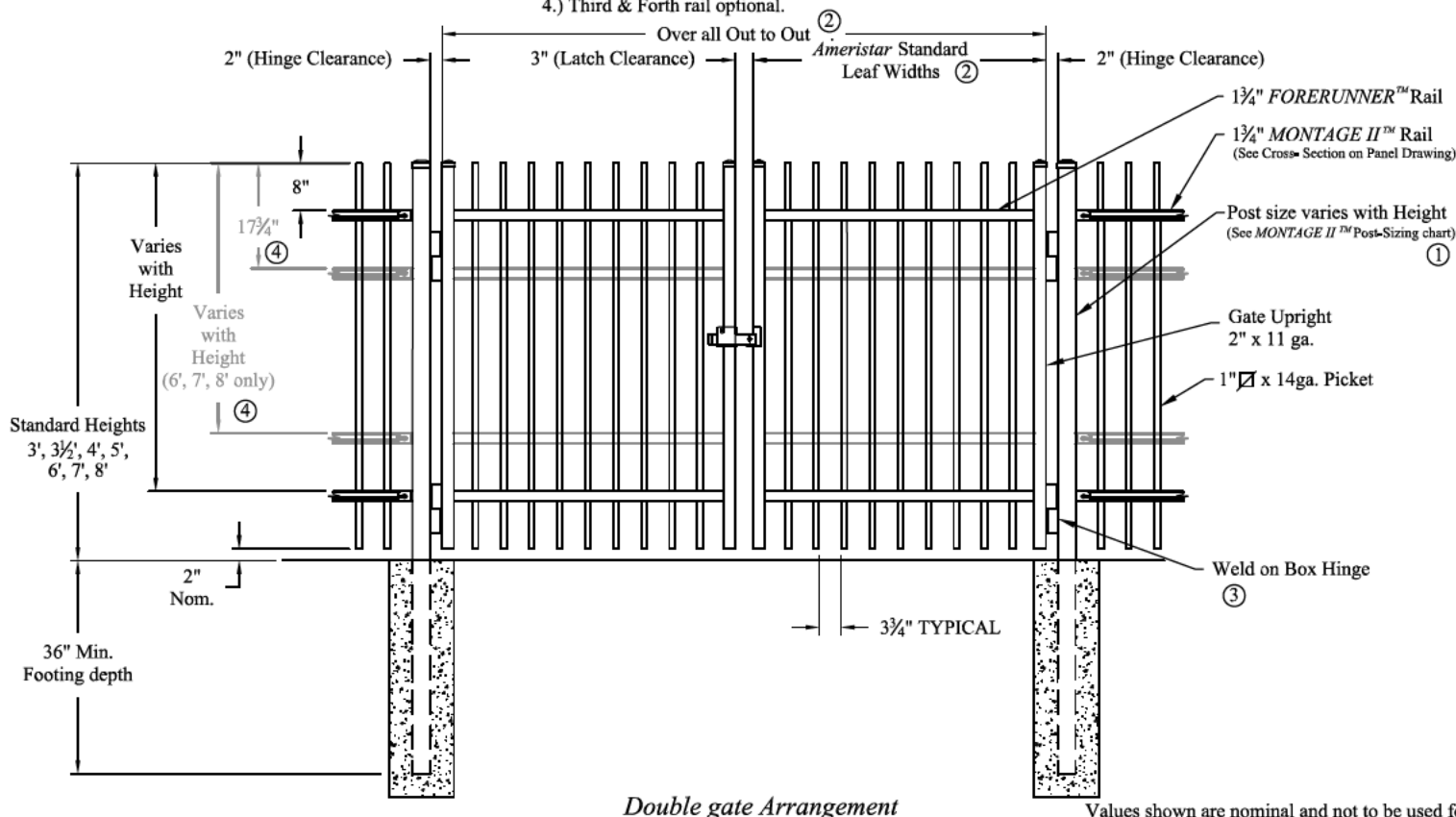


AMERISTAR®



NOTES:

- 1.) Post size depends on fence height, weight and wind loads. See MONTAGE II™ specifications for post sizing chart.
- 2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
- 3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.
- 4.) Third & Forth rail optional.



Values shown are nominal and not to be used for installation purposes. See product specification for installation requirements.

INDUSTRIAL STRENGTH STEEL

Title: **MONTAGE II GENESIS 2/3/4-RAIL SGL & DBL GATE**

DR: RTM SH . 1 of 1 SCALE: DO NOT SCALE

CK: ME Date 6/28/10 REV: b



AMERISTAR®

2HGISOQ



Date: August 21, 2026

Case No. 260175
Address: 43 Centennial Ave.

Staff Report

The applicant has submitted an application for Project Approval for work at 43 Centennial Ave., a Contributing structure located in the Forest Hill Planning Unit in the City of Deadwood.

Applicant: Craig Centennial Avenue
Owner: KOSTELECKY, CRAIG KOSTELECKY, AMAYAH
Constructed: c 1892

CRITERIA FOR THE ISSUANCE OF A PROJECT APPROVAL

The Historic Preservation Commission shall use the following criteria in granting or denying the Project Approval:

General Factors:

1. Historic significance of the resource:

This building is a contributing resource in the Deadwood National Historic Landmark District. It is significant for its historic association with the founding and initial period of growth of the town of Deadwood. Spurred by the tremendous mining boom of 1876, Deadwood grew quickly and became the first major urban center of western South Dakota. Deadwood's economic prominence during the late 1800s and early 1900s was reflected by the construction of a number of large residences such as this one. These houses displayed a variety of architectural styles: Queen Anne, Second Empire, Colonial, and even Gothic variants are found locally. Together, these houses are among the strongest reminders of Deadwood's nineteenth-century boom.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to restore eleven windows.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

Staff conducted a site visit to review the windows. The proposed work and changes do 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 Districts or the Deadwood National Historic Landmark District.



Motions available for commission action:

A: If you, as a commissioner, have determined the Project **DOES NOT** Encroach Upon, Damage or Destroy a historic property then:

Based upon all the evidence presented, I find 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 move to grant a project approval.

If you, as a commissioner, have determined the Project will Encroach Upon, Damage or Destroy a historic property then:

B: First Motion:

Based upon all the evidence presented, I move to make a finding that this project **DOES** encroach upon, damage, or destroy any historic property included in the national register of historic places or the state register of historic places. [If this, move on to 2nd Motion and choose an option.]

C: Second Motion:

Option 1: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **NOT ADVERSE** to Deadwood and move to **APPROVE** the project as presented.

OR

Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project as presented.

OR

Option 3: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood, but the applicant has explored **ALL REASONABLE AND PRUDENT ALTERNATIVES**, and so I move to **APPROVE** the project as presented.

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



FOR OFFICE USE ONLY

Case No. 260175
☒ Project Approval
☐ Certificate of Appropriateness
 Date Received 8/21/26
 Date of Hearing 8/24/26

City of Deadwood Application for Project Approval OR Certificate of Appropriateness

The Deadwood Historic Preservation Commission reviews all applications. Approval is issued for proposed work in keeping with City of Deadwood Ordinances & Guidelines, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation.

This application must be typed or printed in ink and submitted to:

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

FOR INFORMATION REGARDING THIS FORM, CALL 605-578-2082

PROPERTY INFORMATION

Property Address: 43 Centennial Ave, Deadwood SD 57732

Historic Name of Property (if known): William and Grace Graham House

APPLICANT INFORMATION

Applicant is: ☒ owner ☐ contractor ☐ architect ☐ consultant ☐ other _____

Owner's Name: Craig Kostecky

Address: _____

City: _____

Telephone: _____

E-mail: _____

Architect's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

Contractor's Name: Erica Merchant & Wokoski

Address: _____

City: _____

Telephone: _____

E-mail: _____

Agent's Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

E-mail: _____

TYPE OF IMPROVEMENT

☐ Alteration (change to exterior)

☐ New Construction

☐ General Maintenance

☐ Other _____

☐ New Building

☐ Re-Roofing

☐ Siding

☐ Awning

☐ Addition

☐ Wood Repair

☒ Windows

☐ Sign

☐ Accessory Structure

☐ Exterior Painting

☐ Porch/Deck

☐ Fencing

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)

Project Start Date: _____ Project Completion Date (anticipated): _____

☐ ALTERATION ☐ Front ☐ Side(s) ☐ Rear☐ ADDITION ☐ Front ☐ Side(s) ☐ Rear☐ NEW CONSTRUCTION ☐ Residential ☐ Other _____☐ ROOF ☐ New ☐ Re-roofing ☐ Material
☐ Front ☐ Side(s) ☐ Rear ☐ Alteration to roof☐ GARAGE ☐ New ☐ Rehabilitation
☐ Front ☐ Side(s) ☐ Rear☐ FENCE/GATE ☐ New ☐ Replacement
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____ Dimensions _____

☒ WINDOWS ☒ STORM WINDOWS ☐ DOORS ☐ STORM DOORS
☒ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Material _____ Style/type _____

☐ PORCH/DECK ☐ Restoration ☐ Replacement ☐ New
☐ Front ☐ Side(s) ☐ Rear

Note: Please provide detailed plans/drawings

☐ SIGN/AWNING ☐ New ☐ Restoration ☐ Replacement
Material _____ Style/type _____ Dimensions _____☐ OTHER – Describe in detail below or use attachments**DESCRIPTION OF ACTIVITY**

Describe in detail, the above activity (use attachments if necessary including type of materials to be used) and submit as applicable. Descriptive materials such as photos and drawings are necessary to illustrate the work and to help the commissioners and staff evaluate the proposed changes. Information should be supplied for each element of the proposed work along with general drawings and/or photographs as appropriate.

Failure to supply adequate documentation could result in delays in processing and denial of the request. Describe in detail below (add pages as necessary).

11 windows total. 4 windows in the front of the house to be restored and add storm windows. 3 windows on the right side of house to be restored and add storm windows. 3 windows on the left side of the house to be restored and add storm windows. 1 window in the rear of the house to be replaced.

FOR OFFICE USE ONLY

Case No. _____

SIGNATURES

I HEREBY CERTIFY I understand this application will not be accepted and processed until all the requested information has been supplied. I realize drawings and measurements must be exact and if errors result in a violation of the Commission's approval, then appropriate changes will have to be made. I also understand this application may require a site visit / additional research by staff and a PUBLIC HEARING by the DEADWOOD HISTORIC PRESERVATION COMMISSION.

I understand this application is for a Certificate of Appropriateness or Project Approval only and that a building permit is required for any uses associated with this location prior to any constructions, alterations, etc. All statements are true to the best of my knowledge and belief.

I understand approval is issued for proposed work in keeping with City of Deadwood Ordinances, South Dakota State Administrative Rules and the Secretary of the Interior's Standards for Rehabilitation and copies are available for my review.



SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

SIGNATURE OF OWNER(S)

DATE

SIGNATURE OF AGENT(S)

DATE

APPLICATION DEADLINE

This form and all supporting documentation **MUST** arrive by 5:00 p.m. on the 1st or 3rd Wednesday of every month to be considered at the next Historic Preservation Commission Meeting. The meeting schedule and filing deadlines are on file with the Historic Preservation Office. Any information not provided to staff in advance of the meeting will not be considered by the Commission during their deliberation. Please call if you have any questions and staff will assist you.

Please use the attached criteria checklist as a guide to completing the application. Incomplete applications cannot be reviewed and will be returned to you for more information. All submitted materials will be retained by the Historic Preservation Office. Do not submit your only copy of any piece of documentation.

The City of Deadwood Historic Preservation Office has numerous resources available for your assistance upon request.

West River History Conference REGISTRATION BY MAIL 2026

October 1-2, 2026, Historic Terra Sancta Retreat Center, Rapid City, SD

PRINT AND RETURN THIS FORM or register online:



Historic Downtown RapidCity

America's Favorite Meeting Place
RAPID CITY **SD**



Early Bird Rates July 1-August 31, 2026

Rates September 1st– October 3rd

☐ Early Bird - Full Conference (<i>must buy membership</i>)	\$150	\$165
☐ Full Conference without membership	\$195	\$205
☐ One Day–includes lunch –(No membership)	\$115	
☐ Membership–one year	\$35	
☐ VIP membership	\$75	
☐ WRHC Collected Papers books: Year _____ # _____	\$35	

Registration TOTAL

Name(s) _____

Address/City/State/Zip _____

Phone/Email _____

Refund Policy: Due to unforeseen circumstance only. 100% refund for cancellation by September 20, 2026 with payout after November 1st.

- ☐ Check - Mail-Make to: WRHC, 3213 West Main St., PMB 178
 Rapid City, SD 57702
- ☐ Credit Card– online registration

West River History Conference, Inc.

605.786.3344

www.westriverhistoryconference.org

*While attending the 2026 West River History Conference, you
 voluntarily assume all risks. Thank you!*

