

DEADWOOD HISTORIC PRESERVATION COMMISSION MEETING

Tuesday, December 22, 2020 ~ 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**
2. **Roll Call**
3. **Approval of Minutes**
 - a. Approval of HPC Regular Meeting Minutes of 12-09-2020
4. **Voucher Approvals**
 - a. HPC Operating Vouchers Approval
 - b. HPC Grant Vouchers
 - c. HPC Revolving Loan Vouchers
5. **HP Programs and Revolving Loan Program**
6. **Old or General Business**
 - a. Ted Spencer appointed as new State Historic Preservation Officer
 - b. Review of Conservation Easement Program and possible preservation alternatives
7. **New Matters Before the Deadwood Historic District Commission**
8. **New Matters Before the Deadwood Historic Preservation Commission**
 - a. PA 200275 Todd & Jill Weber, 562 Williams, Replace Garage Windows
9. **Items from Citizens not on Agenda**

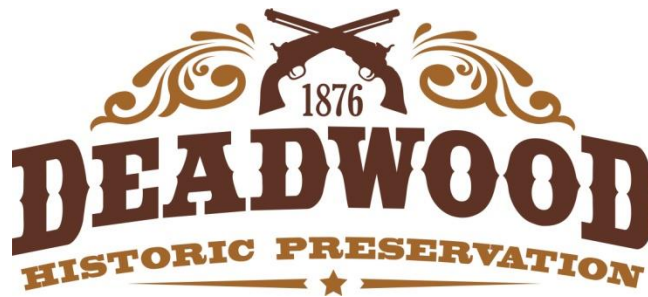
(Items considered but no action will be taken at this time.)
10. **Staff Report**

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

Please practice the CDC's social distancing recommendations



DEADWOOD HISTORIC PRESERVATION COMMISSION REGULAR MEETING

Wednesday, December 09, 2020 ~ 5:00 PM

City Hall, 102 Sherman Street, Deadwood, SD 57732

1. **Call Meeting to Order**

A quorum present, Vice Chair Posey called the Deadwood Historic Preservation Commission meeting to order Wednesday, December 9, 2020 at 5:00 p.m.

2. **Roll Call**

PRESENT

HP Commission Vice Chair Bev Posey
HP Commission 2nd Vice Chair Robin Carmody
HP Commissioner Leo Diede
HP Commissioner Trevor Santochi
HP Commissioner Tony Williams

ABSENT

HP Commission Chair Dale Berg
HP Commissioner Jill Weber

STAFF PRESENT

Kevin Kuchenbecker, Historic Preservation Officer
Cindy Schneringer, Administrative Assistant

Mike Walker, NeighborWorks Director
Charlie Struble, City Commissioner

3. **Approval of Minutes**

a. Minutes of HPC Regular Meeting of November 24, 2020

It was moved by Commissioner Diede, Seconded by Commissioner Santochi to approve the HPC Minutes of November 24, 2020. Voting Yea: Posey, Carmody, Diede, Santochi, Williams

4. **Voucher Approvals**

- a. HPC Operating Vouchers Approval

Motion made by Commissioner Diede, Seconded by Commissioner Santochi to approve the Operating Vouchers in the amount of \$66,746.08. Voting Yea: Posey, Carmody, Diede, Santochi, Williams

- b. HP Grant Vouchers

Motion made by Commissioner Santochi, Seconded by Commissioner Diede to approve the Grant Vouchers in the amount of \$75,570.61. Voting Yea: Posey, Carmody, Diede, Santochi, Williams

- c. HP Revolving Loan Vouchers

Motion made by Commissioner Diede, Seconded by Commissioner Williams to approve the Revolving Loan Vouchers in the amount of \$9,581.25. Voting Yea: Posey, Carmody, Diede, Santochi, Williams

5. HP Programs and Revolving Loan Program

- a. 2021 Agreement with NeighborWorks for Administration of HP Revolving Loan Fund

Motion made by Commissioner Santochi, Seconded by Commissioner Carmody to recommend approval of Agreement with Neighborworks for Administration of HP Revolving Loan Fund by the City Commission. Voting Yea: Posey, Carmody, Diede, Santochi, Williams

- b. HP Revolving Loan Program Matters
 - Brian & Robin Arsaga - 128 Williams - Refinance Request

Motion made by Commissioner Santochi, Seconded by Commissioner Carmody to approve Brian & Robin Arsage, 128 Williams, Refinance Request. Voting Yea: Posey, Carmody, Diede, Santochi, Williams

6. Old or General Business

- a. HP Commission Agenda Packet Training

Kevin Kuchenbecker provided information about the new Municode Meetings program for agendas and packets utilized by staff to streamline the process and to reduce the amount of paper used. Training for HPC members to be provided at a later date.

7. New Matters Before the Deadwood Historic District Commission

8. New Matters Before the Deadwood Historic Preservation Commission

- a. PA 200270 Erica & Ryan Bussiere, 45 Burnham Ave., Replace Windows

Mr. Kuchenbecker stated this is a contributing structure located in the Highland Park Planning Unit circa 1895. The applicant is requesting permission to replace six windows with Renewal by Andersen windows which

are a Fibrex composite materials with brick molding. The applicant has proposed the use of extruded composite framed windows - "Renewal by Andersen". These windows are a relatively newer product; however, they only are available with a brick mold exterior trim which does not fit within our windows program criteria. We try to have the wider trim around the windows. The contributing resource's windows appear to be approximately 30-40 year old replacements with a brick molding casing on the exterior. The applicant has utilized Historic Preservation Programs over the past few years in an effort to maintain the resource's contributing status and reverse some inappropriate alterations. It is staff's opinion, based on the applicant's usage of HP programs; the windows should match our window program guidelines even though the funding is not available. The proposed changes do not further damage, destroy or encroach upon the existing character of the resource; however, it is staff's opinion it is adverse to the historic character of the district with the use of inappropriate exterior casing. ***It was moved by Commissioner Williams, Seconded by Commissioner Diede 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. Based upon the guidance in the US. 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, find that the project is ADVERSE to Deadwood and move to DENY the project as presented for Erica & Ryan Bussiere, 45 Burnham, to replace six windows. Voting Yea: Posey, Carmody, Diede, Santochi, Williams***

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.)

Mr. Kuchenbecker reported staff did a final walk through of the 30 Adams retaining wall and the punch list should be completed on December 10, 2020. Both the 30 Adams and the Lincoln retaining walls are completed.

With the assistance of the engineer, we've identified the high priority walls for 2021. On the next City Commission agenda will be the request to put out bid request for these walls. The high priority walls are ones which might collapse and were moved to the top of the list.

We've received information from the consultant working with the DOT on the box culver project which is scheduled for 2026. They are currently going through the environmental and cultural review and are requesting some GIS data.

Kuchenbecker will be attending the SD State Historical Society board meeting on December 11, 2020 via Zoom.

Two City of Deadwood employees recieved awards from the Chamber of Commerce during the Christmas tree lighting. Jeramy Russell, P&Z Administrator received the Young Professional of the Year Award and Tom Kruzel, Transportation and Facilities Director received the Chuck Turbiville Award.

- a. History & Information Center / Deadwood Welcome Center Door Counts - November 2020

Mr. Kuchenbecker stated that the Welcome Center door counts are up about 300 from last year during the same time period.

- b. Archeology and Archives Report -- Mike Runge

Mr. Kuchenbecker reported Mike has been very busy with Collections Management data entry. Loans are out. Received donations which we are very appreciative of. Working on the former Mayor's biographical information to be added to the website and will upgrade the kiosks as well. The Slaska family motion picture from the 1950's is back and shows the fire school from then, includes a panoramic of the 1959 fire. The 1948 Volunteer Dodge fire truck which is being restored is in the video. Great video footage they donated to our collection.

12. Committee Reports

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

13. Adjournment

The Historic Preservation Commission Meeting adjourned at 5:32 p.m.

ATTEST:

Chairman, Historic Preservation Commission

Minutes by Cindy Schneringer, Historic Preservation Office/Recording Secretary

Historic Preservation Commission

Bill List - 2020

OPERATING ACCOUNT:

Historic Preservation

HP Operating Account Total: \$ 120,633.87Approved by _____ on ____/____/____
HP Chairperson

HPC	12/22/20
Batch	01/05/21

-----ID-----			GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----	DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-BDT	BDTAID, INC.					
I-00524		TRAIL SYSTEM WAYFIND SIGN 202	3,503.50			
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021		1099: N		
		TRAIL SYSTEM WAYFIND SIGN 2020		215 4577-775-03	CIP-WAYFINDING	3,503.50
		=== VENDOR TOTALS ===	3,503.50			
01-0475	DEADWOOD CHAMBER & VISITORS BU					
I-121820HP		BILL LIST FOR DEC 23, 2020 HP	112,484.45			
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021		1099: N		
		HIST & INFO CTR		215 4572-215	VISITOR MGMT HISTORY/INF	50,060.08
		MARKETING		215 4572-210	VISITOR MGMT MARKETING	62,424.37
		=== VENDOR TOTALS ===	112,484.45			
01-4441	DOCUTEK, INC.					
I-62680		MICROFILIMING TAX RECORDS 202	4,441.90			
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021		1099: N		
		MICROFILIMING TAX RECORDS 2020		215 4573-335	HIST. INTERP. ARCHIVE DE	4,441.90
		=== VENDOR TOTALS ===	4,441.90			
01-4045	RUSSELL, JERAMY					
I-122120		REIMBURSE PIC FRAME POST BOAR	28.66			
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021		1099: N		
		REIMBURSE PIC FRAME POST BOARD		101 4640-426	SUPPLIES	28.66
		=== VENDOR TOTALS ===	28.66			
01-3838	VAST BROADBAND					
I-121620		MT MORIAH 12/20/20-01/19/20	138.19			
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021		1099: N		
		MT MORIAH 12/20/20-01/19/20		215 4641-428	UTILITIES	138.19
		=== VENDOR TOTALS ===	138.19			
01-4513	WILLIAMS, ANTHONY					
I-122120		UPPER MAIN BC REIMBURSE 2020	37.17			
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021		1099: Y		
		CHRISTMAS LIGHTS		215 4576-630	PROFES. SERV. NEIGHBORH.	37.17
		=== VENDOR TOTALS ===	37.17			
		=== PACKET TOTALS ===	120,633.87			

** T O T A L S **

INVOICE TOTALS 120,633.87
DEBIT MEMO TOTALS 0.00
CREDIT MEMO TOTALS 0.00

BATCH TOTALS 120,633.87

** 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
2021		101-2020	ACCOUNTS PAYABLE	28.66-*						
		101-4640-426	SUPPLIES	28.66	5,000	4,971.34				
		215-2020	ACCOUNTS PAYABLE	120,605.21-*						
		215-4572-210	VISITOR MGMT MARKETING	62,424.37	400,000	337,575.63		732,500	670,075.63	
		215-4572-215	VISITOR MGMT HISTORY/INF	50,060.08	70,000	19,939.92		732,500	682,439.92	
		215-4573-335	HIST. INTERP. ARCHIVE DE	4,441.90	48,545	44,103.10				
		215-4576-630	PROFES. SERV. NEIGHBORH.	37.17	8,000	7,962.83				
		215-4577-775-03	CIP-WAYFINDING	3,503.50	15,000	11,496.50				
		215-4641-428	UTILITIES	138.19	10,000	9,861.81				
		999-1301	DUE FROM FUND 101	28.66 *						
		999-1306	DUE FROM FUND 215	120,605.21 *						
			** 2021 YEAR TOTALS	120,633.87						

12/22/2020 1:02 PM
PACKET: 05232 01/05/21 - HP OPERATING -
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item a.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
101	1/2021	28.66
215	1/2021	120,605.21

NO ERRORS

NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

Historic Preservation Commission

2020 Grant Funds

HP GRANT ACCOUNT: Historic Preservation	
HP Grant Account Total:	\$ 43,519.12

Approved by _____ on ____/____/____
HP Chairperson

Approved by  on 12/22/2020
HP Officer

HPC	12/22/20
Batch	01/05/21

12/22/2020 10:09 AM
 PACKET: 05233 01/05/2021 HP GRANTS BA
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-4780		CHEIFTAIN DISTRIBUTION					
I-121620		WINDOWS 462 WILLIAMS CLEMENS	15,400.00				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOWS 462 WILLIAMS CLEMENS			216 4653-962-03	WINDOWS GRANT EXPENSE	15,400.00
		=== VENDOR TOTALS ===	15,400.00				
01-4781		CLEMENS, MEGHAN					
I-121620		WINDOWS 462 WILLIAMS CLEMENS	548.47				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOWS 462 WILLIAMS CLEMENS			216 4653-962-03	WINDOWS GRANT EXPENSE	548.47
		=== VENDOR TOTALS ===	548.47				
01-4741		HEARTLAND PELLA					
I-233C015157		WINDOWS 322 WILLIAMS GERLACH	7,300.00				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOWS 322 WILLIAMS GERLACH			216 4653-962-03	WINDOWS GRANT EXPENSE	7,300.00
		=== VENDOR TOTALS ===	7,300.00				
01-0342		DAVID HERDT					
I-102320-3		SIDING 97 FOREST HERDT RETAIN	2,580.00				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		SIDING 97 FOREST HERDT RETAINA			216 4653-962-04	SIDING GRANT EXPENSE	2,580.00
		=== VENDOR TOTALS ===	2,580.00				
01-0609		KOALA ELECTRIC INC					
I-7613		ELDERLY 16 SPRING LAUN	2,586.00				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		ELDERLY 16 SPRING LAUN			216 4653-962-01	SPECIAL NEEDS GRANT EXP.	2,586.00
		=== VENDOR TOTALS ===	2,586.00				
01-4571		NEWKIRK, ADRIAN					
I-120720		WINDOWS 42 LINCOLN PARHAM	7,217.06				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOWS 42 LINCOLN PARHAM			216 4653-962-03	WINDOWS GRANT EXPENSE	7,217.06
I-121020		FOUND/ELDERLY/WINDOWS	2,813.79				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		FOUND/ELDERLY/WINDOWS			216 4653-962-08	FOUNDATION GRANT EXPENSE	753.49
		FOUND/ELDERLY/WINDOWS			216 4653-962-01	SPECIAL NEEDS GRANT EXP.	1,560.30
		FOUND/ELDERLY/WINDOWS			216 4653-962-03	WINDOWS GRANT EXPENSE	500.00
		=== VENDOR TOTALS ===	10,030.85				

12/22/2020 10:09 AM
 PACKET: 05233 01/05/2021 HP GRANTS BA
 VENDOR SET: 01 CITY OF DEADWOOD
 SEQUENCE : ALPHABETIC
 DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

-----ID-----				GROSS	P.O. #		
POST DATE	BANK CODE	-----DESCRIPTION-----		DISCOUNT	G/L ACCOUNT	-----ACCOUNT NAME-----	DISTRIBUTION
01-1162	SPEIRS, MARK						
I-217906		WINDOWS FOUNDATION HUNTER	3,852.15				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: Y		
		WINDOWS FOUNDATION HUNTER			216 4653-962-03	WINDOWS GRANT EXPENSE	600.00
		WINDOWS FOUNDATION HUNTER			216 4653-962-08	FOUNDATION GRANT EXPENSE	3,252.15
=== VENDOR TOTALS ===			3,852.15				
01-4086	TWIN CITY HARDWARE - GRANTS						
I-2012109861		WINDOWS 462 WILLIAMS CLEMENS	83.98				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOWS 462 WILLIAMS CLEMENS			216 4653-962-03	WINDOWS GRANT EXPENSE	83.98
I-2012111264		WINDOW 462 WILLIAMS CLEMENS	23.74				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOW 462 WILLIAMS CLEMENS			216 4653-962-03	WINDOWS GRANT EXPENSE	23.74
I-2012111379		WINDOWS 462 WILLIAMS CLEMENS	52.44				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOWS 462 WILLIAMS CLEMENS			216 4653-962-03	WINDOWS GRANT EXPENSE	52.44
I-2012111564		WINDOWS 462 WILLIAMS CLEMENS	61.49				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		WINDOWS 462 WILLIAMS CLEMENS			216 4653-962-03	WINDOWS GRANT EXPENSE	61.49
=== VENDOR TOTALS ===			221.65				
01-4332	WINSELL CONSTRUCTION						
I-65-3		FINAL RETAINAGE SIDING/WIND J	1,000.00				
1/05/2021	FNBAP	DUE: 1/05/2021 DISC: 1/05/2021			1099: N		
		FINAL RETAINAGE SIDING/WIND JJ			216 4653-962-04	SIDING GRANT EXPENSE	700.00
		FINAL RETAINAGE SIDING/WIND JJ			216 4653-962-03	WINDOWS GRANT EXPENSE	300.00
=== VENDOR TOTALS ===			1,000.00				
=== PACKET TOTALS ===			43,519.12				

** T O T A L S **

INVOICE TOTALS	43,519.12
DEBIT MEMO TOTALS	0.00
CREDIT MEMO TOTALS	0.00
<hr/>	
BATCH TOTALS	43,519.12

** 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
2021		216-2020	ACCOUNTS PAYABLE	43,519.12-*						
		216-4653-962-01	SPECIAL NEEDS GRANT EXP.	4,146.30	60,000	55,853.70				
		216-4653-962-03	WINDOWS GRANT EXPENSE	32,087.18	75,000	42,912.82				
		216-4653-962-04	SIDING GRANT EXPENSE	3,280.00	60,000	56,720.00				
		216-4653-962-08	FOUNDATION GRANT EXPENSE	4,005.64	80,000	75,994.36				
		999-1307	DUE FROM FUND 216	43,519.12 *						
			** 2021 YEAR TOTALS	43,519.12						

12/22/2020 10:09 AM
PACKET: 05233 01/05/2021 HP GRANTS BA
VENDOR SET: 01 CITY OF DEADWOOD
SEQUENCE : ALPHABETIC
DUE TO/FROM ACCOUNTS SUPPRESSED

A/P Regular Open Item Register

Section 4 Item b.

** POSTING PERIOD RECAP **

FUND	PERIOD	AMOUNT
216	1/2021	43,519.12

NO ERRORS NO WARNINGS

** END OF REPORT **

TOTAL ERRORS: 0 TOTAL WARNINGS: 0

12/22/2020 9:53am

HP REVOLVING LOAN FUND
A/P Invoices Report
12/1/2020 - 12/31/2020
Batch = 2

Page 1 of 1

Detail Memo	Fund	Acct	Cc1	Cc2	Cc3	Acct Description	Debit	Credit
12/2020								
LAWRENCE COUNTY REGISTER OF DEEDS - MOD HERDT - 12/22/2020 - 30.00 - Batch: 2 - Header Memo: Record Mortgage Modification-97 Forest-Herd								
Record Mortgage Modification-97 Forest-Herd	100	5200				CLOSING COSTS DISBURSED	30.00	
Record Mortgage Modification-97 Forest-Herd	100	2000				ACCOUNTS PAYABLE		30.00
Total:							30.00	30.00
Sjomeling, Dan - VARIOUS - 12/22/2020 - 1,785.06 - Batch: 2 - Header Memo: Work Done-405 Williams St-Sjomeling								
Work Done-405 Williams St -Sjomeling	100	1201				NOTES RECEIVABLE	1,785.06	
Work Done-405 Williams St -Sjomeling	100	2000				ACCOUNTS PAYABLE		1,785.06
Total:							1,785.06	1,785.06
Winsell Construction LLC - 71, 62 - 12/22/2020 - 9,845.86 - Batch: 2 - Header Memo: Work Done-78 Williams-J Johnson								
Work Done-78 Williams-J Johnson	100	1201				NOTES RECEIVABLE	9,845.86	
Work Done-78 Williams-J Johnson	100	2000				ACCOUNTS PAYABLE		9,845.86
Total:							9,845.86	9,845.86
Total:							11,660.92	11,660.92
Report Total:							11,660.92	11,660.92

Deadwood HP Total Loans 11/30/2020	
Accounting Balance (Fund EZ)	This Month
Loans per Balance Sheet - Acct 100-1201	\$1,988,007.36
TOTAL	\$ 1,988,007.36
Loan Base:	This Month
Investor Trial Balance Report	\$ 1,961,467.41
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
11/24/2020 Meeting Packet	
	\$16,039.95 Herdt
TOTAL	\$ 1,988,007.36
	Difference \$ -

Deadwood HP Total Loans 10/31/2020	
Accounting Balance (Fund EZ)	
Loans per Balance Sheet	\$1,988,007.36
TOTAL	\$ 1,988,007.36
Loan Base:	
Pool Trial Balance Report	\$ 1,961,467.41
	\$1,920.00 Baucom
	\$ 4,100.00 Baucom
	\$ 4,480.00 Baucom
11/24/2020 Meeting Packet	
	\$ 16,039.95 Herdt
TOTAL	\$ 1,988,007.36
	Difference \$ -

12/9/2020 8:34am

HP REVOLVING LOAN FUND
Balance Sheet
As of Date: 11/30/2020

Page 1 of 1

	Current Year	Prior Year
Assets		
Current Assets		
CASH-SAVINGS	(1,263,288.79)	9,179.52
CASH-INVESTED	756,731.51	756,731.51
ACCRUED INTEREST RECEIVABLE	1,536.42	1,536.42
LATE FEES RECEIVABLE	3,986.87	3,986.87
Accounts Receivable-Haverberg	1,474,108.87	1,533,100.18
Total Current Assets	973,074.88	2,304,534.50
Other Assets		
NOTES RECEIVABLE	1,988,007.36	1,500,089.68
Total Other Assets	1,988,007.36	1,500,089.68
Total Assets	2,961,082.24	3,804,624.18
Liabilities & Net Assets		
Liabilities		
Current Liabilities		
Allowance for Uncollected	68,584.43	93,613.88
ACCOUNTS PAYABLE	(1,449.34)	(1,449.34)
YE Accounts Payable	1,449.34	1,449.34
Total Current Liabilities	68,584.43	93,613.88
Total Liabilities	68,584.43	93,613.88
Net Assets		
NET ASSETS	4,608,323.95	4,608,323.95
Fund Balance	56,035.78	56,035.78
NET EARNINGS(LOSS)	(3,649,592.01)	(2,831,079.52)
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	2,892,497.81	3,711,010.30
Total Liabilities & Net Assets	2,961,082.24	3,804,624.18

12/9/2020 8:35am

HP REVOLVING LOAN FUND
Statement of Revenue and Expense
Current Period: 11/1/2020 - 11/30/2020
Year-to-Date: 1/1/2020 - 11/30/2020

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	587.06	12,211.78	1,398.83	15,876.56
SAVINGS INTEREST	413.01	7,815.41	1,182.06	19,725.16
SERVICE FEES	190.00	2,080.00	150.00	2,280.00
LATE FEES	0.00	736.14	125.00	821.02
APPLICATION FEES	199.00	7,837.01	1,547.26	7,261.85
CLOSING COSTS	250.12	4,468.62	745.65	5,294.40
Interest Income Settlement	4,930.38	55,139.96	5,126.37	57,260.34
Total Revenue	6,569.57	90,288.92	10,275.17	108,519.33
Expenses				
PROF & ADMIN FEES	2,555.00	41,346.25	3,003.75	47,725.00
CLOSING COSTS DISBURSE	270.00	5,001.32	480.00	3,673.27
Ghost Mural Grant Expense	0.00	13,314.58	0.00	0.00
Matured Loan Expense	0.00	0.00	0.00	44,374.38
Foundation Grant Expense	0.00	44,950.81	7,604.00	137,827.78
Windows Grant Expense	22,693.39	212,613.44	28,353.55	182,707.27
Elderly Grant Expense	673.56	94,766.21	7,696.14	87,474.44
Siding Grant Expense	18,625.92	122,612.42	7,067.62	75,376.05
Facade Grant Expense	60.00	320,823.23	0.00	273,273.54
Historic Residence Rehabilitaio	0.00	0.00	0.00	24,579.38
Total Expenses	44,877.87	855,428.26	54,205.06	877,011.11
Excess or (Deficiency) of Revenue Over Expenses	(38,308.30)	(765,139.34)	(43,929.89)	(768,491.78)

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>>> INVESTOR #: HP POOL #: RIP POOL INFORMATION NOT SET UP																
Found Forg	HPFNDBUS	Bussiere,Erica	11	1	12/16/19	11/01/20	09/09/20	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
RLF Fad	HPRLFBUS	Bussiere,Erica	11	1	11/27/19	11/01/20	09/09/20	0.0000	No	0.0000	Curr	0.0000	0.01	7293.52	0.00	0.00
Group Totals:													0.02	17293.52	0.00	0.00
>>> INVESTOR #: HP POOL #: RIP POOL INFORMATION NOT SET UP																
Vac Home	CHPRVACWE	Weber,Todd	11	1	11/05/20	05/01/21	11/11/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Group Totals:													0.01	0.00	0.00	0.00
>>> INVESTOR #: HP POOL #: C0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
LIFE SAFTY	CHPLSFR05	Russo-fairmont	2	0	11/01/20	12/01/20	11/04/20	0.0000	No	0.0000	Curr	0.0000	250.00	37705.00	0.00	0.00
LIFE SAFTY	CHPLSOB05	Russo-oyster Ba	2	0	11/01/20	12/01/20	11/04/20	0.0000	No	0.0000	Curr	0.0000	83.33	12321.21	0.00	0.00
HPC0DWDH	HPC0DWDH	Deadwood Histor	2	0	11/01/20	12/01/20	11/03/20	0.0001	No	0.0001	Curr	0.0000	416.67	49005.00	0.00	0.00
HPC0UFNUG	HPC0UFNUG	Nugget Saloon,	2	0	09/30/20	11/01/20	09/30/20	0.0000	No	0.0000	Curr	0.0000	694.44	250000.00	0.00	0.00
HPLSLOTUS	HPLSLOTUS	Lotus Llc,Perce	2	0	12/01/20	01/01/21	11/15/20	0.0000	No	0.0000	Curr	0.0000	104.18	20011.99	0.00	0.00
HPRLFHAVE	HPRLFHAVE	Haverberg,Blake	2	0	11/01/20	12/01/20	11/04/20	0.0000	No	0.0000	Curr	0.0000	733.33	12396.69	0.00	0.00
HPFORGIV1	HPSIDLTUS	Lotus Llc,Perce	11	1	03/01/17	02/01/27	02/03/17	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
HPFORGIV1	HPWINLTUS	Lotus Llc,Perce	2	0	03/01/17	02/01/27	02/03/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													2281.96	401439.80	0.00	0.00
>>> INVESTOR #: HP POOL #: C1 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPLSBERG5	HPLSBERG5	Berg Jewelry An	2	0	11/01/20	12/01/20	10/14/20	0.0000	No	0.0000	Curr	0.0000	833.34	22499.78	0.00	0.00
LIFE SAFTY	HPLSNGT07	Nugget Saloon L	2	0	11/01/20	12/01/20	10/01/20	0.0000	No	0.0000	Curr	0.0000	165.72	34636.15	0.00	0.00
Group Totals:													999.06	57135.93	0.00	0.00
>>> INVESTOR #: HP POOL #: C4.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPC4RLFNU	HPC4RLFNU	Nugget Saloon,	2	0	10/16/20	11/01/20	10/16/20	4.5000	No	4.5000	Curr	0.0000	760.03	150000.00	0.00	0.00
Group Totals:													760.03	150000.00	0.00	0.00
>>> INVESTOR #: HP POOL #: C5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPMCCALL5	Gold Nugget Tra		2	0	11/01/20	12/01/20	11/13/20	5.0000	No	5.0000	Curr	0.0000	209.78	23689.11	0.00	0.00
Group Totals:													209.78	23689.11	0.00	0.00

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>>> INVESTOR #: HP POOL #: RO DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPLSALLEN	HPLSALLEN	Allen, Jesse	2	0	11/01/20	12/01/20	11/04/20	0.0001	No	0.0001	Curr	0.0000	100.76	19545.74	0.00	0.00
HPLSFOSSO	HPLSFOSSO	Fosso, Bonnie R	2	0	11/01/20	12/01/20	10/09/20	0.0001	No	0.0001	Curr	0.0000	69.45	22985.95	0.00	0.00
HPLSKIR	HPLSKIR	Kirkpatrick, Eli	2	0	11/01/20	12/01/20	11/03/20	0.0000	No	0.0000	Curr	0.0000	104.17	23420.00	0.00	0.00
HPLSRLPON	HPLSRLPON	Pontius, James	2	0	11/01/20	12/01/20	11/13/20	0.0000	No	0.0000	Curr	0.0000	113.04	5765.31	0.00	0.00
LIFE SAFTY	HPLSSCHD5	Schmidt, Mike	2	0	11/01/20	12/01/20	11/15/20	0.0001	No	0.0001	Curr	0.0000	423.74	37289.07	0.00	0.00
HPLSSULE5	HPLSSULE5	Sulentic, Margar	2	0	11/01/20	12/01/20	10/09/20	0.0000	No	0.0000	Curr	0.0000	166.67	6499.93	0.00	0.00
HPLSTHOM5	HPLSTHOM5	Thompson, Lee	2	0	11/01/20	12/01/20	11/03/20	0.0001	No	0.0001	Curr	0.0000	103.54	21863.66	0.00	0.00
HP RLF	HPRLFBOB5	Bobolz, Lance	2	0	11/01/20	12/01/20	11/13/20	0.0001	No	0.0001	Curr	0.0000	416.67	10833.22	0.00	0.00
HPRLFKN1	HPRLFKN1	Knipper, Anita	2	0	11/01/20	12/01/20	11/02/20	0.0000	No	0.0000	Curr	0.0000	208.33	23541.69	0.00	0.00
HPRLFLSK5	HPRLFLSK5	Knox, Shanna	2	0	11/01/20	12/01/20	11/13/20	0.0000	No	0.0000	Curr	0.0000	104.17	22812.43	0.00	0.00
HPRLFSHA5	HPRLFSHA5	Shama, Larry	2	0	11/01/20	12/01/20	11/04/20	0.0001	No	0.0001	Curr	0.0000	250.00	9000.00	0.00	0.00
HPRLSWES	HPRLSWES	Westendorf, Rand	2	0	11/01/20	12/01/20	11/02/20	0.0000	No	0.0000	Curr	0.0000	166.67	18440.00	0.00	0.00
HPRLSRITZ	HPRLSRITZ	Ritz, Jody	2	0	10/26/20	12/01/20	10/25/20	0.0000	No	0.0000	Curr	0.0000	51.77	12424.55	0.00	0.00
HP RW	HPRWVWHIT	White, V. Carol	2	0	12/01/20	01/01/21	11/20/20	0.0000	No	0.0000	Curr	0.0000	152.40	9209.72	0.00	0.00
HPSID770	HPSID700	Dragon Bely, L	2	0	03/24/20	03/01/30	03/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	3331.80	0.00	0.00
LIFE SAFEY	HPSLRUNG	Runge, Michael	2	0	12/01/20	01/01/21	11/16/20	0.0000	No	0.0000	Curr	0.0000	208.33	23800.00	0.00	0.00
HPVANCMJN	HPVANCMJ0	Johnson, Michael	2	0	12/01/18	12/01/28	12/12/18	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													2639.71	280763.07	0.00	0.00
>>> INVESTOR #: HP POOL #: ROC DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPFNDMUI	CHPFNDMUN	Munce, Jeffery	11	1	07/08/20	10/01/20	07/07/20	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
FOUNDATIO	CHPFNDUND	Underhill, Ronal	11	1	09/09/20	03/01/21	10/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
CHPLSHERC	CHPLSHERD	Herd, David	11	1	03/01/19	12/01/20	10/31/19	0.0000	No	0.0000	Curr	0.0000	0.01	8960.05	0.00	0.00
CHPLSJOH2	CHPLSJOH2	Johnson, Joette	11	1	02/21/20	12/31/20	02/21/20	0.0000	No	0.0000	Curr	0.0000	0.01	17316.40	0.00	0.00
LIFE SAFTY	CHPLSJOHN	Johnson, Joette	11	1	04/01/20	12/31/20	12/16/19	0.0000	No	0.0000	Curr	0.0000	0.01	23585.59	0.00	0.00
CHPLSTREN	CHPLSTREN	Trentz, Sylvia	11	1	09/25/19	03/01/21	05/19/20	0.0000	No	0.0000	Curr	0.0000	0.01	18450.29	0.00	0.00
LIFE SAFE	CHPLSUNDE	Underhill, Ronal	11	1	09/09/20	03/01/21	10/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	20626.12	0.00	0.00
PRESERV	CHPPRSUND	Underhill, Ronal	11	1	08/20/20	03/01/21	10/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	25000.00	0.00	0.00
PRES	CHPRLFJOH	Johnson, Joette	11	1	11/30/17	12/31/20	12/16/19	0.0000	No	0.0000	Curr	0.0000	0.01	24251.84	0.00	0.00
Pres RL	CHPRPRSCH	Schramm, Steven	11	1	10/30/20	05/01/21	10/30/20	0.0000	No	0.0000	Curr	0.0000	0.01	599.12	0.00	0.00
RW PAYABLE	CHPRWPMIK	Mikla, Christine	11	1	08/27/20	03/01/21	10/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	29436.01	0.00	0.00
RIP SIDING	CHPSIDANT	Antrim, James	11	1	04/21/20	05/01/21	04/21/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00

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Siding	CHPSIDEUN	Underhill,Ronal	11	1	08/19/20	03/01/21	08/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
VACANT H	CHPVACUND	Underhill,Ronal	11	1	08/19/20	03/01/21	08/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
RIP WIN	CHPWINANT	Antrim,James	11	1	10/06/20	05/01/20	10/06/20	0.0000	No	0.0000	Curr	0.0000	0.01	11338.49	0.00	0.00
CHPWINMU	CHPWINMUN	Munce,Jeffrey	11	1	07/08/20	10/10/20	10/06/20	0.0000	No	0.0000	Curr	0.0000	0.01	19850.00	0.00	0.00
WIN DOOR	CHPWINUN	Underhill,Ronal	11	1	08/19/20	03/01/21	08/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
HP RL LS	HPRLFLSFA	Fasnacht,Glenn	11	1	10/31/19	05/01/21	05/05/20	0.0000	No	0.0000	Curr	0.0000	0.01	1300.61	0.00	0.00
Group Totals:													0.18	220714.52	0.00	0.00
>>> INVESTOR #: HP POOL #: R3.5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPGORDER	HPGORDER1	Gorder,Robin	2	0	11/01/20	12/01/20	11/04/20	3.5000	No	3.5000	Curr	0.0000	26.92	2658.38	0.00	0.00
Group Totals:													26.92	2658.38	0.00	0.00
>>> INVESTOR #: HP POOL #: R4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPBAUDH47	HPBAUDH47	Baudhuin,Mary	2	1	11/15/20	12/01/20	11/15/20	4.0000	No	4.0000	Curr	0.0000	307.17	22516.83	0.00	0.00
HPBAUND60	HPBAUND60	Baudhuin,Mary	2	0	11/01/20	12/01/20	11/15/20	4.5000	No	4.5000	Curr	0.0000	68.99	2341.15	0.00	0.00
HPLFMORSE	HPLFMORSE	Morse,Marsha	2	0	11/01/20	12/01/20	11/09/20	4.5000	No	4.5000	Curr	0.0000	71.54	3595.49	0.00	0.00
HPLSARS45	HPLSARS45	Arsaga,Bryan	2	1	11/15/20	12/01/20	11/15/20	4.0000	No	4.0000	Curr	0.0000	135.98	7261.94	0.00	0.00
HPLSBLOO2	HPLSBLOO2	Bloom,Kevin	2	0	11/01/20	12/01/20	11/04/20	4.5000	No	4.5000	Curr	0.0000	175.09	10739.08	0.00	0.00
HPLSFLOYD	HPLSFLOYD	Floyd,Dustin	2	1	11/13/20	12/01/20	11/13/20	4.0000	No	4.0000	Fixed \$	25.0000	93.46	7228.20	0.00	0.00
REFI LS	HPLSLEWS	Lewis,Tracy	2	0	11/01/20	12/01/20	11/06/20	4.0000	No	4.0000	Curr	0.0000	113.24	22435.12	0.00	0.00
HPRLFFS47	HPRLFFS47	Fosso,Bonnie R	2	0	11/01/20	12/01/20	10/09/20	4.0000	No	4.0000	Curr	0.0000	119.29	23892.24	0.00	0.00
HPRLFLWS4	HPRLFLWS4	Lewis,Tracy	2	0	11/01/20	12/01/20	11/06/20	4.0000	No	4.0000	Curr	0.0000	26.88	5045.58	0.00	0.00
Group Totals:													1111.64	105055.61	0.00	0.00
>>> INVESTOR #: HP POOL #: R5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPRFMORS	HPRFMORS5	Morse,Marsha E.	2	1	11/15/20	12/01/20	11/15/20	5.0000	No	5.0000	Curr	0.0000	33.04	1450.89	0.00	0.00
Group Totals:													33.04	1450.89	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW0 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
RW LOAN	HPRW3GORZ	Gorzalka,Amy	2	0	11/01/20	12/01/20	11/13/20	0.0000	No	0.0000	Curr	0.0000	555.03	12591.85	0.00	0.00
HPRWCOOM	HPRWCOOM0	Coomes,Tim	2	0	11/01/20	12/01/20	11/02/20	0.0001	No	0.0001	Curr	0.0000	146.44	14643.62	0.00	0.00
RW LOAN	HPRWIMART5	Martinisko,John	2	0	11/01/20	12/01/20	11/02/20	0.0000	No	0.0000	Curr	0.0000	187.60	4689.79	0.00	0.00
HPRWOLSN	HPRWOLSN5	Olson,Sleven	2	0	11/01/20	12/01/20	11/15/20	0.0001	No	0.0001	Curr	0.0000	41.37	8704.75	0.00	0.00
RW Payable	HPRWOREAU	Reasaw,Bernie	2	0	12/01/20	01/01/21	11/03/20	0.0000	No	0.0000	Curr	0.0000	740.68	42959.61	0.00	0.00

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RW PAYABLE	HPRWPPWEB	Weber,Todd	2	0	11/01/20	12/01/20	11/03/20	0.0000	No	0.0000	Curr	0.0000	161.58	18905.17	0.00	0.00
Group Totals:													1832.70	102494.79	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW4 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
RW PAYABLE	HPRWPSHE	Shepherd,Lanny	2	0	11/13/20	12/01/20	11/13/20	4.5000	No	4.5000	Curr	0.0000	179.05	12881.23	0.00	0.00
HPRWSWAN	HPRWSWAN2	Swaney,David	2	0	11/01/20	12/01/20	11/13/20	4.0000	No	4.0000	Curr	0.0000	60.22	12012.97	0.00	0.00
Group Totals:													239.27	24894.20	0.00	0.00
>>> INVESTOR #: HP POOL #: RRW5 DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CLIENT RW	HPRWBOBOS	Bobolz,Lance	2	0	11/01/20	12/01/20	11/13/20	5.0000	No	5.0000	Curr	0.0000	116.04	16023.37	0.00	0.00
HPRWGATHI	HPRWGATHM	Gathmann,Naomi	2	1	11/09/20	12/01/20	11/09/20	5.0000	No	5.0000	Curr	0.0000	172.45	15439.00	0.00	0.00
HPRWMOR5	HPRWMOR57	Morgan,Richard	2	1	11/03/20	12/01/20	11/03/20	0.0000	No	0.0000	Curr	0.0000	120.09	20333.60	0.00	0.00
Group Totals:													408.58	51795.97	0.00	0.00
>>> INVESTOR #: HP POOL #: RSFND DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPFND771	HPFND770	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	9481.50	0.00	0.00
HPFND772	HPFND772	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	9817.75	0.00	0.00
HPFNDHILL	HPFNDHILL	Hills Partnersh	2	0	12/30/19	11/30/29	01/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	8250.95	0.00	0.00
Group Totals:													0.00	27530.20	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPE DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPSNEKAF	CHPSNEKAR	Karas,Lester M.	11	1	10/31/12	10/31/22	09/03/14	0.0000	No	0.0000	Fixed \$	5.0000	0.00	8468.05	0.00	0.00
CHPSNEMIT	CHPSNEMIT	Mitchell,George	11	1	04/22/13	04/22/23	09/19/13	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
CHPSNESHA	CHPSNESHA	Shama,Larry	11	1	05/13/11	05/13/21	11/30/11	0.0000	No	0.0000	Fixed \$	0.0000	0.00	10000.00	0.00	0.00
CHPSNGUIL	CHPSNGUIL	Guilbert,Michae	11	1	01/28/11	01/28/21	03/03/11	0.0000	No	0.0000	Fixed \$	0.0000	0.00	8814.29	0.00	0.00
CHPSNSTE0	CHPSNSTE0	Steinlicht,Wil	11	1	06/17/13	06/17/23	06/12/13	0.0000	No	0.0000	Curr	0.0000	0.00	5561.23	0.00	0.00
CHPSPEJO	CHPSPEJO	Sjomeling,Rober	11	1	06/19/14	03/21/24	07/24/14	0.0000	No	-5.0000	Curr	5.0000	0.01	10000.00	0.00	0.00
RLF LOAN	HPRLFBIAS	Bialas,Kurt	2	0	11/01/20	12/01/20	11/13/20	0.0000	No	0.0000	Curr	0.0000	416.67	11666.56	0.00	0.00
HPRLFWE0	HPRLFWE0	West,Pauline	2	0	11/01/20	12/01/20	11/13/20	0.0001	No	0.0001	Curr	0.0000	198.11	18628.31	0.00	0.00
HPSNEHAR	HPSNEHAR	Harris,Morris	11	1	03/19/12	03/19/22	03/29/12	0.0000	No	0.0000	Fixed \$	0.0000	0.00	5385.20	0.00	0.00
HP SNE	HPSNEWHT0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													614.79	98523.64	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPEC DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																

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All Pools

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
CHPSNEWO	CHPSNEWO	Wood,George F.	11	1	02/06/14	01/30/24	04/01/14	0.0000	No	0.0000	Fixed \$	5.0000	0.00	7155.88	0.00	0.00
HP RLF	HPRLFSOR5	Sorenson,Donald	2	0	12/01/20	01/01/21	11/12/20	0.0001	No	0.0001	Curr	0.0000	250.00	6250.00	0.00	0.00
Group Totals:													250.00	13405.88	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPV DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
HPCFNDKNI	HPCFNDKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	9970.52	0.00	0.00
HPCWINKNI	HPCWINKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
HPSIDKNI	HPSIDKNI	Knipper,Anita	2	0	11/07/19	11/07/29	11/07/19	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
VACANT LN	HPVACBIAL	Bialas,Kurt	2	0	03/01/18	03/01/28	03/05/18	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPVACLTS	HPVACLTS	Lotus Lic,Perce	2	1	06/22/16	06/22/26	08/01/16	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPVCNTBLM	HPVCNTBLM	Bloom,Christoph	2	1	08/18/16	08/18/26	10/01/16	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HP VACANT	HPVCNWH0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.00	79970.52	0.00	0.00
>>> INVESTOR #: HP POOL #: RSPVC DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPVBLOO	CHPVBLOO	Bloom,Kevin D.	11	1	09/19/14	07/01/23	10/31/13	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
Group Totals:													0.01	10000.00	0.00	0.00
>>> INVESTOR #: HP POOL #: RSSID DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPSIDCOO	CHPSIDCOO	Coomes,Tim	11	1	03/13/14	02/24/24	03/13/14	0.0000	No	-5.0000	Curr	5.0000	0.01	10000.00	0.00	0.00
CHPSIDENG	CHPSIDENG	Ensminger,Rick	11	1	05/24/13	05/24/23	06/20/13	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
CHPSIDLIT	CHPSIDLIT	Folger,David	11	1	02/21/14	02/21/24	12/19/14	0.0000	No	0.0000	Fixed \$	5.0000	0.01	9693.00	0.00	0.00
CHPSIDLW0	CHPSIDLW0	Lewis,Tracy	2	0	03/20/17	03/01/27	04/01/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
CHPSIDMAR	CHPSIDMAR	Martinsko,John	11	1	08/09/11	08/09/21	08/24/11	0.0000	No	0.0000	Fixed \$	0.0000	0.00	10000.00	0.00	0.00
CHPSIDMOR	CHPSIDMOR	Morris,Wayne	11	1	06/06/11	06/06/21	09/14/11	0.0000	No	0.0000	Fixed \$	0.0000	0.01	7054.00	0.00	0.00
CHPSIDSAB	CHPSIDSAB	Sabo,Dennis L.	11	1	04/21/14	04/21/24	12/23/15	0.0000	No	-5.0000	Curr	5.0000	0.01	9999.76	0.00	0.00
CHPSIDWRT	CHPSIDWRT	Wright,Alan	11	1	04/08/15	09/17/24	08/06/15	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
SIDING	HPRSID106	Oberlander,Bruc	2	0	10/22/20	11/01/30	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
SIDING	HPRSIDBLO	Bloom,Kevin	2	0	10/23/20	10/01/30	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	5834.70	0.00	0.00
SIDING FG	HPRSIDHA	Hall,Michael	2	0	11/05/20	12/01/20	11/05/20	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
HPSIDSMTO	HPSIDSMTO	Smith,Edwin	11	1	11/25/16	12/01/26	12/20/16	0.0000	No	0.0000	Curr	0.0000	0.01	10000.00	0.00	0.00
HP SIDING	HPSIDWHT0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.06	122581.46	0.00	0.00

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Investor Loan #	Loan #	Borrower	Ln Tp	Bs Cd	Int Paid To Date	Due Date	Last Tran Date	Borrower Rate	Split Rate	Investor Rate	Service Code	Service Fee	Payment Amount	Current Pool Balance	Impound Balance	Suspense Balance
>>> INVESTOR #: HP POOL #: RSSID10% POOL INFORMATION NOT SET UP																
CHPSIDJLS	CHPSIDJLS	Julius,Thomas	11	1	08/16/16	09/09/25	01/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2937.88	0.00	0.00
Group Totals:													0.01	2937.88	0.00	0.00
>>> INVESTOR #: HP POOL #: RSWIN DISTRIBUTION RATE: 0.0000 COMPUTATION: Actual/Actual																
CHPRWNW2	CHPRWNW2	Weber,Robert W	11	1	08/01/13	08/01/23	08/21/13	0.0000	No	0.0000	Curr	0.0000	0.01	3000.00	0.00	0.00
CHPRWYNA	CHPRWNWE	Weber,Robert W	11	1	08/21/13	12/28/22	08/21/13	0.0000	No	0.0000	Curr	0.0000	0.01	3000.00	0.00	0.00
CHPWNFL1	CHPWNFL1	Flores,Eric	11	1	01/19/12	01/19/22	01/31/12	0.0000	No	0.0000	Fixed \$	0.0000	0.00	3000.00	0.00	0.00
CHPWNFL2	CHPWNFL2	Flores,Eric	11	1	02/09/12	02/09/22	02/20/12	0.0000	No	0.0000	Fixed \$	0.0000	0.00	3000.00	0.00	0.00
CHPWJL2	CHPWJL2	Julius,Thomas	11	1	08/02/16	04/27/26	09/28/17	0.0000	No	0.0000	Curr	0.0000	0.01	15066.88	0.00	0.00
CHPWNLW0	CHPWNLW0	Lewis,Tracy	2	0	03/17/17	03/01/27	04/01/17	0.0000	No	0.0000	Curr	0.0000	0.00	8268.42	0.00	0.00
WINDOW	HPRWIN106	Oberlander,Bruc	2	0	10/22/20	11/01/20	10/23/20	0.0000	No	0.0000	Curr	0.0000	0.00	3200.00	0.00	0.00
WIN FORG	HPRWINHAL	Hall,Michael	2	0	11/05/20	12/01/20	11/05/20	0.0000	No	0.0000	Curr	0.0000	0.00	8500.00	0.00	0.00
HPWIN772	HPWIN772	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	6660.40	0.00	0.00
HPWINBOB0	HPWINBOB0	Bobolz,Lance	2	0	05/14/20	05/01/30	05/14/20	0.0000	No	0.0000	Curr	0.0000	0.00	18000.00	0.00	0.00
HPWINHILL	HPWINHILL	Hills Partnersh	2	0	12/30/19	12/30/29	01/29/20	0.0000	No	0.0000	Curr	0.0000	0.00	751.56	0.00	0.00
HPWINKIN	HPWINKIN	Kinkler,Brian	2	0	01/17/20	02/01/30	01/17/20	0.0000	No	0.0000	Curr	0.0000	0.00	1600.00	0.00	0.00
HPWINPET	HPWINPET	Dragon Belly LI	2	0	03/17/20	03/01/30	03/18/20	0.0000	No	0.0000	Curr	0.0000	0.00	13718.64	0.00	0.00
HP WIN	HPWINREA0	Reausaw,Bernie	2	0	11/01/18	11/01/28	12/18/18	0.0000	No	0.0000	Curr	0.0000	0.00	20000.00	0.00	0.00
WIN FORG	HPWINSHAM	Shama,Larry	2	0	10/01/17	09/01/27	11/10/17	0.0000	No	0.0000	Curr	0.0000	0.00	16793.63	0.00	0.00
HPWNSMT0	HPWNSMT0	Smith,Edwin	11	1	11/25/16	12/01/26	12/20/16	0.0000	No	0.0000	Curr	0.0000	0.01	3200.00	0.00	0.00
HP WINDOW	HPWINWHIT0	White,V. Caroly	2	0	07/01/17	06/01/27	06/15/17	0.0000	No	0.0000	Curr	0.0000	0.00	10000.00	0.00	0.00
Group Totals:													0.04	137759.53	0.00	0.00
>>> INVESTOR #: HP POOL #: SID10% POOL INFORMATION NOT SET UP																
HPSIDRSW	CHPSIDRSW	Reausaw,Bernie	11	1	11/18/15	11/10/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2907.59	0.00	0.00
CHPSIDSHP	CHPSIDSHP	Shepherd,Lanny	11	1	11/18/15	10/30/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	6997.50	0.00	0.00
Group Totals:													0.02	9905.09	0.00	0.00
>>> INVESTOR #: HP POOL #: SNE10% POOL INFORMATION NOT SET UP																
CHPSNEBRC	CHPSNEBRG	Berg,Tim	11	1	11/18/15	11/12/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	5691.42	0.00	0.00
CHPSNEKRT	CHPSNEKRT	Krachi,Lawrence	11	1	11/18/15	11/03/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	6300.00	0.00	0.00
Group Totals:													0.02	11991.42	0.00	0.00

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>>> INVESTOR #: HP			POOL #: WIN10%		POOL INFORMATION NOT SET UP											
CHPWINMRS	CHPWINMRS	Morris,Wayne	11	1	08/26/15	08/26/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	4536.00	0.00	0.00
CHPWNSHP	CHPWNSHP	Shepherd,Lanny	11	1	12/23/15	10/30/25	12/31/18	0.0000	No	0.0000	Curr	0.0000	0.01	2940.00	0.00	0.00
Group Totals:													0.02	7476.00	0.00	0.00
Investor Totals:													11407.87	1981467.41	0.00	0.00
>>> INVESTOR #: HPRW			POOL #: N/A		POOL INFORMATION NOT SET UP											
CONRWGOR	CONRWGORZ	Gorzalka,Amy	11	1	11/01/17	11/01/22	08/01/16	0.0000	No	0.0000	Curr	0.0000	0.00	0.00	0.00	0.00
HP CITY RW	CONRWIRT5	Martinisko,John	11	1	11/16/17	11/01/22	07/19/17	0.0001	No	0.0001	Curr	0.0000	0.01	61543.00	0.00	0.00
RW GRANT	CONRWOLSN	Olson,Steven	11	1	12/21/17	06/01/23	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	91133.36	0.00	0.00
CRW GRANT	CONRWHT2	White,V. Caroly	11	1	10/18/17	11/01/27	11/08/17	0.0000	No	0.0000	Curr	0.0000	0.01	8699.04	0.00	0.00
RW Forgiv	HPRWFWEB	Weber,Todd	2	0	08/05/20	08/01/30	08/06/20	0.0001	No	0.0001	Curr	0.0000	0.01	82607.50	0.00	0.00
Group Totals:													0.04	243982.90	0.00	0.00
>>> INVESTOR #: HPRW			POOL #: PERM		DISTRIBUTION RATE: 0.0000		COMPUTATION: Actual/Actual Paym									
	CONHPRWKR	Kreb,Luella	2	0	07/15/16	07/15/21	05/11/20	0.0000	No	0.0000	Curr	0.0000	0.00	15291.65	0.00	0.00
CITY RW	CONRWBOB0	Bobolz,Lance	11	1	12/01/17	12/01/27	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	18042.61	0.00	0.00
CONRWCOB	CONRWCOOM	Coomes,Tim	11	1	02/11/19	03/01/29	02/11/19	0.0000	No	0.0000	Curr	0.0000	0.01	67491.73	0.00	0.00
CONRWFEN	CONRWFEN0	Fenton,Kris	11	1	06/13/18	06/01/28	07/01/18	0.0001	No	0.0001	Curr	0.0000	0.01	17584.40	0.00	0.00
RW Forgiv	CONRWREAU	Reausav,Bernie	2	0	09/24/20	10/01/30	09/24/20	0.0000	No	0.0000	Curr	0.0000	0.00	105468.23	0.00	0.00
CITY RW	HPCONBOBO	Bobolz,Lance	11	1	01/01/18	01/01/28	01/01/18	0.0000	No	0.0000	Curr	0.0000	0.01	199815.00	0.00	0.00
RW CITY	HPRWCSHEP	Shepherd,Lanny	2	0	11/13/20	10/01/30	11/13/20	0.0000	No	0.0000	Curr	0.0000	0.00	18616.85	0.00	0.00
Group Totals:													0.04	442310.47	0.00	0.00
>>> INVESTOR #: HPRW			POOL #: RIP		DISTRIBUTION RATE: 0.0000		COMPUTATION: Actual/Actual Paymer									
RW FORG	CHPRWFIK	Mikla,Christine	11	1	10/20/20	03/01/21	10/20/20	0.0000	No	0.0000	Curr	0.0000	0.01	1830.00	0.00	0.00
Group Totals:													0.01	1830.00	0.00	0.00
>>> INVESTOR #: HPRW			POOL #: RRW0		POOL INFORMATION NOT SET UP											
CONRWWH	CONRWWHI	White,V. Caroly	11	1	09/20/16	09/20/26	09/26/16	0.0000	No	0.0000	Curr	0.0000	0.01	0.00	0.00	0.00
Group Totals:													0.01	0.00	0.00	0.00

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Investor Totals:													0.10	688123.37	0.00	0.00
Report Totals:													11407.97	2649590.78	0.00	0.00

DEADWOOD HISTORIC PRESERVATION**TRIAL BALANCE POOL CODES**

COMMERCIAL		
POOL CODE	INTEREST RATE	PROGRAM
C0	0%	0% LOAN
C1	0%	
C2	2%	2% LOAN
C3	3%	3% LOAN
C4	4%	4% LOAN
C5C	5%	4% -IN CONSTRUCTION
C6	6%	6% LOAN
C7	7%	7% LOAN
C7C	7%	7% -IN CONSTRUCTION
C8.25	8.25%	8.25% LOAN
C8.5	8.50%	8.5% LOAN
C9	9%	8% LOAN
C9.5	9.50%	9.5% LOAN
CSI	0.00%	COMMERCIAL SIDING

RESIDENTIAL		
POOL CODE	INTEREST RATE	PROGRAM
R0	0%	0% LOAN
R0C	0%	0% - IN CONSTRUCTION
R4	4%	4% LOAN
R4C	4%	4% - IN CONSTRUCTION
R5	5%	5% LOAN
R5C	5%	5% - IN CONSTRUCTION
R8.5	8.50%	8.5% LOAN
R9	9%	9% LOAN
R9.5	9.50%	9.5% LOAN
RSPE	0%	SPECIAL NEEDS ELDERLY
RSPV	0%	SPECIAL NEEDS VACANT
RSSID	0%	SIDING
RSWIN	0%	WINDOWS
SNE10%	0%	ELDERLY- 10 % FORGIVEN/YEAR
SID10%	0%	SIDING- 10% FORGIVEN/YEAR
WIN10%	0%	WINDOWS-10% FORGIVEN/YEAR
VAC10%	0%	VACANT -10% FORGIVEN/YEAR
RRW0	0%	0% RESIDENTIAL RW LOAN
RRW0C	0%	0% RW LOAN IN CONSTRUCTION
RRW4	4%	4% RESIDENTIAL RW LOAN
RRW4C	4%	4% RW LOAN IN CONSTRUCTION
RRW5	5%	5% RESIDENTIAL RW LOAN
RRW5C	5%	5% RW LOAN IN CONSTRUCTION
CONRW		CITY PORTION RW

FOR IMMEDIATE RELEASE: Dec. 11, 2020

CONTACT: Jeff Mammenga, Media Coordinator, Jeff.Mammenga@state.sd.us or 605-773-6000

Spencer appointed new State Historic Preservation Officer

PIERRE, S.D. – Ted M. Spencer of Pierre has recently been appointed by Governor Kristi Noem as the new State Historic Preservation Officer for South Dakota.

“I am thankful for the opportunity to assume greater responsibilities and oversight of a wonderful staff who provide invaluable expertise in preserving and protecting our great state’s historic and cultural resources,” Spencer said. “I am proud to be a South Dakotan and continue to be amazed at the tremendous economic impacts heritage tourism and our financial incentive programs bring to the state, and being a part of efforts to preserve and promote the history of South Dakota and its people is tremendously gratifying.”

Spencer replaces former South Dakota SHPO and South Dakota State Historical Society Director Jay D. Vogt, who retired on Dec. 8.

Per the National Historic Preservation Act of 1966, each state must appoint a SHPO to carry out those professional duties and responsibilities required to administer a state historic preservation program.

Spencer has been the deputy SHPO and director of the State Historic Preservation Office for the last eight years. The SHPO is an office of the State Historical Society, headquartered at the Cultural Heritage Center in Pierre.

Spencer is a native South Dakotan, with degrees from South Dakota State University and the University of Oklahoma. He previously served for 27 years in the United States Air Force, retiring as a colonel after multiple deployments to Iraq and Afghanistan, culminating in command of a 1,500-person organization in combat operations. He most recently served as a senior executive with a private corporation before returning to his native South Dakota and assuming work in state government.

Spencer will be the state’s representative in developing and concluding project-specific memorandums of agreement and federal agency-wide programmatic agreements impacting the state’s historic resources, as well as administering several financial incentive programs and the National Register of Historic Places program for the state. Over the past eight years, his office achieved approval for 95 state properties to be permanently listed on the National Register of Historic Places, as well as concluding over 14,000 project reviews impacting billions of dollars in economic development activities.

Visit history.sd.gov/preservation or call 605-773-3458 for more information on the State Historic Preservation Office.

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About the South Dakota State Historical Society

The South Dakota State Historical Society is a division of the Department of Education. The State Historical Society, an Affiliate of the Smithsonian Institution since 2013, is headquartered at the South Dakota Cultural Heritage Center in Pierre. The center houses the society's world-class museum, the archives, and the historic preservation, publishing, and administrative/development offices. Call 605-773-3458 or visit www.history.sd.gov for more information. The society also has an archaeology office in Rapid City; call 605-394-1936 for more information.

Basics of Conservation Easements

within the
National Historic Landmark District

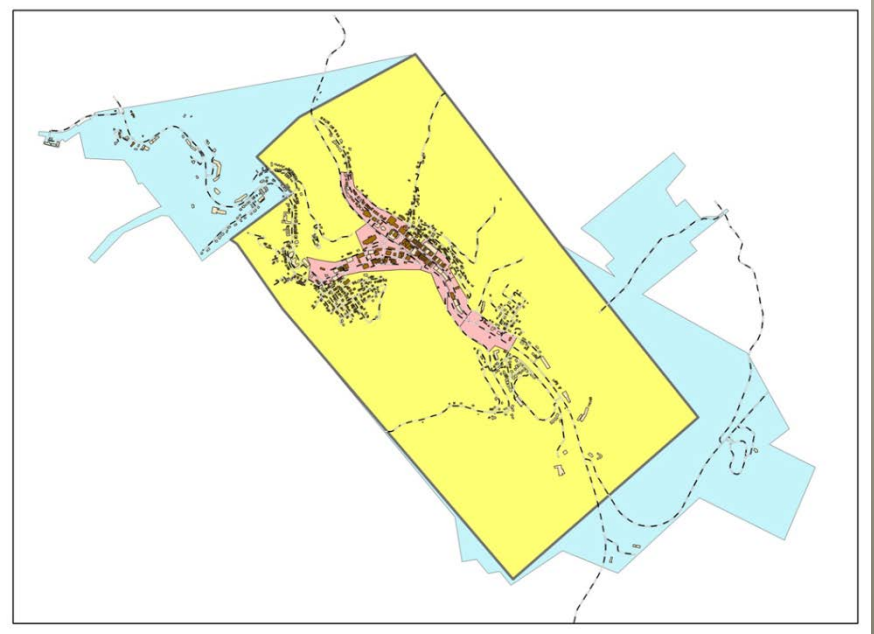


Historic Preservation & Deadwood

- **Deadwood Historic Preservation Commission**
 - Work with property owners, preservation partners, as well as the general public to preserve, promote and protect our historic resources along with its rich and unique past
- **2018 City of Deadwood Comprehensive Plan**
 - Protect the scenic, historic, and small city character and will emphasize and preserve the community's historic past for future generations.
 - Develop and nurture Deadwood's residential areas, provide high quality community services and facilities, and support the enhancement and protection of our recreational and cultural amenities.
 - Develop a set of development standards that protect citizens and property from natural and man-made hazards, and policies that protect water quality and the natural environment.

Why Protect Deadwood's National Historic Landmark

- Protection of the resource benefits the public:
 - **Historical Significance** of Deadwood on a National, Statewide, and Regional level
 - **Scenic View Sheds** provide quality of life; maintain characteristics of mountain community; promote recreational and heritage tourism
 - **Recreation and Parks** offers public access to outdoors; healthy lifestyles; pleasure and enjoyment; and outdoor education



What is a Conservation Easement?

A voluntary, legal agreement between a landowner and a conservation organization or government agency that permanently limits a property's uses in order to protect the property's conservation values

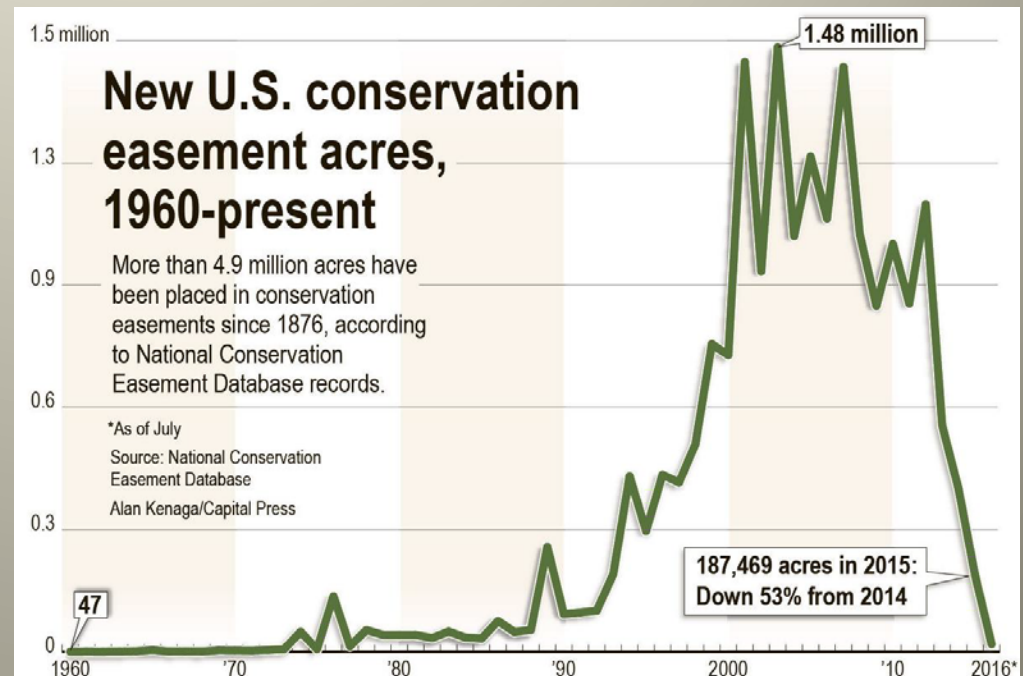
Deadwood's Conservation Values:

- Historically important areas
- Outdoor recreation or education
- Relatively natural habitat
- Open space/scenic views



The Basics of Conservation Easements

- Voluntary agreements
- Landowner retains title to the property
- Perpetual and Runs with the land
- Recorded in the property records
- Created under both state and federal law
- Meant to restrict certain uses in order to protect certain resources



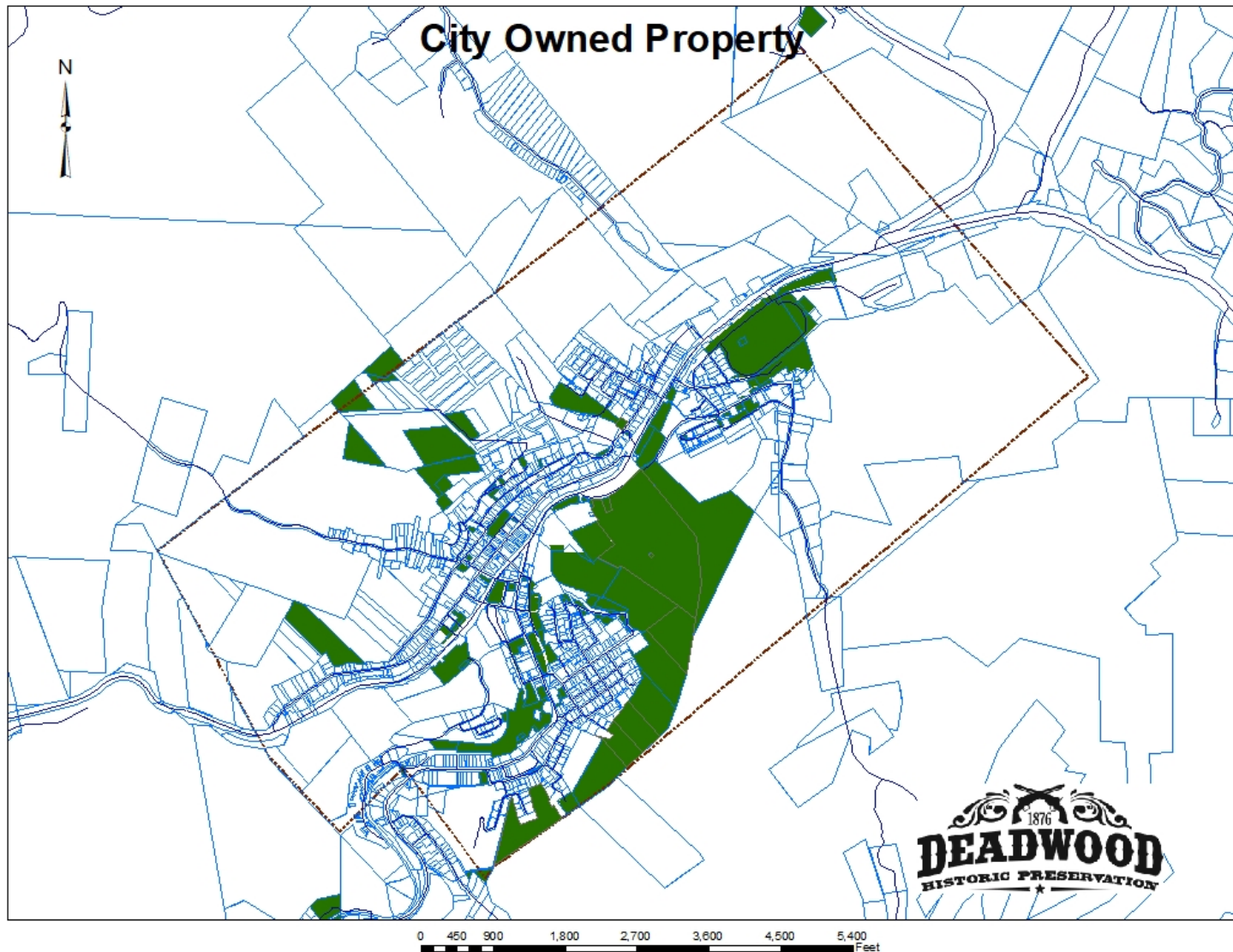
Conservation Easement Options

- Outright Purchase of Land
- Purchase Conservation Easement / Development Rights
- Accept Donations of Conservation Easement and/or Development Rights
 - governed by IRS regulations – must be perpetual to qualify for a deduction
 - Get an appraisal, preferably from an appraiser who has experience appraising conservation easements



The most popular and widely used tool for protecting private land across the United States is the Conservation Easement

Purchase of Land



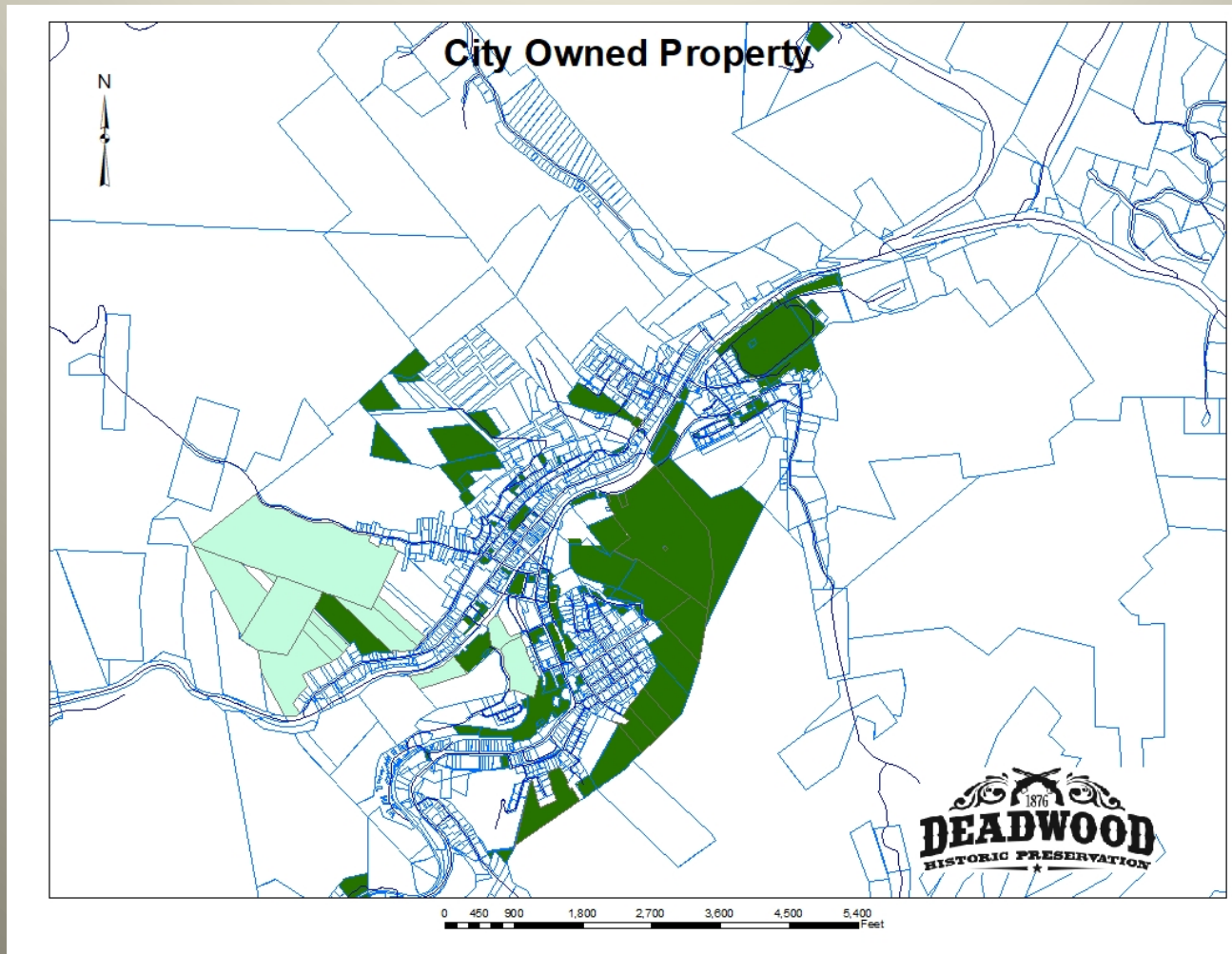
Purchase of Conservation Easement

- Deadwood Conservation Easement Program



Donation of Conservation Easement

- Possibly McGovern Hill & Fuller Bros. Property



Conservation Easements

What a conservation easement does...

- Restricts development and subdivision
- Protects designated resources in perpetuity

What a conservation easement does NOT...

- Require public access (optional)
- Prohibit the property from being sold



101 DEADWOOD THROUGH WHITE ROCKS, BLACK HILLS, S. D.

Land Eligibility Requirements

Legal requirements to Conservation Easement

- Historically important areas
- Outdoor recreation or education
- Relatively natural habitat
- Open space/scenic views



What rights are typically conveyed through an easement?

- The right to develop the property - Development Rights
- The right to subdivide
- The right to be a party to negotiations with third parties
- The ongoing stewardship of the property

Why a Conservation Easement?

- Loves / cares about the resource
- Cares about the community character
- Wants to give to future / Leave a legacy
- Not interested in developing land anyway
- Financial and/or Tax Advantages:
 - Potential income tax benefits
 - Potential estate tax benefits
 - Potential property tax benefits

Benefits of Conservation Easements

- A voluntary mechanism to protect property from fragmentation or development
- Fits long-term conservation values / goals for the community
- Income tax deduction
- Estate tax benefits
- Convert equity to cash

Drawbacks of Conservation Easements

- Projects are expensive / in the case of purchased easements, cash match isn't always available
- Take a long time to complete
- Sale of conservation easement is subject to capital gains tax
- Tax benefits are generally only available to the first generation of easement donors
- Use of property is limited for the future

Conservation Easement

The process is essentially the same for donated and purchased easements:

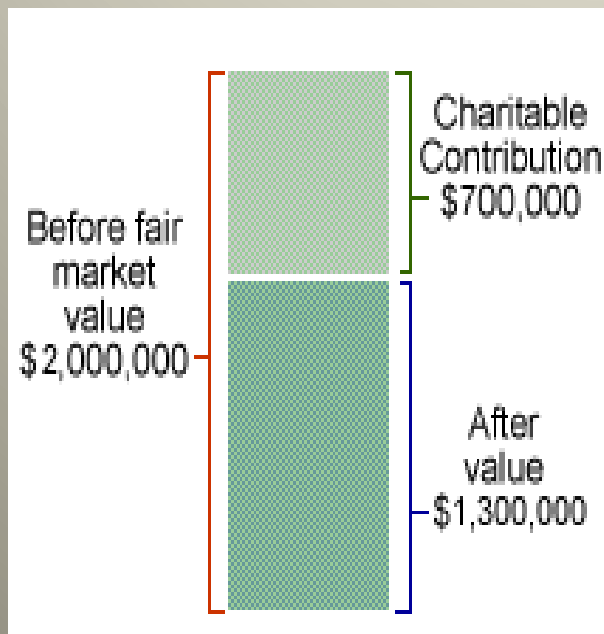
- Determine reserved rights (how many partitions will be allowed, how many “building envelopes”, etc.)
- Get an appraisal, preferably from an appraiser who has experience appraising conservation easements
- Develop a “baseline report” that documents the condition of the property at the time of the transaction

Valuation of Conservation Easements

Before conservation easement value = \$2,000,000

After conservation easement value = \$1,300,000

Value of charitable contribution = \$700,000



NOTE: The before value of a conservation easement donated within the first 12 months of purchasing a property must be your basis, or what you paid for the property.

Donated Easements: Tax Incentives

- Can deduct donation against 30% of adjusted gross income (AGI)
- Carry-forward = In addition to the year of the donation, 5 years



Tax Deduction: How it works

Let's assume that the landowner's annual adjusted gross income for income tax purposes is \$390,000, which remains constant. The deduction resulting from the easement is as follows: (30 percent of \$390,000 = \$117,000):

• Year of Contribution	\$117,000
• Carry Forward to Year 1	\$117,000
• Carry Forward to Year 2	\$117,000
• Carry Forward to Year 3	\$117,000
• Carry Forward to Year 4	\$117,000
• Carry Forward to Year 5	\$115,000



- ***Note: An enhanced tax incentive that allowed for deducting against 50% of AGI and a carry-forward of 15 years expired in December, 2009. The Land Trust Alliance is leading the effort to have this incentive re-enacted and made permanent. For more information, see www.lta.org.***

The Easement Holder

- A non-profit land trust whose mission is land conservation; or a governmental entity
- Has the right to monitor and enforce the easement
- Typically visits the property once a year to ensure that the terms of the easement are being upheld



THANK YOU

Question and Answer



Kevin Kuchenbecker, Historic Preservation Officer
City of Deadwood
108 Sherman Street
Deadwood, SD 57732
605-578-2082

kevin@cityofdeadwood.com

www.cityofdeadwood.com/historic-preservation

Date: December 18, 2020

Case No. 200275
Address: 562 Williams St.

Staff Report

The applicant has submitted an application for Project Approval for work at 562 Williams St., a Contributing structure located in the City Creek Planning Unit in the City of Deadwood.

Applicant: Todd & Jill Weber
Owner: WEBER, TODD R CURTIS-WEBER, JILL ANN
Constructed: c1900

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. This is an early Deadwood house which was remodeled during the pre-World War II years; consequently, it has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s. This house displays architectural elements which were popular during the latter period. In Deadwood, as elsewhere in the United States, residential remodels commonly borrowed from the then popular Craftsman Style. Other remodels copy traditional forms seen in the "Picturesque Revival" styles.

2. Architectural design of the resource and proposed alterations:

The applicant is requesting permission to replace the old fiberglass windows in the garage and replace with historically time period six pane glass windows. Add batten to the siding to create a board and batten reveal.

Attachments: No

Plans: No

Photos: Yes

Staff Opinion:

The proposed work and changes will 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.

[imagerepeater]

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

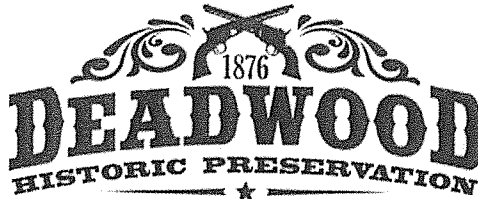
Option 2: Based upon the guidance in the U.S. Department of the Interior standards for historic preservation, restoration, and rehabilitation projects adopted by rules promulgated pursuant to SDCL 1-19A & 1-19B, *et seq*, I find that the project is **ADVERSE** to Deadwood and move to **DENY** the project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

Section 8 Item a.

Case No. 20275

☒ Project Approval

☐ Certificate of Appropriateness

Date Received 12/17/20

Date of Hearing 12/22/20

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: 562 Williams

Historic Name of Property (if known):

APPLICANT INFORMATION

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

Owner's Name: TODD WEBER
Address: 562 Williams
City: Deadwood State: SD Zip: 57732
Telephone: 605/6416970 Fax: _____
E-mail: ShilohTODD@AOL.com

Architect's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Contractor's Name: Self
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

Agent's Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Telephone: _____ Fax: _____
E-mail: _____

TYPE OF IMPROVEMENT

- | | | | |
|--|---------------------------------------|---|--|
| <input type="checkbox"/> Alteration (change to exterior) | <input type="checkbox"/> New Building | <input type="checkbox"/> Addition | <input type="checkbox"/> Accessory Structure |
| <input type="checkbox"/> New Construction | <input type="checkbox"/> Re-Roofing | <input type="checkbox"/> Wood Repair | <input type="checkbox"/> Exterior Painting |
| <input type="checkbox"/> General Maintenance | <input type="checkbox"/> Siding | <input checked="" type="checkbox"/> Windows | <input type="checkbox"/> Porch/Deck |
| <input type="checkbox"/> Other _____ | <input type="checkbox"/> Awning | <input type="checkbox"/> Sign | <input type="checkbox"/> Fencing |

FOR OFFICE USE ONLY

Case No. _____

ACTIVITY: (CHECK AS APPLICABLE)				
Project Start Date: _____		Project Completion Date (anticipated): _____		
<input type="checkbox"/> ALTERATION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> ADDITION	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> NEW CONSTRUCTION	<input type="checkbox"/> Residential <input type="checkbox"/> Other _____			
<input type="checkbox"/> ROOF	<input type="checkbox"/> New	<input type="checkbox"/> Re-roofing	<input type="checkbox"/> Material	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	<input type="checkbox"/> Alteration to roof
<input type="checkbox"/> GARAGE	<input type="checkbox"/> New	<input type="checkbox"/> Rehabilitation		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
<input type="checkbox"/> FENCE/GATE	<input type="checkbox"/> New	<input type="checkbox"/> Replacement		
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____ Dimensions _____				
<input checked="" type="checkbox"/> WINDOWS	<input type="checkbox"/> STORM WINDOWS	<input type="checkbox"/> DOORS	<input type="checkbox"/> STORM DOORS	
	<input type="checkbox"/> Restoration	<input checked="" type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Material _____ Style/type _____				
<input type="checkbox"/> PORCH/DECK	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	<input type="checkbox"/> New	
	<input type="checkbox"/> Front	<input type="checkbox"/> Side(s)	<input type="checkbox"/> Rear	
Note: Please provide detailed plans/drawings				
<input type="checkbox"/> SIGN/AWNING	<input type="checkbox"/> New	<input type="checkbox"/> Restoration	<input type="checkbox"/> Replacement	
Material _____ Style/type _____ Dimensions _____				
<input type="checkbox"/> 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).

Getting Rid of old Fiberglass Window
Covers = ADDING 6 PANE Glass Windows
Historic to Time Period of House

Also- ADD BATTENS to give a Board & Batten Look

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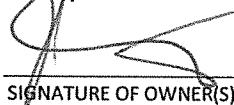
Case No. _____

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.

 12-14-2020
SIGNATURE OF OWNER(S) DATE

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.

Criteria Checklist for Project Approval OR Certificate of Appropriateness

SUBMITTAL CRITERIA CHECKLIST

The documentation listed below will assist in the submission of the application. ***Not all information listed below is required for each project. In order to save time and effort, please consult with the Historic Preservation Office prior to completing your application.***

ALL WORK:

- ☐ Photograph of house and existing conditions from all relevant sides.

RENOVATIONS AND ADDITIONS:

- ☐ Elevation and plan drawings to scale indicating proposed alterations or additions, clearly indicating the existing building and what is proposed and including the relationship to adjacent structures. Make sure to include door and window design if altered. Manufacturer's catalog data may be used, if applicable.
- ☐ Exterior material description.
- ☐ Site plan showing dimensions of lot and location of existing building(s) or structure(s) on lot, location of additions, dimensions of existing structure and additions. (Show use of addition and location of windows and doors if applicable.)
- ☐ Photograph of existing conditions from all elevations.
- ☐ Color samples and placement on the structure.
- ☐ Historic photographs should accompany any request to return a structure to an earlier historic appearance. (Please note our archives may be of great assistance)

MATERIAL CHANGES:

- ☐ Written description of area involved.
- ☐ Color photographs or slides of areas involved and surrounding structures if applicable.
- ☐ Sample or photo of materials involved.

PAINTING, SIDING:

- ☐ Color photographs of all areas involved and surrounding structures if applicable.
- ☐ Samples of colors and/or materials to be used.
- ☐ Dimensioned elevation and section to scale, showing design of fence, material, and height in relationship to adjacent structures.

NEW CONSTRUCTION:

- ☐ Elevation drawings to scale showing all sides and dimensions. Elevation drawings to scale showing relationship to structures immediately adjacent.
- ☐ Photograph of proposed site and adjacent buildings on adjoining properties.
- ☐ Site plan including building footprint and location of off-street parking showing setbacks. Include number of spaces, surface material, screening and all other information required under Parking Areas.
- ☐ Material list including door and window styles, colors and texture samples.
- ☐ Scale model indicating significant detail. (This may be required for major construction. Please consult Historic Preservation Commission staff.)
- ☐ Color photographs of proposed site and structures within vicinity of new building.