Minutes of the March 9, 2016
Rapid City Historic Preservation Commission Meeting

Members Present: Ali DeMersseman, Eric Monroe, Nate Nelson and Alternates Chris Wehrle
Aaron Sanders

Members Absent: John Riker, Clancy Kingsbury, Ken Orrock and Alternate Tim Smith

Others Present: Sarah Hanzel, Patsy Horton, Jeanne Nicholson, Barb Garcia, Dan
Senftner and Ritchie Nordstrom, City Council Liaison

Monroe called the meeting to order at 7:50 a.m.

Approval of Meeting Agenda
Hanzel requested that the Commission consider Item 3 under New Business first.

DeMersseman moved to approve the agenda with the noted change. The motion was
seconded by Wehrle and carried unanimously.

New Business

Discuss and Authorize submission of 2016 – 2017 CLG Grant Application
Hanzel reviewed the grant application and noted that the request will be for $24,000. She
added that possible upcoming projects could be the Downtown Resurvey, education and
outreach, updating printed literature, updating the website and a Bob Yapp workshop. She
informed the Commission that there will be a training session in Brookings in August and that it
would be possible to send 4 or 5 Commission members to it.

DeMersseman moved to approve the 2016 – 2017 CLG Grant Application. The motion was
seconded by Wehrle and carried unanimously.

Guest, Barb Garcia, Rapid City Community Development Manager, regarding program
opportunities for revolving loan funds designated for historic structures
Hanzel introduced Barb Garcia and Dan Senftner.

Sanders entered the meeting at this time.

Garcia advised that the Community Development Division administers a neighborhood
rehabilitation program for low income, owner occupied residential properties and explained the
different types of available loans and application requirements. She noted that the loans are for
structural improvements and not for aesthetic improvements. She added that the division is
currently working with the City Council about a revolving loan for higher income rental properties
and briefly reviewed the associated loan options. Garcia commented that there are other
funding sources for residential properties such as Dakota Home Resources and Habitat for
Humanity.

Hanzel explained that there currently are properties in the historic district that are in poor
condition and that are rentals which do not qualify for the above referenced funds. She added
that it would be beneficial if there were funds available for historic properties.
Garcia stated that environmental reviews are done for Block Grant Funds before funds are disbursed. She added that the environmental review for historic property would need to be submitted to the State for their review.

In response to a question from DeMersseman regarding façade improvements, Garcia stated that she would need to do additional investigation to determine if funds would be available for historic commercial building facades. She briefly reviewed the Block Grant application requirements and deadlines.

Guest, Dan Senftner, Destination Rapid City, regarding commercial façade program
Senftner stated that the City of Rapid is one of the last cities that does not have a Façade Improvement Program in the downtown district, the historic district and the environs. He noted that this a way to restore historic properties. He also noted that in a conversation with Mayor Allender, Allender expressed his support for a Façade Improvement Program. He noted that some of the improvements would be eligible for tax investment credits. He explained that the program would need to be initially budgeted by the City with owners providing a match. Senftner expressed his opinion that the City needs to move forward with the program and suggested a budget of approximately $100,000 for the Façade Improvement Program. He added that the Historic Preservation Commission would review the applications and the projects. A brief discussion followed.

DeMersseman moved to direct staff to pursue a $100,000 revolving loan fund or grant program for the Façade Improvement Program for the downtown district. The motion was seconded by Nelson and carried unanimously.

Monroe expressed his opinion that funding should be available for both the downtown area and for residences located in the historic district, with a near term priority for a downtown façade program. A lengthy discussion followed.

Old Business

Status on Work Plan Retreat
Hanzel advised that the Commission will review the work plan at the retreat on April 7, 2016. She added that the retreat will be from 8:00 a.m. to 3:00 p.m. She requested the Commission to select one of three locations, Independent Ale House, TSP or the Journey for the retreat. The consensus of the Commission was to have the retreat at the Independent Ale House.

Bylaws and Attendance Policy
Hanzel requested the Commission members to review the Bylaws and noted that there have been some issues with meeting attendance. She suggested that maybe the Commission should only meet once a month unless there is a case report that needs immediate attention. After a brief discussion, the Commission decided that the next meeting should be on April 7, 2016 during the retreat.

Approval of Minutes
DeMersseman moved to approve the February 10, 2016 meeting minutes. The motion was seconded by Sanders and carried unanimously.

Sanders moved to adjourn the meeting at 8:52 a.m. The motion was seconded by Nelson and carried unanimously.