



MEMORANDUM

Date: June 08, 2022
To: Deadwood Historic Preservation Commission
From: Mike Walker, NeighborWorks, DHR
Re: Historic Preservation Loan Request(s) (1 page)

The following Historic Preservation Loan Requests were reviewed by NeighborWorks and the Historic Preservation Loan Committee. The Loan Committee's recommendations follow each of the loan requests. For further information please review the individual loan requests.

- Masonic Center – 696 Main St – Loan Extension Requests

The borrower is requesting approval of extensions on 2 loans

This loan request was reviewed by Loan Committee: favorable comments were received

- Ron & Tate Underhill – 33 Taylor- Loan Extension Requests

The borrower is requesting approval of extensions on 3 loans

This loan request was reviewed by Loan Committee: favorable comments were received

To be submitted to Historic Preservation Commission 6/22/2022

Extension Request

Loan #CHPCLSMAS & #CHPCPRVMA

DATE: 6/14/2022

APPLICANT: Masonic Center

PROPERTY ADDRESS: 696 Main St

LOAN AMOUNT: \$41,396
\$293,194.93

INTEREST RATE: 0% Life Safety
4% Preservation/Other

PAYMENT AMOUNT: \$0 currently in construction

PURPOSE: Significant building repairs

SECURITY: Two liens

Historic Preservation
Commission
ACTION

Approved
 Denied
 Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

These construction loans mature 9/01/2022 & 7/01/2022. The repairs are completed but the new tenant is experiencing delays with contractors. At the same time, the Masonic Center is experiencing success with the insurance companies claims and anticipates receiving payments of an estimated \$347,500 with the two insurance companies sharing the cost 50/50. I have reviewed the claims letters from the two insurance companies and believe that the Masonic Center will the insurance money to pay off the HP loans soon. The borrower is requesting an additional extension to provide time to collect the insurance money and pay off the loans. I believe that HP has a better chance of receiving payment from insurance proceeds long before the Masonic Center will begin receiving rental revenue based on the insurance letters. I recommend extending both maturity dates to 10/01/2022.

UNDERWRITER'S RECOMMENDATION:

I recommend approval of this extension as presented.

This loan request was reviewed by Loan Committee: favorable comments were received.

To be submitted to Historic Preservation Commission 6/22/2022

Loan Extension Request

DATE: 6/14//2022

APPLICANT: Underhill, Ron & Tate

PROPERTY ADDRESS: 33 Taylor

LOAN AMOUNT: \$20,000 Windows
\$10,000 Siding
\$25,000 Pres/Other (\$254 available)

INTEREST RATE: 0% Forgivable Windows
0% Forgivable Siding
3% Preservation/Other

PAYMENT AMOUNT: \$138.65 7-year balloon 20 year am Preservation/Other loan

PURPOSE: Windows, Siding, Preservation

SECURITY: Subordinate Mortgages

Historic Preservation
Commission

ACTION

Approved

Denied

Continued

Date: __/__/__

Signed: _____

UNDERWRITER'S REVIEW:

The Windows and Siding loans matured 6/01/2022 and the Preservation loan matures 8/01/2022. The borrower is requesting an extension to allow additional time to finish the repairs and use the funds. I recommend extending all three maturity dates to 11/01/2022. Ron has invested a significant amount of money into this property and this extension would help him complete the repairs. He has materials on order and has struggled with material delays and available contractors.

UNDERWRITER'S RECOMMENDATION:

I recommend approval of this request as presented

This loan request was reviewed by Loan Committee: favorable comments were received.