



MEMORANDUM

Date: May 25th, 2021
To: Deadwood City Commission
From: Jeremy Russell – Planning & Zoning Administrator
Kevin Kuchenbecker – Historic Preservation Officer
Re: City Property Surplus

Staff has requested the City Commission's consideration to declare a city owned parcel of land surplus and exchanging it with like land in the adjacent vicinity. Staff believes this land and associated structure is served better in private ownership to ensure its rehabilitation. The land and building is located at 227 Williams Street and is legally described as follows:

Lot B of Probate Lot 227, City of Deadwood, Lawrence County, South Dakota, according to Plat Document No. 2015-5499.

Included with this memo are the plat and GIS maps to help you locate and evaluate the property under consideration.

Lot B of Probate Lot 227 consists of 0.17± acres and contains a contributing resource (ca. 1880s) in the Deadwood National Historic Landmark District. This is an early Deadwood house which has historic associations with both Deadwood's nineteenth-century mining boom and the region's mining revival of the late 1920s and 1930s.

The Deadwood Historic Preservation Commission received this property in an effort to save the property and encourage its rehabilitation. Neighboring property owner, Michael Johnson, currently of Belle Fourche, South Dakota, has have expressed interest in obtaining the property for the purpose of restoring the original structure and reconstructing its historic wings. This would result in an exchange for a parcel of land located directly north and west of 227 Williams Street.

This property exchange protects the hillside directly above Williams Street and below Forest Avenue from future development and expansive cut as well as facilitates the property of 227 Williams Street put into private ownership for future rehabilitation.

The City of Deadwood has two primary options should this exchange be considered:

- A. A resolution to surplus and transfer to Deadwood-Lead Economic Development which would allow them to transfer the parcels to the adjacent landowner

OR

- B. A resolution to surplus and appoint an appraisal board to determine a value. This option requires the City of Deadwood to obtain an appraisal report of the land to be surplus. The appraisal performed by a board of three disinterested appraisers who are freeholders within the municipality as stated in the state statute below:

9-3A-13. Appraisement of lots to be sold. The Board of Education, municipal authorities, or judge aforesaid shall appoint three competent and suitable freeholders of such municipality a board of appraisers, whose duty it shall be to make a careful inspection and examination of all the unclaimed lots or parcels of land aforesaid; and upon each of such lots or parcels of land they shall affix a reasonable and just valuation, and upon the completion of their appraisement they shall make and return a full and complete report of their proceedings and appraisement to the Board of Education, district school board, municipal authorities, or judge of the circuit court, which said report shall contain a full schedule of each and every lot or parcel of land remaining unclaimed, giving an exact description of said lots by their numbers and the numbers of their block, and all parcels of land not so numbered shall be described by metes and boundaries, and upon each lot or parcel of land separately they shall designate the valuation thereof as fixed by their appraisement. Said appraisement and report shall be subscribed and sworn to by at least two of said appraisers.

As an appraisal board one of the three board members would be required to draft a report showing the mutually agreed upon valuation of the parcels and this report will need to be signed by the three board members and returned to the City.

After completion of the appraisal report the parcel will be brought back before the City Commission to determine a method to dispose of the parcel such as sealed bids, auction, or listing the property for sale. If the property is valued less than \$500 the parcel can be sold to the adjacent landowner.

Possible Actions:

- A. Motion to direct staff to move forward with surplus of Lot B of Probate Lot 227 to the City of Deadwood and utilize Deadwood-Lead Economic Development to facilitate the transfer and exchange of property;

OR

- B. Motion to direct staff to move forward with surplus of Lot B of Probate Lot 227 to the City of Deadwood and request the Mayor to appoint an appraisal board.

OR

- C. Motion to retain ownership of Lot B of Probate Lot 227 to the City of Deadwood 3 and not surplus or exchange the parcels.

Thank you for your consideration to this matter.