

VISION FUND CITIZEN COMMITTEE
Tuesday, October 25, 2016 - Public Hearing 2-4 p.m.
Council Chambers
Rapid City, South Dakota

The meeting began at 2:00 p.m. with the following Committee members present: Heather Forney, Megan Reder-Schopp, George Grassby, Tim Johnson, Mark Massa, Katy Kinnan, Jo Lynn Little Wounded, Dawn Connor and Bob DeMersseman.

The following City Staff was present: Mayor's Office Assistant Lindsey Seachris and Communication Coordinator Darrell Shoemaker.

Committee Chairman George Grassby thanked those in attendance and explained the process of the committee. He explained each applicant is provided 10 minutes to present their project followed by a 10 minute q/a period.

The **Façade Project** was presented by Clancy Kingsbury on behalf of the Rapid City Historic Preservation Commission. Kingsbury provided an overview of the mission of the Historic Preservation Commission as they propose a Rapid City Façade Program. They need \$50,000 to get this off the ground. Kingsbury indicated many communities in South Dakota have successfully implemented their own façade programs. He indicated this program had been modeled off of other successful programs. This project is in alignment with the City's Comprehensive plan and subsidiary plans recently approved including the 2009 Preservation Plan, 2016 Downtown Master Plan, and 2016 Cultural Plan. The funds would provide assistance to businesses to improve their façade while fostering pride in our community. Kingsbury provided examples of façade renovation, and additionally a valuation chart of the properties restored in Sioux Falls demonstrating the return on investment with 400-600% increase in valuation before and after. The program offers a maximum award of \$25,000 which would be matched 50/50 with the applicant. The money would only be able to be used on eligible costs. Applications would be accepted at the first of the year from eligible businesses. In April, review and selection of grant recipients with announcements made in May to coincide with Historic Preservation Month. As an annual program, full implementation of projects would be required within one-year from award to keep the timeline moving. Initial funding is requested to get this program off the ground and there are no additional funds at this time. The Rapid City Historic Preservation Commission has put in extensive time into drafting this program and will remain involved throughout the process. Kingsbury indicated this program will encourage economic investment in Downtown. This is not only for our business but also for our visitors. They foresee an influx of private funding from private investors.

Reder-Schopp indicated her question was twofold. First, what interest level has been sought out in the downtown area? Yes, we have received great interest from local businesses and found that many simply do not have the financial means to complete this type of project on their own. Reder-Schopp followed up asking how they intend to maintain this program after the initial \$50,000 (two projects) are funded. Kingsbury indicated they hope to eventually be budgeted into Community Development line item for the City of again come back to the Vision Funds if needed. As a community restoration project they hope to receive private donations to continue the work of this program. Forney asked if there was you have particular selection process identified. Kingsbury responded that any buildings on the National Registry would have priority over those that are not. The other consideration the need of restoration and taking into consideration that some buildings are in greater need than others. The Board would select projects based upon preset qualifications.

Aaron presented the **Concession/Bathroom Parkview Softball Complex Project** on behalf of the Junior Olympic and Fast Pitch Girls ASA Softball. The ASA Girls Fast Pitch League currently has over 900 participants ranging from 5-23 who participate at their complex and has just one concession stand/bathroom building to serve players, coaches, family and friends. The configuration of the current facility is challenging for parents and players to access the restroom facilities and has grown to need additional accommodations. Aaron indicated at greatest distance from the new fields on the south side of the complex, it is nearly 400 feet to the nearest restroom.

Grassby asked for details on the requested amount of \$200,000. Aaron responded this amount was provided by engineer's estimate and includes a conceptual drawing with both concessions and restroom facilities in one building, and includes all utilities and dirt work. Reder-Schopp thanked Aaron for his presentation and asked if any alternative solutions had been considered including portable restrooms. Aaron stated they had considered this option and the location is not accessible by truck and would require hand pumping. Massa had asked if other funding sources had been identified. Aaron indicated that they have no other funding sources identified at this time. DeMersseman asked how much revenue is generated over and above operating costs. Aaron indicated he did not have this information at this time. DeMersseman further inquired as to the usage of the complex to which Aaron indicated the fields were in use from May-October, four nights a week and produce enough demand for two concessions and he believed revenues would increase. Connor asked if any alternative plans for funding had been identified to make this a viable options for the fields should this project not receive Vision Funds. Aaron responded they have no alternative funding identified at this time. Johnson asked how many tournaments are hosted annually at this complex. Aaron responded there are four extra-curricular tournaments hosted, which bring in out of town guests to Rapid City, and they hope to bring in one additional tournament. The complex does not have room for future expansion. Johnson further inquired on the plan for upkeep. Aaron indicated they have a plan in place to upkeep the facility including any and all maintenance of the new facility. Grassby concluded the question and answer period by asking how soon this project could be completed. Aaron indicated this project could be complete in 75 days.

Jennifer Weyrich presented the **Shade Structure at Sioux Park** project on behalf of the Skin Center at Rapid City Medical Center. Weyrich provided Committee members with a handout detailing on the proposed structure and timeline detailing this project is a matter of health and wellbeing of the tennis players. She indicated the cost of the shade structure was right at \$15,000. The Skin Institute has purchased and donated two additional shade structures installed at the Parkview Tennis Area. The physicians are willing to donate the structure, but they need to be installed and City employees are not able to compete this installation due to the condition of the terrain which is concrete. Weyrich indicated the park has various usages including 3-5 hours a day through summer months for recreation with some 300+ private tennis lessons. The court is also used by the schools for high school practice. The Vision Fund request was submitted at \$25,000 to \$30,000 for installation of the structure based off of the estimate provided by the Parks Department and Cuttingham Recreation.

Massa asked what the life of the shade structure was estimated to be. Weyrich indicated 10-15 years was the manufactures life expectancy. Massa further inquired if there was upkeep required for the structures? Weyrich responded that the City would be responsible for any maintenance and that taking the shade down in the winter months and reinstalling in the spring was the majority of the maintenance required. Forney thanked Weyrich for her presentation and

asked if the shade structure had already been purchased. Weyrich indicated the money is set aside, but the shade has not been purchased pending funding for installation. Forney further inquired, if funding was awarded, how soon the project would move forward. Weyrich indicated the timeline for the project had been provided in the packet, and they hope to have the structure installed by the first of April. Grassby inquired to what the \$30,000 includes. Weyrich stated this includes installation and concrete work, sight unseen without a feasibility study. Grassby further inquired to how many shade structures this project includes. Weyrich indicated this project includes three shade structures, providing two independent shade areas. They have worked with Parks and Recreation to identify the specific location. Johnson asked if Rapid City was in any threat of losing tournaments at this location due to the lack of shade. Weyrich indicated this is really more of a health and safety issue for players, and she is not able to answer if there was a threat of tournaments leaving, stating further there is no natural shade protection at this location. Grassby concluded the question and answer session by asking what the total cost of the project was including the shade structure. Weyrich indicated the shade structure cost is \$15,000 (purchased by the Skin Institute) plus installation cost estimated at \$25-30,000 for a total project cost of \$45,000. Grassby thanked Weyrich for her comprehensive description.

Jim Scull presented the **Early Childhood Center/Community Center Project**, on behalf of Rural American Initiatives (RAI), as member of the RAI Board. Scull disclosed his association with Scull Construction and informed the committee his company had been awarded CMAR of this project. Scull indicated this project is near and dear to him, and described the purpose is to provide hope, care, life skill training, and further support cultural diversity in our community. RAI is proposing a new 28,000 square foot facility that will include a childhood education and community center, green space, and gardens in Rapid City. This facility will serve as an anchor for a new planned neighborhood in North Rapid City that will feature affordable and low-income housing, bus or walking distance to jobs, resources and access to services. RAI currently employs nearly 100 Native American individuals and provide services to the most at-risk Native American children and their families. The aim is to mitigate the pervasive cycle of crippling poverty that traps the most vulnerable families here, and provide them the tools to survive, become self-sufficient and raise strong children with paths to healthy futures. RAI provides child care services to nearly 200 Lakota children in our community and they are currently operating out of 5 locations throughout the City. Scull described the facilities as well cared for and functioning, but in need of significant improvement in various areas. There is a capitol campaign in progress with significant fund raising efforts. Many local foundations have pledged contribution, and RAI is just \$2,000,000 from reaching their goal of \$6,200,000. The Vision Fund project application includes a request of \$2,000,000 or 1/3 of the total project. Scull provided conceptual drawings to demonstrate the planned facility presenting two different land tracks as potential options. He indicated this project is on track to move along quickly and they hope to break ground in spring of 2017. Rural American Initiatives is funded through the Federal Government, Bureau of Indian Affairs, and has been funded for the past 30 years. There are various restrictions to what this funding can be used for, and unfortunately has not allowed them the opportunity to invest in infrastructure. This funding will however provide for and manage all operations and maintenance costs, and additional latitude to cover unforeseen expenses. Scull concluded his presentation by pledging his support to this project, describing this as a unique opportunity to do something good in our community, to support Native American children and give them a fair shot at life.

DeMersseman thanked Scull for his presentation and asked if the alternative location identified would require a Tax Increment Financing (TIF) district. Scull indicated a TIF would not be required. Scull further stated and detailed the need for affordable housing lots to be developed under \$25,000. Massa asked what other community service organizations would be under

presser to provide these services if RAI didn't exist. Scull indicated that Bruce Long Fox or RAI works with a group of people that are underserved. Services are dovetailing the work of Youth and Family Services and the YMCA as far as children go. RAI provides support to children who just don't fit into their programs. Families with children come here from the reservations with limited skills, no money, and lack of resources. Massa asked at what age children age out of this program. Scull said children do age out as they develop skills and move into other community programs. Ages vary. Reder-Schopp thanked the individuals involved in this program and asked if the project could be phased in, or is required to be built all at once. Scull indicated this project will move forward all at once, and he is confident the money will be raised. Forney asked for timeline on ground breaking and anticipated completion date. Scull responded that the goal would be to break ground in June, or otherwise, when a comfortable fund raising level has been reached. Forney asked if services increased with centralized location. Scull indicated that RAI is maxed out to date and operating out of various locations throughout the community, and is hopeful to increase the program and services.

Heather Wilson and Joel Lueken, of South Dakota School of Mines and Technology (SDSM&T), presented the **O'Harra Stadium Remodel** project. Wilson provided a diagram and emphasized the fact that the stadium is utilized by various community organizations including; youth athletics, local universities, Central and Stevens High Schools, and the Convention and Visitors Bureau. Built in 1972, SDSM&T has proposed new artificial turf, track surface, digital scoreboard, community playground area, digital display in front and wrought iron and brick pillar fencing out front of the stadium for a total request of \$2,500,000 from Vision Funds. Various other fields throughout the state were presented for example. Wilson indicated their proposal was designed to be cost efficient for the community and rather conservative in comparison to other State college institutions. She further detailed the turf and track surfaces are the largest costs associated and both have exceeded their useful life. Wilson highlighted the importance of location, as the gateway to downtown, and indicated this project provides the opportunity to aesthetically spruce up this corridor with minimal cost, which has been identified as priority in both the Downtown Master Plan and City Comprehensive Plan. Wilson elaborated a digital billboard would allow for various usage of digital display to transform the stadium into Cobbler night, Raider night, etc. She further indicated a playground was included within this proposal to accommodate families with younger children attending events. Wilson detailed this project is total investment of \$2.18-\$2.58 from our community and invests in an organization who is deeply committed to this community. Wilson indicated SDSM&T puts money into this field every year, and invests as much as feasible to upkeep of the facility, but is in dire need of improvements to sustain operations. This field has a large economic impact and indicated in one weekend the CVB state track meet brings in between 5-10 thousand people to Rapid City and has a tremendous economic impact on our community.

Grassby thanked Dr. Wilson for her presentation, indicated appreciation for the breakdown of funding requests, and asked if SDSM&T would be able to work with less than \$2,000,000. Wilson responded that the highest priority is the turf and field and they would appreciate any amount of funding for this project. She discussed the challenge of timing for resurfacing as there is only one company in the United States that produces this type of product. Grassby asked Wilson to describe the condition of the track. Wilson stated the track has cracks, bumps, is in deteriorated condition and is past its useful life. Massa thanked Wilson for her presentation and asked what the lifespan of the field was. Wilson indicated the lifespan of the field was estimated at 10 years and structural improvements were estimated at 20 years. Massa asked what their sustainability plan was for 10 years from now. Wilson indicated this project has been a City, school and federal effort to streamline money into the existing facility in the past. She indicated the school has over 17 million dollars' worth of capital projects on hold throughout campus, and

has limited state funding as a state intuition. She stated she'll do her best to work this into Capital Improvements. Grassby asked for clarification as to how other institutions obtain large amounts of money to build elaborate fields. Wilson indicated SDSU's stadium was paid for by private donations and often generates revenue by suite sales. Wilson stated other communities do not allow their facilities to be utilized by other organizations in the community like ours does. Grassby asked for details on the implementation schedule should funding be awarded. Wilson stated it is critical for them to know as soon as possible to get the turf ordered for installation between seasons and practices. Massa asked if instillation of turf would be completed by local contractors. Wilson stated as a very specialized process, they have a contract with a specialty contractor for that surface. Any work that can be completed locally including signage will utilize local contractors.

Tom Weaver presented the **Floyd Fitzgerald Stadium Remodel** proposal on behalf of Black Hills Sports and Baseball Parents, Inc. The remodel and renovation of the Floyd Fitzgerald Stadium is estimated to cost \$5,000,000 and includes field turf replacement, increased drainage in the dugouts, a new concession stand, restrooms, concourse, new front gate, ticket booth, locker rooms, covered seating, berm seating, and all associated costs. Weaver shared a long history of Post 22 and Black Hills Sports, Inc. in our community and highlighted the historic significance of the park location and impact youth athletics programs have in communities. Any operations and maintenance costs to upkeep the facility would be taken care of by the association. Weaver presented several handouts to the committee one including an 'outsiders' perspective. Weaver expressed vested interest from our entire community in this project, and detailed that the City has not had to make a significant investment in this field in over 60 years. This field is an icon in our community and should be reinstated to its full potential. A remodel of the park would help make this a versatile site featuring a 4,500 seat stadium and open the door to holding many potential events. Some potential events include: concerns, pow-wows, and outside hockey tournaments. Weaver highlighted the overall economic impact the facility offers our community and how this project aligns with the City's Comprehensive Plan and long term goals identified. Weaver shared stories of the many young men in our community who were provided an opportunity to go to college after having played in Post 22. Many young men who come back and become professionals in our community. Weaver presented a handout to committee members featuring business owners and civic leaders who have come back to our community and returned the investment our community made in them. Updating the stadium provides Rapid City the opportunity to bring tournaments back as the stadium and if nothing is done, they will no long be able to host this type of tournament here again. This community is passionate about baseball and has a lot of support for this project. Weaver concluded his presentation by indicating this project could be phased in for funding in three phases, requesting \$2,500,000 in 2017, and lesser amounts in concurrent years. Black Hills Sports and Baseball Parents, Inc will continue to seek funding and could explore conventional financing for this project as another option should funding not be awarded.

Massa thanked Weaver for providing a tour of the facility to the committee and described the experience as 'eye opening' to the needs of the facility. Massa asked if the Alumni Foundation has been involved in fund raising and asked how much has been raised to date. Weaver indicated at this point, they have not competed any other fundraising for this project, as they are just concluding the fall baseball season. Forney thanked all those in attendance to show support of this project. To piggy back on Massa's comments, Forney asked in light of the fact that we only have \$6,500,000 of Vision Fund allocations for 2017 to work with, could you breakdown needs vs. wants in this project. Weaver indicated have evaluated this fact and reconsidered the project to be completed in phases including all the necessary improvements to host major tournaments in Phase 1, which offers 3,500 stadium seating and include renovations of the

grandstands. Phase 2 will add additional seating down the sidelines for larger events, and Phase 3 includes Astro turf and raising the dugouts (including Astro turf as the only want identified). Forney asked for clarification that they have done no additional fundraising for this project. Weaver stated that the operational budget goes toward the programs offered, and it has become apparent to us that we are at a time to consider renovations now. Massa asked if they have done any other projects as far as revenue stream and would there be any amount to work with. Weaver replied that there have been no major Capital Improvements made since 1957, and the organization is planning to do this one way or another. All operations of the facility and maintenance are included in the project. He discussed one additional revenue source as having the potential to double the size of footprint in the Academy, and could pay for itself in about 5 years. He indicated one reason for this proposal was recent news that they had received approval for branding American Legion girls softball as part of Post 22, and will need the additional space for this program. Massa asked how many venues they would be able to host if they had the type of facility they proposed. Weaver responded that they could hold multiple practices at once and 60-70 games per season, with some scheduling coordination. Grassby thanked Weaver for his presentation and restated the purpose of the Vision Fund Citizen Committee was to bring forward recommendations for 2017 Vision Funds. He could certainly allude to the Council your desire for a three to five year phased allocation as presented, but ultimately the Council will have the final say.

Meeting was concluded at 4:00 p.m. as there was no further business.