

**VISION FUND CITIZEN COMMITTEE**  
**Tuesday, October 25, 2016 - Public Hearing 6:00-8:20 p.m.**  
**Council Chambers**  
**Rapid City, South Dakota**

The meeting began at 6:00 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.

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.

Connie LeZotte, Executive Director of Storybook Island, presented the **Storybook Island Carousel Building** project. LeZotte discussed efforts of Storybook Island to continue drawing as an attraction to Rapid City and remain a non-charge admittance park. Storybook Island is located on City Parklands, and the organization has worked hard to maintain the property and facilities including the replacement of sidewalks and interior fences. It continues to be a goal to be a self-sustaining organization in operation hosting 220,000 to 250,000 visitors annually. The proposed Carousel House will be nearly 31 feet tall and 56 ½ feet in diameter and will protect the antique carousel. LeZotte discussed efforts accomplished restoring the antique horses and carousel thus far, highlighting the fact that Storybook Island has the only operating carousel in the State of South Dakota, and is one of 7 of this particular kind remaining in operation in the Country. They have raised \$167,000 toward the total cost of this project, and will incur any amount in addition to the \$400,000 requested of Vision Funds. The structure is designed to look similar to circular barns or stables constructed in the early 1900's that feature stone, vertical wood siding and cupola and also includes commutator so that the lights are functioning at all times. LeZotte shared that the park must raise \$500,000 per year to remain a no charge facility, and to upkeep the maintenance. Not every family who visits is able to contribute through donation.

Reder-Schopp thanked LeZotte for her presentation and for the work of this organization prior to inquiring to the timeline of this project. LeZotte indicated Vision Fund allocations would certainly move along the project sooner, and was hopeful construction would begin in the spring of 2017. Massa asked what the plan was for operations and maintenance of the building over the next 25 years. LeZotte indicated Storybook Island's maintenance department would take care of all operations and maintenance in future years. DeMersseman inquired as to how much was generated through donation collection each year. LeZotte estimated an average of \$.15 per visitor, with close to 209,000 people coming through the park this year so far. She further provided donations are optional, and guests are not required donate. She mentioned they receive community support through many local businesses and organizations who help keep them in operation at no charge to visitors. Forney asked if they were able to restore the remaining horses and carousel. LeZotte responded that funding has been raised to restore the horses and carousel in its entirety, with each horse costing \$1,890, and 12 left to restore. Grassby inquired if riding the carousel was also going to be no charge as well. LeZotte indicated there would be a small fee to ride the Carousel. Forney asked what would happen if funds are not awarded. In the meantime, LeZotte indicated they would continue to raise funds and will store the horses in the Birthday House during the off season, which is a climate controlled building. Massa inquired as to who would own the building after constructed. LeZotte responded that the building would be owned by the City, and that anything built on the land is the property

of City, providing background that Storybook Island funded the restoration of the ponds and as well as any projects completed at the park to date.

Sandra Schwan, president of the Rapid City Summer Nights, presented the **Summer Nights Portable Stage** project. Summer Nights is requesting Vision Funds to purchase a portable stage in the amount of \$127,990. Schwan discussed how this project aligns with the goals and value identified by the City in the Comprehensive Plan. Schwan presented the committee with pictures of the stage they have been using since 2010, which is rented from Spearfish Summer Nights organization. She provided background on the Thursday night summer tradition of Summer Nights in Rapid City, which has been in operation in Downtown Rapid City since 2008. Summer Nights is a weekly entertainment festival that runs all summer long with estimated attendance in the upwards of 10,000 people on any given Thursday evening throughout the summer months. They are paying Spearfish Summer nights a rental fee in the amount of \$1,200 per night for the use of their portable stage. Schwan believes it to be in the best interest to keep that money here in our own community. She stated the stage would reduce their annual expenses, and thereby increase the long term sustainability of Summer Nights. Schwan indicated the stage has the potential to provide services well beyond just the Summer Night's organization sharing they have been contacted by other organizations interested in using their stage in the past.

Reder-Schopp asked if they had contacted any of the mentioned organizations who might be interested to inquire whether or not they would be willing to partner with purchasing the stage. Schwan responded that these are not organizations that have funding available for this type of purchase. Forney further asked if they plan to charge for usage of the stage. Schwan indicated they have not had that conversation; however, she provided assurance that costs would be nominal compared to \$1,200 if there was a charge. Forney asked how they intended to utilize the extra revenue if awarded funding. Schwan responded that they would like to give back to the organizations who volunteer to support Summer Nights and keep them in operation. Massa asked if the stage is large enough to accommodate future growth. Schwan indicated the stage proposed is actually deeper than the one they rent and could be expanded, if needed. Massa further inquired what the operations and maintenance of the stage will run. Schwan estimates about \$5,000 per year that would be covered by the organization. Massa then asked if they have any projections on revenue streams with the stage purchase in the coming year. Schwan provided that anytime they are able to streamline processes, time and money is saved. Forney asked if there was any alternative funding available. Schwan indicated there was not. She stated they have inquired about sponsorships in the past but have not secured anything.

Baseball Apparatus Startup Company was scheduled for 6:40 p.m. and did not show to present.

Jessica Olson, Executive Director, presented the **Wellfully Wellspring** project. Since its inception, Wellfully has provided services to more than 7,500 youth in our community, and serves 300+ youth a year through one of its two residential programs. Wellfully is requesting funding to create a new 27,676 square foot Premier Adolescent Care Center, including a new public Teen Development Program called Life Above & Beyond (LAB). LAB will provide a space where teens can gather, free of charge, and engage in constructive life skills building activities. Olson indicated a need for life and job skill development opportunities in Rapid City for our youth had been recognized, and that need inspired them to develop LAB. LAB will offer a variety of classes presented by community professionals and teach skills that will impact our youth. Olson stated that if they were to open tomorrow, they would be able to serve over 900 teens in a year with this program alone. She indicated with growth estimates they anticipate impacting 15,000+ families. The current facility is too small to support the organization any longer and

Wellfully has been actively engaged in a community capitol campaign. The Premier Adolescent Care Center is estimated to cost \$5,610,000 in total, including land and additional fees. Olson presents a Vision Fund request of \$1,125,000, or 1/3 of total project cost to go toward the public portion of the facility. She indicated various sources of funding including donor contributions and federal grants for this project. She shared that Wellyfully has recently finalized the land purchase for the property located across from the Roosevelt Swim Center on Waterloo Street. Olson concluded her project presentation by highlighting the various ways this project aligns with the City's Comprehensive Plan and long term goals of the City. She described this project as a unique opportunity to impact both our youth, and the future of Rapid City.

Reder-Schopp thanked Olson for presenting this project and for the work they do in our community. She inquired to the status of the capitol campaign. Olson indicated they want to raise at least half of the capitol campaign before breaking ground and announcing their capital campaign. She stated they hope to break ground by spring of 2018. Forney asked what happens if they don't receive funding of this project from Vision Funds. Olson stated that it would slow them down, but they will continue to seek alternative funding methods. She stated that Vision Fund contributions would generate a lot of momentum. Grassby thanked Olson for her presentation and inquired as to how many residents are provided service on a daily basis. Olson indicated right now we average about 25.

Chandra Calvert presented on behalf of Western Dakota Technical (WDT) Institute for the **Sidewalk** project. Calvert provided an overview of the technical hand-on education opportunities offered at WDT, and statistical data of the diverse demographic that attends their facility. This proposal requests \$250,000 for the installation of sidewalk along north Omaha between Cambell Street and Highway 16. This area is described as light industrial and in need of both beautification, and sidewalks for pedestrian safety. Calvert detailed many students at WDT come from lower income families, which often directly correlates with lack of transportation. WDT serves nearly 1,000 students annually and many of them walk and bike to the facility. The project would enable students to walk or bike safely to campus.

Reder-Schopp thanked Calvert for her presentation and inquired if RCS Construction was the only company who submitted a proposal. Calvert responded yes, at this time, we felt confident that they provided a competitive and affordable bid on this project. Massa inquired if ADA was taken into consideration. Calvert indicated it was. Massa then inquired as to who owns the land along that stretch, and does this project have their approval. Calvert stated they had notified all those they were able to reach, and have brainstormed methods to reach others. She indicated that everyone they were able to reach expressed support of this project. DeMersseman asked if property owners would be assessed for partial payment of their property and wondered if they had been in contact with anyone from the State or Highway Department regarding funding. In response, Calvert indicated they have been in contact with and working with the City, but have not contacted the State at this time. DeMersseman recommended Industrial Park Road Funds that might be available. Massa asked if this was public or private land. Calvert indicated that was something they need to drill own further. Massa asked if Vision Funds were the right place to seek funding for this project. Calvert indicated she felt this project benefits more than just WDT, as a community improvement project in alignment with the City's Comprehensive Plan. Forney inquired on how many students utilize this path. Calvert referenced a student survey which resulted in student withdrawal nearing 13% having identified the reason as transportation issues. Forney asked if alternative funding mechanisms had been identified. Calvert responded not at this time. Forney asked if funds were available to construct the portion of sidewalk front of WDT. Calvert indicated she believed they could come up with this funding out of the operations

budget. Connor asked if WDT had inquired with property owners about the maintenance of snow removal of sidewalks. Calvert indicated they had, and everyone they had spoken to indicated this would not be an issue.

John Way and Ron Reed presented the **Adams Street Facility Expansion** project on behalf of Youth and Family Services Board of Directors. Way indicated this project has been in the works for some time. Youth and Family Services is requesting \$4,000,000, or 29% of the total project, for the expansion of the 120 East Adams Street facility. Way reviewed the mission of YFS and highlighted the many ways this project aligns with the goals and values identified in the City's Comprehensive Plan. YFS has been in operation in western South Dakota for the past 51 years, serving all ages of children throughout development. Over the years there have been many needs of our community including some unique needs relevant to our time. Way shared it has been their experience that of children who do not have basic needs met tend to underachieve in school and experience less developmental opportunity. The current YFS facility lacks space and limits their potential outreach to service children and families in our community. The YFS proposal includes the utilization and remodel of the existing building, an expansion of the currently facility, and a second floor addition. Way provided an overview of the sources of funding for this project, and shared that they have raised \$2.26 million to date, received \$1.501 million in grants, and nearly \$5.5 million in pledges. Way further provided funding breakdown for the Committee. The Board has been working with various community organizations to utilize as many funding sources as possible, including but not limited to new market tax credits. The currently YFS facility is out of space, and with this addition Way indicated that they could serve an additional 2,100 children and 900 adults per year in our community.

Forney thanked Way for his presentation and asked how the new market tax credits would be broken down, and if they would come from separate entities. Way stated they hope the tax credits all come from one source, but could not state for sure. YFS is currently working with a professional for assistance with New Market Tax Credits. Forney further asked, if you are not able to achieve total budget and we allocate less than \$4 million, what would be your plan moving forward. Reed provided that the design of the building was such that the shell space (second floor) could be left unfinished to accommodate progress as funding became available. Reder-Schopp thanked Youth and Family Services for what they do and asked if there was any flexibility in their funding request. Reed stated that portions of the plan could be delayed or to do what we can, when we can. Grassby asked for a breakdown of the 14,000 children calculation who are served annually. Susan Fedell, CEO of YFS, estimated they serve 7,000 individuals from Rapid City, others from western South Dakota. YFS offer various programs and you add up all the programs is how they calculate 14,000 annually. Fedell further stated the expansion allows them to expand services to fatherhood program, toddler program, a new middle school program, boys and girl's health advocacy, and nutrition services. Reder-Schopp asked out of curiosity how clients are charged for services. Fedell indicated almost all of the infant toddler program is subsidized through Head Start. Other fees are reduced based upon income qualifications. Grassby asked what infant toddler age range included. Fedell indicated this was birth to 3. DeMersseman asked what is different from YFS from the work and mission of Rural American Initiatives (RAI). Fedell indicated primarily the funding source. RAI is funding through the Bureau of Indian Affairs and YFS is funding through Health and Human Services. YFS is funded to serve any child who qualifies for services, and RAI is primary to serve children Native American children and family's transitioning into the community. Forney asked if they had any idea of what the cost savings might be if the project was phased. Fedell indicated the most they could save is \$2,000,000. She indicated she would provide the committee with an additional breakdown to clarify phasing of the project and associated budgets.

Dan Senftner presented the **Downtown Lighting** project on behalf of the Downtown BID Board. Senftner presented a video highlighting details and reasoning for this project request. He discussed the many ways this project coincides with the goals and values identified in the City's Comprehensive Plan. The project will encompass Main Street and St. Joseph Street - from East to West Blvd. This project will address significant safety concerns in the downtown area by providing a safer environment and improved visibility. The number one priority identified from the public through community forums while drafting the Downtown Master Plan was public safety. This project will also provide significant energy and cost saving benefits to the City through reduced maintenance and new technology.

Johnson thanked Senftner for his presentation and asked if there was any way to phase the work of this project. Senftner indicated that this project could be phased over a two year period completing St. Joseph Street the first year and Main Street the second. Senftner highlighted the overall percentage of cost savings switching to LED and minimal maintenance. Reder-Schopp asked if additional funding sources have been perused. Senftner stated that they are always looking for revenue sources, stating lighting, safety, and walkability were huge concerns downtown. Massa asked if they had considered partnering with the City on this project. Senftner indicated yes, they certainly have been working with the City, and that the City does not have funding available at this time. They are 10 years budgeted out. Senftner further stated, the one thing this project does is it effects the entire community; every person, every visitor, and encumbers growth. Massa asked if private funding might be available. Senftner stated \$20 million in private contributions has been utilized over the last 5 years, and there comes a point in time that other funding sources have to be pursued. This project is a huge economic driver for the entire community impacting the next 15-20 years. Massa asked if the numbers provided were accurate. Senftner indicated they were, and assured the committee he had reviewed the numbers critically himself. Grassby asked for background on Destination Rapid City (DRC). Senftner provided a history of DRC, and the push for revitalization of downtown. Our board was formed in 2008 and Main Street Square was our first vision. In 2009 we formed the Downtown Business District which has funded many things downtown including the Promenade, the Tree Grate Project, and Downtown Master Plan. The community is our focus. Grassby asked who would be responsible for maintenance of the lights. Senftner indicated the lights would continue to be maintained by the City.

Meeting concluded at 8:20 p.m. as there was no further business.