Downtown redevelopment finalized

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The Rapid City Common Council gave final approval to the sale of urban renewal property downtown during its regular meeting Monday night.

The half block on the north side of the 700 block of Main went to Gilles Motor Court Inc., for $189,840 and a proposal to build an eight-story, 120-room motel involving an investment of $3.5 million.

In subsequent action, the council approved entering into an agreement with Gilles Motor Court Inc., for issuance of $3.5 million in economic development revenue bonds.

The American State Bank was awarded the property in the 600 block on the north side of Main from Seventh Street to within 25 feet of the 1915 Firehouse Co. The bank's bid was $112,800 for the land and a proposal to build a new bank building, and restoration of three buildings at 620, 618 and 616 Main — retaining the historically significant facade and remodeled into a German restaurant and upstairs apartments.

The bank plans to invest $1.3 million in the project plus another $20,000 for the development of property where the Western Auto store is located into off-street parking.

The 1915 Firehouse Co. was awarded the 25-foot strip along the west side of its building for $12,530 and an investment of $3,000 for an outdoor restaurant.

Another urban renewal re-use property on East New York at East Boulevard went to the Oakland Development Co., on its bid of $355,000 for the land and an investment of $2.5 million in a supermarket and catalogue sales store.

Aldervoman Norma Thomsen abstained from voting on the Oakland Development award because of a possible conflict of interest, she said. Mrs. Thomsen's husband is the manager of the new Safeway store across the street from the Oakland Development property.

Three local architectural-engineering firms were approved for municipal public works projects.

Following interview with most of the firms in town, the Legal and Finance Committee recommended Hengel, Berg & Associates to make a study of the present city hall, TSP-West for the design of a proposed Memorial Park south of the civic center and Lee Geiger-Michael McKay in a joint venture on plans for downtown historical preservation.

Hengel, Berg & Associates are to study city hall to determine if it could be reconstructed or added to to accommodate all or most city offices or whether it would be better to start thinking about a new city hall.