

Resolution #2017-056

**A RESOLUTION DECLARING LOTS 1-12 OF BLOCK 19, ORIGINAL TOWN  
OF RAPID CITY SURPLUS AND APPOINTING FREEHOLDERS TO  
APPRAISE THE PROPERTY**

WHEREAS, the property described below was acquired by the City for the construction of a recreation facility; and

WHEREAS, the property was not utilized for the planned recreation facility and is no longer necessary, useful or suitable for municipal purposes or the purposes for which it was acquired.


NOW, THEREFORE, BE IT RESOLVED, that the following property is declared surplus and shall be disposed of according to state statutes:

**Lots 1-12 of Block 19, Original Town of Rapid City, Pennington County, South Dakota**

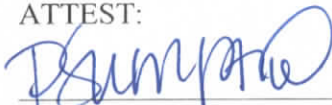
BE IT FURTHER RESOLVED that the following freeholders are hereby appointed to appraise the property: Charity Doyle, Pauline Sumption, and Chad Lewis.

Dated this 5 day of July, 2017.

CITY OF RAPID CITY

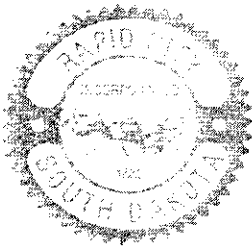
  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Finance Officer

(seal)





# CITY OF RAPID CITY

RAPID CITY, SOUTH DAKOTA 57701-2724

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*Office of the Mayor*

*300 6th Street*

*605-394-4110*

*E-mail: [mayorsoffice@rcgov.org](mailto:mayorsoffice@rcgov.org)*

June 13, 2017

Rapid City Common Council  
300 Sixth Street  
Rapid City, SD 57701

*Re: Request for Land Donation to Passages Women's Transitional Living (501c-3)*

Dear Council Members:

Passages Women's Transitional Living is a local non-profit facility that serves our community by strengthening families one woman at a time. The purpose of this organization is to aid women whose lives have become unmanageable, resulting in incarceration or homelessness. Statistically, the women who come to Passages were the victims of childhood abuse, have minor children, and/or are likely to face reincarceration within three years without the help of a program such as Passages.

While Passages is committed to serving women in need, they have realized their current facility is simply un conducive to carrying out their mission's full potential, which a larger facility would allow for. Therefore, Passages has been working with AcV2 for the design of a new facility that would serve more women in need. In order to make this facility a reality, Passages is in need of acquiring land that can support such a facility. Since the City is authorized under State law to legally make a gift of property to a non-profit entity for a public purpose, Passages has come to the City with a specific request for land.

The Board of Passages has identified a group of lots located between Denver and Philadelphia Street and North 1<sup>st</sup> and North 2<sup>nd</sup> Street to ideally serve as the site of their new facility (Lots 1-12, block 19, original town of RC Sect. 36, T2n, R7e, BHM, RC PC, SD). Lots 1 & 2 were deeded to the City in 1993, and lots 3 through 12 were deeded to the City in 1995, all of which are zoned Medium Density Residential District. All 12 lots were acquired for the purpose of creating an indoor recreation center at this site; however, the rec center was built at Roosevelt Park instead.

Passages' request for specific City lots is a one-time request free of additional City assistance needed down the road. In addition, granting this request to allow Passages to build at this site will not adversely affect the surrounding neighbors.



EQUAL HOUSING  
OPPORTUNITY

EQUAL OPPORTUNITY EMPLOYER

Dr. Don Van Etten, President of the Board of Directors for Passages, has prudently been working to secure this land acquisition for nearly a year. Dr. Van Etten has provided my staff with all requested items, and an official site plan went through a courtesy review with staff during the month of May.

Dr. Van Etten and his team are well aware that the requested lots fall within the 100 year flood plain, which means special processes will have to be met. The team has agreed to obtain a floodplain permit prior to development, meeting requirements for the floodplain level and certifying that all structures are above the level, and providing infill as needed to meet said requirement.

As you can see, this land has belonged to the City for over 22 years, and has yet to be utilized. I believe gifting this land to Passages would be a proper use of the land, given the initial intent for purchasing the land was not fulfilled at this site.

At a time when our community is working together to assist those who are down on their luck, gifting land to a non-profit whose sole mission is rehabilitation just seems like the right thing to do. On any given day, 10 women would be able to stay at the Passages facility and work towards becoming contributing members of society for their sake and that of their family. Gifting this land would be a gift that gives back to our community.

I will be placing this item on the June 28<sup>th</sup> Legal and Finance agenda, followed by the subsequent July 3<sup>rd</sup> City Council agenda for your consideration.

In order to gift the mentioned property to Passages, the City would first need to surplus the property. Upon approving a resolution to declare the property surplus, the property would have to be appraised. The appraisal would be performed by a board of (3) three freeholders. Once a value is set for the property, a resolution would be prepared to memorialize the donation. A deed would be drafted to accomplish the transfer of the property after the resolution is effective.

In support of this request, I have provided a site map along with a letter from Dr. Van Etten. I also encourage you to browse the Passages' website at [www.passagesliving.com](http://www.passagesliving.com) for more information.

I welcome any questions you might have surrounding this request, and I know Dr. Van Etten will do the same.

Sincerely,



Steve Allender, Mayor  
Rapid City, South Dakota

December, 27, 2016

Mayor Steve Allender  
300 Sixth Street  
Rapid City, SD 57701

Dear Sir:

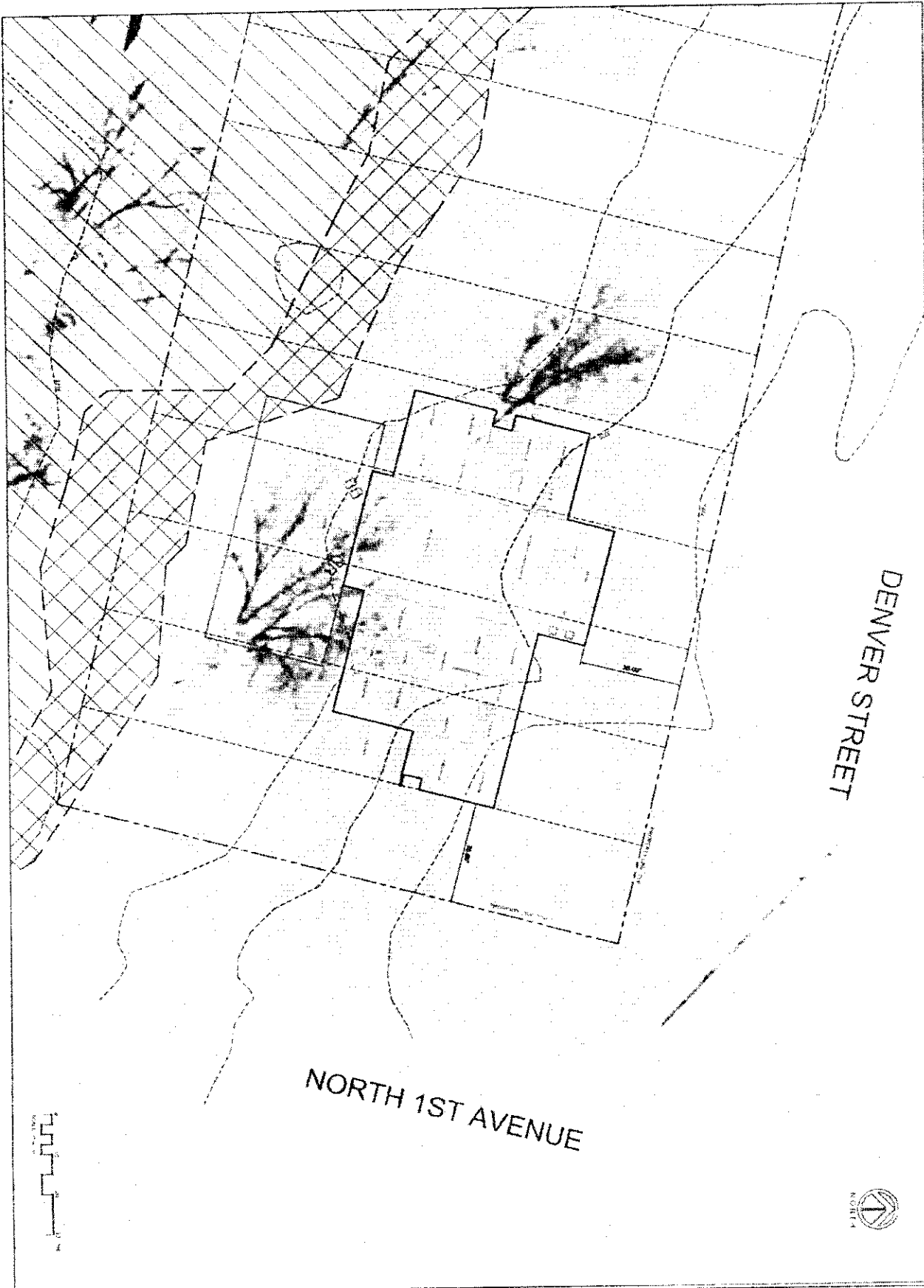
Passages Women's Transitional Living is serving our community by strengthening families one woman at a time. Passages Mission Statement says that we believe every woman is created as a unique and valuable individual. Therefore, our mission is to present an opportunity for life change by instilling purpose, hope, and vision to women whose lives have become unmanageable through drugs, alcohol, or abuse resulting in incarceration or homelessness. By providing a safe environment, Passages guides a woman on her personal journey to building right relationships with God, herself, and others through transitional living, life recovery skills, education, and spiritual growth.

We have many women in the Women's Prison in Pierre who have been introduced to us by our workbook and have signed up to come to Passages when they obtain their parole. They are signed up all the way through 2017 and into 2018. We need a bigger and better home to welcome all who want to come. The Board of Directors has had AcV2 develop a floor plan for a new home. The Board has unanimously approved the new floor plan. As a 501C-3 we understand that it is possible for the city to transfer ownership of a piece of city owned property to us to build our new building. As Chairman of the Passages Board of Directors I am asking you to facilitate this formal request.

Sincerely,



Donald D. Van Etten, M.D.




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Site  
Layout  
Plan

Passages  
Site Plan

Map City 83


**Wess Associates, Inc.**  
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