

REQUEST FOR PROPOSALS
for
PUBLIC-PRIVATE DEVELOPMENT

The City of Rapid City is currently soliciting proposals for a public-private partnership for the development of the city owned parking lot located on St. Joseph Street between the cross streets of 5th and 6th Streets. The Council is seeking creative partnerships to leverage additional investment in the proposed site by making publicly owned land available for development.

Potential projects could include but are not limited to the private development of City owned property described above with retail and other commercial uses, residential uses, parking facilities or combinations thereof. The primary goal of the effort is to increase the amount of publicly available off-street parking in the downtown center while at the same time increasing the commercial residential activity. Emphasis should be placed on increasing activity at the street level. Downtown residential development uses are also encouraged. Care should be taken to develop projects that are respectful of the existing Historic Districts.

Proposals should be submitted in writing and should include the following information:

- 1) A project description including
 - a. The proposed uses to be included in the project; (commercial, residential, parking or the combination thereof)
 - b. Proposed use of the \$2.8 million dollars in the current 2012 plan identified for downtown parking improvements
 - c. The net number of additional off-street public parking spaces created by the project (currently at 135 stalls) that shall be held in sole ownership of the city;
- 2) A statement regarding the concept(s) and sources to be used in financing the project including a list of similar projects that the applicant had success in obtaining funding for.
- 3) Concept plans illustrating the proposed development,
- 4) Proposed development schedule
- 5) A list of any public improvements required to be constructed along with the project
- 6) Would the applicant be requesting any addendums or amendments to the approved TIF?
- 7) Ability to comply with all South Dakota State bid requirements.
- 8) Identify any additional potential benefits to the city as a result of creating a public/private partnership

Submittals must be received in the Mayor's Office no later than 4:00 p.m. MST on July 22nd, 2009, to be followed by a special City Council meeting to held on July 27th 2009 for the propose of reviewing and possible selection of the preferred RFP.