

draft 5/27/09

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 5<sup>th</sup> and 6<sup>th</sup> 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) 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 bill requirements.

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

Hills National Cemetery near Sturgis, SD. Visitation will be held at the Aldinger Funeral Home in Spearfish on Saturday, October 7, 2006, from 1:00 p.m. to 5:00 p.m. A memorial has been established for Our Savior's Lutheran Church, 1001 New Vision Building Fund and Northern Hills Hospice. Condolences may be left at [www.aldingerfuneralhome.com](http://www.aldingerfuneralhome.com).

**Gary B. Bennett**

RAPID CITY — Gary B. Bennett, 55, Rapid City, died Monday, Oct. 2, 2006, at Fort Meade Long Term Care Unit.

Survivors include one son, Jeffrey Bennett, Washington; one brother, John Bennett, Sequim, Wash.; and one sister, Debra Barker, Sequim.

Private burial will be at Black Hills National Cemetery near Sturgis.

Black Hills Funeral Home & Cremation Services of Sturgis is in charge of arrangements.

**In Our Care:**

**George LaRoche:** Mass of Christian Burial will be 10 a.m. Friday, Oct. 6, 2006 at St. Isaac Jogues Catholic Church with Father David Mazcko S.J. celebrating. Interment will be 2 p.m. at Black Hills National Cemetery.

**Elva R. Bram:** Arrangements are pending.

**John Frank Santos:** Arrangements are pending.



**BEHRENS WILSON FUNERAL HOME**  
Please visit us at [behrenswilson.com](http://behrenswilson.com)



born Memorial Fund at Nordby Recreation Center, 1700 Lincoln Ave. SW, Huron, SD 57350, 352-2627.

For his obituary and on-line registry, go to [www.welterfuneralhome.com](http://www.welterfuneralhome.com).

**Hallie E. Ellerton**

RAPID CITY — Hallie E. Ellerton, 77, Rapid City, died Wednesday, Oct. 4, 2006, at a local nursing home.

Survivors include her husband, Alvin Ellerton, Rapid City; one daughter, Vicki Volk, Box Elder; one son, Mark Ellerton, Rapid City; four brothers, Allen Raver, Jackson, Wyo., Miles Raver, Federal Way, Wash., and "Wink" Raver and Jack Raver, both of Casper, Wyo.; one sister, Bonnie Frankos, Soda Springs, Idaho; five grandchildren; and one great-grandchild.

No services are scheduled at this time.

Family and friends may offer online condolences at [www.kirkfuneralhome.com](http://www.kirkfuneralhome.com).

Her husband, Denny Bram, preceded her in death.

Private burial will be at a later date.

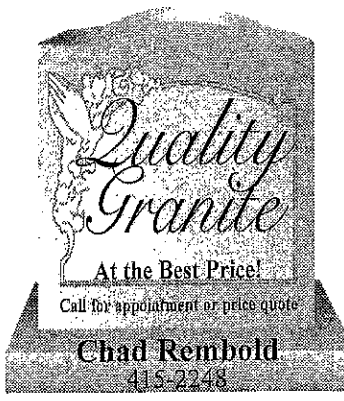
Behrens-Wilson Funeral Home of Rapid City is in charge of arrangements.

**Addition**

**Loretta Muehl**

A memorial has been established in Loretta's name in Custer for an arts scholarship.

with Stevenson-Wilson Funeral Home of Gillette.



**REQUEST FOR PROPOSALS**  
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**PUBLIC-PRIVATE DEVELOPMENT**

The City of Rapid City is currently soliciting proposals for private-public partnerships for the development of mixed use projects in the City Center area of Rapid City. The Rapid City Council is interested in increasing the vitality of the City Center area generally described as the area bounded by East Boulevard, West Boulevard, North Street and South Street. The Council is seeking creative partnerships to leverage additional investment in the downtown core by making publicly owned land available for development. Proposals will be accepted until 4:00 p.m. MST on November 17, 2006.

Requests for Proposal may be obtained at the Rapid City Growth Management Department, 300 Sixth Street, Rapid City, SD 57701, between the hours of 7:30 a.m. and 4:00 p.m., Monday-Friday. You may also view the Request for Proposals on line at <http://www.rcgov.org/planning/CityCenterRFP.pdf>. Additional information can be obtained by contacting Marcia Elkins at (605) 394-4120.

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