



CITY OF RAPID CITY

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December 8, 2015

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

Re: Youth and Family Services Request to Modify Lease

Dear Council Members:

Attached to my letter is an email from Mike Smith, Youth and Family Services (YFS) Director of Program Advancement and Facilities, and Susan Fedell, YFS CEO. The email explains their desire to modify the lease they currently have with the City regarding the land where YFS currently resides.

I have met with this group a few times to discuss their planned expansion of the site near North Maple and Adams Street. Their planned expansion, while impressive, not only benefits their organization and their customers but also benefits the entire neighborhood. YFS is a major player in terms of community support and preparing today's youth for the future.

I'm sure the YFS group would share their expansion plans including conceptual drawings with any of you who may be interested in learning more about it. If any of you would like to point to a great example of how vision funds have been used for the greater good, YFS has to be one of the best examples. More importantly, our original 20 year lease with the option to buy does not allow YFS to properly address their current and future needs, therefore they would like to speed up the purchase of this land.

I am in full support of modifying the lease agreement with YFS, not only because it benefits the agency, but because it benefits the children of our communities. I urge your support on this important issue that will be coming to the Legal and Finance Committee on December 16th, then on to the City Council meeting December 21st.

If you have any questions of me, please do not hesitate to ask. If you have any questions of YFS leadership, please contact them. I believe they would be eager to share their story and give you a tour of the facility.

Sincerely,

Steve Allender
Mayor of Rapid City



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As you may know Youth & Family Services is in the 50th year of providing vital services to low-income and disadvantaged children and their families living in Rapid City. Over the past year our programs have reached over 13,000 children and families living in Western South Dakota.

Programs that include: Head Start/Early Head Start - Counseling Center - Girls Incorporated - Wester Prevention Resource Center - Fatherhood First Program - Nutrition Services - Child Development Center - Youth Trauma Center - "New" Intensive Family Support Program

As a part of our 10-year strategic plan (initiated in 2008) we had a goal to serve an additional 3-5,000 children; we are currently bursting at the seams with children on our waiting lists. One key step in accomplishing this goal is a campus and building expansion at 120 East Adams. Currently, we have a 20 year "Ground Lease" agreement with the City of Rapid City for the land at 120 East Adams. Terms of the lease are \$1 a year for 20 years with an option to purchase the land for \$1 at the end of the 20 years.

In an effort to remove any potential obstacles with donors/funding sources we are requesting to terminate the lease 7 years earlier and purchase the land as soon as we can, thus putting all four parcels on the campus under the ownership of YFS.

We have met with Mayor Allender and Carla Cushman, Assistant City Attorney, to discuss this matter and have made an amendment to the agreement. This item will be coming before the Legal and Finance Committee on December 16 for review.

YFS has a great relationship with the City of Rapid City, employs over 230 people and provides a great service to the citizens living in Rapid City. We look forward to 50 more years of serving children and their families.

Thank you for your consideration in this matter,

YFS Director of Program Advancement and Facilities
Mike Smith

YFS Chief Executive Officer
Susan Fedell



Mike Smith

Director of Program Advancement and Facilities
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