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SOUTH DAKOTA ORAL HISTORY PROJECT
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Name of Informant LEONARD SWANSON

Address 139 Cleveland - Rapid City

Date of Interview 23 Jul 73

Name of Researcher E. Hausle

Others Present -----

Location of Interview Rapid City Urban Renewal Office

Added Notes: Swanson was Director of Public Works for the City of Rapid City prior to being named Urban Renewal Director

SUBJECT HEADINGS UNDER WHICH YOU FEEL THIS INTERVIEW SHOULD BE FILED:

Planning grant; Urban Renewal application, Urban Renewal plan and program; Canyon Lake restoration plan, floodway and acquisition areas; offers for and purchase of property; Corps of Engineers projects; 14,000 CFS line; Urban Renewal area; federal agency cooperation; Urban Renewal staff.

SEE FIRST INTERVIEW #619

DEMOGRAPHIC INFORMATION ON INFORMANT

Age - Sex County

Socio-economic Status

Occupation

Education

Religion

Date of Arrival of Family in South Dakota

Where?

From Where?

Number of Moves in South Dakota

Reasons for Moves

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- Q. July 23, Rapid City, South Dakota, Earl Hausle interviewing Mr. Leonard Swanson, Director of Urban Renewal. Leonard, when were you appointed as director of the Urban Renewal program for Rapid City?
- A. On, uh, June 30th. The council took official, official action appointing me as director.
- Q. And will you detail for us the developments of the department as you grew and you staffed it and so on?
- A. Well, up the, at that particular time the city had already received from Denver approval to proceed with a, uh, their planning for an Urban Renewal project, uh, from the requested made for \$300,000 grant which, uh, they did rece, was given to them in total. And, uh, in as much as the city did not have an Urban Renewal department, uh, why, one had to be established quite rapidly and that is really the reason that I was appointed at that particular time. Well, probably that's the reason I was appointed at all. If we had more time maybe we would have looked for someone that had some Urban Renewal experience. Since that time, of course, we, uh, well, started immediately, that is, uh, I think July 5 we actually had a planner THK and associates from Denver in Rapid City to begin the plan. And a plan had to be ready and submitted to HUD by August 25 and, uh, just a little less than two months, uh, after they started on the plan. This was accomplished. The mayor actually took the plan down to Denver on the 25th of August, 1972. On, uh, I forget exactly the date but it was around somewhere between the first and the middle of September, uh, Vice President Agnew, uh, announced in Rapid City that our request, uh, was approved in the amount of, uh, \$48 million which was less than what we

had requested. We had asked 65 million. And, uh, on November 1, we were, the contracts were brought to Rapid City for the Mayor to sign and, uh, we were given the authority to spend money. Up until that time, of course, uh, we had been using, uh, the planning money for the meeger staffs that we had. It was after that, November 1st that is, that we started to put a staff together and, uh, train them both for acquisition and relocation. And the same time why, uh, uh, we hired a, uh, firm, a legal firm in town and we also started, uh, looking around for appraisal firms, uh, this being one of the first actions we'd have to take. And, uh, hired, uh, two appraisal firms to start, uh, around the first of December, somewhere between the first and the 15th of Sep, uh, December they started, uh, looking at the houses and making their measurements and investigations and so forth. And, uh, shortly after the first of the year, we had some of those appraisals coming in. Those apprais and, uh, this, their first contract was for, uh, 620 parcels of property that were, uh, residentially zoned and actually, uh, were lived in as residences. The, uh, of those six hundred, uh, and, uh, twenty parcels, we now have acquired, uh, about uh, 500 of them, not really acquired actually, uh, I'd put it this way. We've made an offer on them and, uh, on, uh, most of the 620 and 500 of these property owners have accepted our offer. Uh, for us to really acquire them takes, uh, some more paper work and some red tape, uh, for the closing and, uh, we've closed as of July 16, uh, 1973 we've closed 324 parcels of property in the amount of 4 million 4 hundred and 30 thousand dollars. At the same time that the, uh, uh, appraisals, appraisers started on their appraisals property, uh, relocation could

start relocating people, uh, that were renters in the flood way and had been, uh, well, could no longer rent in the flood way because the homes that they were in had been, uh, uh, taken away by the flood or in the clean up. And, uh, of course, once we started buying property then we could also relocate those people. So, uh, also the same date that I mentioned before, July 16, as of that date we've spent, uh, 1 million 1 hundred and 26 thousand dollars, uh, on, uh, 109 relocations of home owners and, uh, \$664 thousand for the relocation of 361 renters. And, uh, we've had also 550, uh, moving benefits and we paid out for the amount of \$207,000. Uh, also, uh, because we have purchased property but more specifically because we have purchased not only the real estate but, uh, uh, or the land but we have also acquired some, uh, houses. So, therefore, we have gotten into the property management business also. And, uh, _____ management means that, uh, we take care of the property that we've acquired. It means that we will have to rent to some people that are in the homes that we have purchased until such time as we can find a place for those people to live. It, also, means the, uh, disposition of this property. And, uh, we will have probably around 250 homes to sell. We had the first sale about, uh, two weeks ago and, uh, sold 25, 25 parcels or 25 houses for about \$165,000 which was, uh, a real good sale. We had estimated that, uh, uh, we wanted to receive about \$90,000 so it was, uh, considerably over what we had anticipated the people would pay for the houses. Whether that trend will continue or not is hard to say. The, uh, planning, of course, uh, uh, has continued, uh, because as I mentioned before there was only a two month period in

which to present our plan to the federal officials and, therefore, only a, a very schematic type plan could be drawn up in that length of time. Uh, there wasn't enough time for research and, uh, some of the studies that had to be made to make a detailed plan. So, the planners have continued and, uh, to develop detailed plans of what can be put in the flood way. And, uh, actually we will have a bicycle and foot path trail from one end of town to the other along the creek, uh, starting in the west end of town, uh, uh, Canyon Lake Dam, uh, will be restored or at least it's proposed that we restore Canyon Lake Dam not as it originally was because the corp of engineers, uh, would not condome a, the repair of the dam, uh, only something of a greater structure or something of a ma, much lesser structure such as lagoons in the original lake area. However, the plan that was conceived was an offstream structure which allows the flow of the creek to pass, to flow pass the, uh, proposed dam and, uh, not enter into the lake, uh, persay. And, uh, we think that this has some, uh, attributes that, uh, uh, they all like to not have, uh, for instance, uh, siltation, uh, will not be as big a problem in this type of dam as in, uh, where you have the steam flowing through it. Uh, the shoreline actually the public shoreline will be larger than it was before even though the lake, lake will only be half as, as large in area as it was before. Uh, the because of the siltation problem being eliminated for the most part, we should be able to keep a pretty nice beach on the lake. Uh, whether, uh, the lake will be used for swimming or not will depend on what action the Health Department might take at a later date. Canyon Lake Park itself will be restored as closely as possible

to its original condition and the area from Canyon Lake Park, uh, to the east and including the old golf course will be made into, uh, an 18 hole golf course. Uh, so, uh, this would be between Jackson Boulevard and Western Avenue and, uh, then from Canyon Lake Park east to and including the old golf course and, of course, the new, you'd have to have the, uh, area that was houses or had existed as houses, uh, prior to this time. Uh, Storybook Island is, uh, to be restored relatively close to where they were before. It would be a little bit south of where they were but it'll be on Sheridan Lake Road. There'll be some natural park area in there and the area by, uh, the waste wat, er, the, uh, water ~~treatment~~ plant, the hospital, nursing home, uh, _____ Park and, uh, north along from _____ Park along the creek to point, oh, 250 or 300 feet north and east of Omaha Street will be an area that will be, uh, either _____ park and sculptured in park by the Corp of Engineers, uh, in order to allow the passage of the required amount of water so that, uh, uh, the buildings and areas that I mentioned previously can, can remain in the flood plane but in a protected condition. There will be some natural area and maybe some area that will be set aside for, uh, I'd probably put it, uh, tourist oriented type of, of businesses along, uh, the creek from, uh, Mountain View and Omaha to West Boulevard and Omaha. Uh, as describing this type of thing, uh, uh, this, uh, tourist oriented business I might say, uh, as an example, a par 3, uh, golf course or a parking area, short term parking area for campers that want to park and go up town and shop or something of this nature.

Q. But it would not include any structures?

A. Uh, no, there wouldn't, uh, necessarily be any structures except maybe, uh, uh, a restroom or some, some facility like this. Uhm, through the, uh, area north of the downtown area is where it is proposed to build, uh, a new high school, a new convention center, a new arena, uh, and some public housing east of 5th Street and, of course, uh, the area along the creek will have, uh, uh, playground equipment and, uh, some, uh, park facilities, uh, ball diamonds, tennis courts and this type of thing. Going on east from East Boulevard there will be some more natural area and, and, uh, also, uh, quite an area that will be used for the expansion of the, uh, fairgrounds and, of course, on the very southeast corner is an area that, uh, uh, where there was a trailer court that was, a small portion of it was flooded. Instead of buying that small portion, we're buying the whole trailer court. The we'll turn that land into an industrial park. And, uh, we have, uh, made application for, uh, \$400,000 project from EDA in order to, uh, develop this, a portion of this park and that has been passed by the federal government. So, uh, we should be moving in that direction by, a development of that area, by spring, hopefully before but, uh, we get into the situation where there's quite a few trailers in that park and you have to find a place to put them and right now there are very few trailer parks that have any available space at all. So, this will be a slow down for us in that area. As a matter of fact, I might mention that probably this is a problem that we're encountering clear, throughout our whole program is that, uh, we just can't buy the property and put the people out in the street. We actually have to find a place for them to locate in, uh, uh, before we can do that.

Uh, I mentioned earlier the golf course and Canyon Lake Dam and, of course, I mentioned the problem we had with Canyon Lake Dam but we also had a little problem with the golf course. Uh, the golf, and 18 hole golf course take quite a bit of area and actually in order to have a real fine golf course it should be, uh, in one continuous piece of land that is, uh, the middle of it shouldn't have a road going through it. And, uh, so as we were planning the golf course and how it should be developed, uh, quite a few of the people living around, uh, the land that was going to be used as a golf course felt that their access was being cut off more than they desired. Uh, and, uh, so we had, we did have considerable discussion, uh, about, uh, where the road should be built. Also, we had considerable discussion as to whether children could walk across the middle of the golf course, for instance, to school, to attend school which is kind of a, an undesirable thing from the aspect of safety to the children. Uh, after several meetings with, uh, uh, people that were representative of the area, uh, a, uh, compromise was accomplished and I think we probably now have the area set aside for the golf course, uh, without any, uh, possibility of, uh, of, uh, argument arising again from that standpoint. However, there will be changes I'm sure in what has been proposed and what will finally develop as the golf course, for instance, the, uh, there maybe small changes around, uh, Meadow Brook School, for instance, for, uh, (ingress) and (egress) to the school. There maybe, uh, a change as far as where is the location of the, uh, uh, uh, club house going to be on Jackson Boulevard or back where the old one was. Uh, there was considerable discussion about, uh, uh, Storybook Island

and a, uh, and a railroad, for instance, they were side by side before the flood and, uh, the, uh, there was a number of people that didn't think that they wanted Storybook Island next to the railroad when it was finally, uh, finally designed. So, uh, we picked the area for the, uh, Stor, for Storybook Island and, uh, also, told the train, uh, the train people that they could relocate back right where they were. But, uh, since that time they have, uh, evidently decided to go on another adventure, at least, uh, I haven't heard from them for quite some time now so I don't know exactly whether they are satisfied with their area where they were and will locate there next summer or if they're going to drop the railroad entirely. We've, of course, from the start of the program had quite a bit of discussion of from various peoples, uh, wanting to have their, wanted to have their property taken out of the acquisition area. Also, we had a few that wanted theirs included in the acquisition area. Some cases if we were able to trade land between peoples or properties, uh, we could have solved that, uh, very easily but that didn't happen to be the case. Uh, as it turned out, uh, most of the people that asked to be taken out of the plan initially have since then sold their property to us. Uh, the reason that they wanted to be taken out, I think, in the first place was because they were A., uh, sure that the project would never get off the ground or B. that if it did get off the ground we'd steal their property. In both cases, they found that, uh, they were wrong in that assumption and, uh, therefore, were happy to sell. Because really most of them I don't believe really wanted to live there. Uh, we still have some businesses that would like to be out of the

acquisition area. It may be that some of these businesses will be taken out as we go along with the project depending on whether we, uh, can feel that they're adequately flood proof or, uh, that, uh changes can be made that, uh, will, uh, put them in a position where they are flood proofed. The, uh, one big area, of course, that wants in our acquisition area happens to be, uh, uh, the area that's in the county just above Rapid City, uh, known as the Braeburn Dark Canyon area. Uh, here's an area where the county was going to try and put together a project similar to ours and offer these people the same opportunity as the Urban Renewal package would and clear that area as the city was, uh, uh, determined to do within the city limits. But, uh, they were not be, or they were not able to get the financing and so now those people have, have petitioned the county to ask the city to annex them to the city of Rapid City and thus get under the Urban Renewal program. And, uh, just what will happen in that situation I am unable to say at this particular time. Uh, we do have a meeting with them, for instance, uh, tomorrow night to get some more information from them. And, uh, it would, uh, surely be nice if we could annex them and, and, uh, treat them the same way as we've treated the people in Rapid City and clear that flood way. Whether or not we'll have enough money is, uh, one of the big factors, of course, that'll determine whether we take them in or not or, or can give them a program or not. Uh, right at the moment it looks like, uh, if we did take them in we wouldn't be able to receive anymore money from, uh, federal government, uh, through HUD so we have to find a way to finance them through our \$48 million and in order to tell whether we can do that or not we are

going to have to review very carefully our program in, in the city. Uh, I mentioned that we had, uh, gone on an original appraisal contracts of 600 parcels of land. Actually since that time we've added probably another, uh, 600 parcels of contracts to be appraised. Uh, most of them in the flood way, some of them, of course, are in the area where the, the school, the public housing and the, uh, arena will be located. The par, the total number of parcels is somewhat over 1200. At any rate, all of the parcels that are to be acquired or under contract, uh, I'd better state that differently. All of the parcels that are in the flood way have either been appraised oth they're under contract to be appraised at the present time and all those contracts or all those appraisals will be received by, uh, the middle of October and all offers to all owners of land in the flood way will be made by January 1 of 1974 which means that in, uh, uh, little over a year we will have appraised and made offers to all the property owners which, uh, is about, uh, twice as fast I think as anyone expected us to get the job done from that standpoint. Now this doesn't mean that we're going to acquire all the poperty that length of time. We're going to have some court cases, uh, that will linger on after that and I can't say how long it's going to take us to get all the liti-gation out of the way because we're kind of at the, uh, well, I, I suppose you could say mercy of the court 'cause they're, they set the time and we'll have to abide by that time. Uh, the, uh, hopefully, how-ever, that, uh, within 2½ years after last, uh, after November of '72 we will have purchased all of the property within the flood way and, uh, hopefully, also, we will have projects such as our, uh, uh, industrial

park well under way and, and, uh, the project, I don't believe I mentioned it, I mentioned, uh, Canyon Lake Dam, Canyon Lake, uh, the trails and, uh, the golf course out in the west part of town which we do have _____ project, uh, application pending. It has been given tentative approval and we expect it, we'll hear from very shortly getting final approval. And, uh, I would suppose that that could start in the spring of, uh, 1974. So, overall I think the project is, uh, it's an eight year project incidently and, uh, we're talking about, uh, all of this happening in less than a year and so I can't possibly conceive that, uh, uh, that we'll take the whole eight years to consumate the, the project. Uh, my other guess would be that, uh, uh, we strive for five year project. And, of course, that doesn't mean that, that, uh, we wouldn't be doing something after that five years is up because we have areas like the downtown that is a part of the Urban Renewal project. We have areas like the Long-silver Street or, uh, uh, in the north part of town or Piedmont, uh, next to the, uh, uh, Gurard Land that, uh, we could do some, uh, some work in with the Urban Renewal project and help the area and help the city. So, uh, we could pick up some small projects like this but I'm talking about the flood way project when I talk about a five year project.

Q. I'd like to go back, Leonard, to the original planning moneys that were allotted by HUD to the city of Rapid City. Of course, there had to be an application for that but was it done more or less verbally before an application was submitted or how was it handled?

A. Well, actually the, uh, the planning money that the, uh, that the city, uh, received was started by some federal people that came in here about

two days after the flood and informed the, uh, Mayor and the governing body that, uh, there was a possibility that Urban Renewal could re-act to the disaster, uh, with not necessarily a, a conventional Urban Renewal program but a disaster program and that the city should put together an application and they would help the city do that. And, uh, so, uh, I think it was, uh, Carol Goodwin actually, uh, came in from Denver and worked with our planning commission and, uh, Mr. Hanson of, uh, the engineering department to put that request together and I forget how long it took them but, uh, uh, let's say a matter of a week why they had put that, uh, request together and the counsel submitted it to, uh, Denver and, uh, within a week after that I, uh, think Denver came back with the uh, word that, uh, we should ask for \$300,000 grant rather than the, uh, original I think 192, 000 that we'd asked for and so the city made that change in the application and then it was returned almost immediately to us, uh, that approved.

Q. This, using an Urban Renewal type plan for disaster had some precedent in other localities, did it not?

A. Well, yes, uh, it hadn't been used extensively but it had been used, I believe in, uh, I believe in Denver, Colorado that they, uh, put together a program there in, uh, along the Platte River, oh, it must have been about 6 years ago or so. And, uh, it's been used in other areas like, uh, Lovit, Texas for a tornado. I think it was used in, uh, uh, Kansas in one of their tornado, uh, areas, Topeka, I believe. So, it has been used before.

Q. But there isn't any other federal _____ that can be used for this

type of assistance, is there?

- A. Uh, there, there are, uh, other programs that, uh, you could probably piece together, such as EDA money but it doesn't come out to work as good as Urban Renewal because you don't have, uh, uh, all the facilities to work with, uh, such as relocation which incidently was the one that bogged them down out in the county in the Dark Canyon area.
- Q. Now this is what I meant. the one that would take care of the flood victims in pretty good fashion and so on.
- A. Yes, uh, actually because it's built around, uh, redevelopment of blited areas and surely disaster areas of an instant _____ area.
- Q. Now how much, uh, how wide is the actual, uh, acquisition area. In other words the, we've got several different terminalogies here that have confused people during the time that this has been going on. Will you straighten us out on that please?
- A. Well, actually the, uh, yes, we have, let's go back first to the Urban Renewal area. The Urban Renewal area contains about 3,000 acres, as a matter of fact, 3,075 acres and it, it gets up to be, uh, quite wide at one point. In, uh, some areas it's a mile wide, for instance, in the original town site, uh, it's a mile wide. It runs from, uh, north to south, from, uh, north street to southstreet. Uh, in the Canyon Lake area there's a place where it could be pretty close to a mile wide. But this is the Urban Renewal area and it, the area was defined, uh, independent really of the flood, flooded area. Uh, and it was defined for _____ purpose. There may be other areas within that area that, where you could have some kind of an Urban Renewal project because of, of

blite from deterioration. That would be one, The other reason is because of something that may have happened in that area or something might happen in a particular area, uh, from the standpoint of, uh, capital improvements that would bring, uh, the city some credit towards the \$16 million that they have to spend as their part of the program. So, that is why the Urban Renewal boundary was set the way it was. Now the acquisition area and generally when we're talking about the acquisition area, we're talking about the acquisition of land that would free a, an area on each side of the creek to be known as the flood way after the land was cleared of all structures. And, uh, so, this area in some places may be, uh, oh, uh, 3 to 3½ blocks wide. In other areas, it isn't much over a block and a half wide depending on, uh, the topography, uh, depending on the, uh, flood plane itself and probably depending on, uh, the fall of the, uh, the slope of the land and the creek as to what speed the water would be traveling at that particular point. Uh, and, and this is what we're talking about as acquisition area. Now we will be adding on to that acquisition area. As a matter of fact, we already have. We've added on to the acquisition area. That area is out of the floodway and north of it in the original town site area for the, uh, uh, school, the, uh, arena and the public housing areas.

Q. How much of a flow of water is this, uh, floodway supposed to handle?

A. Uh, that's a good question. I forgot to mention that, that actually in the early planning stages one of the big things that we could or we had to be pretty definite about. And that was the size of the area needed to carry the water from a flood that, uh, would develop from a designed

flow. And, uh, we, that is the city's planners, had hired some engineers and hydrauligists from school mines to work on this and the corp of engineers independedntly was working on this and, uh, they coordinated their efforts after they had, uh, reached, each had reached a solution and found that they both were pretty much of opinion that the hundred year design flow that was necessary was a 14,000 cubic foot per second flow. And strangely enough that when you plot the 14,000 cubic foot per second flow on a totalgraphic map along side of any other flow, let's say 6,000 or even 30,000 flows. The, uh, extremities of the lines didn't change very much which shows that the, the flood plane was acting in accordance with the floods that, uh. So, 14,000 is the one at any rate that, uh, they felt was a designed flow.

Q. Now that's supposed to be what we call a hundred year flood?

A. This is, yes, this is a hundred year design or a flood that would happen once in a hundred years on the average which is an important part of that sentence.

Q. Right. Now how much do they, how much do they figure flowed in the 1972 flood. How much water.

A. At Canyon Lake, uh, the flow into the lake was 38,000 cubic feet per second. The flow at Oshkosh Street which is approximately half way through the city from east to west was 50,000 cubic feet per second. Now stangely enough as soon as you get east of town, let's say just two miles, the flow dropped drastically which indicates that part of the flow that you were finding in town was, uh, derived from, uh, instantaneous metering dams that were built within the city by, uh, buildings, debris and, uh, trailer houses, at least it indicates that to me and I don't

know exactly what the Corp of Engineers has to say about it but if, if you do consider those flows and, and go to the flows at that east of the city which actually fell, I believe, uh, not too far east of the city it fell below the 14,000 cubic foot per second flow.

Q. Then, according to that information if we would have had a floodway, if the typ we're talking about clearing out here, cleared out for this flood, uh, we may have, it still may have exceeded the floodway boundaries at some points possibly within the city.

A. If, yes, if supposing that we would have had on June 9th what we are planning for, the water would still been, probably beyond those 14,000 cubic foot boundary marks but it would not have been, uh, able to cause the devastation nor actually, uh, very little damage; some basements filled with water probably been the biggest end of the damage as a matter of fact.

Q. You indicated that some of the people in the designated acquisition of the floodway area that, of course, didn't want to, indicated that they didn't want to sell their property now, they are. Uh, does this indicate that there's been perhaps a general change in attitude of the part of many people in regard to this project or program, do you feel or just on the part of those people that had property involved?

A. No, I think that, uh, I think there has been both. Uh, I think that when we started out the program or started talking about the program, I think that the majority of the people in Rapid City felt that, uh, they were hearing a lot of lip service both people in the flood plane and out of the flood plane that actually this large could develop. And, uh, I'm

not so sure that they, uh, been thinking their own mind that, uh, even if it is possible it isn't, it's not the best answer that their dams may be a better answer, uh, channelization might be a better answer. They didn't, this is something that, that is brand new concept really not only to us but pretty near everybody across the country including the Corp of Engineers. And, uh, so they really weren't ready to accept that, uh, such a thing was even a feasible thing to do even if it could come about. Uh, and as I mentioned before especially the people in the flood way, uh, they, uh, thought even if it did come about we'd probably be trying to steal their property, uh, by steal, I mean, paying them much less than it was actually worth, uh, the day before the flood. But, uh, I think now that the, we have had so much outside interest in what's happening here that actually our people, uh, in Rapid City as a, as a whole now feel that it, it is something that should be tried. There are some skeptics, of course. Uh, and the people in the floodway they have found that our prices are not that bad for the most part. Uh, and, also, one other thing that was, uh, bothering a few in the floodway and probably still bothering them a little bit is, uh, the non-golfer or even the golfer but mostly the non-golfer, for instance, that happened to be where we are going to put a golf course and he wasn't so sure that he liked to see his property purchased for a golf course. And, it was hard to convince him that, uh, we weren't buying it for a golf course that we were buying it for a floodway, uh, when in fact he saw us designing a golf course for it, uh, using his land for that, uh. But I think overall the attitude has changed considerably. Uh, I think for the most part, I

think, uh, people of Rapid City are behind this concept, uh, especially when they realize that dams, although they have their place still would not correct the entire situation therefore, we would still have, uh, uh, the possibility of a flood, maybe not quite as great but still has a chance of, of having a great flood. And if they built back in, it wouldn't be bad enough to hurt them, those people in the floodways.

Q. In regard to the golf course, we're talking about an existing 9-hole golf course being made into a brand new 18-hole golf course.

A. Yes, that's correct.

Q. What about, uh, staffing, did you, were you able to get, uh, people with Urban Renewal experience on the staff as you go to staff?

A. Uh, well, actually, when we started out, I was appointed director and, uh, Mr. Hanson, who was working in engineering department was, was appointed as, uh, uh, my assistant. And we did hire a secretary who was also working for the city at the time and, uh, and, uh, that made up our staff for the first two months or actually more than that. Uh, when we finally were able to spend money, uh, we had at that time been able to, uh, acquire this, the help of a, uh, for our staff, of a, uh, lady from Sioux Falls, that have been under Urban Renewal staff there. From that point on, all of the help that we put on the staff was local talent and we trained them, uh, uh, by bringing people in or with Mrs. Hughes help or what we could find in the book ourselves, uh, with the exception of one person who we hired, uh, just recently from, uh, from Iowa who had been with an Urban Renewal program there. So we have two people out of, uh, actually 24 permanent people, 25 permanent people that have Urban Renewal experience. Uh, because and the re, one of the reasons we've been able to do

this is because we did have, uh, a lot of help from the federal government, uh, in the person of Carol Goodwin who knows Urban Renewal pretty well. And, uh, he was able to help us considerably. And the other thing about it is, is that, uh, uh, our people, although they didn't know all the in's and out's of Urban Renewal, uh, knew that there was a pretty big job to be done and they were dedicated to getting it done and I think that's why we moved along quite more, er, a lot more rapidly than most Urban Renewal projects do. And, of course, there were too, of course, uh, along that line but, uh, uh, no, all our, to answer your question directly only two people out of the whole staff had any experience.

Q. Did you have any, have you had any major problems, anything that had been particularly more difficult than any other part up to now?

A. Well, no not, not really any major problems. Uh, the biggest, biggest problem I'd say that we had as far as this program was concerned, uh, once, once the money was elligated to us, uh, you know, that's, that's if you don't have that, that's the biggest stumble block you have. But once we were able to spend money, uh, was actually to, in the short period of time we want to take to find people that we thought could fill the bill and get them working, uh, uh, with the shortest training period as possible and, and get under way. Uh, the other things are, uh, well, we mentioned earlier that Urban Renewal Disaster Program works for this type of disaster but it doesn't work automatically, there are a few things, for instance, that have to be worked out. Uh, one of them is, uh, people that wereowned their home or renting the home for the required length of time is June 9th and their home disappeared. Uh, they were not eligible

under the law 'cause the law says they have to be there 180 if they're a homeowner and 90 days if they're a renter. So we had to get away from this and that took some doing strangely enough, uh, you'd think under with because they used another disaster they wouldn't have any problem but we did. Here we had that waiver and now they said but, uh, we run into the other problem _____ this, uh, uh, the fact that we received that waiver it still doesn't mean that the old law doesn't apply so someone, uh, rents their house to someone where we have to pay dual benefits which, uh, doesn't seem right but, uh, that's the way it works, you still can't flaunt the law even though they're giving us a waiver on it. Uh, you have this kind of a problem. The other problems that we run into of, uh, you know, I don't want to sell my property, uh, and this type of thing _____ of course, you expect to go in when you're condemning 1200 parcels of land. You know that you're going to run into a lot of arguments along that line so these, uh, you know are coming and you don't expect, you don't look at them as, as obstacles when you knew they were there in the first place. Uh, uh, one of the other things and this isn't, uh, that I might mention, it isn't an obstacle at all. As a matter of fact, I think it's a benefit to the program but most Urban Renewal programs are put together with what they call a, an LPA or all of them are. But the LPA in, in, uh, most part is made up of people that are appointed by the governing body.

Q. You might spell out what LPA means.

A. Uh, LPA is Local Public Agency. And, uh, the Local Public Agency is say five in, er, people that are, uh, appointed by the government, er, by

the governing body and they act after that time independent of the governing body. In the case of the city of Rapid City, the governing body appointed themselves as the Local Public Agency so, therefore, the council is the, uh, Local Public Agency and visa versa and, uh, something that's quite new, uh, the big drawback is that it makes the councilmen who are already overloaded with that much more. The good thing about it is that they are responsive to the people where is a special board is not necessarily responsive to the people. And, uh, so, I think it works much better, uh, and as a matter of fact, I think that we'll be finding that pertain near all of the new Urban Renewal programs after this will probably be using more and more will be using their governing body as a Local Public Agency.

Q. What about the use of the citizen's committee for Urban Renewal?

A. Well, in a disaster program such as ours, you don't have to have a citizen's committee. However, uh, especially because LPA's are generally, uh, independent of the governing council, governing body, why, uh, citizen's committee, us, is necessary. But, uh, we had a workable program which, uh, spelled out that we should citizen's participation in program, government programs so, therefore, we have had a citizen's committee and although they haven't played a big part, they are a necessary part.

Q. They strictly an advisory...

A. Strictly advisory. They have no power what so ever in any event under our type with the council being the, uh, uh, being the LPA or whether you have a, an appointed LPA.

Q. You've indicated that, uh, there was pretty good cooperation from the

federal government here. Do you have any particular comments in regard to that?

- A. I do in as much as, uh, the federal government generally has filled itself up with so much redtape that they confuse the, uh, issue on most programs for a, at least a small city that can't afford to have a staff to (fair) it out all of the, uh, whereas and so forth. Uh, I think that the fact that we have this program and have, started out from scratch without a, an organization of any kind, without a director that knew anything about Urban Renewal and put it together and have done as well as we have in a short period as we have which is, uh, uh, actually, uh, showed other Urban Renewal agencies, uh, up from the standpoint of, uh, being able to do a lot in a short period of time. I think it points to the fact that the federal government could save a lot of money and a lot of time both theirs and ours, ours being small cities. If they would on each program have that representative sit outthere on that program and helping those people until such time as they get it going. Uh, I, uh, the, the red tape is still there but there is a way of getting to the bottom of who's supposed to handle the red tape on the other end when you have this man here and he, he tells you where it is, whereas, you could have telephone calls and letter writing and trips into Denver for three months before you get the same thing done that he'll do in, uh, one trip to Denver.
- Q. Had, uh, previous experience of sitting and, and making other plans and so on, was that of any benefit to, to you or your staff?
- A. Oh, I-I, you know, I, uh, I suppose, uh, I'm downgrading my staff a little bit, we have, say we have no experience. We have experience. We didn't

have any Urban Renewal experience but we had experience on, on the red tape that you had to go through as far as government programs are concerned. We made several applications of various kinds of _____, uh, EDA, uh, uh, open space, this type of thing. So, we, we knew that. We also, we knew the people down in Denver. We'd been down there, uh, and, uh, so we had contact with Denver. Uh, we also had the open space program which, uh, gave us some insight into how relocation worked and, so, uh, yeh, we didn't go in as dummies really but, uh, we just didn't have Urban Renewal _____.

- Q. You've indicated outside interest in, in the program. Can you be a little more specific as to what you're referring to there?
- A. Oh, uh, yes, uh, for I don't know how many years the Corps of Engineers has, uh, pushed the construction of dams, dikes and channels as the only measure of flood control, flood management that there is available. And really no one has ever stopped to think of it in any other terms, uh, and just until recently and I don't say that ours has started, our flood or our disaster started them thinking in other terms. It is probably one of the first programs that's undertaken, however, along that line although they've been thinking about it before. Now because ours is one of the first programs, we have cities, uh, such as, uh, oh, I can't think of the name of the town now, it's just outside of Denver come in and, uh, and they're interested in what we're doing. We've had, uh, interest not necessarily people coming in here and _____ to see it but letters, uh, inquiries, individuals stopping in to see, uh, how their situation might correlate to ours. Uh, we have outside interest from, uh, the

federal government themselves in this project, uh, to see how it can, uh, uh, be used on other pro, on similar circumstances. The Corps of Engineers is very interested in this program, uh, as to how it works overall.

Q. This is one of the I don't know whether it was the first or not but certainly is an early, uh, example of great many federal agencies co-operating in a program of, uh, well, disaster relief and many other things, uh, is it not?

A. Oh, I think, uh, I think probably, yeh, it's, uh, it's probably the only one that had as, as good of cooperation as they had now they, uh, on pertain near all of the disasters, of course, they have different agencies come in and do, uh, various things and, but I don't think that there's been any program or any, uh, disaster where they've had so many agencies involved because a lot of it comes in from just, uh, the clean up or the immediate need. The long range need, uh, is forgotten 30 days after the disaster and, uh, so I think ours is one of the few if not, uh, probably the only one that had as much attention as ours has received, uh, even those that have happened afterwards. I was in, uh, Wilksberry, uh, earlier, well, it was the last part of April to a seminar and, uh, talked to those people. And during the conversation I had with those people, they didn't receive, uh, as much, uh, cooperation from as many agencies in as short a time and on the short and long range as we have. One of the things that is quite important I think and I failed to, uh, mention it specifically, also, I made mention of it and that's the \$16 million that the city of Rapid City, uh, has to provide as its part of the program.

Actually, the way it works is our program is \$48 million plus \$16 million, uh, or \$64 million program. \$48 million of it is being loan and grant from the government to go into our floodway acquisition and, and clearance and relocation and the \$16 million that is the city's share, is to go into things that the community needs, uh, new streets, new sewers, new storm sewers, new highways, new bridges, uh, uh, new public, uh, buildings facilities such as an arena, convention center, uh, library and this type of thing. So, we are going to spend \$16 million but we're going to do it on things that we should spend it on anyhow in any event we would spend it and that's another thing that's a part of the Urban Renewal program that, uh, uh, isn't very well publicized. It, uh, they encourage you to do things for yourself that you should be doing anyhow to make your community a better place to live.

Q. Now this, this is the necessary required match as we call it to their money.

A. That's right, yes, what we say all the time is for every dollar that we spend, we'll get three back from the federal government, uh, and, and that's correct from the sense that we have to come up with 16 and they're going to give us 48. But, uh, they really aren't, you know, they aren't putting them in the same places, the \$3 is going into the floodway and whatever pertains to that; our dollars is going into something that we should be spending anyhow. And it isn't only the city of Rapid City's money, it's non-federal money. If the state or county wants to spend some money within the flood, in the, uh, Urban Renewal area why it will count, uh, a case in point would be a state highway, uh, that was built

in part or in _____ with state money. Uh, if the, uh, county would build a bridge within the Urban Renewal area or a, uh, a street within the Urban Renewal, uh, area with, uh, county money that counts also towards our match.

Q. Will the state appropriation which we recently received through sixth district will be used in this kind of a matching sense?

A. It, it most cert, certainly will. It'll be used for storm sewer or sanitary sewer or water line, something like that. And it will, all of it will be towards our, uh, that we, all of our share that is will, uh, which is 1 million 500 thousand dollars, uh, will go as a subtraction from that \$16 million. That's correct.

(END OF INTERVIEW)