

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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Nursing Home: The current census at Centerville Care and Rehab Center is 48 residents, consisting of 35 skilled nursing, (3 of which is Medicare Part A) and 13 assisted living. The facility finished off another strong year. We are now just a little under 6 months away from the sale of the facility to manager Chad Stroschein.

Housing: With the CDC Spec home complete we have now been marketing it heavily. The holiday Tour of Homes event brought approximately 50 people through the home. We have also marketed it through the community Facebook page and have it listed for sale by owner through Zillow on the internet. The CDC also plans to do a few open house events in the first part of the year.

Through Dakota Resources recent Housing Learning Journey to Central Nebraska, the Centerville Development Corporation was able to learn about several housing programs that have worked well to spark housing in other rural communities. The CDC and City of Centerville may gain insight from these programs and even look to duplicate some of them.

A new housing program the Dev Corp would like to pursue further with the City in 2018 is a "Free Lot Program". Essentially this program would involve the CDC continuing to look at purchasing available residential lots and dilapidated homes that could be infill lots for development and marketing these lots for free for anyone willing to develop on them. This agreement would be a partnership with the City with the understanding that the City would reimburse the CDC over a period of time for the costs occurred for the purchase and or clearing of the lot.

One of the Innovation Teams formed from the Empower Centerville meeting was geared around housing and how as a community we can continue to develop affordable housing projects. The CDC will provide guidance and resources to this group and keep them connected with Dakota Resources as they move forward with the sub-meeting.

Commercial Business: On Saturday, December 9th the Empower Centerville Core Group hosted the Empower Centerville Community Gathering with a crowd of approximately 90 people. It was a great turn out to discuss the future of the community. The group shared the results of the business surveys and community report card surveys they had been working on over the course of several months. Participants in the meeting then got to discuss what they felt were important areas of focus to work on for the future of Centerville. From these discussions, seven Innovation Teams were formed. These groups plan to head up the various points of emphasis they wish to work on for the future of Centerville.

The Development Corporation responded to a request for information from the GOED this summer essentially throwing Centerville's name in the hat to be considered for a manufacturer looking to relocate to this region. The CDC found out in December that the company has put Centerville on their short list of communities they will consider. They would be interested in a portion of our newly acquired 14 acres of farmland on the south edge of town. The CDC will have a 60 minute time slot in Sioux Falls on Friday, January 5th to present to this potential company in order to be considered for a site visit and one of the final communities. As this would be a tremendous opportunity for job creation and economic development for Centerville we will encourage City leaders to start the process of considering all local incentives we might possibly use to our advantage in order to entice this company to consider Centerville further.

The CDC continues to actively pursue entrepreneurs and business owners to fill business needs in Centerville. We continue to look for creative ways to pair them with property owners in Centerville that might have buildings open or for sale. The CDC hopes to fill 1 to 2 more empty spaces in 2018.

The CDC was recently approached about the availability of the City owned land that was formerly leased by "Autos" used cars. The interested party asked that we start the conversation with the City on potentially acquiring the ground for development.

Strategies to Recruit Young Families and Alumni: The CDC continues to be in contact with students from the school on happenings in the community. We still ultimately plan to solidify a Youth Advisory Board to the Development Corporation early next year. Our goal is to get the youth in the community more actively involved in what we are working on and give them a voice to help shape the future of Centerville.

As the latest member of the Southeast South Dakota Tourism Association, Jared has been invited to attend the Governors Annual Conference on Tourism this January in Pierre. The SESD Tourism Association has agreed to pay for Jared's conference fees \$235 for this year as a new member. This has been said to be an excellent conference to network and learn ways to market your community and make it a destination.

The CDC launched a new series entitled "Featured Family In Centerville". The first installment featured the Brendan and Abbey Rotter family. According to the Facebook data the story reached over 6,300 people. We feel this will be another great tool to utilize for recruiting young families and alumni to Centerville.

Parks & Rec: With fundraising dollars and volunteer efforts the concrete pads for the memorial benches along the bike path have been poured and the first 13 benches have been built. Once weather conditions are more ideal we will try to set the benches along the path.

With the assistance of SECOG, the CDC finalized the City's application for the Game, Fish & Parks Land and Water Conservation Fund grant. Through the grant opportunity we have applied for

\$30,000 to go towards phase 2 of the Peder Larsen Park Improvements Project which would involve the addition of a more defined camping area with pads and water hookups. If our application is accepted the project would start in 2019. The Park Improvements group is well on their way to fundraising for the 50% match that is required. There is a large scale fundraiser scheduled for March, 24th with the dollars going towards the park improvements and the repairs needed for the pool.

Grant Opportunities: The CDC wrapped up its application to the State Game, Fish & Parks Office for the Land and Water Conservation Fund opportunity on December 8th.

The City of Centerville will discuss the details of the Main St project at the January meeting and determine if they will be accepting the Community Access Grant application Centerville was awarded for \$240,000 in grant dollars. This would be paired with the previously awarded \$220,000 low interest loan from DENR.

The 2nd round of the Bulldoze, Build and Beautify grant program through the GOED is still open now through the end of January. The CDC continues to look for opportunities to utilize this program in our community.

Conferences & Training: Jared will be attending the Governor's Conference on Tourism January 16th through the 18th in Pierre.

The CDC will hold its annual goals meeting and retreat in conjunction with stepping through the process of updating the organizations comprehensive plan. The meeting date is set for February 3rd and will be facilitated by Dakota Resources.