

## CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

**Nursing Home:** The current census at Centerville Care and Rehab Center is 48 residents, consisting of 35 skilled nursing, (1 of which is Medicare Part A) and 13 assisted living. We are defining the final pieces of the purchase agreement between the CDC and Chad Stroschein on the sale on the facility. We are on the home stretch now with just over 3 months left before the sale is complete.

**Housing:** The CDC spec house on Nebraska continues to see views on the internet and we have also had a few live showings recently.

Our plans for a new housing project on the State St lot we acquired are coming together. We have a buyer already identified for the new home and hope to break ground on this next build in early May. The CDC is also working to identify and acquire other empty lots in town for future housing projects.

The Development Corporation has been approached about the purchase of one of their lots for the construction of a new multifamily apartment complex. This complex would be somewhere between 8 to 12 units and primarily serve as workforce housing for the expanding needs of Dakota Plains Dairy. The CDC has been having conversations with the planning and zoning board and also members of City Council. If all parties are agreeable for the project to move forward we could see the structure start to go up as early as the end of April.

**Commercial Business:** The Development Corp now has a contract in place and a closing date of April 30th for the acquisition of the old "Roundies" buildings on Broadway. The long term goal and vision will be to clean up this area to make way for a new commercial building and business opportunity

The CDC and Centerville Chamber of Commerce will continue their shop local campaign called "Blitz The Business" in April to try and encourage shopping locally each month.

The CDC continues to work on details for their project to update welcome signage into our community. We are looking to add 2 to 3 new welcome signs at entrances into town. We hope to partner with the school on an entrance welcome sign near the football and track complex. We are working to get quotes from several sign companies in the region for this project.

The CDC believes it and the Mechanic Group formed at the Empower Gathering are making real progress towards recruiting a mechanic to Centerville. We have had some great preliminary discussions with an established mechanic business and a building owner her in Centerville. If talks continue to go according to plan we could see a new business like this towards the end of summer.

**Strategies to Recruit Young Families and Alumni:** Jared met again with student council members from the school. From this group of students, we will form our Youth Advisory Board to the CDC. We feel this will be a great way to get the youth more involved in the happenings in their community.

Planning for this summer's Tornado Days celebration is in full swing. We have the majority of the schedule in place. We will be continuing with the preparation, planning and advertising through the summer until the event is here in July. This years dates are July 5<sup>th</sup>, 6<sup>th</sup>, 7<sup>th</sup>, and 8<sup>th</sup>.

Jared wrapped up helping with Junior Achievement for the year in March. The JA Titan class that taught students the ins and outs of running their own company in an online simulation game went well.

**Parks & Rec:** The pool & park fundraiser on March 17<sup>th</sup> went over with great success! The meal, silent auction, raffles and live auction were all well attended. We anticipate a little over 200 people were in and out of the legion that day. The group ended up raising just over \$30,000 towards repairs and renovation to the pool and park.

Planning and preparations for the remaining projects at Peder Larsen Park are also in full swing. Those projects include picnic shelter renovations, Sand diggers in the kids sandbox area, finishing the sand volleyball court and putting in the new batting cages.

With spring right around the corner, the Rotary Club is excited to continue their work to create and establish Rotary Park in Centerville at the north end of Broadway. The group will continue its clean up and landscaping efforts in the area and will look to add some metal art pieces come spring.

**Grant Opportunities:** The City and CDC work together to iron out the details of the Main St street repair project. Both the DOT and DENR are involved in the project. We believe they are close to having everything they need for the project to go out for bids. The \$240K Community Access Grant will be paired with a \$240K loan interest loan from DENR to see this project happen.

Jared is assisting the Centerville Volunteer Fire Department with a Volunteer Fire Assistance Grant. If successful the grant would help the fire department update some of their air packs.

Jared continues his work with the inaugural South Dakota Change Network program. This opportunity comes with a \$5,000 grant towards the change we would like to help see in Centerville. The project will revolve around helping Centerville be a more welcoming and inviting community. Some of the specifics of the project will involve a multicultural community gathering at Maria's Restaurant during Cinco De Mayo this year, a collaborative intercultural community mural to be completed this year, and the forming of a welcoming committee and welcome packages for new residents that move to Centerville.

The Dev. Corp continues it's work with Dakota Resources as one of the communities benefiting from the RCDI Grant the group received. Many of the benefits involved continuing partnerships on the Dakota Resources network as well as discounted rates at Economic Development conferences and events.

**Conferences & Training:** Jared attended the quarterly economic development regional round table in Aberdeen on March 21<sup>st</sup>. The agenda was highlighted by a legislative update and a presentation from the SD Dept of Environment & Natural Resources. Chad Babcock discussed the State's waste management program and spoke on the state asbestos and solid waste requirements when clearing commercial properties.

Jared will attend a variety of Economic Development trainings and conferences coming up this spring and summer. Some of these include will include the 2018 GOED Conference April 11<sup>th</sup> & 12<sup>th</sup> in Sioux Falls, the 2018 MidStates ED Conference April 19<sup>th</sup> in South Sioux City, NE, a Dakota Resources Network Gathering in Wagner, SD on April 19<sup>th</sup> & 20<sup>th</sup> which will cover the Dakota Rising Program, Understanding Your Financials, and Managing a Revolving Loan Fund. May 8<sup>th</sup> and 9<sup>th</sup> in De Smet Jared will be involved with the Energize Conference in De Smet. Jared also plans to attend the annual Rural X Summit again this year. This year the event will take place June 27<sup>th</sup> and 28<sup>th</sup> in Mitchell.