

## CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

**Nursing Home:** The current census at Centerville Care and Rehab Center is currently 44 residents, consisting of 31 skilled nursing, (2 of which is Medicare Part A) and 13 assisted living. The census is a bit lower than what we are typically use to seeing but this seems to be a bit of a theme right now when comparing around the area with other nursing homes. Management does not have any major concerns. The sale to Caring Professionals will be moving forward as planned and be official on June 6th. The nursing home board will continue to meet for a few more months during the transition period and then eventually become a community advisory board that will meet quarterly.

**Housing:** The Dev. Corp has sent out a proposal request to a few realtors in the area asking for proposals to market the current spec house at 507 Nebraska St. Up to this point we have been trying to market the home ourselves and by word of mouth. We now feel the timing is right to partner with a realtor to expand our reach in the market. We are also looking at potential options for incentives that we might be able to offer with this home and other homes as we move forward with our focus on housing.

The CDC has plans to move forward with another spec home build to be started in 2018 and completed in 2019. This time around we are targeting a home with an asking price of around \$190,000. We are continuing to development long term strategies for housing and will be entertaining the possibility of the construction of some twin home and townhome options in future years seeing a need in this area.

The CDC continues with their efforts to identify and acquire other empty lots that we feel will be good locations for future housing projects. We are in the process of closing on three adjoining lots on the North side of town that we plan to clean up to make way for more infill housing development.

Jared continues to be a part a group facilitated through Dakota Resources that is working on a dilapidated housing toolkit for rural communities within the Learning Network. The group is making progress and has worked hard to come up with a quality product we help to roll out sometime this fall.

**Commercial Business:** With officially taking ownership of the two old "Roundies" buildings on Broadway the CDC will now consider their options for renovation or more than likely tear down of the two buildings. It has long been a goal to clean up this area in the heart of our downtown to make way for a new commercial building and possible business opportunity for our downtown. We have an asbestos inspection scheduled for June and will know more on what our options are after that.

The CDC and Centerville Chamber of Commerce continues their shop local campaign called "Blitz The Business". The latest local business to be promoted was County Sunshine Greenhouse. We will continue this campaign for at least a year and then evaluate the results to determine if we will continue.

The CDC continues to work on the entrance sign project they have planned for several of the entrances into town. We continue to review concepts from sign companies and hold discusses on the project. We are hoping to see at least 2 or 3 of these new community welcome signs go up this summer.

Working in conjunction with the Mechanic Shop Community Innovation Team we now believe we are one step closer to seeing a new Tire & Oil Change Shop open in town by the end of the summer. We have a location in mind

and verbal commitments from both the property owner and the business owner. The Development Corporation continues to work with both parties to help facilitate the deal. We continue to shoot for an August 1<sup>st</sup> grand opening.

The CDC continues to lend assistance and offer guidance to three potential business owners that have expressed interested in locations in Centerville's downtown. We hope this theme and push for new businesses in Centerville continues to be a trend for our downtown. We will continue our work to make the community an attractive and desirable place to open a small business.

With the up coming sale of the nursing home the Dev Corp has agreed to dedicate profits from the sale to certain areas of the community we feel both meet our mission and can have the greatest long-term impact on the community. One of those areas long on our radar has been a push to revitalize our downtown. In partnership with the City and the City engineer we would like to spearhead downtown streetscape improvement project. The topic of downtown is also a community innovations team from our Empower Centerville meeting. With think we can have a real visual impact on our downtown that will have a direct positive impact on commerce.

**Strategies to Recruit Young Families and Alumni:** We continue the planning and preparations for the annual Tornado Days celebration. The final schedule of events is in place and advertising has begun. We are very excited about this year's lineup and anticipate it to be one of the biggest years yet.

The Community Connections gathering at Marias over Cinco De Mayo May 5<sup>th</sup> was a nice celebration. The gathering had a nice crowd and it was a nice mix of cultures. Maria's continues to stay busy and be a draw for people outside of our community. We are glad that she seems to have found a home in our downtown and has long term plans for the business.

The Development Corporation received the \$5,000 grant funds that came with Jared's acceptance and participation in the South Dakota Change Network. Part of the funds will contribute to the community connections gathering. The rest of the funds will go towards helping with the community mural planned for downtown and the new community member welcome baskets we plan to create.

**Parks & Rec:** Through the fundraising dollars raised for the pool along with the City's partnership and commitment to the pool we have an agreement in place with RenoSys Corporation to line the pool with a new PVC membrane liner this fall. This is something that is desperately needed and we are glad there is a plan in place for the renovation. We know there are no guarantees when it comes to grant opportunities but the CDC plans to again apply for grant dollars through the Wellmark Foundations small grant opportunity that is now open.

Groups working on the continued renovation efforts at Peder Larsen Park continue to make strides. The picnic shelter renovation is nearing completion. The new sand diggers for the kids sandbox area are being built. We continue work on the new sand volleyball court which we fully anticipate to be ready for Tornado Days. We continue to make progress on the new batting cage area at the park as well. We are hoping to have most everything wrapped up by July 1<sup>st</sup>.

The Rotary Park project is coming along nicely. The metal art piece we commissioned Lynn's Welding from Viborg to do is up at the north end of Broadway. We will look to give the piece a permanent pedestal with concrete and some landscaping. The group also has a couple clean up days scheduled to get out and volunteer time on the boulevard and the Park. We will look for the City to officially dedicate the park.

**Grant Opportunities:** The CDC assisted the Fire Department with an application to the Volunteer Fire Assistance Grant program where Centerville was successfully awarded \$4,000 towards updating 2 aging air pack units.

The CDC will again look to apply for funding through the Wellmark Foundation to go towards pool renovations if successful. The Small Matching Grant application is due June 8th.

Jared has applied for a Community Creativity Cohort Grant opportunity through the Bush Foundation. We received word early this week that the application has advanced to the next round of the selection process. In the next round they will check references and do a phone interview. If successful the organization would be awarded \$100,000 in total over the next 3 years to work on imbedding art and culture into problem solving for your community.

**Conferences & Training:** The CDC will host an Empower Centerville Follow up meeting at the Steakhouse the evening of Tuesday, June 12<sup>th</sup> from 5:30pm to 9:30pm Dakota Resources will be back to facilitate and follow up with the Innovation Teams.

Jared attended the Energize! Exploring Innovative Rural Communities Conference in De Smet in early May and was asked to host a breakout session at the event. The conference had a rural focus and was an excellent learning experience. Jared's breakout session focused on welcoming new cultures to your community.

Jared plans to attend the annual RuralIX Conference again this year hosted by Dakota Resources. This year the event will take place in Mitchell June 27<sup>th</sup> & 28<sup>th</sup>. Community leaders from rural communities across the state are encouraged to attend.