

CENTERVILLE DEVELOPMENT CORPORATION REPORT

08/06/18

By: Jared Hybertson

Housing: The CDC is excited to officially say will close on the current spec home at 507 Nebraska Street in the second week in August. The layout and floor plan will now be replicated for the next new construction we plan to start this summer.

With the additional lots we have purchased and cleaned up on State Street our marketing of the area has gone well. We have already identified a buyer for the next spec home we have planned to start on this summer. We will now be moving forward with the construction of this home with a preliminary purchase agreement already in place.

The CDC has officially purchased the abandoned property at 121 Iowa. We are still hopeful to acquire the property directly to the north of 121 Iowa as well. We plan to clear the area to eventually make way for new housing development. The CDC is also currently in negotiations to secure another dilapidated property on the 100 block of Iowa Street as well. We intend to clear and clean up the property in continuing with our efforts to clean up dilapidated residential areas of town. We also hope to have this deal finalized sometime in August.

The CDC continues try and develop strategies for future housing projects to meet Centerville's growing housing needs. Housing continues to be a main focus for the board and one of the pillars of what the Development Corp will work on over the next several years. The clean-up of more lots for infill housing will be a priority as well as discussion on new areas for development.

Commercial Business: The two old "Roundies" buildings on Broadway have gone through the asbestos inspection process. The asbestos was professionally mitigated and removed. We can now move forward to acquire bids for the teardown of the two properties. We hope to continue conversations with parties that have previously shown interest in the area. We believe removing these two properties will go a long way in our efforts to cleaning up downtown. We hope it paves the way for a new business or businesses to call home.

The CDC continues to meet and discuss the new entrance sign project they have plans to spearhead. We have plans for several new entrances signs into town and hope to finalize the details for these before this winter. We continue to review and narrow down the concepts for these proposed signs.

The CDC is looking at dates in September to hold our final Empower follow up sessions with Dakota Resources. This will complete the last of our coaching sessions with the Empower program with Dakota Resources. We believe the work the innovation teams have done through this process have made a lasting impact and we hope that they will continue to see out their visions for Centerville.

The talks to bring in a tire & oil change business to Centerville have continued nicely. Mr. G's Tires from Freeman South Dakota has interest in opening a second location here in Centerville. We continue to work out the logistics for them setting up shop here in town. We are still hopeful they will be able to open their doors sometime yet in August if all goes well.

The CDC continues to work with three other potential business owners that have expressed interested in locations in Centerville's downtown. These are long term goals and will take some time to develop but we remain hopeful that we will continue to see new business owners filling up our Main St. We will continue our work to make the community an attractive and desirable place to open a small business.

The CDC continues to have discussions to develop plans for improving Centerville's downtown Streetscape. Streetscape and landscaping improvement estimates are coming in significantly costly but we are pushing forward and may look to get creative with doing some of the work locally and on our own. We still believe this will be an important step in revitalizing our downtown. Creating a welcoming and eye appealing downtown will go a long way to helping bring more businesses and more commerce to our central business district.

The CDC was happy to have assisted with the planning for the Main Street Improvements Project which will finally become a reality and get started this August. The street improvements that will go through the central business district and the heart of downtown will be a nice improvement for the people of Centerville and businesses in the area.

Strategies to Recruit Young Families and Alumni: The annual Tornado Days celebration was very well attended in 2018! Numbers were up across the board with the various events. The event again drew in large crowds to town and remains a great way to both bring back alumni and bring in new comers. It is a great we to showcase Centerville. The event really takes the whole community working together to pull everything off. We are so very thankful to all the volunteers and organizations that contributed their time, energy and resources.

Jared continues his work through the South Dakota Change Network Cohort. The new downtown mural funded through this program is nearly complete. The mural has generated a lot of buzz and has really added to the look of downtown. The final piece of our program through the Change Network will be to form a welcoming committee and to create new community member welcome baskets.

Planning a preparation is now underway for the Centerville booth at the Turner County Fair again this year. We are able to continue with our prime high traffic location to promote all things Centerville. The booth offers great exposure for Centerville. We will again be selling zebra donuts, along with milk and cookies. We will also partner again with Cherry Bean Coffee from Vermillion at the booth. We are again asking for help for the community to work the booth.

Jared again will be working with Junior Achievement and be doing to classes with the Centerville School district. We have plans again to teach JA It's My Business, which introduces the concepts of entrepreneurship to the 8th graders, as well as JA Titan to the seniors which is an interactive business start up simulation experience.

The Development Corporation has secured two billboard spots along Interstate 29. Both are near the Centerville exit, one facing north and one facing south. These will be another great opportunity to promote Centerville and let people know where we are. The signs are easily change out throughout the year so we will be able to promote various community events leading up to each date. We are excited to get started with this project!

Parks & Rec: We hope to hear back on our second grant application to the Wellmark Foundation sometime in August. This grant was similar to the last grant application and was written to assist with the cost of lining the City's pool. The pool lining project is scheduled to take place towards the end of August or first part of September.

The park renovations at Peder Larsen Park have been really well received! We were very excited to use and showcase all the improvements to the park over the Tornado Days celebration! The CDC applied for a grant from

the local Centerville Area Foundation and will receive \$3,000 specifically designated towards helping us remodel the parks west picnic shelter to match the east shelter that was redo this summer. People that have utilized the east shelter have raved about how wonderful it is and we are excited to now be able to do the west one as well. We hope to complete the west shelter sometime next summer.

Grant Opportunities: The Development Corporations Community Creativity Cohort Grant application has made it to the final round of consideration. Things are looking very promising and if accepted we would receive \$100,000 over the next 3 years to work on imbedding art and culture into problem solving for our community. We hope an announcement will be coming shortly.

Conferences & Training: Jared plans to attended some conferences and continuing education opportunities over the course of the next few months. Dakota Resources will host their Home Address Plus Housing Sessions in Chamberlain September 5th and 6th. The conference will put a focus on how rural communities can do affordable housing development and will have a specific focus on twin home development in rural communities.

Jared plans to attend the Empower Sessions through Dakota Resources on September 28th and 29th in Aberdeen. As one of the communities receiving RCDI dollars from Dakota Resources this conference will come at a discount.