

## CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

**Housing:** The CDC officially closed on the sale of the spec home at 507 Nebraska Street on August 21st. Finding a buyer for this home may have taken a bit longer than we had hoped but in the end we have a wonderful new couple in Centerville and a new home on the tax role.

The construction of the next CDC housing project has begun at 1050 State Street. With the buyer already identified and good faith money already down we are in a great situation with this project. The timeline for the home to be completed is approximately mid-May.

With the CDC's acquisition of the abandoned property at 121 Iowa we are in discussions to have the lot cleared, hopefully before the end of the year. We have also made new progress on getting clear title on the property directly north of 121 Iowa as well. We hope to have a new closing date yet in September. This area will be re-platted to make way for room for construction of two new homes in the area. We already have a buyer identified for the 121 lot once the lot is cleared and earnest money down for the sale. It is exciting to think we are very close to cleaning up and redeveloping this area.

The CDC has also finalized the purchase of another dilapidated property on Iowa Street at 140 Iowa. 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 area cleared before the end of the year.

The Development Corporation also now has a signed agreement in place to purchase the home at 111 Broadway St. The home has fallen into a near dilapidated state and the CDC has decided to take this home on as a remodel project in order to save this craftsman style home that we feel is in a very important area of town along the boulevard.

Housing continues to be a main area of focus for the CDC. We continue to try and develop strategies for areas of town where future housing projects can take shape so that we can continue to meet Centerville's growing housing demand.

**Commercial Business:** The CDC is starting to solicit bids for the removal of the two abandoned "Roundies" buildings on Broadway. We have also picked up the conversations again with parties that have previously shown interest in the commercial area if cleared. We hope clearing the area will make way for new progress.

The CDC has finalized a date for the final Empower follow up coaching session with Dakota Resources which is set for September 24th. This will complete the last of our coaching sessions with the Empower program through Dakota Resources. The Innovation Teams that have formed out of this process have shown real progress. We hope the momentum can continue for Centerville.

The plans to help facilitate bringing a new tire & oil change business to Centerville continue to come together. Mr. G's Tires from Freeman South Dakota is still very interested in a second location in Centerville. We continue to help try and help this new business happen in Centerville and are close to having the details in

place. The new timeline for this business to open if everything goes according to plan is looking like the end of September.

The CDC continues to work with the Downtown Innovations team on potential Streetscape additions to Centerville's central business district. Streetscape and landscaping improvements would be a wonderful addition to the downtown and would go a long way to continuing to revitalize our downtown. During the annual Arts in the Garden Celebration the team did a test run of two bump out areas and temporary midblock crosswalk to feel out the idea and to get peoples feedback. Most of the feedback was positive on what we are trying to create in the downtown. Arts in the Garden was again a nice event for our community and downtown drawing in several people.

The Main Street Improvements Project the CDC has assisted with kicked off in August. The street improvement project 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. Contractors are making progress and hope to be on track to finish on schedule.

The CDC continues to assist a couple potential entrepreneurs with interest in Centerville with business planning and potential locations and funding opportunities. With the business climate becoming more favorable in Centerville again, we hope to continue to see opportunities like these come to fruition.

**Strategies to Recruit Young Families and Alumni:** The Centerville booth at the Turner County Fair was a nice success again this year. We were able to again utilize this prime high traffic location to promote all things Centerville. The booth was great exposure for Centerville where we again featured zebra donuts, along with milk and cookies. We also continued our partnership with Cherry Bean Coffee from Marion at the booth. We fully intend to utilize this space again next year.

With the CDC securing two billboard spots along Interstate 29 we have now finalized the first art concepts for the spaces. These new Centerville billboards will go up in mid-September. This project will be another great opportunity to promote Centerville and let people know where we are as they travel interstate 29. The signs are easily change out throughout the year so we will be able to promote various community events throughout the year.

**Parks & Rec:** Making Parks and Recreation in Centerville a priority and a recruitment strategy, the Development Corporation has committed an additional 25K to the City's pool renovation project. The extra dollars will be utilized to add a new slip resistant deck around the pool that will also get re-lined sometime in early September.

The park renovations team continues to look for ways to raise money for Peder Larsen Park. In addition to the \$3,000 we have received from the Centerville Area Foundation we recently got word that fundraising member Shawn Johnson helped the project get awarded a \$10,000 grant through Wells Fargo as our project was selected one of their Volunteer Service Award winners. This is exciting news for the park as we continue to make improvements. It is wonderful that Centerville was recognized for their hard work and efforts.

**Grant Opportunities:** The CDCs application to the states Rooster Rush grant opportunity was accepted again this year. The CDC will again receive \$416 worth of merchandise to be used to promote pheasant hunting in the region. These items are often utilized to help support Wildlife Habitat And More at their annual WHAM banquet in Centerville.

**Conferences & Training:** Jared will attend the Dakota Resources Housing Conference in Chamberlain September 5<sup>th</sup> and 6<sup>th</sup>. As an RCDI Grant member the conference fees and lodging for this opportunity will be paid for by Dakota Resources. 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 also plans to attend the Empower Sessions through Dakota Resources which this year will be on September 28<sup>th</sup> and 29<sup>th</sup> and take place in Aberdeen.