

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

Housing: The new construction at 1050 State Street is starting to take shape. Weather has delayed the project some but things are getting back on track. Already identified as the buyers for this new build, the Peterson family has started in on some of the decision making for the homes finishes.

The dilapidated home at 121 Iowa Street that the CDC is in ownership of is still scheduled to come down yet this year. We anticipate cleanup of the property happening any day now. We already have a buyer identified and money down for the purchase of the lot once it is cleared. The next owners have plans for the construction of a new home on the property to be completed in 2019.

The CDC also owns the lot directly to the north of 121 Iowa Street. This lot at 111 Iowa will also be cleared at the same time as 121 to make way for the potential for new construction.

The CDC property at 140 Iowa Street with an old mobile home on it will also be getting cleaned up and cleared yet this year. The clearing of this property will go a long way in continuing with our efforts to clean up dilapidated residential areas of town. This lot will also be another option for future housing development.

Repairs to the CDC's 111 Broadway St home's basement is nearly complete. The basement was the first priority with the home's repairs. The walls are being shorn up and we will be adding an egress window. We will now begin looking at options to remodel the rest of the home to make it ready for rent or purchase. We would like to have the home ready by spring.

Conversations have continued with engineers on preliminary cost estimates for infrastructure to develop a new housing development in Centerville. We hope to get some preliminary drawings and cost estimates to see what we would be expecting for infrastructure costs.

Commercial Business: We continue to request bids for the removal of the two abandoned "Roundies" buildings on Broadway in downtown Centerville. We have put a deadline of November 19th to receive bids for the teardown and removal of the buildings. Removal of these two undesirable and unusable properties in our downtown will make a significant impact on our downtown. We remain hopeful that the properties can be cleared yet this winter.

The CDC continues conversations with Mr. G's Tires on the lease of a building in Centerville for the business to open up in. We continue to believe we are close to facilitating a deal that would see this new business open up shop in Centerville. The new timeline the business has given us is January 1st.

The Welcome Signage Committee that has been established out of the CDC has been working on various options that will bring new welcome signage to various areas of Centerville. The group believes that a few of these options will even go up yet this year. These even include a partnership with the school on a large scale welcome sign on the athletic complex as you come into town from the northeast. These signs will be nice additions to the community.

Strategies to Recruit Young Families and Alumni: The new Centerville billboards along Interstate 29 continue to gain attention. These billboards are yet another way the CDC has worked to try and draw attention to Centerville's location and what our community has to offer.

Through the South Dakota Change Network project we have wrapped up the downtown mural we have been working on to represent Centerville's roots and hardworking mentality. This project along with others designed to welcome people to the community have been funded by the grant that came with being a part of the program. We are now working on the final phase of the project which will be the development of welcome packages for new residents to the community.

Planning for the annual Centerville Country Christmas Weekend continues. The CDC's role tends to remain coordinator and promoter, helping to tie everything together. The events are again scheduled for the first weekend in December and should be another nice community event.

Parks & Rec: The pool renovation project wrapped up at the end of October. The repairs crew felt the project went well despite being delayed a bit due to weather. The new pool liner and slip resistant deck around it are an exciting transformation.

Jared recently assisted the City with the next round of funding available through the the Game, Fish & Parks Land & Water Conservation Fund Grant. The grant was due October 31st. We have reapplied for funding to help with the cost of establishing a new camping loop at Peder Larsen Park that would add 8 new camping pads. The CDC is committed to assisting financially with this project. The GF&P will be making site visits in November and we hope to hear on funding shortly after the first of the year.

The CDC assisted the track and football field fundraising group with the Zombie Fun Run this October 27th. The fundraiser event was the first of its kind in Centerville. The weather was great and the turnout was pretty good for the first year. Participants were of all ages and all generally expressed how much fun the event was. The event raised a few hundred dollars while helping raise awareness for the project. The event also kept people in town and brought them downtown to local restaurants and bars afterwards. We hope to do it again next year.

Grant Opportunities: The CDC received the first installment from Bush Foundations Community Creativity Cohort 2 Grant. We will receive \$40,000 this first year, \$30,000 in 2019 and \$30,000 in 2020 for a total of \$100,000 as long as we continue to meet the requirements of the Cohort.

The CDC again assisted the Centerville Police Dept and the Centerville Fire Department on applications for Homeland Security Grants in 2018. We have received word that both grant application were successful and the Fire Dept will receive \$11,093.50 and the Police Dept will receive \$13,600.12 towards devices that will assist with homeland security.

The City's Game, Fish & Parks Land & Water Conservation Fund Grant application was submitted October 29th. We have applied for \$37,182 in Federal funding.

Jared is assisting with preliminary discussions and paperwork for Hazard Mitigation Grant Program. Jared has been representing Centerville at the Pre-Disaster Mitigation Plan Update meetings in Parker over the last few months. Each community from within Turner County that has representation will be able to not only help

update the Counties plan, but it also opens doors for future grant opportunities to those communities that participate. If there were to be a major disaster declared in the state we would then be eligible for grant dollars. The conversation has led to the possibility of applying for funding for a new bathhouse/tornado shelter. The key purpose of the HMGP is to enact mitigation measures that reduce the risk of loss of life and property from future disasters. HMGP provides up to 75% of the funds for mitigation projects. The application deadline is December 15.

Conferences & Training: Jared attended the annual Dakota Resources Empower Sessions and Gala in Aberdeen at the end of September. At the Gala Centerville was a finalist for the Innovative Community Award and was named the winning community! The award comes with \$5,000 in community coaching from Dakota Resources.

The first convening of the Community Creativity Cohort 2 that the CDC has been accepted into will be held November 5th through the 7th in Chaska, MN. The Cohort gathering is a requirement of the grant and is a participant-led, capacity building program to support organizations that are willing to make art and culture central to problem solving. The Bush Foundation will be taking care of room, meals and travel expenses. We are excited to be a part of this opportunity.

Jared attended the annual South Dakota Housing Conference October 30th and 31st in Pierre for continued education and capacity building on housing development. This year's main topic was "The path to affordable housing".

