

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

Housing: Our 1050 State Street housing project continues to make progress. Poor weather conditions early in the build delayed the project some but things are getting back on track. Jeremy Peterson and his family hope to be in the home by Spring of next year.

The CDC continues to develop a plan for their rehab project house at 111 Broadway St. The basement walls have been shored up and an egress window will be added. The rehab budget will be tight and for that reason we plan to look at what options we may have for grant dollars through the South Dakota Housing Development Authority. The CDC feels the project and home have good potential for success in the end.

We are still waiting for the home at 121 Iowa Street to be torn down, anticipating the lot to be cleared yet this year. The CDC already has an interested party in the lot and the CDC will spearhead another housing project in this area come next spring. The CDC will act as the developer and then sell the home to the couple looking to build. This way we have another comparable new home sale on the books in town to help us with future housing development. Completion of this new home is scheduled for June of 2019.

Along with the clean-up of the 121 Iowa Street lot the CDC will also clear the property at 140 Iowa Street at the same time. This will also make way for the potential for new construction in this area at some point possibly.

The CDC continues to have conversations with engineers and developers on the potential for a new housing development in Centerville. We will continue to try and determine the feasibility of a project of this magnitude and the potential partnerships it would take. We have been in conversations with SECOG to move forward with adopting a subdivision ordinance and will be working with planning and zoning to help adopt it. Also along the lines of new housing development we hope to create a new housing survey to help better collect feedback to help us determine what the community feels is needed for housing development in our community.

The CDC has negotiated the purchase of the large open lot at 130 Dakota St. We officially closed on the lot in November and see this as another area for potential infill housing development.

Commercial Business: During our November Board Meeting the CDC reviewed quotes for the removal of the two abandoned "Roundies" buildings on Broadway in downtown Centerville. Mike Pollman of Pollman Construction submitted the lowest bid to remove the two undesirable and unusable structures in our downtown. Pollman has informed us that he plans to remove the structures sometime this winter.

The CDC continues to try and facilitate bringing in new business Mr. G's Tires to Centerville. We remain hopeful that we can coordinate the building space and lease agreement to bring this business and service that the community has told us we are lacking into our town. Mr. G's has told us they hope to open their doors to their new Centerville location by the first week in January.

We have seen progress happening at the old Shear Attitude building location on Broadway. New entrepreneurs Gary and Sandy Ellenbolt plan to open their new business called Goodness to Go in December. The business will be a take and bake concept food business and also offer coffee and desserts. This will be another exciting new addition to our downtown.

The CDC again promoted Small Business Saturday by applying to be a small business neighborhood champion. With this American Express supplied us with a kit of promotional merchandise that we distributed to our local retail businesses. The kit included floor mats, banners, balloons, pens, stickers and other promo pieces to help promote the day designed to celebrate our small businesses and shopping local.

The Centerville Chamber of Commerce will be trying a new holiday shopping promotion with Christmas Bingo for Chamber Cash. The bingo cards can be found in the Star Advertiser. Shoppers will take their Bingo card with them when shopping at Chamber businesses in Centerville and will receive a stamp for the purchases they make. When you get a BINGO or even better, a Black Out, shoppers will leave their card at any chamber business to be entered in weekly drawings. The first drawing is Friday, December 7th.

Community Development: Jared will look to wrap up the South Dakota Change Network project and grant this December. The final phase of the project will be to development welcome packages for new residents to the community.

Unfortunately, due to winter weather, many of the events during the annual Country Christmas weekend were cancelled or postponed. We hope some of these events will continue to get rescheduled.

The CDC again contributed to the annual WHAM banquet this November by supplying them with Rooster Rush apparel acquired through a grant of \$416 in product from South Dakota Tourism.

The CDC's Welcome Signage Committee has been working diligently to create a plan that will bring several new welcome signs to various areas of Centerville. We believe a few of these options will even go up yet this year. The most impressive of these signs will include a large-scale pack light welcome sign on the school's athletic complex as you come into town from the northeast. These signs will be nice additions to the community.

The CDC will host our first attempt at an annual Community Gala and Awards Banquet which will be held Friday evening December 14th at the Legion. The planning committee is working hard on the details of this event and it is shaping up to be a great celebration. We hope this event is a great way to build community pride and volunteerism.

Recruiting Young Families and Alumni: As part of the CDC's strategy to connect with Centerville's youth and grow our local own, Jared will again be coaching two Junior Achievement courses at the school. The first of the two got started in November with the 8 graders and JA "It's My Business", a class on entrepreneurship. The second will take place after the first of the year with JA "Titan" with the seniors.

Grant Opportunities: The City learned that their GF&P Land & Water Conservation Fund Grant application that was submitted in October did not make it to the final round of consideration for funding. The grant was again highly competitive with only about 30% of applications will be funded this round. The State believes there will be another grant cycle opening in early 2019 that we may be able to apply for again.

Jared has continued to represent Centerville at the Pre-Disaster Mitigation Plan Update meetings in Parker over the past few months. With this process the potential for Hazard Mitigation Grant dollars will come into plan once the County plan is updated. Conversations with SECOG and the City Finance Officer on the potential for applying for this opportunity in order to help fund a new bathhouse/tornado shelter in Centerville have led us to determine the timing is not currently right to move forward with the grant due. The County plan update will technically not be update in time to apply and waiting will give the City more time to budget for the potential opportunity and some of the initial upfront costs.

Conferences & Training: The first convening of the Community Creativity Cohort that Jared and the CDC have been accepted into was held November 5th through the 7th in Chaska, MN. One of the main grant requirements is participation in annual each annual cohort gathering over the next 3 years. This participant-led, capacity building program supports organizations that are willing to make art and culture central to problem solving. With this opportunity the CDC hopes to create a hub for art and culture to happen in Centerville. We are excited to be a part of this opportunity.

