

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

Housing: The 111 Broadway Street housing rehab project is starting to take shape. S&P Construction of Centerville has been doing a great job on the tear out and cleanup of the interior. You can really start to see the potential the home has and the vision for where it is going. We have a solid plan in place for the home with the budget we are hoping to stay under. As always with projects of this nature there have already been some unforeseen challenges and costs along with it. We are currently working through our South Dakota Housing Development Authority funding application. The application is long and tedious. We hope to receive assistance for the remodel costs just to make the project feasible. The hope is to have the home ready to hit the market this summer.

The CDC's 1050 State Street home construction is moving along nicely as well. When speaking with the homes identified buyer recently, he expressed that we are meeting his expectations and the construction is actually ahead of where he expected to be at this point. The spray foam is finished, the electrical rough in has been inspected and the plumbing inspection is complete as well. The HVAC is well on its way to completion. The sheet rockers have measured and are lined up to come shortly. The siding is approximately 50% complete. The flooring has been ordered and paid for. The home will be a wonderful addition to the neighborhood when it is all said and done this spring.

Three CDC owned lots were cleared in January to make way for new housing opportunities. 111 Iowa St, 121 Iowa St and 140 Iowa St were all cleared. This has been well received in that neighborhood and has gone a long way towards our efforts to clean up blight in the community. There are already two housing projects scheduled to go up on the 111 and 121 lots in 2019. The 121 Iowa home is already spoken for and will bring a new couple to the community.

The CDC has been marketing their residential lot on Dakota St as well. There has already been verbal interest and potential buyers that have reached out with interest in purchasing the lot for housing development. We believe we will see this lot sold in 2019 to spark another housing project.

The CDC is currently conducting a Housing Needs Survey. A link to the survey is available on the City website or through the community Facebook page. To date we have already had over 100 responses. We are getting some great data back from the survey already. This will be great information to review and consider as we plan and prepare to move forward with more housing projects in the future. From the information gathered around this survey we also hope to get the information out to the public with newspaper articles, Facebook posts and printed results. The CDC is also considering hosting a public meeting on housing. For this public meeting on housing we would invite citizens in as we discuss the results and feedback from our survey. We would also invite local and regional builders, contractors and subcontractors to come and discuss ways they may be able to partner with the CDC on housing projects in the future.

Business Development: The CDC continues to help facilitate bringing Mr. G's Tires to Centerville. This tire and oil change business based out of Freeman is inching close to being ready to open their second location which will be located at the old Ford Garage building in Centerville, formerly known as the Centerville Garage. The

deal will bring the new tire and oil change option to town along with the anticipation that they will provide light mechanical work as well. Thomson Agency who currently operates out of the front portion of the building on its east end will remain in the building as well. We have been working hard to get everything in place to see Mr G's open yet this winter. Things continue to move slower than we had anticipated, but based on everything we currently know we remain confident we will see this new business open its doors soon.

The CDC has received confirmation from Pollman Excavation that the demo of the two abandoned "Roundies" buildings downtown will take place yet this winter or early spring. Mike Pollman was the low bid for the tear down and informed us that he has about 3 projects scheduled to complete before he can get to ours. We are excited to see these two unusable buildings be cleared to make way for new opportunities.

We continue to have conversation with a few of the vacant building owners in our downtown. With the City looking to again push the vacant building ordinance we hope to have conversations with commercial property owners about what this means and what might be able to be done to remedy the situation.

The CDC is looking to partner with a social media expert to be able to offer a seminar to local business owners on the basics of Facebook Marketing. We are still in the beginning planning phases but believe there are several local businesses that could benefit from a course like this.

The CDC continues to provide resources and guidance to an entrepreneur that intends to open a coffee shop/café. The plan is to help see this new business become a reality in downtown Centerville by this Fall. The business would focus on higher end coffee and a breakfast menu. The space may also serve as a gathering space for a mission-based church.

Community Development: The CDC completed two of the four welcome sign projects they have planned for this year. One was added to the west entrance of town on the old sale barn and the other utilized the empty sign case in front of Star Energy on the South end of Broadway. Both are a nice vibrant addition to the community as you come into town. We continue to plan and make preparations for the other two signs we have planned on the beach road and on the athletic complex.

The CDC is looking at continued ways to support the Community Innovation Teams formed out of the Empower process. We will be looking at opportunities to further their efforts including opportunities for grants and fundraisers.

Recruiting New Residents and Alumni: As a part of the Change Network program the CDC continues to put together the new community member welcome packets. We hope to give new community members moving to Centerville as much information on the town as possible and them feel more welcome to the community.

Grant Opportunities: The CDC has started the process of applying for Housing Opportunity Funds through the South Dakota Housing Development Authority. We are looking for funding assistance for our housing rehab project at 111 Broadway. The program is now on an open cycle. We hope to get our application reviewed by their board either at the February or March meeting.

Jared is working with SECOG to wrap up Centerville's portion of Turner County's Pre-Disaster Mitigation Plan Update. Each community within Turner County is expected to have representation in order to do a full update of the plan. Being a part of the update also opens doors to future FEMA grant opportunities.

With the new year comes new opportunities to apply for Wellmark Foundation Grants. These grants are awarded to winning projects that put an emphasis on community health and exercise. The CDC will again be looking into the opportunity to apply.

Conferences & Training: In January the CDC Board had a review of their updated strategic plan which was facilitated by Dakota Resources. The CDC is in the midst of updating their mission, vision and values statements. We are developing a set of detailed goals for 2019 and a work plan.

Jared attended a quarterly regional Economic Development Summit in Mitchell on January 10th where the focus was on the Importance of a Workplan and How to Demonstrate Economic Development Results to your audiences.

On February 5th Jared will attend a seminar in Madison, SD on preparing a winning RFI proposal to site selectors. The event is hosted by East River Electric.

March 20th through 21st Dakota Resources will host a gathering on Communications Training in Fort Pierre.

April 10th and 11th is the Governors Conference on Economic Development in Sioux Falls.