

CENTERVILLE DEVELOPMENT CORPORATION REPORT

03/04/19

By: Jared Hybertson

Business Development: The Development Corporation continues to work diligently to help facilitate bringing Mr. G's Tires to Centerville. This has been a lengthy process to get everything squared away for this opportunity to happen and we are still finalizing the details on everything. The tire and oil change based business based out of Freeman has been working on opening a second location in Centerville to be located in the old Ford Garage building off Broadway. The CDC continues to work on this and we believe we should have a definitive answer one way or the other in the next week or two.

Demolition of the two abandoned "Roundies" buildings downtown is scheduled to take place near the end of March. Mike Pollman of Pollman excavation turned in the low bid for the tear down. We have been holding conversations with potential investors that may have interest in the lots once cleared. The Development Corporation is excited for the new potential opportunities this will bring to our downtown.

With the City again looking to push the vacant building ordinance for commercial buildings in the Central business district, we hope to see continued strides towards toward properties becoming available for commercial use. We have seen some positive developments with this recently and hope to see more. The CDC is currently working to find suitable available space for two entrepreneurs looking to start businesses in Centerville. The vacant building ordinance may play a crucial role in helping to see space become available for these new businesses to happen.

Christiana Ostrem will officially be announcing that she intends to open a coffee shop/café in downtown Centerville later this year. The Dev Corp has been offering her guidance and resources for various business planning and businesses assistance. This will be another exciting new business to open its doors in downtown Centerville.

Housing: Construction of the 1050 State Street home continues to move along nicely. The buyer has committed to doing some of the work on the to complete the home. Construction is on track for the home to be completed sometime in April. The home will be a wonderful addition to the neighborhood.

S&P Construction of Centerville has really been making progress on the CDC's rehab home at 111 Broadway Street. Tear out and cleanup of the home's interior is nearly complete. Currently new sheetrock is going up throughout much of the home. The interior will be ready to paint soon. We have submitted an application for review to the South Dakota Housing Development Authority's Housing Opportunity Fund. We are hopeful to receive assistance for the remodel costs just to make the project feasible. It will be reviewed at their April board meeting and we should know shortly after that.

With the CDC owned lots at 111, 121, and 140 Iowa Street cleared we can now make way for new housing opportunities. The 121 Iowa St lot is spoken for and the CDC is currently working with the buyer on the home the buyers have selected from Superior Homes Inc. Dirt work will begin this spring and the home will be completed this summer. The CDC also has plans for their next spec home to be built at the 111 Iowa St lot.

Construction of this home will start at the same time as the 121 Iowa St home in order to save on site prep costs. Two new homes on this block will bring big improvements this part of town.

The CDC recently had two interested parties in their 130 Dakota St lot. We are working on a purchase agreement with the couple who had the highest bid. They have informed us they intend to build on the lot this summer. We are excited to help be the catalyst for another new home to be built in Centerville. We hope to continue to identify other available areas of town that will work for housing so that we might be able to find another usable lot for the other interested party.

We closed our online Centerville Housing Needs Survey at the end of February. The survey was we created in order to get feedback and insight for the future off housing. We received some great data and comments from the survey. We are now putting everything together to get the results out to the public. We will be putting an article in the newspaper and on Facebook. The CDC is also looking at hosting a public meeting on housing to discuss this topic and the results of the survey more in depth.

The CDC is looking into an opportunity to update the City's Housing Needs Study. The South Dakota Housing Development Authority is again providing matching dollars for communities that are interested in updating their housing study. Centerville did this back in 2013. It is recommended to keep these studies up to date and say they start to become outdated around the 5-year mark. The study is done by an outside professional service that comes in and collects that data to develop the finished product. With our current focus on housing in Centerville this may be an ideal time to take advantage of the incentives offered to update ours. We will be working the SD Housing, and SECOG, as well as approaching the City to partner with us to update the City's Housing Needs Study.

With the current housing shortage in Centerville the Centerville Development Corporation continues to look at all potential opportunities for new housing development in Centerville. Currently there is only one available listing on the market for sale in Centerville. The demand is there for all types of housing in Centerville and we do not see this demand slowing down anytime soon.

Community Development: The CDC is working on the details of the two remaining community welcome signs we will be looking to complete this spring. We will be working with the school and some of the shop and FFA students to help complete the beach road entrance sign. The athletic sign will be the biggest of the welcome signs and will be placed on the track and football athletic complex. We anticipate both going up this spring.

The Empower Innovation team focused on bringing a revitalized look to Centerville's downtown is once again discussing what the group believes to be its priorities and an action plan to accomplish many of these improvements this spring and summer. Some of the ideas include adding old fashion street lamps, hanging flower baskets, updated City banners, flower pots, sitting areas, and other various miscellaneous items to improve the downtown. The group has the backing of the CDC in its efforts and hopes to make these improvements a reality in the near future.

Through the SD Change Network opportunity, the CDC nearly has the new community member welcome package program wrapped up and the new welcoming tools ready for distribution to new community members to town. Newcomers to Centerville will receive welcome bags with information on Centerville when they come in to set up water & sewer service. The bags will have important information on Centerville and its

businesses. The bags will even include some Centerville Chamber Bucks for the new residents to spend at any local Chamber Business. We hope the new program is well received and serves as a nice way to welcome newcomers to town.

Jared wrapped up Junior Achievement classes with the high school seniors last week. With focuses on business and entrepreneurship, the CDC helped support and teach the classes JA It's My Business to the 8th graders in the Fall and JA Titan this Winter to the seniors. These Junior Achievement classes help further parts of the CDC's mission to encourage entrepreneurship while also planting the seed for alumni to come back to Centerville and possibly start their own business.

The Tornado Days planning committee will be starting to work on the schedule of events for the 2019 Tornado Days Celebration. The dates are set for July 3rd through the 7th this year. There will again be many fun events and activities for all ages to enjoy. The celebration has continued to grow throughout the years and has been a great way to bring people into the community.

Recruiting New Residents and Alumni: The Centerville Community Facebook page continues to be a great tool for communication and advertisement of community events. We are currently up to 1,646 followers of the page. Featured articles announcing happenings in Centerville have been very popular.

The Dev Corp will also be ramping up its promotion of Centerville via the billboards we have available to us. The billboards that the CDC lease on interstate 29 will be getting a new look come summer as we look to promote Tornado Days on the space this year. As the community's largest celebration, we will look to spread the word in early summer leading up to the event. After the 4th of July we will look to switch the billboards out with another relevant advertisement of Centerville. The CDC will also look to be the group to finally address the falling down billboard on the corner of 19A and 46 this spring. The group is motivated to replace the old billboard with something updated and more eye appealing.

Grant Opportunities: The CDC has sent their preliminary Housing Opportunity Fund Grant application in to the South Dakota Housing Development Authority for preliminary review. With this program we are looking for gap finance funding in order to assistance with our housing rehab project at 111 Broadway. We hope to have everything finalized with our application in order to be reviewed by their board in April.

The CDC has again applied for the Wellmark Foundation's MATCH grant. The grant was again written for assistance with improving and expanding upon the camping area at Peder Larsen Park. We strongly believe that this area of the park would be a much-utilized area if the proper infrastructure was in place. As always this is a very competitive grant. We will hear back this summer on the potential of receiving funding. Wellmark's small match grant may also be a possibility to apply for later this year.

Jared will again be keeping an eye out for grant opportunities that can potentially assist City entities such as the Fire Dept and Police Dept. One such opportunity that will be coming available again is the Homeland Security Grant.

Conferences & Training: On February 5th Jared attend a seminar in Madison, SD on preparing a winning RFI proposal to site selectors. The event was hosted by East River Electric and featured national site selector Janet Addy from Ady Advantage. It was an interested and eye-opening seminar.

Through the South Dakota Change Network, Jared will have an opportunity to take advantage of an expenses paid trip to Fargo for the first ever multi-state Change Network Summit. The Summit will be a gathering of the Change Network award recipients in the tristate region. The summit will take place Sunday April 7th through Monday April 8th.

Jared will attend the Governors Conference on Economic Development in Sioux Falls on April 10th and 11th this year. This is the main conference for economic development happenings in the State. It is also a requirement of the EDDP Grant the City received for ED staffing.

March 20th through 21st Jared will attend a Communications Training in Fort Pierre hosted by Dakota Resources. The gathering will be the culmination of 3 previous interactive online webinars.

As an RCDI Community through Dakota Resources the Centerville Development Corporation has the opportunity to attend SDSU Extension's 2019 Energize Conference in Lemmon, SD and have hotel and conference registration paid for through Dakota Resources. Jared will plan to attend this event April 30th through May 1st. The conference features a focus on connecting innovation and entrepreneurship in rural communities.