

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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Business Development: Mr. G's Tires second location coming to Centerville is inching closer to becoming a reality. The Centerville Development Corporation has secured a lease and sublease agreement that will see Mr. G's open for business in the old Ford building off Broadway and along Garfield Street. The location was most recently known as the Centerville Garage. The Development Corporation is working on an agreement to officially purchase the building. The hope then is, if successful, Mr. G's will eventually turn around and buy the property from us. For now, it is a very positive sign that Mr. G's has been ordering equipment and starting to setup the space. They are advertising in the area for a mechanic and are now hopeful to open their doors in Centerville sometime mid to late April. We are excited to finally get this new business open in town.

The CDC owned properties at 613 and 617 Broadway Street formally known as Roundies are still scheduled to come down this spring. Due to the wet start to spring and road limits Pollman excavation will understandably be somewhat behind schedule on the project. With this demo the Development Corporation will look to make way for new potential opportunities within the downtown. It will go a long way towards helping to clean up the downtown area.

The Development Corporation continues to work with two entrepreneurs looking to start businesses in Centerville's downtown. We hope to facilitate finding them a suitable space to operate out of. We are having positive conversations with a couple property owners that currently have vacant commercial properties in Centerville. These spaces hold potential to make way for new business opportunities.

Housing: Construction of the 1050 State Street home will be completed near the first part of June. Jeremy Peterson who will be purchasing the home once complete has been working to complete the portions of the build that he has committed to. Building a home is always a very involved process with many unexpected twists along the way. But we feel we have navigated everything well and the project will be a success in the end. The home will be a wonderful welcome addition to that neighborhood.

There continues to be a housing shortage in Centerville. Currently there is only one home listed on the market. There is pent up demand for affordable housing in Centerville. The Dev Corp office has received several calls recently from realtors representing clients looking for housing in the Centerville area. This is a good sign but we will need to continue to find ways to meet the housing demand or opportunities will pass Centerville by. We continue to look for lots that may become available to develop on. We have also received several calls recently for rental properties in Centerville. These are all good signs that despite some of the challenges we face in Centerville people want to live here.

With the lots at 121 and 111 Iowa St cleaned up we continue with our plans to move forward and develop more housing in this area. We still have the couple that is committed to building in this area this year working with us, but we have hit some snags with the home they had originally selected from Superior Homes. We anticipate the project still moving forward this year, but likely with a different home builder. The CDC also still plans to move forward with their design for their next spec home to be built in this area. We hope to see two new homes on this block within the next year or so.

The sale of the CDC owned lot at 130 Dakota Street was completed at the end of March. The young couple that purchased the home will begin building a new home on the property this summer. This was a nice flip of a lot to help facilitate the eventual construction of another new home in Centerville.

The CDC's rehab housing project at 111 Broadway Street in Centerville is continuing to take shape. The home was nearly entirely gutted on the inside. New sheetrock is up and the interior paint is nearly complete. The front porch will be leveled next and turned into a more usable space. The kitchen floor and cupboards will also be going in soon. The home has a lot of character and once finished it will be a great little house in a desirable location on Broadway. With the current shortage of homes available in Centerville we hope the home will move relatively quickly. We will wait to hear from the South Dakota Housing Development Authority on whether or not our application for Housing Opportunity Fund dollars will be accepted. The assistance with the remodel costs may be required just to make the project feasible and reach a break even point.

The Development Corporation will look to take advantage of the unfortunate street conditions on the north half of Nebraska Street by putting in infrastructure for the 401 and 403 Nebraska Street Garden lots that we have acquired. With the street torn up the timing is right to tap into the water and sewer on the street to prepare the lots for future housing development.

After completely the online Housing Needs Survey and collecting all the data, the Development Corporation will look to host a Housing Summit that will be open to the public. We received some great data and comments from the survey. We plan to host this event on Thursday evening, April 25th at 7pm at the Senior Center. We will discuss the results of the survey and discuss future housing projects in Centerville. We want to facilitate discussions with potential builders interested in doing housing projects in Centerville. We also plan to have resources available on housing programs that may be beneficial. We hope that City leaders and anyone interested in future housing projects will attend.

Community Development: The CDC continues to work through the details of a new community welcome sign that will go up at the entrance of the school's athletic complex. We have finalized the design, color scheme and the details for the build with Ace Neon of Sioux Falls who will be creating the sign. This back lit sign will stand 16ft tall and will be very impressive as you come into town or attend a sporting event at the complex. This will be another great project to help build community pride.

The Dev Corp also continue to work on the wood and metal sign that will go up near the northwest entrance of town along the beach road. The shop and FFA students were able to complete their contributions to the sign with a metal cut out on the schools CNC machine. The sign has now been delivered to Sioux Falls where it will get powder coated and the wooden support frame will get built. We also anticipate this welcome sign going up sometime early this summer.

Centerville's Downtown Empower Team will look to implement some of their proposed downtown streetscape improvements this spring and summer. The team is focused on bringing a revitalized look to Centerville's downtown. The CDC has set aside dollars in their "Splash Funds" and will be doing a final review of the proposal along with the City. Ideas for improvements include, adding old fashion street lamps, hanging flower baskets, updated City banners, flower pots, sitting areas, and other various miscellaneous items to improve the look of the downtown. Jared will be meeting with a landscape architect from Landscape Garden

Center this week to look at options we may have and to start the process for getting some estimates on some of the proposed additions to the downtown.

The new community welcome packages are coming together. We are still collecting items from local businesses that want to contribute. Newcomers to Centerville will receive welcome bags with information on Centerville. The bags will have important information on Centerville and its businesses. Thanks to the Change Network Grant the bags will also include \$5 to \$10 dollars in Centerville Chamber Bucks 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.

Our Junior Achievement JA Titan class that we participated in with the Senior Class has completed and now the winning team from the class is in the midst of the State competition. The JA Titan course has a focus on owning and operating your own business and is a simulated game to see who can be the most profitable. We received word that they made it to the finals and are now moving into the Championship round. They have represented Centerville well and will be competing with teams from schools in Sioux Falls, Brandon and Yankton.

The Tornado Days planning committee met March 12th to continue planning and preparation of this years festivities. The schedule of events for the 2019 Tornado Days Celebration is coming together nicely. The dates for this year are set for July 3rd through the 7th . There will again be many fun events and activities for all ages to enjoy. This is the community's largest celebration and continues to grow each year.

The Development Corporation was helped to facilitate the start of a new fundraising opportunity for the Stan Schmiedt Athletic Complex improvements committee. Groups are still working through some of the details but the fundraiser will bring several men's soccer teams to the practice football field for a multi-day tournament with several dates in June. All funds raised will go towards the vision for the new crow's nest and concession stand they are working towards on the athletic complex. This event will also be a nice economic boost to the community as it will bring several people into the community that will shop here.

Recruiting New Residents and Alumni: The Dev Corp is currently working on a new design for our leased billboards on Interstate 29. With the new design we will look to promote the 2019 Tornado Days festivities. The billboards are one of our greatest assets for promoting Centerville.

The CDC will also be spearheading the rehab of the falling down billboard on the corner of 19A and 46 this spring. The group is motivated to replace the old billboards and has already been approached by several willing partners and investors. We have spoke with the DOT and we are confident we will be able to see progress on these by this summer.

The Development Corporation has been working on a new Community Happenings Calendar project that they are getting ready to launch in April. The calendar will be put on the City's website, but also printed and placed in table top displays throughout various businesses in town. The fronts of the displays will have the calendars and the backs will be open to various opportunities to promote the community. This time around we will feature current job openings in Centerville. We believe this will be another great way to keep people involved in what is happening in the community.

Grant Opportunities: Review of the CDC's Housing Opportunity Fund Grant application to the South Dakota Housing Development Authority will take place in April. If successful we hope to secure up to \$30,000 in gap financing in order to assistance with our housing rehab project at 111 Broadway and to help make it more feasible.

In early May we will hear back on the Wellmark Foundation MATCH grant that we applied for to assistance with funding to improve and expand 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.

Jared again plans to assist the Centerville Fire Department with a grant application for the Volunteer Fire Department Assistance Grant. We were successful last year in helping to secure \$4,000 towards their fire equipment needs and we will hope for a similar outcome this year.

Conferences & Training: On March 20th and 21st Jared attended a Communications Training in Fort Pierre hosted by Dakota Resources. The gathering was the culmination of 3 previous interactive online webinars. This training will help the Centerville Development Corporation better develop its Communications Plan and the strategies that go along with it.

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 and is the primary ED conference of the year.

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.