

## CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

**Business Development:** Mr. G's Tires officially opened in Centerville in April. The Centerville Development Corporation secured a two-year lease agreement with Mr. G's to operate out of the old Ford building off Broadway and along Garfield Street. We are excited to finally have this very needed new business open in Centerville. They will be joining the Chamber of Commerce and we will be holding a ribbon cutting for them in the near future.

The Development Corporation is currently working with and providing guidance to two entrepreneurs looking to start businesses in downtown Centerville. We hope we can help these two business ideas along. Space to open new businesses is limited. We were saddened to hear the news of Goodness to Go closing its doors, but we do not believe the building will sit empty long.

The Centerville Development Corporation has a verbal agreement and a contract drawn up to purchase another building in our downtown that has sat empty for years. Without going into too much detail until the deal is inked, we are excited about this potential opportunity and the vision for this space. We believe we can help facilitate another wonderful new opportunity in our downtown.

The old Roundies Buildings on Broadway are still scheduled to come down as soon as contractor Mike Pollman is able to get to town to do the tear down. Due to the wet spring and road limits Pollman is understandably be behind schedule on the project. We will look to make way for new potential opportunities within the downtown once these buildings are cleared. We have been having conversations with potential investors and businesses who are possibly interested in the space.

Jared will be meeting with the Central Plains Dairy Foundation Community Relations Initiative Team in May. The team is interested in the work being done in this region and how we might work together to foster welcoming and inclusion of our immigrant workers in this area.

**Housing:** The Development Corporation hosted its Housing Summit April 25<sup>th</sup> at the Senior Center. The focus of the event was conversations around the future of housing in Centerville and how we might partner together to continue to meet the demand for housing. Although the attendance was lower than expected the event drew in a few contractors, developers and resources providers from around the region. There were a few interested parties from the community as well and for those in attendance there was some really good discussion on Centerville's housing needs. The CDC presented data from the recent Housing Needs Survey and the date that was collected.

Centerville continue to be in a housing shortage. We are seeing homes hit the market and sell in a matter of a few days. The Development Corporation continues to keep an eye out for lots and homes that might be available in order to facilitate housing opportunities. We continue to receive calls inquiring about available homes both for sale and for rent. The Development Corporation will be looking to continue to develop the infrastructure on some of the lot they already currently control as well. This will make the lots more desirable and feasible for future housing projects.

Final construction on the CDC's 1050 State Street house is scheduled to be completed near the first part of June. Jeremy Peterson and his wife Liz will be closing on the home shortly after that. The home is looking good and it will be wonderful improvement to the neighborhood.

Things are looking a lot different on the north end of Iowa St. CDC housing projects at 111 and 121 Iowa St are starting to take shape. Last week we saw the holes get dug and the foundations poured on both properties. The project at 121 Iowa is a Custom Touch Home that is committed to by Carroll and Cynthia Marohl who will be moving to Centerville from Sioux Falls. The Custom Touch Home is scheduled to be set sometime in June with onsite work to take place after that. The Marohls will purchase and be moved into the property this summer. The home going up directly to the north at 111 Iowa will be the CDC's next spec home build which will go up over the next several months and hit the market in early spring of 2020. These housing projects will go a long way in helping to improve upon this neighborhood as well.

The CDC's housing rehab project at 111 Broadway Street in Centerville continues to move along nicely. S&P Construction of Centerville is the general contractor and continues to move things along on the home. The inside work on the home is nearing completion. When it is all said and done this will basically be a complete remodel. S&P hopes to get on the roof here in May to start with putting new shingles on. The CDC 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. We anticipate the home being ready to hit the market sometime in June.

The CDC continues to work with SECOG on the process for updating Centerville's Housing Needs Study. The study was last done in 2013. With the approval and backing of the City, along with funding from both SECOG and SD Housing we will look for this process to get started later this year.

**Community Development:** In partnership with the Centerville Development Corporation, Centerville's Downtown Empower Team continues with its preparations to implement their proposed downtown streetscape improvements this spring and summer. In the works are plans to add old fashion street lamps, hanging flower baskets, updated City banners, flower pots, sitting areas, bring back the old drinking water fountain, and other various miscellaneous items to improve the look of the downtown. We hope to work in corporation with the City to accomplish the installation of these improvements.

The CDC continues to work through the details of two new community welcome signs. One will go up at the entrance of the school's athletic complex. This sign will be very impressive as it will be back lit and stand 16ft tall. Ace Neon of Sioux Falls has the sign ready to go. We are just waiting for the weather to cooperate in order to set the sign. The other entrance sign will be a custom wood and metal sign that will go up near the northwest entrance of town along the beach road. The sign is currently in Sioux Falls getting powder coated and while the wooden support frame is being custom built at a shop in Tea. We also anticipate this welcome sign going up sometime early this summer once conditions allow.

The Tornado Days planning committee continues to work hard on the preparations for this year's celebration. The group will meet again Tuesday, May 7<sup>th</sup> at City Hall to continue working through details. The schedule of events is coming together nicely and a final version should be ready for release in a matter of days. We will

also see our interstate billboards advertise for the event in May. This is the community's largest celebration and continues to grow each year.

The Stan Schmiedt Athletic Complex improvements committee will be working on a multiday fundraiser that will bring several men's soccer teams and their fans to town several dates in June. All funds raised will go towards the vision for the new crowd's nest and concession stand they are working towards on the athletic complex. This event will also be a nice economic booster to the community as it will bring several people into the community that will no doubt shop at our stores.

**Recruiting New Residents and Alumni:** Within the CDC's key areas of focus has always been the effort to consensually work on Recruiting New Families and Alumni to Centerville. This spring and summer we will continue with two programs we have implemented in order to support this focus. Jared will again be meeting with high school seniors from Centerville High School to do our Senior Surveys. These surveys ask the seniors various questions about their experience in Centerville and their interest in returning one day. The hope is the conversation plants that seed that Centerville truly does want them back someday and insures them that there will be opportunities for them here. The other project we started just last year in 2018 is the Little Ms. & Mr. Centerville 3<sup>rd</sup> grade essay contest. This project with the 3<sup>rd</sup> graders is another great way to positively reinforce all the Centerville at an early age.

The CDC will be meeting with representatives from Pump & Stuff to form a plan to rehab the falling down billboard structure on the corner of 19A and 46 as soon as possible. Pump & Stuff approached the Dev Corp about assisting and collaborating on the project. Both entities are motivated to replace the old billboards.

The launch of the new Community Happenings Calendar in April was met with positive reviews. The calendars promote the various events taking place around Centerville each month. With these calendars the Development Corp will also look to revamp and add to the City's website and the navigation for finding more information on these various events.

The Dev Corp has finalized a new design for our leased billboards on Interstate 29 which will feature an advertisement for this year's Tornado Days Celebration. These billboards continue to be one of our greatest assets for promoting all things Centerville.

**Grant Opportunities:** The CDC hopes to hear back on their 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.

We heard 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. Unfortunately we were again unsuccessful in our efforts. The difficulty in with this application is trying to tie camping to health and wellness. We still strongly believe that this area of the park would be a much more utilized area if the proper infrastructure was in place for camping. As always this was a very competitive grant process with only less than 20% of applications being funded. We will look to tweak our application and try again this year for the Wellmark SMALL Grant application for the same project concept. This grant application opportunity is due in June.

Jared will again 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.

Sara Lum, new planner from SECOG will be meeting with us in Centerville on Monday, May 13<sup>th</sup> to discuss various opportunities including the DOT's 80/20 match TAP Grant opportunity that is currently available for transportation alternative projects.

**Conferences & Training:** Due to weather, the Governors Conference on Economic Development in Sioux Falls on April 10<sup>th</sup> and 11<sup>th</sup> was cancelled this year. Jared will be following up with members of the GOED for one on one visits to stay on top of what is happening at the State level and what programs are available.

As an RCDI Community through Dakota Resources Jared had the opportunity to attend the SDSU Extension Energize Conference in Lemmon, SD at the end of April with hotel and conference registration paid for by Dakota Resources. The conference had a featured focus on innovation and entrepreneurship in rural communities.

Dakota Resources will be hosting their annual rural Housing Conference May 22<sup>nd</sup> and 23<sup>rd</sup> in Wall. Dakota Resources learning network participants and their board members are encouraged to attend.

The annual RuralX Conference will again take place in Mitchell on the campus of DWU this July 19<sup>th</sup> & 20<sup>th</sup>. This conference focuses on rural vitality in small communities and brings rural shapers from across the state together for collaboration and learning.