

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

Business Development: The Development Corporation continues to try and find creative ways to be proactive in addressing the empty vacant commercial buildings in our downtown. We continue to work with property owners in order to help try and facilitate potential new businesses in Centerville. Discussions are happening and we believe things are moving forward with at least three currently vacant buildings in our downtown that will be filled with a new businesses before the end of this year. The CDC has a purchase agreement in place for one of these empty buildings downtown that has sat vacant for over 15 years. We hope to utilize the space for the vision the Community Creativity Grant was intended for and help create a unique shared space.

The Centerville Development Corporation will close on the old Ford Garage building June 4th and officially take ownership of the property that Mr. G's Tires is currently leasing. Thomson Agency will continue to operate out of the front of the building. If everything goes well and according to plan Mr. G's Tires will purchase the property from the Development Corporation in the next few years. The Centerville Chamber of Commerce will hold a ribbon cutting for Mr. G's Wednesday, June 5th over the noon hour.

Demo of the old Roundies Buildings on Broadway are still currently on hold. We still hope to get these properties down yet this year to clean up the area and to make way for new opportunities in our downtown.

Housing: A harvest document of the discussions from the Housing Summit the Development Corporation hosted is currently available online along with the Housing Needs Survey that was done. We believe these two documents will serve as tools to guide us as we move forward with housing development in our community.

Jared attended the Dakota Resources Housing Gathering May 22nd and 23rd in Wall, SD. The gathering brought several rural communities that are focusing on housing in their communities together for facilitated conversations on ways rural towns are getting housing done in their communities. Their we several good speakers and lots of good takeaways.

The 111 Broadway Street housing rehab project continues to see lots of progress to the inside. Interior painting is starting to get wrapped up. The cabinets have been delivered and will be hung the first week in June. The bathroom is coming along nicely as the shower has been installed. The front porch area has been level and the wall will get redone in that area next. We see more and more progress like this weekly. Weather permitting, we will still be on track to see the home hit the market this June.

Centerville continues to see a very strong housing market. Homes continue to sell quickly, often by word of mouth. The CDC continues to put a heavy focus on housing and the conversations it will take to keep moving housing forward in Centerville in order to meet the demand. A lot goes into making things happen and that does not appear to be slowing down any time soon.

Besides a few exterior projects that will be wrapped up in escrow, our housing project at 1050 State Street is all but complete. Buyers Jeremy and Liz Peterson were granted early occupancy of the home and we will officially wrap up closing on the home this first part of June.

On site work on the CDC's housing projects at 111 and 121 Iowa St have slowed a bit due to the wet weather conditions. But off-site work for the Custom Touch built home continues at their location in Madison. The home is still on track to be wrapped up and ready to move down here sometime in June. The buyers, Carroll and Cynthia Marohl have been involved in the decision making from the beginning. If the weather starts to cooperate for the remaining on site work the Marohls will purchase the home and be moved in yet this summer. The home going up directly to the north at 111 Iowa will be the CDC's next housing project after the Marohl house.

The CDC and City are working together to compile the final documents that SECOG needs to start the process of moving forward with updating Centerville's Housing Needs Study. Our current study is 6 years old. The updated Housing Study will also be an excellent tool as we continue to move forward with our focus on housing in Centerville.

Community Development: There was big excitement with the new community welcome sign that went up last month at the entrance of the school's athletic complex. The sign is very impressive as you come into town. The sign will soon have power to it in order to be backlit in the evenings. The school has secured some funding in the form of a grant from the Centerville Area Foundation for landscaping improvements around the pillars at the base of the sign.

The final entrance sign that will complete the CDC's project to add more appeal to the entrances of town will be a custom wood and metal sign that will go up near the northwest entrance of town along the beach road, welcoming visitors from that direction into town. 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.

Promotion of the 2019 Tornado Days Celebration is in full swing. The schedule is on the City website and we are hitting social media hard with promotion of various events. The change out of our interstate billboards advertising Tornado Days went up the end of May and look great. It should be great visibility for the event.

The Downtown Empower Team continues to move forward its plans for several improvements to the downtown area. The old fashion street lamps have been ordered as well as the hanging flower baskets. New Centerville banners are being selected to go on the new lights as well. The group will continue to narrow down selections for additional flower pots, landscaping and the drinking water fountain. We hope to work in corporation with the City to accomplish the installation of these improvements that will help beautify the downtown.

Recruiting New Residents and Alumni: With the work the CDC does to recruit new families and alumni to Centerville we have once again met with the 2019 graduating class and compiled the results of the surveys we do with them again this year. These surveys ask the seniors various questions about their experience in Centerville and their interest level is in returning to Centerville 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 surveys actually end up being very valuable. Also, along these lines we do the Little Ms. & Mr. Centerville 3rd grade essay contest with the school. We have the essays back and will be putting those in the paper soon. The finalists will get narrowed down for voting on the winner at the bank.

A plan for rehab of the falling down billboard structure on the corner of 19A and 46 is still in the works. Flooding has been a concern but hopefully we are moving past that now. Pump & Stuff has approached the Dev Corp about assisting and collaborating on the project. Both entities are motivated to replace the old billboards. We are formulating a plan.

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 will again pursue the Wellmark Foundation Small MATCH grant opportunity. In the past we have applied for to assistance with funding to improve and expand upon the camping area at Peder Larsen Park. 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. We will look to tweak our application and try again for this opportunity for funding.

Jared and Kristin met with new planner Sara Lum from SECOG May 13th to discuss various opportunities grant opportunities we may want to look at including the DOT's 80/20 match TAP Grant opportunity which might be an option for assistance updating some downtown sidewalks. We will also plan to have conversations with SECOG and the DOT on potential opportunities with the Community Access Grant that will be becoming available again.

Conferences & Training: Jared attended the Dakota Resources Housing Gathering May 22nd and 23rd in Wall. Again this was an excellent conference that focused on solutions for affordable housing in rural South Dakota.

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