

## CENTERVILLE DEVELOPMENT CORPORATION REPORT

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**Housing:** The CDC and City of Centerville received positive news back on their applications to both the SD Housing Development Authority and SECOG on their request for funding assistance towards Centerville updating its Housing Study. We will receive \$2,500 from SD Housing and \$1,250 from SECOG towards the \$5,000 total cost of the update. We will now look to plan when the update might take place. We truly believe the housing study update will go a long way in assisting us with the planning for future housing projects in Centerville.

The Marohl house at 121 Iowa St continues to come together. The onsite plumbing and HVAC work is basically done. The on-site electrical is wrapped up. The utilities companies have been notified and we are on their list to bring power and gas to the home. The garage has now started to take shape with walls going up and trusses to be worked on this week. We will continue with the remaining on-site work and hope to wrap on the home this fall. We anticipate the Marohl's closing on the home and being in it before November 1<sup>st</sup>.

The CDC will turn it's focus more to our 2019-2020 spec house as well this fall. The home at 111 Iowa St next to our Marohl House project will start to take shape before winter. The foundation is in and the garage floor is poured. We anticipate this home being complete and ready to hit the market in the spring of 2020.

We are wrapping up the final touches on our rehabilitation project home at 111 Broadway St. With the main level completely redone, we are now working to address the basement. Drain tile and a new sump pump will be added. We are also adding a new front porch and some landscaping for additional functionality and curb appeal. We had two class periods of shop/FFA kids that came out this past Friday to help with some of the landscaping up at the house. They were able to get a good amount accomplished. The lawn is starting to be addressed this week as well. We will put new grass seed on the lawn this month. The last thing to address may be the exterior trim around the windows. The project has taken longer than we anticipated but we fully anticipate having everything done and ready for the home to hit the market by the end of this month. The \$40,000 grant for gap financing we received from South Dakota Housing does come with some income restrictions for any potential buyer, but it will really help us keep the project feasible.

The water lines were dug, ran and installed to the CDC's lots at 401 & 403 Nebraska Street. Two water shut off curb stops were installed on the higher sides of the lot on the north and south sides. The CDC hopes to develop this desirable area in the next couple years. With this being a low-lying area we would be looking at construction either being slab on grade or on a crawl space. These would lend themselves to more of a senior friendly living type home.

The CDC recently acquired another desirable piece of property for a potential future housing project. We closed on a nice size lot at the north end of Florida St in mid-August that we are excited about. We have had our eye on the property for awhile now. Several months prior the CDC was approached by a family looking for an oversized lot to build on and we believe this might be a possible fit for them and that we could see progress rather quickly.

**Business Development:** With the Centerville Development Corporation's recent purchase of the old Leader Building at 616 Broadway St we will now be going to work on cleaning out the building and getting it ready for renovation. It will be a large undertaking. We hope that we can spend fall and winter on the renovation and have the building ready for use sometime next year. We will be putting the plan for the community creativity grant to work within the space and hope to renovate the building and create unique opportunities for the space.

Representatives from the Governors Office of Economic Development met with Jared in August to discuss what potential Centerville may hold for a business looking to relocate to our region. The GOED is trying to assist in finding the business a suitable community. The business was primarily looking for an existing building but would possibly entertain building if a site presented itself.

The CDC was also contacted about another potential startup business opportunity in the manufacturing realm. This new business opportunity would again more than likely require the ability to purchase an existing building that would meet the needs of this start up. In order to be more attractive to future opportunities like these the Dev Corp may want to consider a speculator building for a new business.

The CDC has facilitated a meeting between Centerville Care and Rehab and regional executives from Lewis Drug in early August. The meeting will be to discuss the nursing home's growing need for integrating a point click care software and service to better serve its residents. The CDC was happy to help facilitate such an important discussion.

**Community Development:** Jared and the CDC continue to be actively involved in the downtown improvements project. We anticipate having the remaining welcome banners we are ordering in prior to homecoming week. The purple and gold banners will be impressive. The others that we ordered will be for the holiday season. Some of the other improvements we hope to have completed prior to the end of fall will be the new fencing for vacant lots and the planting of two trees in our downtown. The CDC did finalize a grant application to the Sioux Falls Area Community Foundation for an additional \$10,000 towards our downtown project. We hope to hear on this opportunity this fall.

The revamped Centerville Food Pantry has now been in the Centerville Rotary Club's hands for a little over a month. It has been a learning experience, but things have been going good. They have formed a food pantry board and have been able to staff the pantry every Wednesday evening using volunteer help.

Jared continues to interact with McQuillen Creative in Aberdeen on the vision for the video they will be producing on the Centerville Development Corp and the story of the nursing home. The film crew came to Centerville for about a half a day and spent time around the community. We are excited to see how the video turns out and to see it during this year's Empower Sessions banquet this October in Spearfish. We hope to also be able to use it as a promotional piece for Centerville after that.

This week at the monthly Centerville Chamber of Commerce meeting the group will review quotes they received from contractors to prepare the damaged billboards on the corner of 46 & 19A. The Chamber will hopefully be the ones to spearhead redoing these billboards that have been falling apart and in need of attention for so long now. The goal is to see something redone with these before winter.

**Recruiting New Residents and Alumni:** The CDC and community had another successful year with the Centerville booth at the Turner County Fair this year. We were able to promote Centerville and our businesses and projects while also selling zebra donuts, milk and cookies, and iced coffee. We are still tallying the numbers as some of the invoices continue to come in but we feel we had another successful year of fundraising as well.

**Conferences & Training:** Upcoming community and economic development related conferences that Jared will be attending include Dakota Resources Community Engagement Conference in Webster on September 10<sup>th</sup> and 11<sup>th</sup>, the Empower Sessions in Spearfish October 18<sup>th</sup> and 19<sup>th</sup> and with the Community Creativity Grant, the next cohort gathering on October 28<sup>th</sup> through the 30<sup>th</sup> in Chaska, MN.