

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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Housing: Our housing project on 1050 State Street continues to move along nicely. The project is getting back on track after its slow start due to weather. The home is back on track to be completed this spring.

Our rehab housing project at 111 Broadway Street is continuing to move along. S&P Construction of Centerville is general contractor on the project. We feel the home has a lot of potential. The budget to complete the home is very tight. We plan to apply for some assistance through South Dakota Housing Development Authority this winter.

We have been told that the CDC properties at 121 Iowa Street and 140 Iowa will be torn down and cleared this January. This will go a long way to help clean up this area of town.

With the clearing of the 121 Iowa street home, the CDC will make way for another housing project to unfold in 2019. We have been working with a couple from Sioux Falls that wants to build in Centerville. This lot will be the location of a new home being built by Superior Homes of Watertown. The new home will be scheduled for completion sometime in June of 2019.

Keeping with our mission to spearhead one to two new housing projects a year in Centerville, the CDC will also plan to start another spec home build in 2019 that will also be located on Iowa street. Our hope is to build the most affordable, quality home that we can while trying to stay under a \$200,000 asking price.

The CDC continues to have conversations with engineers and developers on the potential for a new housing development in Centerville. It has been challenging to find affordable options for the development of infrastructure. We are closer to having a community housing needs survey ready to roll out for feedback. The survey will help us better determine housing needs in the community.

Business Development: The CDC continues to finalize details that will bring Mr. G's Tires to Centerville. We have plans in place that will see them set up shop in the Centerville Garage space on Broadway and Garfield. Mr. G's was hoping to open the doors to its second location several months ago, but due to several things out of our control they have been delayed. They have now told us they are shooting to be open for business February 1st.

The two abandoned "Roundies" buildings on Broadway in downtown Centerville are scheduled to come down sometime this winter. We are excited to see these two unusable buildings be cleared to make way for new opportunities. It will really change the landscape of our downtown.

New business Goodness to Go opened downtown in December and they have been very busy their first few weeks in business! The business is a take and bake food concept and also offers coffee and desserts. We are so glad they are off to such a great start.

The Centerville Chamber of Commerce wrapped up its Christmas Bingo for Chamber Cash holiday shopping promotion in December. Local shoppers were able to take Bingo cards around to local Chamber businesses in Centerville to receive a stamp for the purchases they made.

City Council has again been discussing what options the City might have available for enforcement of the vacant building ordinance that was adopted in 2017. The intent of the ordinance being adopted was to discourage commercial spaces from being utilized as cheap storage and turning into rundown, blighted buildings in our central business district. The Council may look to revisit this in the beginning of 2019.

Community Development: The CDC's Welcome Signage Committee continues to work through plans for several new welcome signs to various areas of Centerville. Two of the sign projects will go in the first part of January. One will be the addition of a welcome sign on the west entrance of town on the old sale barn and the other will utilize the empty sign case in front of Star Energy on the South end of Broadway.

Our Empower Innovation team focused on cleaning up and improving our downtown is again looking at areas that they might be able to have an impact on for Centerville's central business district. The group is narrowing down a proposal that will hopefully bring new appealing streetscape improvements to the downtown.

The CDC hosted the first annual Celebrate Centerville Community Gala and Awards Banquet which was held Friday evening December 14th at the Legion. The event was a big success! City officials, business owners, volunteers and several others actively involved members of the community gathered to celebrate Centerville's 2018 successes. We handed out several community awards and gave some charitable donations. We also laid the ground work for some things to come in 2019. The event was a great way to build community pride , celebrate volunteerism, and give people an idea of what the City and Development Corporation have been working on.

Recruiting New Residents and Alumni: We wrapped up the Junior Achievement course "It's My Business" with the 8th graders in December. The class put a focus entrepreneurship and creating a product or service that they could sell. The Junior Achievement course the CDC will take part in will be JA "Titan" with the seniors. This will get started sometime in January and have a focus on starting and running your own business.

The CDC will be working with the City to finalize the details for the new community member welcome packets. This project was the last portion of the Change Network project that Jared had been working on. We hope to give newcomers to the community as much information on the town as we can right away in hopes of making them feel welcome.

Grant Opportunities: The County Pre-Disaster Mitigation Plan Update we have been a part of will start wrapping up in January. Each community within Turner County was expected to have representation in order to do a full update of the plan. Being a part of the update also opens doors to future FEMA grant opportunities.

The CDC will be starting the process of applying for Housing Opportunity Funds through the South Dakota Housing Development Authority. The program is now on an open cycle year-round and reviewed monthly by their board. The application is lengthy but we plan to apply for assistance with our rehab house on Broadway in order to help make the project more feasible.

As we dive into 2019, we will be on the look out for any grant opportunities that might benefit the City or any of the projects or programs we are working on. The Development Corporation will do a review to determine what opportunities might make sense to apply for in 2019.

Conferences & Training: At their next meeting in January the CDC Board will do a facilitated review of their updated strategic plan, being one year into the plan's creation. At this time the board will also look to set detailed goals for 2019.

There are a few conferences and trainings that Jared plans to attend in the beginning of the new year. There is a quarterly regional Economic Development Summit in Mitchell on January 10th where the focus will be on the Importance of a Workplan and How to Demonstrate Economic Development Results to your audiences. On February 5th in Madison, SD there is a seminar on preparing a winning RFI proposal to site selectors. March 20th through 21st Dakota Resources will host a gathering on Communications Training at a location still to be determined. April 10th and 11th is the Governors Conference on Economic Development.