

CENTERVILLE DEVELOPMENT CORPORATION REPORT

07/01/19

By: Jared Hybertson

Business Development: The Centerville Development Corporation has inked a purchase agreement to acquire the old Leader building downtown. The CDC has a closing date scheduled with Marie Williams to take place on or before August 1st. The building holds a lot of potential and is a unique historic property. It will require a significant amount of renovations. There are several big ideas for the space that will need to get honed down and dialed in. We do believe a portion of the space will be a good fit for the vision with the Community Creativity Grant.

The Centerville Development Corporation officially closed on and purchased the old Ford Garage building on June 4th. The space of course is currently being leased by Mr. G's Tires. We anticipate Mr. G's buying the property from the CDC in the next few years. The Centerville Chamber of Commerce held a ribbon cutting to officially welcome Mr. G's to Centerville Wednesday, June 5th.

Housing: The CDC officially closed on our 1050 State house with the sale to Liz and Jeremy Peterson which took place June 17th. Some of the remaining exterior work was escrowed and will be finished up now that the weather finally seems to be cooperating. This nice new construction will be a very nice comparable sale to have on the books for new future housing projects coming up in Centerville.

The Centerville Development Corporation heard back on their Housing Opportunity Fund Grant application this past week. We learned that our application was successful and we were awarded up to \$40,000 in gap financing towards our housing rehab project at 111 Broadway St. This was great news and will certainly help make the project more feasible! We will continue to work on the details of the grant with SD Housing.

The 111 Broadway St rehab project continues to inch closer to its completion. The roof has been re-shingled, the interior painting is basically complete, the cabinets and appliances have been installed, the bathroom new and nearly done, and the hardwood floors have been re-finished. The carpet will go in the bedrooms this week. The front porch will be one of the last things to wrap up on the house. Exterior painting and landscaping will also need to be addressed. Probably the biggest challenge yet to address will be finishing up the installation of drain tile in the basement and get it cleaned up. We hope to have the property wrapped up and on the market in July.

On site work on the CDC's housing projects at 111 and 121 Iowa St have continued to see setbacks due to wet weather conditions. We hope to finally see some progress again here in the beginning of July. Custom Touch Homes has the Marohl house built and ready to be delivered. Buyers, Carroll and Cynthia Marohl have sold their home and in Sioux Falls and are ready to make the move to Centerville. The home will be going directly on to the 121 Iowa lot as soon as possible this summer.

Community Development: Several of the downtown improvements that the Downtown Empower Team has been working are starting to take shape. The old fashion street lamps have arrived and are starting to be put in. The hanging flower baskets have been ordered and will be showing up before the 4th of July. The flowers for the baskets are in and we plan to get them up prior to Tornado Days. The first few new Centerville banners

that will go on the old fashion light poles are in. We are just waiting on the special-order brackets in order to hang them up. These should also arrive prior to Tornado Days and be up in time to showcase during the celebration. Additional pieces of the beautification will continue to take shape this summer and fall.

This was the 4th year that the Centerville Development Corporation and Centerville School have partnered to coordinate with the State FFA Association to bring students from their annual FFA East River Leadership Retreat to Centerville for various service projects. This past Wednesday on June 26th we hosted 62 students plus several faculty members to town. The students helped with landscaping at the football field, picked up trash, pulled weeds and grass downtown, painted curbs, assembled light poles, cleaned up the park, painted picnic tables, and even helped set the frame for a new welcome sign to be placed along the beach road. The students were a big help and it was great timing right before the big Tornado Days celebration over the 4th.

The final entrance sign that will go in near the northwest entrance of town along the beach road has been started and should be completed soon as well. We will be working on it again Monday July 1st in hopes of completing it prior to Tornado Days. The wooden support frame is up and we will hang the metal interior portion next to complete the sign.

The Peder Larsen Park improvements for this year continue to get completely. The two new basketball hoops have been installed and are up for use. The west park shelter continues to be renovated and will be nearly complete by Tornado Days. The long awaited custom sand digger project has been complete and installed in the sand box area.

Promotion of the 2019 Tornado Days Celebration has been in full swing for some time now. We have really been pushing the various events again this year and believe the celebration will be well attended again. We again have various radio promo appearances scheduled for Monday morning July 1st.

Recruiting New Residents and Alumni: Continuing to strategically use our community Facebook page to promote various stories and events taking place in Centerville has been very successful lately. Post reach and engagement is way up. Our pages reach in the month of June alone is near 33,000. We have grown the page to currently have 1,744 followers. We still believe our social media presence plays a vital role in staying in front of potential residents and alumni.

Conferences & Training: Jared attended the annual SECOG Resource Fair in Sioux Falls on June 18th.

Jared attended the annual RuralX Conference which took place in Mitchell on the campus of DWU June 19th & 20th. The conference focused on rural vitality for small communities.