

## CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

**Business Development:** We saw new business Chic by Carleigh officially open in downtown Centerville recently. The transformation of this building and space has turned out amazing! The community was excited to see this new business in our downtown that will bring more traffic and exposure. We fully anticipate Carleigh joining the Chamber of Commerce and being an active member of the Centerville business community for years to come.

Work continues on the old post office building on Broadway which will become home to The Seed Coffee Shop and Eatery in Centerville. The renovation of the building has been met with its own surprises and challenges for building owners Troy and Jennifer Knudson, but progress continues to be made. This historic building and space is going to be impressive was complete. The community is a buzz over the anticipated opening of the new business that will call the space home on the main level. This business will also be an exciting addition to our downtown. We hope to see this new entity to Centerville open sometime yet this fall.

The Development Corporation continues to develop a plan for the “old Leader Building” at 616 Broadway St that our organization has recently purchased. With all that we hope to encompass in this space we now believe we have a rough floor plan to incorporate it all. The focus will involve the Arts, the Chamber of Commerce and Centerville museum items. Getting the space cleaned out has been a process. We hope to get the roof repaired this fall and start on renovations inside shortly after. We plan to have the contractors lined up and a plan for renovation in place in the next few weeks. With the community creativity grant we received through the Bush Foundation our organization will be sending two representatives to their 2nd cohort gathering in October where they will have access to even more collaborative conversations and expert advice to help guide our project.

The CDC currently does not have a timeline for the demo of the old Roundies Buildings downtown. We still anticipate the buildings being torn down yet this year. These two dilapidated buildings just south of the greenhouse area were scheduled to come down last winter but the contractor has been delayed. Once these buildings are down it will create a nice space for a new building to go up in our downtown creating new opportunity for Centerville.

**Housing:** In September Jared met with Community Partners for the initial meeting that will start the process of updating Centerville’s Housing Needs Study. Community Partners is the Minnesota based organization that will be updating the study that was last done in 2013. Community Partners will continue to work on the update and meet with community leaders throughout the winter and into spring before presenting us with a final document. We truly believe the housing study update will go a long way in assisting us with the planning of future housing projects in Centerville.

The CDC’s 121 Iowa St housing project for the Marohl’s continues to take shape and progress is being made as the weather allows. The utilities to the home are all ran and connected. The onsite work with the garage, driveway and yard is still being worked on. We still remain hopeful for a Novemeber 1<sup>st</sup> closing date.

Weather pending the CDC still hopes to have the 111 Iowa St spec home buttoned up enough to work on through the winter months. With the foundation already in we will need to move quickly on this project, once the 121 Iowa St home is complete. This is the next CDC housing project that is for sale and will be available to purchase in 2020.

We finished up our housing rehab project at 111 Broadway St in September. Drain tile and a new sump pump were installed. The new front porch and landscaping were completed as well. New trim was installed around the exterior windows where needed. The yard was leveled, and new grass seed has been planted. The open house we hosted during the Friday of homecoming went well. We had close to 70 people walk through the home. Shortly after the open house the CDC board received a full asking price offer on the home. The offer was accepted by our CDC Board and the home is now sale pending. A closing will be scheduled for early November.

The CDC continues to plan for what its next housing project will be. We are researching the possible construction of more senior friendly housing concepts such as townhomes or twin homes. Based on our previous housing study and the current demand we believe this style housing option would go over well right now in Centerville. This type of project may take shape as early as the middle of 2020 but we are still working to find the right concept and partners.

The lot the CDC was able to recently acquire on Florida Street as a potential location for a future home or homes may already have a buyer. A family that came to the CDC several months ago looking for an oversized lot to build on has made an acceptable offer on the property and with it has agreed to the CDC's requirement that a single-family residence being built on the property within a 24-month period. This lot is now also sale pending with the anticipation that we will see construction of another new home starting to take shape soon.

**Community Development:** The CDC and Downtown Improvements subcommittee got word in September that we were successful in our grant application to the Sioux Falls Area Community Foundation. The group received a grant for \$10,000 towards their downtown revitalization project efforts. The most recent addition to the downtown through this project were the purple and gold Home of the Tornado Banners that were added just in time for homecoming week. The Downtown Improvements Subcommittee will now look at what remaining projects can be done this year and what will need to wait until 2020 to be completed. We are very excited about what these additional dollars will mean for Centerville's downtown. We want to work closely with the City on a plan for maintenance and upkeep of these items.

The CDC is again involved in the planning and organization of the Zombie Fun Run in Centerville this year. The event is a fundraiser for the Stan Schmiedt Athletic Complex and their vision for a new crows next building. This year the event will take place Saturday, October 12<sup>th</sup>. We hope this is another great community event.

Preparation and planning is underway for this year's Celebrate Centerville Community Gala. The planning committee is working to finalize this year's date for the event which will take place in either late November or earlier December. The event will again highlight various accomplishments throughout Centerville in 2019. We will have a meal and hand out several community awards. We still hope to make this an annual event in Centerville to promote community.

**Recruiting New Residents and Alumni:** The CDC continues to be involved in Junior Achievement with the school. This school year Jared will again be teaching the entrepreneurial class, “It’s My Business”, along with sharing teaching duties with Brad Preheim on “JA Titan” with the senior class.

Jared continues to try to add content to the City’s website and keep the centervillesd.com page fresh. We are looking into revamping some of the information and the layout of the site. We believe pairing content from the website and the community Facebook page is a good way to reach multiple audiences. We are looking at ways to become more active on other social media platforms as well.

In September the CDC again switched out the design on our leased interstate billboards along I-29. The new design promotes Centerville’s K-12 school system. Knowing that our school is such an important piece of our community we were very happy to partner with them on this project that promotes be the them and one of Centerville’s greatest assets.

**Conferences & Training:** Through our ongoing participation in the RCDI program through Dakota Resources, Jared will be attending the one-day Camp Capacity conference again this year in Sioux Falls on October 10<sup>th</sup>. The conference will focus on organizational leadership training, along with various other breakout sessions which will include such topics as philanthropy, marketing, workforce development, and leveraging resources.

Also having the conference and travel expenses paid, Jared will attend Dakota Resources Empower Sessions in Spearfish October 18<sup>th</sup> and 19<sup>th</sup> , as well as the Bush Foundation’s Community Creativity Cohort gathering on October 28<sup>th</sup> though the 30<sup>th</sup> in Chaska, MN. Both of these opportunities will help build our organizations capacity and provide great networking opportunities for future partnerships and resources.