

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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Housing: We are coming closer to a closing date for our rehab project at 111 Broadway St. The lenders appraisal on the property came back favorable and we are now just waiting to hear back on a date. We anticipate the sale being final by mid-November.

The CDC's 121 Iowa St housing project for the Marohl's is nearly complete. Weather delays have put us behind schedule but we are close and things are looking great with the project. We have allowed the Marohl's early access to the home and they have moved in. Most of the remaining exterior work should get wrapped up the first part of November with an official closing to follow.

With the wet weather our next spec home at 111 Iowa St has also gotten a bit behind schedule but we continue to plug away. Utilities will be ran to the home soon. Once the Marohl house is wrapped up the focus will shift quickly to the spec house and things will start taking shape quickly. We still anticipate the home being available for purchase in early spring of 2020.

On November 8th we will be meeting with engineers from Banner & Associates at the garden lots on Nebraska St. to discuss drainage and what steps will need to be done in order to develop the lots. The CDC Board strongly believed documentation and an engineer's report will be important prior to building on the area.

The CDC has already turned around the lot we recently purchased on the north end of Iowa St. The local family that has purchased the lot now has plans to build a new home on the property next year. This is another great example of how the Development Corporation can be a catalyst for housing projects in our community.

Business Development: The Centerville Chamber of Commerce will hold a ribbon cutting Wednesday November 8th to officially welcome Chic by Carleigh to the community. Carleigh and her new business have already been very busy in the first few weeks of being open. Centerville is grateful for what she was able to do with her building and we anticipate her having successful in downtown Centerville for years to come.

"The Seed" Coffee Shop and Eatery gave us a nice update on their progress this past month. As we are fully aware, rehab projects never seem to go as quickly as one would hope. But the building where the new business will be housed continues to take shape in downtown Centerville. It is amazing that another historic building will be coming back to life in Centerville.

Speaking of rehabs and old historic buildings The Development Corporation continues to develop a plan for our building at 616 Broadway St. We have been getting the building cleaned out for the last few months as there were several items left in the space. We have been reaching out to as many local and regional contractors and subcontractors as we can to receive bid proposals for the work to be done within the space. We hope to have everything in place to be able to get started on the rehab of the building by mid-November. Again, with the Community Creativity Grant we received and the focus on the Arts in mind we plan to create a space where art can happen and be showcased. The Centerville Arts, Commerce and Visits Center as we are currently calling it will be a collaborative shared space for the Centerville Development Corporation, the Centerville Chamber of Commerce, the Centerville Arts Council and the Centerville Historic Museum. We are doing a lot of research on shared collaborative spaces like these and Jared has made several visits to other art museums and visitors centers. We believe this project and space has the potential to be one of the gems of our community and even draw visitors to Centerville.

Community Development: The Downtown Improvements subcommittee continues to research and discuss what additions to the downtown will be able to be made with the remaining budget we have. The grant we received will really help. Many of the phase 2 items for the project are dependent on warmer weather and will now be put on hold until 2020.

Several local citizens and civic groups are trying to collaborate on a solution to make the Centerville Senior Center more sustainable. The group that operates out of the building with the same name has struggled over the years with memberships and fundraising in order to keep the building open. The City offers the space rent free and the space also houses the Dakota Diner for meals five days a week, along with the Centerville Food Pantry that has moved from the basement of the building into the backroom of the Senior Center Building. Collectively we hope to raise awareness for the space find a feasible way to keep it open.

The CDC will hold its annual meeting on Monday, November 25th. We will review the organizations 2019 goals and establish our goals for 2020. This process is always important in order to continue to carrying out of our vision and mission. We believe we have a lot of momentum heading into the upcoming year.

Planning and preparation for the 2019 Celebrate Centerville Gala Event has been one of the other big areas focus lately as the event draws closer. The Development Corp is in full scale planning mode for this year's celebration. Things are coming along nicely. The date is set for Friday, November 22nd at the Centerville American Legion. We feel this is a great way to celebrate Centerville's accomplishments from throughout the year. We still hope to continue to make this an annual event that will continue to grow.

The CDC was again involved in the planning and organization of this year's Zombie Fun Run in Centerville that was held October 12th. Despite colder temps the event had a nice turnout. It ends up being a really fun community event for both kids and adults. It is also a nice little fundraiser for the Stan Schmiedt Athletic Complex and their vision for a new crows next building.

Recruiting New Residents and Alumni: The Centerville Chamber of Commerce has partnered with the Centerville Development Corporation to finally repair and replace the billboard on the corner of highways 46 & 19A. Eli Construction has repaired the structure and it is now ready for graphics to be added. We hope to have something new installed that will point the way to Centerville before the end of the year.

Conferences & Training: In October Jared attended the one-day Camp Capacity Non-profit leadership training in Sioux Falls. The conference focused on organizational leadership, along with various other breakout sessions on such topics as philanthropy, marketing, workforce development, and leveraging resources.

Jared also traveled to Spearfish in October for the Dakota Resources Empower Sessions. This annual conference focuses on entrepreneurship and how small rural communities can better create a sustainable entrepreneurial ecosystem. This conference is always a great networking opportunity.

Jared and board member Jen Knudson also attended our 2nd convening for the Community Creativity Cohort through the Bush Foundation. The two-and-a-half-day event was held October 28th though the 30th in Chaska, MN. The convening was intense and they kept us busy almost the entire time. The gathering gave us access to even more collaborative conversations and expert advice to help guide our project creativity project. The network of individuals and organizations we have available to us through this experience is remarkable. We learned at the convening that the Bush Foundation has committed an additional million dollars for our cohorts' efforts that we can apply for and tap into for additional capacity building. Things like consulting, coaching, mentoring, trainings, learning journeys and conferences. These additional resources will be very helpful as we continue this journey.