

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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Housing: The Development Corporation is moving right along with our next spec home project at 111 Iowa St. The home is really starting to come together. The shingles are on and the home is pretty well button up. We anticipate the natural gas being turned on this week. Interior walls are framed out and the electrical rough in is complete. A lot of interior work will be taking place over the next few winter months. So far, we are on schedule and still anticipate the home being available for purchase in early spring of 2020. We will start promoting the home a little bit harder now over the next few months in hopes of identifying a buyer early on. This home will be a more affordable option than our last two previous spec home builds.

The organization Community Partners is working with the City and economic development to continue developing our updated housing study. This updated document should be ready in earlier 2020 for review. We are excited to compare this document to our last housing study done in 2013 and to see what their latest recommendations are. The update will go a long way in assisting us with the planning of future housing projects in Centerville.

Engineers from Banner & Associates were in Centerville last week working on a survey of the garden lots on Nebraska St. From this work the CDC will have a site plan for the development of the lots along with a plan for drainage. This documentation and the engineer's report will be important prior to building in this area. Currently the Development Corporation is looking a potential twin home or town home development in this area. Based on what we know we believe there is additional demand for housing units of this nature. Our updated housing study will shed more light on the potential for this. We are currently in talks with a developer on a potential design we feel would fit well in the area.

One potential partner for housing development that the CDC may look to is our own Centerville Housing and Redevelopment Commission. Centerville's HRC Board has been inactive since they sold their last rental property on the old football field about a year and a half ago. HRC's are designed to make affordable housing available to low- and moderate-income individuals and families in your community. There may potential to partner or work with our own HRC to create more housing options in Centerville.

The CDC continues to have conversations with property owners about homes and lots that might potentially be available for future development. We have had such conversations this year already and hope to continue to strategically acquire property that makes sense for the future growth of Centerville.

The Development Corporation and City have officially resolved the alley issue at 121 Iowa St last month. The old alley that no longer existed was properly vacated. This will now pave the way for the CDC home at that location to officially be closed on and sold.

Business Development: Our renovation project of the commercial space at 616 Broadway St is underway. This is certainly a large undertaking. The building that will be known as the Centerville Arts, Commerce and Visitors Center is starting to take shape. A new roof will be installed in the next couple weeks. This will really help with weatherization and leaks. Contractor Steve Schoepf will be spearheading the primary construction and he has already starting working on the interior. Plumber Dave Christensen has been in a couple times to discuss our layout and will be in this week to start his work as well. More work will continue over the winter months with hope of completing the project this summer. We are very excited to be in a position to save this historic building and for what the space will mean for the community.

The Centerville Chamber bingo contest wrapped up at the end of last month. The participating businesses stamped shoppers' cards when in to complete certain tasks and shop at their store. The grand prize was for \$100 in Centerville Chamber Bucks. The contest started to catch on a little more at the end. The hope was this was another way to get people around and shopping locally.

The community has been anticipating the opening of the Seed Coffeehouse and Eatery in downtown Centerville. Renovation projects like these can take longer than expected and this one is no exception. Construction continues to move along and the new time table for a soft opening is early March. We are still very excited for this project to take shape in Centerville's downtown and for what it will mean for the community.

The Development Corporation is still working to get the old "Roundies" properties torn down in downtown. There have been several delays on this project but we remain patient and hopeful that they will come down yet this winter. Although there is no specific planned use for the space at this time, the Development Corporation is having conversations about what we might be able to utilize the space for and continuing to have conversations with potential business owners.

The CDC wrapped up teaching the Junior Achievement class, "It's My Business" in December. This entrepreneurial based class with the 8th graders is geared towards getting them to think about developing a product or service. It is a great way to get them thinking about how they can make an impact.

Community Development: The article that was written to raise awareness about the need for community support for the Senior Center hit the Centerville Journal the week of Christmas and the community Facebook page last week and it seems to be working. We have been approached by a few different individuals with interest in being involved or donating to the cause. We have had a few monetary donations and commitments ranging for \$100 to \$500 to one commitment for \$5,000! The subcommittee continues to work on ideas to help make the building more self-sustaining for the future. As the new year gets going, we will look to set the dates for fundraisers for the space. It's great to see the community support for the building.

Dakota Resources has reached out to Centerville and proposal we be the pilot organization for a training session on "Strategic Doing". This will be a training on how we can better engage our community and get results. The CDC Board will be taking part in this 3.5-hour training sometime in January or February.

The east facing billboard on the corner of 46 & 19A has finally been rebuilt and the new Centerville graphic applied to it. The new billboard banner was installed by volunteers in late December and is a big improvement for that location. We are still working with the Bakery on a design concept for the additional top portion of the billboard that we added. We are hoping to get that finalized soon as well.

The 2020 community and economic development conference season is jam packed and will be starting with a training in Hartford on February 12th and 13th with the topic being "Leading Your Economic Development Organization."

Grant Opportunities: As we start the new year we looking into any and all potential grant opportunities that can help Centerville. There will be opportunities to apply for funding from offices like the Game, Fish and Parks, the DOT, HUD and the USDA. We have to be strategic and see what might make sense. There will also be opportunities to apply for grants through foundations and organizations like the Bush Foundation and the South Dakota Community Foundation. We are always keeping an eye out for opportunities such as these.