

# CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

**Business Development:** The CDC continues to make progress on their building renovation at 616 Broadway St. However, much of the inside work has recently been delayed as a variety of circumstances have kept the roofing company that has been hired to install the new roof from starting on time. Leaks continue to be a concern and until the roof can be fixed there is fear that any new construction on the inside could be damaged. The roofers now anticipate starting by February 6<sup>th</sup>. Once the roof is complete progress on the inside will really start to come together quickly. We continue to be very excited for what this building will mean for Centerville and it's downtown.

We have a new design in place for what will go on the CDC leased interstate billboards that we are very excited about. This year, besides just advertising the community of Centerville as a whole we wanted to open the space up for the potential for a few businesses to be able to lease the space throughout the year. We are happy to have worked out an agreement with The Seed Coffeehouse and eatery for the billboards which will announce their opening in downtown Centerville coming this spring. The ad will run on both interstate billboards for two months, starting in mid-February. Owner Christiana Ostrem has informed us that a lot of progress has been made over the last 30 days and they are now on track for a spring opening.

The CDC is working with a few other local businesses in Centerville for additional updates to the billboard graphics on the corner of highways 46 & 19A. These updates should happen yet this winter or early spring. This high traffic area will be another great visible area to promote some of the businesses of Centerville.

The CDC has been working with a small business owner in this area that is looking to expand his business and get into a larger space. He is considering Centerville as one of the communities that he would expand to. Without giving away too much information too soon, we can say that this business would be a nice addition to Centerville, fill a need and hopefully fill an empty building in our downtown area. The business owner has met with Jared along with a property owner and we believe the potential is there for something to come together as early as this summer. The CDC will continue to assist in anyway they can.

Jared and CDC board member Brad Preheim will again teach the Junior Achievement class JA Titan to the seniors this Spring. This class design to teach students the ins and outs of running their own business will start February 13<sup>th</sup> and run 7 weeks. This is a great opportunity to get students thinking in an entrepreneurial way. It is also a great way to introduce them to economic development in Centerville and plants that seed for how they might want to come back to Centerville and start a business someday.

**Housing:** The CDC officially and finally closed on the 121 Iowa St Marohl House on January 29<sup>th</sup>. After several delays with the vacated alley and the legal the home was officially sold to Carroll and Cynthia Marohl. This beautiful home is such an improvement from the dilapidated house that sat on this lot only one year ago.

The Development Corps next spec home project at 111 Iowa St continues to move along nicely and remains on track for a spring completion date. The home is buttoned up and now a lot of work is happening on the inside. Walls and up and sheet rocked. Wiring and plumbing are basically complete to the point where they can be. The interior finishes will really start to take shape over the next few weeks.

Jared will meet with the organization Community Partners to review the first draft of our updated housing study on Friday February 7<sup>th</sup>. Once any final changes are made the document will be reviewed with the City at one of their upcoming City Council meetings and then released to the public. We really look forward to this update that will help us pave the way for future housing projects in Centerville.

Jared met with engineers from Banner & Associates to discuss the initial survey and site plan for what is known as the garden lots on Nebraska St. Some changes to the plan are being made but we hope to have a final plan in place for what future housing development would look like by this Spring. We are still in discussion with a developer on a potential townhome build.

The CDC has been looking at and considering what would be another significant housing rehab project. The large, two story home that we are considering acquiring would be a massive project. We are considering the feasibility of a project of this magnitude and weighing the factors of what it would mean for the community if we did take on the project. And maybe more importantly weighing what the negatives would be if we didn't. We should know more about this project later this spring.

The CDC is also looking into the possibility of acquiring a few other lots and homes in 2020 in order to secure them for future housing development. Often control of a property in order to ensure that it can be developed on or to safeguard from continued blight and deterioration is more valuable than the property itself.

The Development Corporation released an article highlighting the over \$1.3 million in building permit evaluations that were taken out in 2019. This is a great sign for Centerville and highlights the recent growth we have been experiencing. People are taking more pride in their properties and people are investing in Centerville's housing stock.

**Community Development:** Support for the Centerville Senior Center has been tremendous. On top of several monetary donations, we have received a donated couch, 50-inch flat screen TV and assistance with the PA and speaker system. People have stepped up to support this needed community space. We have created a new Senior Center Facebook Page where we can promote the monthly meal calendar and fundraiser events. The first bingo fundraiser night will get started Thursday, February 13<sup>th</sup>.

Next week Jared will attend the Dakota Resources conference "Leading Your Economic Development Organization." Taking place in Hartford on February 12<sup>th</sup> and 13<sup>th</sup>. This continued education training will be a great refresher and there is always something new to learn.

The CDC is looking to partner with the Arts Council and the Chamber of Commerce on a fundraiser idea for the new Arts, Commerce and Visitor Center building. The concept is an Adult Prom Fundraiser. We hope to advertise this early and make it a large community event which would include several area businesses. The event would be held towards the end of April. Not only would the event help raise some funds for the new building but it would give the community another activity to do in Centerville.

The CDC did a press release announcing the newly formed Community Grant Program is now open for local Centerville area nonprofits to apply for. This program that is a part of the CDC's "Splash" as a way to give back to the community. It is a great opportunity for local organizations to do programming or various projects that will also benefit Centerville. Grant funds will be able to be applied for over the course of the next three years and organizations can apply for up to \$3,000 in their grant application.

It is crazy to think about in February but we are already orchestrating a planning meeting for Tornado Days 2020 weekend. The largest of Centerville's summer celebrations will be here before we know it and the details for the weekend will need to be in place. Many of the dates and times for various events are already in place but there are always items to discuss and confirm.

The Downtown Revitalization and Improvements Committee will also be meeting soon to discuss proposed items and plans for spring. We will need to discuss the proposed plans for the downtown sitting area with the mayor and City maintenance personnel so that everyone is on the same page. We are very excited to see this next phase of the downtown revitalization come together this spring and summer!

**Grant Opportunities:** The CDC is looking to apply for a grant through the South Dakota Community Foundation support funding the additional items needed for inside the Arts, Commerce and Visitor Center Building. If successful these dollars will help with things like art supplies, furniture, technology and programming for the space.

Jared is planning to apply for the Home Town Takeover opportunity through HGTV this month. After several individuals passed the information along encouraging Centerville to apply, we have decided to go for it. This is a nationwide competition and Centerville is a long shot for this opportunity but the application isn't terribly long or complex and you don't know unless you try. If selected Centerville would receive assistance from Ben and Erin Napier of the hit series Home Town on HGTV to help you and your community revitalize the place you call home.

We have again been in discussions with the SD Game Fish & Parks on their Land and Water Conservation Fund grant for outdoor recreation opportunities that we would like to see for Centerville's parks and recreation areas. Some of the items that have been discussed are proper drainage for Peder Larsen Park, the addition of more camping pads and pedestals and regrading and leveling the outfields on the ball diamonds.