

## CENTERVILLE DEVELOPMENT CORPORATION REPORT

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**Housing:** With the housing study update officially completed we are working on a summary of the findings and recommendations to deliver to City Council, the Development Corporation Board, and to the public. The housing study update has a lot of data that will be useful as we continue with housing development in Centerville. The updated housing study is currently available on the City website.

The Development Corp continues to work with engineers from Banner & Associates on a site plan for the garden lots on Nebraska St. We are considering the options we have for developing housing in this area. The initial reports from the engineers are leaning towards the development of one single family slab on grade home on the north side of the lot. The board has decided to hold off on developing in this area this year and will revisit the potential for a home in this area later on.

On March 27<sup>th</sup> the Dev Corp closed on the property at 1020 State St. We now officially own this oversized lot that will be ideal for future housing development. We continue our conversations with the City and Fire Dept for assistance in demolishing the deteriorating rental house on the property to make way for new housing. The lot is large enough to hold two new spec homes or possibly even a twin home in this area. We will continue to consider our options.

The Development Corporation also has a purchase agreement in place for the property at 550 Lincoln Street. We are on track to close on this property by April 15<sup>th</sup>. The board felt that it was important to gain control of this deteriorating 2 story home. It sits directly across from the library and school in an important area of town. The Development Corp is considering all options with this home. We are diving into cost estimates for potentially rehabbing the property. Like other rehab projects we would need significant grant dollars in order to make this project feasible and even then, it would be challenging. In the end we ultimately may find we will just need to demo the property and make way for something new on the lot. Either way we hope to eventually clean up the area and make it more appealing.

Our 111 Iowa St spec home project continues to near completion. The interior painting is complete. Tough As Nails Inc continues to work on the interior finishes. They are waiting on a few items that have been ordered and are now delayed in shipping. We are hoping the house will be ready to put on the market here in April. Tom Cunningham got started on some of the painting of the exterior earlier this week. Unfortunately, the exterior painting has also been delayed the rest of the week due to weather and cooler temps. This will be a great home for someone and with very low interest rates right now we are hopeful that it doesn't last too long on the market.

Construction is underway at the north Florida Street lot that the Development Corporation was able to secure last year for future housing development. The new owners of the lot, Joe and Amanda Martz were able to sell their home quickly, allowing them to get started on the construction of their new home in this area this spring. This has been another great example of how the Development Corporation can be a catalyst for housing development in Centerville.

**Business Development:** The Arts, Commerce and Visitors Center Building renovations continue to move along. This week we spent time hauling various junk items out of the basement. Steve is making progress on the decorative tin ceiling and starting to prime some of them tiles. We hope to see much of the ceiling start to go back up next week. The plumbing is nearly entirely all roughed in. Knudson Masonry finished up tuck pointing on the inside last week and just needs to put the sealant over the block and brick to finish up.

After long last the old Roundies buildings were finally taken down and cleared from downtown last month. They did a nice job clearing and leveling the lots and it looks much better than the old falling down buildings. With this done it now makes way for something new to go in eventually. We hope to attract something into this space sooner than later. The Development Corporation may even look to develop this space in the future.

With Covid-19 and its effects on the current business climate the Centerville Economic Development Office is hoping to be a resource for our local businesses. We are reaching out and trying to provide information on the assistance programs that have been developed for small businesses to take advantage of. I have spent several hours recently on webinars and teleconferences trying to listen and learn more about these programs so I can help point our small businesses in the right direction. I am learning more about the SBA loan program, Payroll Protection Program and the newly passed SB192 South Dakota Disaster Relief Fund. I plan to send out more information to our local businesses about these programs as it is available.

Last week we developed a local list of the restaurants, bars and eateries that informs the public of these establishments' status during the Covid-19 pandemic. We wanted everyone to know that we appreciate their continued support of all our local businesses during these times. And we encouraged them to try and do call ahead takeout orders if possible. We posted this to the Facebook page and website and will try to keep it as up to date as possible.

**Community Development:** An update on Dakota Diner at that Senior Center. A group of volunteers has taken it upon themselves to paint the interior of the Senior Center and redecorate it. The new fresh look is wonderful and much more inviting. We have recently learned of some changes for Dakota Diner within the Center. We have been trying to keep in the loop on what has been taking place behind the scenes with Active Generations and Dakota Diner here in Centerville. This week Active Generations made the decision to make changes to the current staff at Dakota Diner. This is due to various reasons but revolves around certain certifications not being able to be attained and because this location's meal costs have been higher than any of their other locations for several years now. Active Generations had reached out to our local nursing home and been having discussions with them for a while now on the possibility of them taking over making the meals. They have used this model effectively in other communities. This past week they reached an agreement with Centerville Care and Rehab to take over the cooking for both the meals on wheels program and the meals to be served inside the senior center, once people can gather again. Active Generations will be looking to re-hire someone to a part-time position for two hours a day, Monday through Friday, to be at the Senior Center to serve the meals. Active Generations informed us if they didn't move to this model, they were planning to pull out of Centerville entirely and move the program to a surrounding community instead. We are hopeful this compromise works out.

With the Covid-19 situation we are looking at the more than likely reality that we will need to cancel the Arts, Commerce and Visitor Center adult prom fundraiser. For sure at least the dance portion at the legion will need to be cancelled. However, after some discussion and seeing what other communities have been doing with

encouraging car cruise nights to have community unity and a way to see people while still social distancing, we believe would still like to keep the date and just do the Car Cruise portion. There will be further details to come on this.

Planning for several of the Downtown Revitalization projects continue. We are finalizing plans for the downtown sitting areas north of The Seed building with Knudson Masonry. We will soon be ordering the flowers for the hanging flower baskets downtown. And we remain in discussions with the Bakery on the development of a greenspace and sitting area next to the bakery.

**Grant Opportunities:** We have started working on a South Dakota Fund grant application through the South Dakota Community Foundation for additional dollars for the Arts, Commerce and Visitor Center. So far, we have been able to stay pretty well on budget with the project, but we will need additional resources for supplies, programming, technology items and office furniture. We hope to have the application put together yet this Spring in order to apply.

We have also applied for the "Never Satisfied" Poet Refinery Grant for \$2,500 towards additional funding for the two public downtown sitting areas we are looking to help create this year. If successful this will help with the costs for these spaces to be developed next to The Seed and near the Bakery.