

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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Housing: The Development Corporation's most recent spec home at 111 Iowa St will be officially completed the first full week of May. The finishing touches are being put on it now. The dirt work was done and the grass seed was planted last week. We have already had some potential buyers asking about the home. We believe we will see more and more of a push for people looking to get out of bigger cities and into small towns. That is to our advantage. Centerville has an even greater advantage with being able to offer spec homes like these. This new home will be an appealing option for someone.

With the Dev. Corp. now owning the large oversized lot at 1020 State St, we are ready to take down the undesirable rental home on it. The Development Corporation will look to make a plan for future housing development on the lots once it is gone. We are planning to partner with the Fire Dept to allow them to do some trainings within the home and then ultimately take the house down, with theirs and the City's help. This should happen sometime early this summer if all goes well. This will continue to help clean up State street and this entrance into town.

Our closing of the large two-story home at 550 Lincoln Street has been a bit delayed but is still on track for a closing in the first part of May. The owners needed more time to clear things out of the home. With this house sitting directly across from the library and school the board felt it in an important piece of property to control and do something about. We will be considering either rehab or demolition. Either direction we go, it will eventually help clean up the area and make it a more appealing property.

We continue to follow the progress of the construction of the Martz home at 121 Florida Street. This was the perfect housing scenario for the Development Corporation and City. The chain reaction created by the CDC's acquisition and sale of this lot is what you want to see in a small town. The buyers of the lot sell their home in order to build new. The new buyers of their old home also upgrade and get out of a rental property. Now there is an open rental property for someone new to come to town. The more lots we are able to acquire for future housing development the more we will see scenarios like these and the more the town will grow.

We continue to review the new data from the updated housing study with plans to release the new findings to the City Council, and the public. The housing study update has a lot of very interesting and relevant data that will be useful as we continue with housing development in Centerville. The housing study can also be very useful when having discussions with potential developers.

Business Development: The Development Corporation continues to reach out and try and provide assistance and the latest information on programs and opportunities out there for businesses to take advantage of in order to help them get through the struggles of the Covid-19 pandemic. Many of our local businesses have already taken advantage of these programs. From a local economy perspective, it has certainly had an impact on Centerville, and for some more than others. But overall things have been ok for most and we haven't seen too much job loss or business shut downs because of it. The local businesses have been taking extra precautions and the necessary steps too, which has been great to see. We are optimistic things will slowly start to bounce back. We will definitely be promoting a strong push for continuing to shop local.

We continue to make progress on the old Leader Building at 616 Broadway that will eventually be home to the Centerville Arts, Commerce and Visitors Center Building. Renovations continue to move along nicely. One of the main priorities and focal points will be the decorative tin ceiling. Steve Schoepf has been painstakingly working on the restoration. He has them all treated, primed and hung back up. We anticipate the ceiling being painted sometime this first week in May. Soon after that we will see interior walls start to go up. One of the other big undertakings to this renovation will be the front façade of the building and bringing that back to its original glory. Just this past week we were able to take out the large upper sheets of pane glass that had been covered up for decades. It will be so impressive to restore these and bring in all that natural light. There are some many exciting parts to this project. People can follow the progress on the newly created Centerville Arts, Commerce & Visitors Center Facebook page.

Last week we were able to get the grass planted on the bare downtown where the old Roundies buildings were taken down. We had considered fencing for these lots, but in the end, we felt a nicely maintained green space would be just as appealing if not more so. Until the lot is developed or there is a plan in place, the nice downtown green space will be an attractive addition to the downtown.

The Centerville Development Corporation has an agreement in place to purchase the commercial building just south of Thomson Agency and Mr. G's Tire. This building that use to house a dog groomer business, is a small little unique building, but a desirable one with very little work needed on it. Once officially closed on the property we will market the building and look to fill it with a needed business in the community. We believe it will be a desirable building and location.

Speaking of business needs in Centerville, we revisited a business needs survey from 2017 on the community Facebook page and received some good responses and feedback. We found this really helpful as we continue to look to fill business needs in Centerville and help facilitate opportunities. We have been able to help fill some of the previous business needs from the previous list already. And we are currently in conversations with a few potential business owners and businesses that might like to be in Centerville. As we continue to create a clean desirable downtown, we believe we will see more of this.

Community Development: The Development Corporation and the Chamber of Commerce helped organize a Car Cruise on Saturday, April 25th. The community event ended up being a nice success. There were several people that came out to cruise around town that evening. And it was a nice boost to the economy and local businesses as Maria's, the Steak House and The Seed were all very busy the entire night. It was great to see all the people out while still social distancing. We may look to do more another event like this down the road.

We continue to have excellent reach through the community Facebook page and act as the primary social media manager. Several of our recent posts have really been well received and they act as great marketing tools for the community. Recently we went over 2,000 likes and followers on the Centerville page.

It has been about a month since Active Generations decided to make the transition to having the nursing home prepare the meals for the Meals on Wheels program. So far things appear to be going well. 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 once the building is able to be opened again.

We were excited to see several projects within our downtown improvements and revitalization project come together here recently. Knudson Masonry finished up the planter wall near The Seed building where the downtown sitting area will be. Next week we will be ordering the flowers and plants for the planter. The old fashion drinking water fountain has arrived in Sioux Falls and will hopefully be getting install soon as well. We partnered with the School and Fireball decals to do banners honoring our graduating seniors downtown on the old fashion lamp poles. This past week we installed historic photos on the Senior Center and the Seed building to provide a tribute to Centerville's history and to create more of a downtown square feel. The flowers for the hanging flower baskets downtown are in and we will be planting them sometime around the end of this week or beginning of next week and getting those up. We are partnering with the Bakery on the development of a landscaped sitting area in the bare lot south of the bakery and that project has begun too.

With some help and funds from the Development Corp a group of volunteers worked the grounds at Gunderson Park over the weekend. We tore up the existing dead grass, rolled the grounds and spread new grass seed and worked the ground again. We may need to close the park off for a bit while the new grass sprouts and grows. But for the long-term benefit of the park we hope that people will understand and that the new grass will help improve the look of Centerville's largest nature area. We hope that luscious grass. Will return to this beautiful outdoor space.