

CENTERVILLE DEVELOPMENT CORPORATION REPORT

06/01/20

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Business Development: The Development Corporation continues to try and lend support and knowledge during the Covid-19 pandemic. As restrictions and recommendations for businesses have started to be lifted, our local businesses have started to open back up to a more normal setting. The Seed Coffeehouse and Eatery officially opened its doors this weekend inside to the public. Local support for businesses like these has been tremendous during these times. And thankful Centerville's sales tax numbers have not declined at all. Shopping local has been more prominent than ever over the past several months. Sales tax comparisons in the first quarter of 2020 compared to last year in 2019 are up significantly.

Another new business in the downtown area is on its way soon. Sometimes in economic development the best thing we can be is a resource and the conduit to help things come together. A local business owner outside of town had called our office a couple weeks ago looking to have a discussion on bringing her expanding business to the downtown and asked what locations might be available. Without divulging too much information at this time, it sounds like within the next few weeks Centerville should have another new business in its downtown that will draw people in. We were excited to help connect the dots.

The Development Corporation continues to make progress on our renovation of the old Leader Building at 616 Broadway. Things are really starting to come together within the space. Electrical is nearly all roughed in, walls are going up, the gas meter is set and the upper level glass will hopefully be installed this week. It is difficult to fully put into words how excited I am to see this project take shape and what it will mean to the downtown. This week we received the final installment of our \$100,000 grant from the Bush Foundation that we are using towards this project. We are still hopeful that the building may be wrapped up sometime in July.

The Development Corporation continues to work on the purchase of the commercial building just south of Thomson Agency and Mr. G's Tires that last held a dog groomer business. We have already started to have conversations with potentially interested parties. With this purchase we hope to facilitate another new business in town.

The Centerville Development Corporation has been asked to participate in another strategic doing project with other multiple communities. The project is facilitated by Dakota Resources and will focus on finding ways to help our local businesses have more of an online presence.

Our marketing subcommittee has been continuing conversations and research to implement a plan to update our CentervilleSD.com webpage. The current page feels a bit cumbersome and outdated. We would like to propose a new clean fresh look that is my eye appealing and easier to navigate. We will be excited to share the groups progress. We will eventually present to the City Council and ask for their partnership in this project.

Housing: The Development Corporation's spec home at 111 Iowa St is officially complete. We first put it on the market via Facebook, the website and word of mouth. As of this weekend it was also officially listed on Zillow and Trulia as well. We have already received a few calls from potentially interested parties. One of which seemed very promising. We know we have a very solid home and that it will sell at some point.

We are thrilled with the partnership from the City to demo the house at 1020 State St. Cody was able to find the time to take the undesirable home on the property down for us. We will now partner with the Fire Dept to burn the home and then the City again to remove the debris. Partnerships like these really help make these types of projects more feasible. The Development Corporation will now continue to look at options for future housing development on these lots.

The Development Corporation now officially owns the home at 550 Lincoln Street directly east of the library. The Development Corp. Board has allowed us to go after another HOF grant from South Dakota Housing first before deciding if we try to restore it or just demo it. If successful in our grant application we would use the funds for the gap financing that would be needed in order to make the project feasible. Again, either direction we ultimately go, the area will eventually be clean up and a much more appealing property than it currently is. The HOF grant application was submitted May 31 before the competitive round. We may not hear back on the status of our application until midsummer.

Community Development: Several discussions have been had over the last month about the annual Tornado Days Summer Celebration for this year. The planning committee has decided to allow each individual group involved to decide what their comfort level is and ultimately if they want to move forward with their event or not. We have sorted through what we believe is still safe and feasible to do. We now have a revised schedule and hope to release it to the public sometime this week. But we still plan to move forward with a scaled back version of the celebration. We believe we still have a good lineup in place and it will still be something for people to look forward to.

It has been very exciting to see some of the downtown improvements projects take shape over the past few weeks. Even more exciting has been seeing the people downtown using and appreciating the new additions to the downtown. Most recently we installed the tables and chairs north of The Seed and next to the new flower planter to finish up the downtown sitting area. We will hopefully next move to the lot next to the Bakery to develop it into another landscaped sitting area.

Total Stop Foods recently installed another billboard down on the corner of highway 46 & 19A. It is great to see them continuing to invest in Centerville. Total Stop is planning to do a new advertisement on the space and will leave some additional room for another Centerville sign on the space as well. We really appreciate the partnership. This area looks remarkably better than it did just a year ago.

The Development Corporation is in discussion with multiple engineering firms for estimates to do a survey, site plan and futuristic renderings for what a new development on our farmland on the south end of town would be laid out and look like. We may not be even close yet to the potential of developing this area, but we know that these are the first steps for what needs to be done to start the process. We really believe this area holds potential for a mixed-use zoning of both light retail and residential. As Centerville grows, we are excited to be able to consider this opportunity for one day down the road.