

CENTERVILLE DEVELOPMENT CORPORATION REPORT

07/06/20

By: Jared Hybertson

Business Development: I continue to participate in a “strategic doing project” facilitated by Dakota Resources. Working in collaboration with other economic development directors from across the state, this project is focused on helping local businesses grow their online presence. We want our local businesses to claim their online identity and therefore be sure to pop up on Google maps with the information people need to find them.

Last month I had spoken about another new business we had helped to find a location for here in town. The cat is pretty much out of the bag that it is Kari Surprenant and her business KSCC Home Décor + More. We are very excited to see her bring this business to a brick and mortar location in our downtown. And it will also help clean up another area of town as she will be getting into Jobs old hardware store building that Troy Knudson owns. We were very glad to be here to help connect the dots for this opportunity. There is still much work to be done to the space before KSCC can go into the space, but I know they are hopeful to be in it later this summer.

The renovation of the old Leader Building at 616 Broadway which is to become the Centerville Arts, Commerce & Visitors Center continues to come along nicely. We were finally able to get the building climate controlled and so now our contractor Steve Schoepf is able to start mudding, taping and texturing the walls and eventually painting. Just last week Steve finished up the featured barn wall in the center of the building and it looks amazing. Over the Tornado Days celebration, I gave a tour of the building to about 20 people from the class of 1970 who were here celebrating their 50-year class reunion. They were impressed with the space and also made comments how good downtown looks and how clean town is looking overall.

Gary Ward continues to help the Development Corporation with the details of the purchase of the old dog groomer building on Broadway St. We have been patiently waiting for this to all come together. Conversations with potentially interested parties to either own or lease have already begun. We hope to facilitate another new business in community.

Despite the Corona Virus and several businesses having to be closed for a while during the pandemic, we were happy to learn that Centerville’s overall sales tax numbers are up so far this year compared to this time last year. Centerville’s sales tax numbers for the first quarter of 2020 are up 16% compared to last year. Second quarter numbers are looking strong as well. Centerville is not immune to the effects of the pandemic, but we are certainly in better shape than some other communities.

At the June Chamber of Commerce meeting, I was nominated and elected Chamber of Commerce President, replacing Jennifer Westra who was needing to step down in order to focus on being the president elect of the Rotary Club. My Chamber of Commerce President role will start in July and it is a two-year term.

Housing: We have done 3 showings over the past month of the Development Corporation's latest spec home at 111 Iowa St. We are hopeful that the right person will snatch up this home before the end of the year. Currently it is officially listed for sale by owner on Zillow and Trulia.

We were so grateful for the City and Fire Departments efforts and partnership demoing and clearing our lots at 1020 State St. Now that the old rental home is down, we will continue to look into options for future housing development in this area. We believe this oversized area holds lots of potential.

Over the past month we have had several calls with people interested in available lots to build on in town. We have done some showings already of what is available and others we have sent information. We have another tour of the lots we have available in town later this month. We are working through some potential details with a few of these interested parties, but we anticipate some of our more desirable lots being sold for new construction at some point in the near future. Lots and housing in Centerville continue to stay in demand.

The Development Corporation's grant application to South Dakota Housing for gap financing to renovate the home at 550 Lincoln Street will be reviewed by their board at their July board meeting. Our \$75,000 ask in order to make this project feasible exceeds their normal cap of \$45,000 for projects like these. But we remain hopeful that they will see the value in our proposed project and take our proven track record into consideration. Securing the property was our main priority. Regardless of the results of our grant application we are confident we will be able to improve upon this property.

I have been asked to speak at Dakota Resources Annual Housing Conference Gathering this July in Pierre. Dakota Resources has asked that I present a case study on how we used Housing Opportunity Funds for gap financing on our Broadway rehab house project and the success that we had with it. I make it a point to try and attend this annual housing conference anyway and was honored to be asked to speak at it.

Community Development: This year's annual Tornado Days Summer Celebration occurred this past weekend and overall went very well despite the challenges of Covid-19. Some of the events were down in numbers and visibly less attended, while other events were up and stronger than ever. It was a mixed bag of things to do this year and feedback from the community so far has been positive. Many felt that despite some lower numbers in areas the overall event was worth having.

Continuing with our downtown improvement's projects our focus will now turn to the new landscaped sitting area we are trying to create next to the Bakery. We are also narrowing down options for potted trees in our downtown. All of these efforts help continue to bring color and life to the downtown.

We continue to make plans for the Centerville related advertising that will go on the new west facing billboards at the corner of 19A & 46 next to the new Total Stop Foods ad. We are excited to have this space to use as we like to promote Centerville.

One of our biggest annual marketing events over the past few years has been the Turner County Fair. However, the fair has been officially cancelled this year unfortunately. We will continue to hold our booth spot that we utilize for the promotion of all things Centerville. We will be ready to be at the fair when it returns in 2021.

The Centerville Development Corporation has officially hired engineers ISG out of Sioux Falls to do preliminary subdivision planning, topographic and boundary surveys, and concept drawings for the future development of

the 14 acres of farmland the Development Corp has on the southwest corner of town within City Limits. Regardless of the timeframe for when this area may or may not get developed, we see this as the next step action to move things along in this area. We believe this area holds a lot of potential. With this preliminary work that is to be completed we will have a better opportunity for this to lead to something for the future growth of Centerville. It will help give us planning and direction. We want to work closely with the City and Planning and Zoning Committee in this process. ISG plans to get started this July.

The grass we were able to plant down at Gunderson Park is finally starting to look like grass. We were able to get the stakes pulled that roped off the grass right before the Tornado Days weekend. The ATV Poker Run went down to the beach. The green space that was planted where the old Roundies buildings use to sit also looks nice now that the grass has started to grow.

We have been meeting in the Senior Center Building again every other week for Rotary and once a month for Chamber of Commerce meetings. Hopefully, we will be able to come to a mutually rewarding agreement with Active Generation's again to be able to start back up the sit-down meals within the Senior Center. Centerville Care & Rehab who now does the senior meals is very much anticipating their partnership again.

The Development Corporation received word that the State GF&P's Land & Water Conservation Fund Grant has officially opened up again. Our CDC Parks & Recreation Committee has been reviewing and considering previously discussed proposals for improvements at our various parks. We plan to have more in-depth conversations with the City about the potential that this grant holds and see what our options might be.