

CENTERVILLE DEVELOPMENT CORPORATION REPORT

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By: Jared Hybertson

Housing: We continue to finalize the paperwork with South Dakota Housing for our rehab project at 550 Lincoln St. and our forgivable loan of \$75,000 in gap financing. The project is a go and we are ready to get started. Some of the initial prep has already begun. This will basically be another full gut job and full renovation. We are utilizing the shell of the home but basically everything else will be brand new inside and out. This will be a large undertaking for us but we hope to have the home completely done and ready to hit the market sometime in the summer of 2021.

We have an interested party in the “garden lot” on Nebraska Street and a verbal commitment from the interested party to buy and build either this fall or next spring depending on availability of materials. We are excited to help put this together and to be able to utilize this lot in a manner that works for housing development. We have shared the engineer’s recommendations with the buyer and the home will be built accordingly so as not to affect other neighboring homes.

We have been taking several calls recently from around the area and also several different states around the country about available housing in Centerville. We have given several tours of available lots recently and believe there will be more takers on buying and building in Centerville. It is good that we are seeing this demand and the Development Corporation hopes to continue to help answer questions and try and meet the housing needs of those people that would like to move to Centerville. I think we will continue to see our community be a popular option as a bedroom community and we need to be prepared to meet that housing demand or we will miss out on opportunities.

Last month I meet with a representative from SLH Holdings out of Brookings, SD. I met the owners at a Dakota Resources conference and they had shown interest in Centerville. SLH Holdings is into real estate development and property management. We toured Centerville and talked about the potential opportunities we have for development. It was initial conversations but they were very positive.

We continue to get calls on the 111 Iowa St spec home. We have had a couple more showings and remain hopeful that we will find the right buyer soon. It remains listed for sale by owner on Zillow and Trulia. If the home continues to sit without a buyer, we may entertain higher a realtor to expand our reach.

ISG Engineering has presented us with some preliminary concepts for a future housing development on the 14 acres of farmland on the southwest side of town. These are only initial preliminary concepts and much more needs to be discussed and considered, but it does continue the conversation along and give us a glimpse of what a future housing development in Centerville could look like. In addition, ISG will also start working with us on layouts for future development of the 1020 State St lots we purchased and cleared.

Business Development: The Leader Building renovation continues to move forward. Although there is no longer a hard deadline for an opening, we continue to remain hopeful to have it ready sometime this fall. S&P Construction continues to plug away at all the details in the space, along with other various subcontractors. Things are really starting to take shape and we are getting closer. The art gallery space and the museum items

are some of the conversations we continue to have in order to develop a plan for how everything will fit together within the space. We are excited for what this space will mean for our community.

The cleanup of the old Jobe's Hardware Store building is something we continue to monitor excitedly. Kari Surprenant, with her business KSCC Home Décor + More has been working on the space, along with other contractors. We are excited to see this block get cleaned up and also for another business in our downtown.

The Development Corporation continues to navigate official ownership of the commercial property at 703 Broadway St. The legal aspect of this is taking a bit longer than expected, but we are confident we will be able to take ownership of this property soon. This small but attractive commercial property has a lot of potential. We already have a potentially interested renter that we have been having conversations with.

The Development Corporation has again been considering creative ways to fill business needs in our community. They have been entertaining possible investments and partnerships in order to spearhead some of these businesses that the community has expressed interest in. Jared has a meeting with a well-known commercial builder and land developer from Sioux Falls coming up in September. We will see what their level of interest is and what partnerships might be able to be developed to continue meeting these needs and seeing progress in Centerville.

The Centerville Chamber of Commerce has been having conversations about additional events and things to bring more shoppers to town and are businesses. However, the challenge has been navigating the Covid virus and pandemic and figuring out what we are able to do. Hopefully some items will come together yet this year and into next year.

Community Development: The Development Corp continues to work with ISG Engineering and SECOG on our application for GF&P's Land & Water Conservation Fund Grant opportunity. Our application to update and create additional camping opportunities within Peder Larsen Park is due September 15th. We are talking through some of the initial concepts and narrowing things down. A lot of what we go after will come down to cost and what we believe we can afford and contribute to the project. We should know more in the upcoming weeks.

The Development Corporation's marketing committee is working on some updated designs for our billboards on Interstate-29 and also the billboard we control on 46 & 19A. Again, these are very visible marketing tools to be able to promote all things Centerville.

The Development Corporation is also looking at a plan for one final entrance sign on the way into town on 295th street or the "DI Road" as you come into town from the east. This is the only entrance into town that we currently do not have a welcome sign on. The Development Corporation came in under what they had budgeted for the other signs and are planning to utilize the remaining dollars towards this sign. We have a willing land owner and hope to have this sign completed before the end of the year.

Last month we spearheaded a volunteer work project downtown on the lot next to the bakery. Several volunteers showed up to help with cleanup and landscaping of the area. We have the lot looking pretty good. With some additional help this fall we plan to transplant some plants on to the lot and then add a couple picnic benches to create a sitting area. This is becoming another nice attractive addition to our downtown.

The Centerville Development Corporation was again included in an RCDI grant application that Dakota Resources was awarded. This grant opportunity will provide us with discounted rates on conferences and continued education geared towards community and economic development.

Dakota Resources next such conference is on Community Engagement and is being held this coming September 15th & 16th in Custer. Jared is planning to attend. Through the RCDI grant the conference and lodging are paid for. While in the Black Hills area we have also arranged meetings with two art galleries in order to learn and get a feel for how they are run and operated. This will give us more examples of gallery models and how we might be even more successful with our own art gallery within the Leader Building. While there we will also be able to increase our list of artists to reach out to be able to fill our space and continue to keep it fresh.

Centerville and the Centerville Development Corporation has been asked to be the host location for a conference that will include a group of new economic development professionals from across the state. This group of about 12 individuals are the economic development directors in their various communities. They have been meeting multiple times throughout the year to learn from each other and the communities that they visit. Centerville's one day gathering will take place September 30th.