

## CITY OF VERGAS EDA/HRA

Friday, March 12, 2021

9:00 am

Zoom Meeting

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Friday, March 12, 2021 at 11:00 am on Zoom and at the Vergas Event Center with the following members present Kevin Zitzow, Bruce Albright, Vanessa Perry, Paul Pinke, Austin Tegtmeier and Clerk/Treasurer Julie Lammers. Absent: none. Also present: Gail Levenson, Funding Specialist for Widseth, Deb Parrott, Architect for Widseth and Barbie Porter of Vergas-Frazee Forum.

Meeting was called to order by President Kevin Zitzow.

### **Approval of Agenda**

Approve agenda with no additions or deletions.

### **Approval of Minutes**

Motion by Perry, seconded by Albright to approve February 3, 2021 minutes. Motion passed unanimously.

### **Old Business**

Discussed the property at 105 Main St Building. Reviewed assessment of the building and Gail Levenson discussed multiple funding opportunities and many contingent on who owns the property. Redevelopment Grant Program would be dependent on City owning property and would be a 50-50 grant with the City selling the property within 2 years. The application would be due August 1, 2021. This is the last year this program is currently funded. EDA would need to provide a hazardous report and abate everything before demolition. Levenson stated she would provide a proposal for firm fees and grant writing for the 105 Main Street Project for the April EDA meeting. Tax Increment Financing and Redevelopment District are other options for the EDA to investigate for business development. There is a workforce housing grant which is another tool if housing is added to the building. Zitzow asked if City needed to purchase property to get funding on this project and for most of the financing programs. EDA/HRA needs to own the property for majority of funding. Information needed before we can bring proposal to Council: Cost of purchasing the building, cost of removing the building, cost of grant writing and application of grants and cost of hazardous report. Motion by Albright, seconded by Pinke to have Zitzow, Pinke and Lammers meet with owners of 105 Main Street to discuss if the EDA can purchase the building located at 105 Main Street. Motion passed unanimously.

Austin Tegtmeier joined the meeting.

### **New Business**

Annual meeting was set for 6:00 pm on Wednesday, April 21, 2021. Speakers will be Amy Baldwin, Otter Tail County, Nathan Woodard, Thrivent Financial, Alexander Johnson and Emily Reno, West Central Initiative. A dinner will be provided by the EDA at Billy's. Zitzow will welcome everyone and will review the EDA/HRA goals. Albright will review housing study.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

### **Council Recommendations**

None.

### **Follow up Actions.**

Lammers will contact owners of 105 Main Street and set up meeting with Kevin Zitzow, Paul Pinke and owners.