

CITY OF VERGAS EDA/HRA  
Wednesday, October 6, 2021  
11:00 am  
Billy's Corner Bar

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, October 6, 2021, at 11:00 am at Billy's Corner Bar with the following members present, , Bruce Albright, Austin Tegtmeier, Vanessa Perry, and Clerk/Treasurer Julie Lammers. Absent: Kevin Zitzow and Paul Pinke. Also present: Duane Ditterich.

Meeting was called to order by Vice President Bruce Albright at 11:00 am.

**Approval of Agenda**

Approve agenda with addition of property tax rebate program.

**2021 Financial Update**

Lammers reviewed income and expense worksheet regarding the EDA/HRA.

**Approval of Minutes**

Motion by Tegtmeier, seconded by Perry to approve September 1, 2021, minutes. Motion passed unanimously.

**Old Business**

Reviewed development property located on Lawrence Lake.

Lammers reviewed 2022 budget request of \$8,000 to keep amount in line with the past transfers adding \$1,000 every year. Discussed sale of property and the proposal of City not transferring the \$8,000 they currently have asked for due to receiving the amount in sales over the \$33,000 the City paid for West Lake Street property. Members requested City continue transfer of \$8,000 and if property sells the City keep an additional \$8,000 from the sale of the property. Money is needed to help with both economic and housing development within the City.

EDA and HRA goals will be discussed at a later meeting, with Lammers providing members with copies of 2021 goals and community development plan.

Lammers invited the EDA/HRA members to the first public hearing for the comprehensive plan on Tuesday, October 19 at 7 pm at Billy's.

**New Business**

Duane Ditterich informed members he will be opening Ditterich Mercantile at 105 Main Street. Discussed plans and grants available. Ditterich requested community support letters and asked if EDA would help provide. Lammers stated she could draft support letter and send to community club asking them if they would ask members to provide letter of support.

Many of Vergas properties currently do not have addresses located on them. It is difficult for EMS, fire and delivery people to find homes without addresses. There has been a suggestion to have a contest to encourage citizens to put addresses on their homes. Members expressed they felt a contest would be a waste of time and City should post on electronic sign and in the newsletter. When City does a mailing, they may want to include statement encouraging property owners to put up addresses.

Lammers reviewed the County decision to raise the abatement regarding residential housing to \$10,000 from the original \$5,000 and extending the program through 2024. Motion by Tegtmeier, seconded by Albright to recommend to Council to extend Vergas City abatement to 2024 keeping the \$5,000- or 5-years abatement amount. Motion passed unanimously.

Meeting adjourned at 12:30 p.m.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

**Council Recommendations**

Approval of continuation of the tax abatement for residential buildings of \$5,000 or 5 years to 2024.

City Council allow EDA/HRA the control of the property located at 310 W Lake St and to sell property.

**Follow up Actions.**

Albright will speak with area property owners about possibility of land development.

Lammers provide 2021 EDA/HRA goals and the community development plan for Vergas to members.

Lammers provide letter of support to community club for Ditterich Mercantile.