

CITY OF VERGAS EDA/HRA
Wednesday, February 2, 2022
11:00 am
Billy's Corner Bar

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, February 2, 2022, at 11:00 am Billy's Corner Bar with the following members present: Bruce Albright, Paul Pinke and Vanessa Perry. Absent: Austin Tegtmeier and Kevin Zitzow. Also present: Clerk/Treasurer Julie Lammers.

Call to Order

Meeting was called to order by Vice President Bruce Albright at 11:30 am.

Approval of Agenda

Approved agenda as presented.

Set Time, Place and Dates of Regular 2022 Minutes

Motion by Perry, seconded by Pinke to set the 2022 EDA/HRA meetings to the first Wednesday of the month at 2 pm at Billy's Corner Bar. Motion passed unanimously.

Approval of Minutes

Motion by Pinke, seconded by Perry to approve December 1, 2021, minutes. Motion passed unanimously.

Status of Council Recommendations

Council has sold the West Lake Street property and \$8,000 was transferred to the EDA/HRA budget for 2022. County has increased the City contributions for housing projects from \$25,000 to \$50,000 limiting each project to \$25,000.

Financial Update

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

Old Business

2022 EDA and HRA goals were discussed and updated with the consensus to further discuss at the March meeting.

HRA - Housing:

1. Identify buildable lots: Review housing study determine the types of housing needed, work with City and private development to furnish said housing.
 - a. Identify lots within current city limits, who owns said lots, their price, and whether they have City services (water/sewer), or their potential for said services.
 - b. Identify potential building lots within a one-mile radius of Vergas, who owns the lots, and their selling price. Assess potential of providing City services.
2. Determine interest in grant or low interest housing program to repair or improve existing housing. Assisting current residents in retaining and maintaining their properties through knowledge of available programs.
3. Aid residential developers by making new housing more available through support of waived permitting fees; tax abatements or tax increment financing; etc.
4. Convey the message that all aspects; live, work, and play; contribute to the existing high quality of life in our community.
5. Work with developer of Lawrence Lake Lots, as well as owners of other available lots within Vergas City limits on a marketing campaign to help sell said lots.
6. Look at grants, loans, programs, at the local, state, and federal levels to make city services (water/sewer) available and affordable for new developments.
7. Continue to be involved with City Comprehensive planning process, focusing on housing issues/concerns within said study.

EDA-Commercial:

1. Meet with existing business owners, determine how things are going for them, or if they need our assistance to stay in business or to expand their business.
2. Support current commercial businesses with training and information on available or upcoming funding in order to help them maintain and grow at a successful rate.

3. Continue to explore options for bringing a grocery store to Vergas.
4. Work with Planning and Zoning to review areas within current city limits and within a one-mile radius for potential future business development/growth.
5. Continue redevelopment efforts of unoccupied commercial buildings within the city of Vergas.
6. Encourage well planned quality development of commercial areas.
7. Continue to work on parking issues within business district (availability/handicap), identify solutions, both short-term and long-range. Some solutions might involve buyout of existing businesses, identify funding sources, etc.
8. Continue to be involved with City Comprehensive planning process, focusing on business issues/concerns within said study.
9. Meet with Commercial Club to review each other's goals, common interests, and where interests may overlap. Work together to enhance each other's missions.

Albright reviewed Northwest MN Regional Housing Forum he attended on zoom. Housing is an issue all over the state with high cost of homes and many annual incomes ranging from \$22,000-\$27,000 per year.

Lammers reviewed MN Public Finance Seminar she will be attending Thursday, February 3 and Friday, February 4, 2022.

New Business

Members of the community joined meeting to discuss housing in the 15-year compressive plan. Comprehensive planning focus group regarding housing was led by Celeste Koppe.

Discussed allowing Tegtmeier a leave of absence until June 2022. Motion by Perry, seconded by Albright to grant a leave of absence to Tegtmeier until April of 2022. Motion passed unanimously.

Meeting adjourned at 1:36 p.m. The next meeting will be held March 2, 2022, at 2:00 pm at Billy's Corner Bar.

Julie Lammers
City Clerk-Treasurer
City of Vergas

Council Recommendations

None.

Follow up Actions.

Review and update 2022 EDA/HRA goals.