

**Vergas EDA/HRA**  
**Billy's Corner Bar & Grill**  
**2:00 PM on Wednesday, August 3, 2022**

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, August 3, 2022 at 2:00 pm at Billy's Corner Bar with the following members present: Kevin Zitzow, Paul Pinke and Austin Tegtmeier. Absent: Bruce Albright and Vanessa Perry. Also present: Clerk/Treasurer Julie Lammers and Joy Summers.

**Call to Order**

Meeting was called to order by President Kevin Zitzow.

**Agenda Additions and Deletions**

Approved agenda as presented.

**Minutes**

Motion by Pinke, seconded by Tegtmeier to approve June 1, 2022, minutes. Motion passed unanimously.

**Status of Recommendations to City Council**

Vergas Comprehensive Plan 2036 was approved by the Vergas City Council on August 2, 2022.

**Financial Update**

Lammers reviewed income and expenses regarding the EDA/HRA.

**Old Business**

**2023 Housing Goals**

Identify buildable lots: Review housing study determine the types of housing needed, work with City and private development to furnish said housing.

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.

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.

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.

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.

Add information to newsletter and web page.

Aid residential developers by making new housing more available through support of waived permitting fees; tax abatements or tax increment financing; etc. Big Build, waive WAC and SAC fees, street repair and make a flyer on what we do.

Convey the message that all aspects; live, work, and play; contribute to the existing high quality of life in our community. Update information on baseball field, pickleball and new buildings.

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. Diane/Eva area, Bunkowske Addition, etc.

Look at grants, loans, programs, at the local, state, and federal levels to make city services (water/sewer) available and affordable for new developments. Work with our engineers, Widseth.

Continue to be involved with City Comprehensive planning process, focusing on housing issues/concerns within said study.

Continue to collaborate with Otter Tail County on their "The Big Build" project. Link web pages.

Update website page. Use hyperlinks with the County and Realtors. Sell our community. Target people using it.

**Economic Development Goals**

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. Send out survey and have members meet with businesses. Discussed doing this in February or March.

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. 2023 Annual Meeting.

3. Work with Planning and Zoning to review areas within current city limits and within a one-mile radius for potential future business development/growth.
  4. Continue redevelopment efforts of unoccupied commercial buildings within the city of Vergas.
  5. Encourage well planned quality development of commercial areas. Add map on web page.
- Continue to work on parking issues within business district (availability/handicap), identify solutions, both short-term and long-range. Solutions might involve buyout of existing businesses, identify funding sources.
- Continue to be involved with City Comprehensive planning process, focusing on business issues/concerns within said study.
- 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. Identify and promote needed businesses; hotel, car wash, pharmacy and upper-level bar, etc. Look at property for sale as parking lots (sample lot on corner of Glenn and Pelican).
- Survey businesses regarding staffing needs. Combine with goal 1.
- Update website page.

### **New Business**

#### Attic Shoppe

Discussed ideas for the soon to be vacant second floor of the Municipal Building. Museum, Visitor Center or Brewery...

Meeting adjourned at 3:20 p.m. The next meeting will be held September 7, 2022, at 2 pm at Billy's Corner Bar and Grill.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

### **Council Recommendations**

None.

### **Follow up Actions.**

Update 2023 EDA/HRA goals with comprehensive plan goals.  
Update webpage.