

**Vergas EDA/HRA**  
**Vergas Event Center Council Chambers and Zoom**  
**2:00 PM on Tuesday, February 7, 2023**

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, February 7, 2023 at 2:00 pm at the Vergas Event Center and Zoom with the following members present: Bruce Albright, Joy Summers, Duane Ditterich and Kevin Zitzow. Also Present: City Clerk-Treasurer Julie Lammers, Ron Zeigler, Community and Economic Development Associates (CEDA), Michael Monson (CEDA), Stacey (?), Robert Williams of the Frazee-Vergas Forum, and Amy Baldwin, Ottertail County. Absent: Vanessa Perry. Also present: Joe Clauson.

**Call to Order**

Meeting was called to order by Vice President Bruce Albright.

**New Business**

Tax-Forfeited Land in Vergas

Discussed Sunny Oaks Development with 11 lots that have been given back to the State of Mn. This development has city road, water and sewer. It is in the best interest of the City to have this area developed. Ottertail County has jurisdiction of these lots, and the city may get the lots for either public use or public purpose. If the City does not purchase these lots for public purpose or public use, they will go to a County auction. No date has been set for the next County Auction currently. The HRA needs to decide if they want to pursue this development or wait for the county to develop. They currently have 3 projects they are working on and will not be able to move forward with this project until they are completed. HRA will discuss again at next month's meeting.

Kevin Zitzow joined meeting by zoom.

Housing Incentives-Otter Tail County

Amy Baldwin discussed affordable housing programs currently in Otter Tail County. They have a single-family home project with developers or senior rental housing (senior tri-plex plans are being worked on by the County). They have the Big Build program and a gap financing program to help with developments in the county. Properties do not qualify for both programs. Gap financing may cover up to \$50,000 per house or \$100,000 per development. The County is working with one project with state financing which they applied for in July 2021 and were able to break ground in October 2022. If the city would like to initiate one of these programs or acquire the tax-forfeited land, they will need to prepare a letter to Otter Tail County. Baldwin stated she would be happy to review the letter before it is submitted and run it through the Community Development Agency for a recommendation of support. HRA members need to define what we are looking for. More research will need to be done on this before next months meeting. Discussed if the HRA could profit on the sale of lots, Baldwin will research this but currently it states it must be affordable housing.

**Agenda Additions and Deletions**

Motion by Summers, seconded by Ditterich to approve agenda with the following additions: Annual meeting. Motion carried.

**Minutes**

Motion by Summers, seconded by Ditterich to approve minutes for the February 7, 2023 meeting. Motion passed unanimously.

**Status of Recommendations to City Council**

None.

**Financial Update**

Lammers provided financial information for EDA/HRA-no change from last month.

### **Old Business**

#### 2023 Housing and Economic Goals.

Albright reviewed goals and timeline.

#### CEDA (Community and Economic Development Associates)

Ron Zeigler, CEO and President of the Community and Economic Development Associates (CEDA) introduced employee Michael Monson who works with the city of Cold Springs and reviewed the organization CEDA, regarding what they do for other communities. CEDA is a non-profit 501(3)c. CEDA works in the following areas: Grant Writing, Marketing, Planning, Mediator, the bottom line is they are here to help Cities. They either work as a per project basis or as a community support group. Most communities use the community support area of CEDA, they would provide a team member for a community for a minimum of 1 day a month to 5 days a week. Committee asked Zeigler to provide quote on doing a business retention plan. Ziegler stated he would provide an ala cart plan for the city. Discussed looking at sample work plans at the meeting in April. The largest concern for the committee is funding. There are grants for many community supports currently which they could assist us in receiving. There bottom line is "We are here to help."

### **New Business**

#### EDA/HRA Annual Meeting

Discussed meeting location and date. Proposed having the annual meeting on Tuesday, April 25, 2023 with a 5:30 pm social hour and 6:00 pm meal and program. The meeting will be held at the Vergas Event Center unless a caterer cannot be found, then we will move to Billy's. Lammers will talk to Vanessa Perry regarding location and meal.

Meeting adjourned at 3:50 p.m.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

### **Council Recommendations**

None.

### **Follow up Actions.**

Lammers to add Give to the Max Fundraiser to the August meeting agenda.

Lammer discuss with Perry Annual Meeting.

Lammers find speakers, catering and schedule for annual meeting.

Lammers talk to Sherri Hanson, President of the Vergas Community Club regarding shared event.