

**Vergas EDA/HRA
Vergas Event Center Council Chambers and Zoom 2:00 PM on
Wednesday, October 4, 2023**

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, October 4, 2023 at 2:00 pm for a hybrid meeting with the following members present: Bruce Albright, Joy Summers, Duane Ditterich and Kevin Zitzow. Absent: Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers, Jordan Grossman, Laura Mitness, Hillary Tweed and Bob Williams of the Frazee-Vergas Forum.

Call to Order

The meeting was called to order by Chair Kevin Zitzow at 2:00 pm.

Agenda Additions and Deletions

Approve agenda as presented.

Minutes

Motion by Albright, seconded by Summers to approve the minutes of September 5, 2023. Motion carried.

Status of Recommendations to City Council

Albright stated the Council approved collecting \$15,000 per lot for the cost of water and sewer placed on the Vergas HRA lots if they are sold by December 31, 2025.

The Council had an informational meeting and special Council meeting regarding the purchase of 131 E Main Street.

Financial Update

Lammers stated financial information has not changed since the last meeting.

New Business

Jordan Grossman, CEDA introduced herself and explained what she does for the neighboring community of Pelican Rapids. Laura Mitness, a new employee of CEDA was introduced. Hillary Tweed explained the different departments CEDA has and how the 45 employees work together. Summers and Albright expressed interest in working with CEDA but are trying to figure out funding. Discussed Otter Tail County project development in housing and the great job they do and how the City of Vergas is already working with them. Discussed incentives and how we may need to talk about putting together a flyer. Tweed explained sometimes it is not only handing out pamphlets to the people coming into the office but getting Vergas in front of the people considering building. Albright discussed the fact we do not have anything available it is hard to market new. CEDA covers the whole scoop of Economic Development including Planning and Zoning, business development, grants, and housing. CEDA covers the whole scoop of Economic Development. Albright stated some people have spoken to him about changing Elm Street to commercial zoning. Ditterich suggested the City make the alley into a nice-looking alley or street. This would take some coordinated efforts to proceed. Summers stated the bottom line is, we are interested in working with CEDA, we just need to figure out to afford it. Grossman stated they would keep in contact and let us know if grant funds can be used to help cover the financials of hiring CEDA. Grossman encouraged the HRA to reach out with questions at any time.

Old Business

2023 Housing and Economic Goals.

CEDA attended the meeting and hopefully they will be able to reach out goals. Summers explained she has spoken with Tammy Kinsella regarding marking Vergas and the cost of brochures would be \$142.00 for 100, \$228.13 for 200 and \$277.84 for 300 brochures. Lammers asked if she should email CEDA regarding brochures to market Vergas. Discussed brochures and which developers may want to be in a brochure.

HRA Lots on Eva and Diane

Otter Tail County did not get the grant for Senior Housing for 2024 but will be applying again in 2025.

Discussed the 8 lots the Vergas HRA owns, and Summers stated she would recommend listing them for \$25,000.00 each. Discussed if each lot has the same value. Motion by Summers, seconded by Albright to list the 8 lots for \$25,000.00 each. Motion passed unanimously. Motion by Summers, seconded by Albright to approve Vergas HRA Resolution 2023-001 approving Kevin Zitzow, Chair of the Vergas HRA to sign documents relating to the sale of the Vergas HRA lots (complete copy of resolution located at the city office). Motion passed unanimously. Motion by Albright, seconded by Ditterich to list the 8 lots with REMAX Lakes Region in Vergas. Voting yes: Albright, Ditterich and Zitzow. Voting No: none. Abstain: Summers. Motion approved. Motion by Albright, seconded by Ditterich to enter into a one-year agreement from October 5, 2023 to October 1, 2025 with REMAX Lakes Region in Vergas. Voting yes: Albright, Ditterich and Zitzow. Voting No: none. Abstain: Summers. Motion approved.

Discussed brochures regarding the Eva and Diane lots owned by the City HRA. Motion by Summers, seconded by Albright to purchase 100 brochures from Tammy Kinsella for \$142.00. Motion passed unanimously.

Motion by Summers, seconded by Albright to adjourn the meeting at 3:25 p.m.

Julie Lammers
City Clerk-Treasurer
City of Vergas

Council Recommendations
None.

Follow up Actions.
Update goal timeline.
Set up discussion with Arvig regarding broadband.