

Vergas EDA/HRA
Government Services Center
2:00 PM on Tuesday, December 5, 2023

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, December 5, 2023, at 2:00 pm at the Vergas Government Services building with the following members present: Kevin Zitzow, Bruce Albright, Joy Summers, Duane Ditterich and Vanessa Perry. Absent: none. Also Present: City Clerk-Treasurer Julie Lammers.

Call to Order

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

Agenda Additions and Deletions

Approved agenda with the following additions: CEDA grant and January meeting date.

January Meeting Date

Motion by Albright, seconded by Perry to move the January meeting to January 9, 2024. Motion passed unanimously.

Minutes

Motion by Perry, seconded by Summers to approve the minutes of November 7, 2023. Motion carried.

Status of Recommendations to City Council

None.

Financial Update

Lammers provided financial information for 2023 and the City budgeted transfer of \$5,000 for 2024.

Old Business

2023 Housing and Economic Goals.

The goals and timelines will be discussed at the January meeting.

HRA Lots on Eva and Diane in Vergas

Albright reviewed the request from Otter Tail County HRA to switch the 3 lots they own with the 3 lots across the street owned by Vergas HRA. Summers reviewed the difficulty in selling the lots due to income restrictions of \$110,000 when you must make \$100,000 to get a loan from the bank to purchase. Summers had one lot sold until they found out they were \$18,000 over the income limit. Albright encouraged members to contact their state representatives. Lammers stated she would contact the county in regard to the 2024 numbers and Jordan Rasmusson regarding the income limits. The county is applying for a grant for the duplexes and both Ditterich Mercantile and the Vergas Liquor Store have stated they will deliver to the senior housing. The Lion's have offered to provide neighbor to neighbor rides to appointments. Continued discussion will take place at the January meeting.

Zoning Map

Albright stated he would like to color a blank map in with what the city currently has for commercial and residential properties. Once we have the current map, we will compare it to the current zoning map and discuss expansion of commercial zoning. Discussed need for industrial park. If the city had an industrial park, we could add businesses such as: car wash, vet clinic, etc. Discussed the need for daycare and the possibility of turning one of the HRA lots into a daycare facility. Discussed annexing property into the city limits to begin an industrial park as there is no land currently available in the city limits to have an industrial park. Members will continue discussion at the January meeting.

New Business

CEDA Grant

Discussed the grant opportunity to hire CEDA for Revolving Loan Funds, Business Incubation Programs, Childcare Incentive Programs, and Business Retention and Expansion Program. Albright will be attending a webinar regarding the grant program on December 12, 2023. The deadline to submit the application for the grant is January 12, 2024. Motion by Albright, seconded by Ditterich to apply for the CEDA grant. Motion passed unanimously.

Motion by Perry, seconded by Summers to adjourn the meeting at 3:20 p.m.

Julie Lammers

City Clerk-Treasurer
City of Vergas

Council Recommendations

None.

Follow up Actions.

Update goal timeline in January.