

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

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, November 7, 2023 at 2:00 pm for a hybrid meeting with the following members present: Bruce Albright, Duane Ditterich and Vanessa Perry. Absent: Joy Summers and Kevin Zitzow. Also Present: City Clerk-Treasurer Julie Lammers, Jordan Grossman, Amy Baldwin, Tanya Westra, Barbara Dacy and Bob Williams of the Frazee-Vergas Forum.

Call to Order

The meeting was called to order by Acting Chair Bruce Albright at 2:15 pm.

Agenda Additions and Deletions

Approve agenda with addition of CEDA.

Minutes

Motion by Perry, seconded by Ditterich to approve the minutes of October 4, 2023. Motion carried.

Status of Recommendations to City Council

None.

Financial Update

Lammers reviewed financial information.

Old Business

HRA Lots on Eva and Diane

Barbara Dacy, Otter Tail County HRA reviewed the Senior Housing grant they applied for in 2023 (to be built in 2024) and will be applying again in 2024 (to be built in 2025).

Discussed the 8 lots the Vergas HRA owns and 3 lots the County HRA owns, and the County would like to trade the 3 lots they own with 3 lots directly across Eva Street. The lots they own need \$80,000.00 worth of ground leveling and tree removal as they are building slab on grade homes. Lammers informed members that Joy Summers, Realtor has informed her she has 2 perspective buyers looking at the lots this week and would ask the Vergas HRA does not trade lots until prospective buyers look at lots as she has told them they could have 1st choice of lots. Motion by Ditterich, seconded by Perry to exchange lots with Otter Tail County if lots are not sold to the perspective buyers. Motion passed unanimously.

2023 Housing and Economic Goals.

Discussed goals and members stated they would like to wait until the January meeting to review 2024 goals and to include the goals of the 2030 comprehensive plan.

New Business

CEDA (Community and Economic Development Associates)

Albright read the following information provided by Hillary Tweed, regional Director, CEDA:
We are comfortable completing the project at a cost not exceeding \$500. If this is something you are interested in, please let me know and I will have a contract sent over to you. (regarding brochure)

As far as an update on the funds received through the state program, the program is yet to be launched at the state level. I've connected with my CEDA colleague who is leading the CEDA portion of the program and expressed your interest in participating. When I know more, I will pass the information along to you.

An additional item to consider is having CEDA apply to the League of MN Cities (LMC) Grant Navigator Program on behalf of the City of Vergas. This is a \$5,000 grant that the city could utilize to hire CEDA to explore grants for some of the projects the community would like to see completed. CEDA is willing to write the LMC application free of charge.

Discussed need for business development. Members asked what the grant could be applied for. The grant is very broad regarding technical assistance. The grant does need to be specific about what we will be spending the funds on as they do follow up on the spending. Members stated they would like the other board members to be present when they decide what direction they would like the funds spent. Grossman stated she could send us a link to review the grant funding options. There is still funding available in 2023 and they are encouraging groups to apply. Discussed the following items to use grant on: Business Development, Grant Writing, pay for CEDA employee, ETC.

Lammers will send brochures made by Tammy Kinsella to members as well as putting the brochure on the EDA/HRA web page.

Vergas Zoning Map

Discussed the planning commission is currently updating the Vergas Zoning map. In the past the EDA recommended the commercial area follow from Main Street up Frazee Avenue to the beach. Members stated they would like to see a zoning map that represents the current status of lots. Lammers stated she would have Widseth update a map to the current status of Vergas for the next EDA/HRA meeting.

Meeting adjourned at 3:10 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.
Keep discussing sale of and swap of lots in Sunny Oaks.
Keep discussing League of MN grant, brochure and business development with Jordan Grossman, CEDA.