

**Vergas EDA/HRA  
Government Services Center  
2:00 PM on Tuesday, May 8, 2024**

*EDA/HRA Mission:* Retain and promote business in our community, adding housing so that we prosper and increase our tax base, keeping Vergas a vital community.

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, May 8, 2024, at 2:00 pm in a hybrid meeting at the Vergas Government Services building and on zoom with the following members present in person: Bruce Albright, DuWayne Ditterich, Paul Sonnenberg, Vanessa Perry and Joy Summers. Absent: none. Also Present: City Clerk-Treasurer Julie Lammers; and Bob Williams of the Frazee-Vergas Forum.

### **Call to Order**

The meeting was called to order by Chair DuWayne Ditterich at 2:00 pm.

### **Agenda Additions and Deletions**

Motion by Albright, seconded by Summers to approve agenda as presented with the following addition: Commercial Development.

### **Minutes**

Motion by Sonnenberg, seconded by Summers to approve the minutes of April 2, 2024. Motion passed unanimously.

### **Financial Update**

Lammers reviewed the 2024 income and expenses.

### **Vergas HRA Lots on Eva and Diane St**

Ditterich presented loan information provided by Vergas State Bank Loan Officer Paula Waller. Summers emailed Lammers information which she emailed to all members. The biggest issue with these lots are the income limits. If income limits are changed from what the County provided (which was received from the State of MN) we would have to have good justification. Discussed current assessments on the lots for 2024: 82000990242000 for \$2,045.86; 82000990243000 for \$2045.86; 82000990244000 for \$1,544.05; 82000990245000 for \$1,544.05; 82000990249000 for \$1563.35; 82000990250000 for \$3,030.19; 82000990251000 for \$1,582.65; and 82000990252000 for \$1,582.65. Assessments for 2024 total \$14,938.66. Motion by Summers, seconded by Sonnenberg to recommend to Council to put assessments on hold until lots are sold. Motion passed unanimously. Discussion involved asking City to pay for 2024 assessments. Summers asked Albright to bring this issue to council explaining the funding EDA/HRA has and the drop in the amount the city has budgeted every year. Ditterich stated that if we cannot sell these lots, they are useless. Albright stated that once the County gets senior housing or a spec home built there may be activity in this area. Ditterich stated he does not want to be discussing these lots in 3 years and members stated the county will not be building until 2025 if they receive the grant and we are on a waiting list for a spec home to be built.

### **Old Business**

#### **2024 Housing and Economic Goals.**

Discussed lots available in Vergas. Discussed mission statement and what role the EDA and HRA would like to play. Do we want to purchase and build on land or do we want to get investors involved in Vergas. Our goal is not to make money but to make the community prosper.

### **Vergas Zoning Map**

All EDA/HRA members should bring a colored map to the June meeting to discuss zoning ideas. Ditterich will provide large maps for members.

### CEDA Grant

Jordan Grossman, CEDA Representative, has begun working on a survey and has met with most of the business owners within Vergas. Members asked Lammers to invite Grossman to our EDA HRA meetings.

### EDA/HRA Bylaws

Summers brought questions regarding conflict of interest, Lammers will contact the League of MN Cities and City Attorney on the language.

### Annual Meeting

Reviewed annual meeting and lower attendance than past couple of years. The timing of the meeting 1 ½ hours was good, the space is too large, and we need to spend more time inviting residents and community groups, such as the Lion's.

## **New Business**

### Commercial Development

Discussed the land on the corner of Pelican Avenue and Hwy 35 becoming commercial. This land could be used for a car wash and/or commercial building (suggestion a strip mall). Motion by Summers, seconded by Perry to recommend to planning commission to make parcel 82000500022000 commercial along Pelican Ave. Motion passed unanimously.

### Ordinance Update

Lammers provided copies of the proposed ordinances affecting EDA and HRA. Members will bring recommendations to the June meeting to discuss.

## **Adjourn**

Motion by Albright, seconded by Perry to adjourn the meeting at 3:45 p.m. Motion passed unanimously.

Julie Lammers

City Clerk-Treasurer

City of Vergas

## **Council Recommendations**

Remove assessments on Sunny Oaks Development until the lots are sold.

## **Planning Commission Recommendation**

Change zoning map to commercial along Pelican Ave this would include parcel 82000500022000.

## **Follow up Actions.**

All members bring 1-2 ideas for goals in 2024 with measurable results.

Lammers to provide lists of opportunities from WCI and Otter Tail County.

Ditterich to provide large white maps of City for members. All members bring a color-coded map to the next meeting to discuss zoning in Vergas.

Lammers to review legal item regarding the conflict of interest with the league and city attorney.

Members review proposed ordinances.