

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

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, April 2, 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, Duane Ditterich, Paul Sonnenberg and Joy Summers. Absent: Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers; Citizens Daren Berube, Lee Dahlgren and Josh Hanson; Otter Tail County Community Development Director Amy Baldwin, and County Commissioner Wayne Johnson and Bob Williams of the Frazee-Vergas Forum.

Call to Order

The meeting was called to order by Acting Chair Bruce Albright at 2:00 pm.

Agenda Additions and Deletions

Approved agenda as presented.

Minutes

Motion by Summers, seconded by Sonnenberg to approve the minutes of February 13, 2024. Motion passed unanimously.

Financial Update

Lammers reviewed the 2024 income and expenses.

Vergas HRA Lots on Eva and Diane St

Otter Tail County Community Development Director Amy Baldwin explained the process for deciding on the amount for affordable housing and meeting the state statute. The county figures 115% of the medium income for the state of Minnesota. The county can help with down payment assistance. There is a housing grant which can be applied for to help with costs. The County would be able to add Vergas to the 2025 application for a project to be completed in 2026. The Vergas HRA could apply in 2024 for 2025 start date. Motion by Summers, seconded by Sonnenberg to ask county to apply in 2025 and to oversee a building project. Motion passed unanimously. We will continue to market Shady Oaks Development with current income restrictions and revisit at the May meeting.

Old Business

2024 Housing and Economic Goals.

Discussed changes Lammers will update goal sheet and provide to members. Motion by Summers, seconded by Albright to swap the 3 lots owned by the Otter Tail County HRA with the 3 lots directly across the street owned by the Vergas HRA as requested by the Otter Tail County HRA. Motion passed unanimously.

Vergas Zoning Map

All EDA/HRA members should bring a colored map to the May meeting to discuss zoning ideas.

CEDA Grant

Lammers will be meeting with and introducing Jordan Grossman, CEDA Representative to area businesses on Friday, April 12, 2024.

New Business

EDA/HRA Bylaws

Reviewed bylaws Lammers will make changes and email them to members to review for May meeting.

EDA/HRA Meeting

Motion by Summers, seconded by Sonnenberg to move the monthly meetings to the first Wednesday of the month at 2 pm. Motion passed unanimously.

Annual Meeting

Motion by Albright, seconded by Sonnenberg to hold the annual meeting Tuesday, April 30, 2024 with a social hour beginning at 5:30 pm and meeting and meal at 6 pm Motion passed unanimously. This meeting will be held at the Event Center with the Loon's Nest catering the meal. Speakers will be Jordan Grossman and Samantha VanWechel-Meyer.

Adjourn

Motion by Sonnenberg, seconded by Ditterich to adjourn the meeting at 3:55 p.m. Motion passed unanimously.

Julie Lammers

City Clerk-Treasurer

City of Vergas

Council Recommendations

None.

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.

Lammers to speak with Amy Baldwin and Wanye Johnson with Otter Tail County regarding income limits.

All members bring a color-coded map to the next meeting to discuss zoning in Vergas.