

Vergas EDA/HRA
Government Services Center & Zoom
2:00 PM on Wednesday, June 5, 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 Wednesday, June 5, 2024, at 2:00 pm in a hybrid meeting at the Vergas Government Services building and on zoom with the following members: DuWayne Ditterich, Paul Sonnenberg, and Joy Summers. Absent: Bruce Albright and Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representative Jordan Grossman; and Editor 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 Summers, seconded by Sonnenberg to approve agenda as presented. Motion passed unanimously.

Status of Recommendations to City Council

Lammers informed members the Council has delayed the special assessments on the HRA lots until they are sold. 2024 Special assessments will still need to be paid (first half was paid in May). Commissioners stated the amount paid in 2024 will come off the amount owed leaving more for the EDA/HRA once the lots are sold.

Minutes

Motion by Summers, seconded by Sonnenberg to approve the minutes of May 8, 2024. Motion passed unanimously.

Financial Update

Lammers reviewed the 2024 income and expenses.

New Business

CEDA First Impression Report

CEDA Representative Jordan Grossman reviewed the first impression report and members discussed website, citizens moving in and out of Vergas.

BR&E Programs (Marketing resources, advertising, etc.)

Discussed revolving loan fund and using the \$15,000.00 to start. Grossman will bring more information to the July meeting.

Old Business

2024 Housing and Economic Goals

Sonnenberg informed members he has left messages for property owners regarding developing land, but no one has returned his calls. Lammers stated Mark Sand and Gravel is willing to sell property, but the corner is very steep and may not be buildable. Lammers is to contact developer and allow them to decide if this is property that should be pursued.

Vergas Zoning Map

Very little land in Vergas is developable due to owners not wanting to sell or change their land. Discussed maps and land which could be used for commercial use. Discussed lots that are residential but have conditional use permits to be commercial. Motion by Summers, seconded by Sonnenberg to recommend to Planning Commission to update the zoning map as the future map in the comprehensive plan with the addition of making any parcel with a conditional use permit for commercial land commercial and changing all City property to a different color and naming it public use. Motion passed unanimously.

EDA/HRA Bylaws

Lammers had City Attorney Tom Winters review language and he made no changes. Winters stated Summers can sell the lots but will need to recuse herself on all votes and discussion regarding buying or selling as she has a personal interest in the sale.

Vergas EDA lots on Eva and Diane

There has been some interest in the lots and it would be very helpful if the lots were mowed. Lammers will contact the utilities department. Ottertail County HRA will need to give the city a quit claim deed on the lots currently in their name and the Vergas HRA will need to give the county a quit claim deeds on the lots they are trading. Vergas HRA will wait for County to proceed on the trading of the lots.

Adjourn

July meeting is scheduled for July 3rd which is a very busy time in Vergas. Motion by Summers, seconded by Sonnenberg to move the meeting to Wednesday, July 10th. Motion passed unanimously.

Motion by Summers, seconded by Sonnenberg to adjourn the meeting at 3:07 p.m. Motion passed unanimously.

Julie Lammers, CMC

City Clerk-Treasurer

City of Vergas

Council Recommendations

None.

Planning Commission Recommendation

Change zoning map to future map as Comprehensive Plan suggests with the following changes: change all conditional use lots for commercial to commercial and add public use for lots owned by the city.

Follow up Actions

Members review proposed ordinances.