

**Vergas EDA/HRA  
Government Services Center & Zoom  
2:00 PM on Wednesday, July 10, 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, August 9, 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, Joy Summers, and Bruce Albright. Absent: Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers; Planning Commission Member Alex Ohman; 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 Albright to approve agenda with the following additions: Bookmobile and Otter Tail County Information. Motion passed unanimously.

### **Status of Recommendations to City Council**

None.

### **Minutes**

Motion by Summers, seconded by Sonnenberg to approve the minutes of July 10, 2024. Motion passed unanimously.

### **Financial Update**

2024 income and expenses were reviewed. Motion by Albright, seconded by Sonnenberg to approve treasurers report as presented. Discussed 2025 budget. Discussed replenishing funds as they were spent on assessments on the Sunny Oaks Development Lots. Discussed needed funds to put house on one of the lots. Motion by Sonnenberg, seconded by Albright to request \$15,000 for 2025 budget to replenish funds. Motion passed unanimously.

### **New Business**

#### Bookmobile

Lammers explained that she has received a complaint regarding the bookmobile being parked in the alley between Ditterich Mercantile and the Liquor Store. Members discussed other locations it could meet with patrons: event center parking lot, Summers Reality, Assisted Living parking lot and the new city parking lot. Motion by Summers, seconded by Sonnenberg to recommend to Council for Bookmobile to be relocated to the new city parking lot. Motion passed unanimously.

#### Otter Tail County Check In

Lammers reviewed the following meetings coming up regarding housing and Economic Development: August 15 at 1 pm an Otter Tail County Housing Convening to be held on Microsoft teams, West Central Initiative's Economic Development Professionals meeting to be held August 22 from 1-3 in Fergus Falls and Otter Tail Lakes Country Marketing Summit at Lakeside Gulf Course in Perham on Wednesday, September 25 from 9-2.

### **Old Business**

#### CEDA First Impression Report

CEDA Representative Jordan Grossman presented workshop series for Vergas Businesses and suggested a donation of \$1,500.00. Motion by Summers, seconded by Sonnenberg to have Grossman schedule quarterly workshops and board would discuss donation at next month's meeting. Motion passed unanimously.

#### Ordinance Update

Albright reviewed changes in ordinances if City adopts updated ordinance book. Main difference is the removal of tattoo and piercing section. Ditterich stated what is in current ordinance is state law, so it is unnecessary. The new ordinance does change the wording for peddlers and solicitors and the council will need to look at setting a fee for permit. Summers thanked Albright for reviewing ordinances for the group.

#### Vergas Zoning Map

Alex Ohman, Planning Commission member requested zoning changes from the EDA/HRA members. Discussed the proposed zoning map in the comprehensive plan and reviewed the different areas for R-1, R-2, C-1 and C-2 for our community. Ohman will bring back recommendations to the Planning Commission.

Vergas EDA lots on Eva and Diane

Summers looked into tiny homes and park models, but the price would still be over \$100,000. Ditterich questioned if we could get the \$25,000 from the county to build a home. Summers will finalize house plans and Lammers will contact county about \$25,000 grant to build home.

**Adjourn**

Motion by Sonnenberg, seconded by Summers to adjourn the meeting at 3:35 p.m. Motion passed unanimously.

Julie Lammers, CMC

City Clerk-Treasurer

City of Vergas

**Council Recommendations:**

Request the Bookmobile park in the new parking lot to meet with patrons.

**Follow up Actions**

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.

Summers to design and provide pricing for tiny home.

Lammers to look into a grant for building a house in Sunney Oaks.