

**Vergas EDA/HRA
Annual Meeting
Vergas Event Center
2:00 PM on Wednesday, May 7, 2025**

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, May 7, 2025, at 2:00 pm at the Vergas Event Center for the Annual Meeting with the following members: DuWayne Ditterich, Paul Sonnenberg, Joy Summers, and Bruce Albright. Absent: Kevin Zitzow. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representatives Jordan Grossman and Maddi Petrick; Citizen James Stenger and Dwight Lundgren; Editor Bob Williams of the Frazee-Vergas Forum.

Call to Order

President DuWayne Ditterich opened the annual meeting at 2 pm.

Welcome and Introduction of Members

Ditterich welcomed everyone and introduced the EDA/HRA board.

May 2024-April 2025 Review

Ditterich reviewed the accomplishments of the EDA/HRA regarding senior housing, Sunny Oaks Development, EDA Grant and CEDA representative.

CEDA Representative Madison Petrick

Maddi Petrick, CEDA Representative for the City of Vergas, reviewed CEDA and the 2-year contract the Vergas EDA has entered into. CEDA has been in business for over 40 years and began with eight employees. Currently, they have more than 50 workers and 60 contracts in Minnesota. They also have contracts in Wisconsin and Iowa and are expanding to Illinois. Petrick will be in Vergas one day a month and is currently working on childcare.

Grow Vergas

Lundgren reviewed a for-profit enterprise called Grow Vergas. This will not be affiliated with the City of Vergas; it will consist of individuals wanting to grow Vergas by purchasing stocks. This will be a corporation with 3-5 board members working on housing: senior, multi-family, and single-family; commercial space, and industrial space. The bylaws have not been established, but he feels the main item of business is to talk with people.

SBDC Training Invite- Rural Edge

Ditterich invited everyone to attend and invite others to the Rural Edge training, which will be held in Vergas beginning in September.

Adjournment

The annual meeting adjourned at 2:38 pm.

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Call to Order

The meeting was called to order by Chair DuWayne Ditterich at 2:40 pm.

Agenda Additions and Deletions

Approve the agenda with the following additions: Survey Pins, Pop Up Sheds, and Grants.

Survey Pins

Discussed the pins that the EDA agreed to locate in the Sunny Oaks Division. A third party has questioned where their pins are located. Albright and Sonnenberg will try to find pins within the next two weeks. If they cannot find, Lammers will bring quotes from surveying companies to next month's meeting.

Pop Up Sheds

Discussed sheds that other communities are putting up for flea markets, farmers markets, and transient merchants to use on a limited time basis. Discussed how this may be a better idea for a developer to invest in. Lammers was asked to add to next month's agenda.

Grants

The grant application has been updated and discussed. Motion by Albright, seconded by Sonnenberg, to not allow 501 (3) c or banks for the grant program. The motion passed unanimously. Motion by Albright, seconded by Sonnenberg, to deny Jesus Little Lambs' application and have Petrick notify them. The motion passed unanimously. Motion by Summers, seconded by Sonnenberg to remove downtown and replace with C-1 zoning district on application. The motion passed unanimously.

Adjournment

Motion by Sonnenberg, seconded by Summers, to adjourn the meeting at 3:30 pm.

Julie Lammers, CMC

City Clerk-Treasurer

City of Vergas

Council Recommendations:

None.

Follow-up Actions

Albright and Sonnenberg to try to locate survey pins; if unable, Lammers to get bids from surveyors.

Petrick to notify Jesus Little Lambs of the denial of the application.