

Vergas EDA/HRA
Government Services Center & Zoom
2:00 PM on Wednesday, April 2, 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, April 2, 2025, 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, Kevin Zitzow, and Bruce Albright. Absent: None. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representatives Jordan Grossman and Maddison Petrick; Citizen James Stenger; 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

Approve the agenda as presented.

Status of Recommendations to City Council

The council did not act on forgiving \$16,000 in assessments for 220 Eva Street due to updated information regarding the potential inclusion of a daycare in the development.

The council approved the transfer of \$5,000 in 2025 and \$5,000 in 2026 for the CEDA employee.

Minutes

Motion by Albright, seconded by Sonnenberg, to approve the minutes of March 5. The motion passed unanimously.

Financial Update

Lammers reviewed the 2025 income and expenses.

New Business

West Central MN Small Business Development Center AI Conference Opportunity

Lammers invited everyone to the conference to be held in Moorhead.

2025 EDA/HRA Annual Meeting

1. The meeting will be held with the May meeting on May 7, 2025.
2. President Duane Ditterich will review the past year, and CEDA will discuss the new contract and how they can help businesses in Vergas. The meeting will be held at the Vergas Event Center, and Lammers will purchase cookies, coffee, and lemonade.

Old Business

CEDA Update – Jordan Grossman

- A. The board discusses two grant requests. The first, from Crossroads, is for upgrading and renovating buildings and constructing a greenhouse, with a total project cost of around \$19,000. Motion by Sonnenberg, seconded by Albright, to approve the request for the greenhouse contingent on receiving the property owner's permission. The motion passed unanimously. The second request, from Jesus Little Lambs preschool for parking lot asphalt, is determined to be ineligible as the organization is a nonprofit. The board requested clarification that nonprofits are not eligible for these grants according to their guidelines. Grossman and Petrick will provide eligibility.
- B. The EDA board discusses the CEDA contract for professional services. Jordan presents a proposal for 208 annual hours at a 20% discount for the rest of 2025, contingent on services next year. The hours will be prorated for the remaining months of 2025. Maddie, a new CEDA associate, introduces herself and will be working with the board. The board considers having CEDA handle grant fund inquiries from businesses. Bruce provides insight on the city council's perspective, noting they are hesitant to provide additional funding while the EDA has money in reserve. The board discusses the need to present concrete plans to the council for future projects to secure funding. Motion by Sonnenberg, seconded by Albright, to enter into a two-year contract with CEDA. The motion passed unanimously.

SBDC

Lammers reviewed SBDC training.

Pelican Ave

The group discusses potential land acquisitions and development opportunities in the area. They explore the possibility of purchasing property from Mark Santa Gravel, taking into account the 500-foot buffer requirement and its impact on development. Zitzow mentions another person trying to buy part of the Mark Sand and Gravel property. The group also considers the annexation of land for industrial development, weighing the pros and cons of timing. They discuss the availability of city water and sewer services in potential development areas and review the status of existing lots for development.

Adjourn

Motion by Albright, seconded by Sonnenberg to adjourn the meeting at 3:00 p.m. Motion passed unanimously.

Julie Lammers, CMC
City Clerk-Treasurer
City of Vergas

Council Recommendations:

None.

Follow up Actions

- Lammers to inform Jesus Little Lambs preschool that their grant application is on hold pending review of eligibility guidelines for nonprofits.
- Grossman and Petrick to review and update the EDA grant guidelines, particularly regarding eligibility of nonprofits.
- Grossman and Petrick to follow up on the church considering remodeling for daycare and assist with expediting the fire marshal inspection if possible.
- EDA board to explore annexation process for potential industrial park development on property north of the city limits.
- Sonnenberg/Albright to revisit the property to try to locate the missing survey pin.