

**Vergas EDA/HRA  
Government Services Center & Zoom  
2:00 PM on Wednesday, June 4th, 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, June 4, 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, and Bruce Albright. Absent: Kevin Zitzow. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representatives Maddison Petrick; Citizen Dwight Lundgren; 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**

A motion by Albright seconded by Sonnenberg to approve the agenda with the following addition membership and a removal of the April 2<sup>nd</sup> meeting minutes. The motion passed unanimously.

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

None.

### **Minutes**

Motion by Albright, seconded by Summers, to approve the minutes of May 2<sup>nd</sup> 2025. The motion passed unanimously.

### **Financial Update**

Lammers reviewed the 2025 income and expenses.

### **New Business**

#### **Municipal Building Property – 111 Main Street**

The EDA/HRA discusses potential changes to city property, including offers to sell land near the liquor store. They review the contract with the post office, which requires providing nearby parking for mail pickup. Concerns are raised about losing the post office contract and the impact on neighboring businesses. Some members suggest considering the bigger picture of where multiple businesses could be located rather than focusing on a single site. Safety concerns are also mentioned regarding the current layout. The EDA/HRA discusses safety concerns regarding parking and traffic near the liquor store. They agree to start with installing speed bumps and reassess the situation later. Lammers is to put discussion on Municipal Building Committee Agenda.

### **Old Business**

#### **CEDA UPDATE**

##### *Grant Request*

Petrick provides an update on a facade program application from Billy's Corner Bar for a major roof renovation project. Motion by Albright, seconded by Sonnenberg to approve grant request. The motion passed unanimously.

##### *Daycare*

Petrick provided an update on the daycare project. The church has decided they want to be renters for the space rather than being involved in running the daycare. Progress has been made, including meetings with the church, contact with the county, and recommendations from the fire marshal. An architecture firm will be brought in to draw up plans for fire marshal approval.

#### **Small Business Development Center (SBDC)**

Lammers reviewed SBDC training.

### **Membership**

Motion by Summers, seconded by Albright to recommend the City Council to approve Zitzow's resignation from the EDA and Perry's addition to the EDA. The motion passed unanimously.

### **Adjourn**

Motion by Sonnenberg, seconded by Summers to adjourn the meeting at 2:55 p.m. Motion passed unanimously.

Recorded by Rachel Nustad

Julie Lammers, CMC  
City Clerk-Treasurer  
City of Vergas

### **Council Recommendations:**

City Council to approve Zitzow's resignation from the EDA and Perry's addition to the EDA.

### **Follow up Actions**

- Albright to talk to Dufrane about installing speed bumps in the area between the Post Office and Liquor Store.
- Lammers to add to Municipal Building Committee Agenda the open area located on 111 Main Street.
- Municipal Building Committee to consider installing "No Parking" signs in the area between the Post Office and Liquor Store.
- Petrick to continue coordinating with churches regarding the daycare project walkthrough and plans.