

Vergas EDA/HRA  
Government Services Center & Zoom  
2:00 PM on Wednesday, July 2nd, 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, July 2nd, 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, Bruce Albright and Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representatives Maddison Petrick and Jordan Grossman; Editor Bob Williams of the Frazee-Vergas Forum; and Citizen James Stenger.

### **Call to Order**

The meeting was called to order by Albright at 2:04 pm.

### **Agenda Additions and Deletions**

None

DuWayne Ditterich joined the meeting

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

None.

### **Minutes**

Motion by Summers, seconded by Sonnenberg, to approve the minutes of June 4<sup>th</sup>, 2025. The motion passed unanimously.

### **Financial Update**

Lammers presented a financial update, noting payments made to MW Pastries, the Veteran's Memorial, and grants to Summers Construction and Billy's Corner Bar. The only outstanding grant was pending completion by Crossroads. Under new business. Motion by Sonnenberg, seconded by Perry to approve the financial report. The motion passed unanimously.

### **New Business**

None

### **Old Business**

#### **CEDA Update**

##### *Grant Request*

Discussed two main topics: a grant program with remaining funds of \$29,512.91 and a daycare facility project. For the grant program, they decided to wait until the end of August to reach out to potential businesses, as construction companies are unavailable during the summer.

##### *Daycare*

Discussed a potential daycare location in a Church building, where construction is already planned to make the entrance accessible. While the church is willing to offer low-cost rent and has space available, there are concerns about the construction costs and liability. The church leadership has indicated they would only proceed with construction if required for the daycare, and they are taking on liability without seeking profit from the venture. They considered applying for grants to fund daycare projects, though they noted that nonprofit organizations may not qualify for certain grants. The conversation touched on the excessive costs of daycare and the possibility of using a homestead property for daycare.

**Small Business Development Center (SBDC)**

No added information was discussed

**Adjourn**

Motion by Albright, seconded by Summers to adjourn the meeting at 2:48 p.m. Motion passed unanimously.

Recorded by Rachel Nustad

Julie Lammers, CMC  
City Clerk-Treasurer  
City of Vergas

**Council Recommendations:**

None

**Follow up Actions**

- Petrick to continue coordinating with churches regarding the daycare project walkthrough and plans.