

**Vergas EDA/HRA**  
**Vergas EDA/HRA February 2021**  
**Zoom Id number 267-094-2170**  
**11:00 AM on Wednesday, February 3, 2021**

**1. Call to Order**

**2. Agenda Additions and Deletions**

**3. New Member**

Welcome Austin Tegtmeier

**4. Minutes**

**5. Old Business**

- a. EDA Goals
- b. HRA Goals
- b. 105 E Main Street Property

**6. New Business**

Annual Meeting

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**Vergas EDA/HRA**  
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**2. Agenda Additions and Deletions**

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**Files Attached**

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- EDA Budget.xlsx

2020 Vergas EDA/HRA  
Income/Expense Sheet

Beginning Balance \$3,071.76

Revenue:

City	6,000.00
Otter Tail County Grant	5,000.00

Total Revenue	<u>11,000.00</u>
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Expenses:

Postage for Survey	84.60
Housing Survey	12,500.00
Legal Fees	70.00
Legal Fees	47.50

Total Expenses:	<u>12,702.10</u>
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<b>Balance of Checking Account as of 12/31/2020</b>	<b><u><u>\$1,369.66</u></u></b>
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Savings Account

West Central Initiative	15,328.53
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Total of \$16,698.19

Beginning Balance		\$1,369.66
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Revenue:

City	7,000.00
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Total Revenue	<u>7,000.00</u>
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Expenses:

Total Expenses:	<u>0.00</u>
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<b>Balance of Checking Account as of 2/3/2021</b>	<b><u><u>\$8,369.66</u></u></b>
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Savings Account

West Central Initiative	15,328.53
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Total of \$16,698.19

**Vergas EDA/HRA**  
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**4. Minutes**

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**Files Attached**

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- 01-06-21 EDA MInutes.pdf

CITY OF VERGAS EDA/HRA  
Wednesday, January 6, 2021  
9:00 am  
Zoom Meeting

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, January 6, 2021 at 9:00 a.m. on Zoom with the following members present: Kevin Zitzow, Bruce Albright, Vanessa Perry, Paul Pinke, and Julie Lammers. Absent: none. Also present: Barbie Porter of Vergas-Frazee Forum and Kurt Keena of Detroit Lakes HRA.

Meeting was called to order by President Kevin Zitzow.

**Approval of Agenda**

Approve agenda as presented.

**Approval of Minutes**

Motion by Perry to approve December 2, 2020 minutes. Motion passed unanimously.

**Old Business**

EDA/HRA Goals were discussed. Guest Speaker Kurt Keena, Detroit Lakes HRA, reviewed both Detroit Lakes MN and Hastings Mn EDA/HRA goals. Detroit Lakes has a two-program focus. Hastings has a combined EDA/HRA and they focused on their Historical Main Street. Keena explained we need financial resources to get things done. Discussed goals of Vergas and what EDA/HRA would like to accomplish. We are looking at setting goals for the next two years and reset very two years.

- Housing goals need to include preserving the current housing in Vergas. Helping homeowners keep what they have viable
- Working with Otter Tail County HRA for resources
- Perham has found a way to get things done without using public funds and maybe we can get the group to look at Vergas
- Look at City Limit lines. (where do we have room to put things)
- Is there property available to spur building of homes
- Our goals and plans need to get specific to get things done
- Be open to opportunities
- What is the EDA/HRA tolerance of risk
- Do we have community support
- What happens to communities that lose their businesses? We need to learn from history.

Deed grant is due Feb.28, 2021, a plan for 105 E Main Street property is needed to apply for grants. Members stated they would not be ready by February with the plan for the property and would work on the plan for 2022.

**Annual Information**

Set meeting date: First Wednesday of the month at 11:00 am. for 2021

Members: One member is needed due to the death of Duane Strand. Encouraged Lammers to advertise on Facebook and in newsletter.

Budget for 2020 is not complete and Lammers will provide both 2020 and 2021 in February.

**New Business-None.**

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

**Council Recommendations**

None.

**Follow up Actions**

Members are to email Julie Lammers with 3 goals for EDA, 3 goals for HRA and goals for the 105 Main Street property.

Lammers will combine goals and get list to members.

Lammers will send past goals to members.

DRAFT



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**5. Old Business**

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- a. EDA Goals
- b. HRA Goals
- b. 105 E Main Street Property

**Files Attached**

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- EDA HRA goals.pdf

Here are the goals from 2019.

### **2019 Goals:**

**Empty Buildings:** Elm Street Bouquet moved to empty main street building. Kevin Zitzow will contact other building owners to get information to Julie Lammers to put on both the Vergas City web page and Otter Tail County.

**Fundraising:** Kevin Zitzow will write a request letter to residents and businesses for donations.

Discussed having the following: New Year's Eve Party for kids, a business tables de jour.

**Housing:** Otter Tail County has a grant for communities we could apply for a 50/50 grant for housing study.

2021 suggested goals:

#### **Housing:**

1. Identify build able lots
  - a. Identify lots within current city limits, who owns said lots, their price, and whether or not they have City services (water/sewer), or their potential for said services.
  - b. Identify potential building lots within a one mile radius of Vergas, who owns the lots, and their selling price. Assess potential of providing City services.
2. Review housing study, determine the types of housing needed, work with City and private development to furnish said housing.
3. Determine interest in grant or low interest housing program to repair or improve existing housing.

#### **Business:**

1. Meet with existing business owners, determine how things are going for them, or if they need our assistance to stay in business or to expand their business.
2. Continue to explore options for bringing a grocery store to Vergas.
3. Work with Planning and Zoning to review areas within current city limits and within a one mile radius for potential future business development/growth.

#### **105 E Main Street:**

1. Get estimates for "repairing" building (foundation, etc.).
2. Identify at least 3 potential future uses for said building (grocery store, incubator, etc.). Work with at least one potential tenant/owner before recommending to Council to purchase.
3. Continue to work with Goodman family on all potential city options.
4. Review grant and loan opportunities to purchase, remove or remodel and find developer.

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