

**Vergas EDA/HRA**  
**Vergas EDA/HRA March 2021**  
**Vergas Event Center and Zoom Id number 267-094-2170**  
**11:00 AM on Friday, March 12, 2021**

1. **Call to Order**
2. **Agenda Additions and Deletions**
3. **Minutes**
4. **Old Business**
  - a. 105 E Main Street Property
    1. Gail Leverson, Widseth Engineering (grants and loans)
    2. Development of property
  - b. Annual Meeting
5. **New Business**

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**4. Minutes**

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**Files Attached**

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- 02-03-21 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 11:00 am on Zoom with the following members present: Kevin Zitzow, Bruce Albright, Vanessa Perry, Paul Pinke, and Austin Tegtmeier and Clerk/Treasurer Julie Lammers. Absent: none. Also present: Barbie Porter of Vergas-Frazee Forum.

Meeting was called to order by President Kevin Zitzow.

**Approval of Agenda**

Approve agenda with additions of budget and member information.

**New Member**

Members welcomed new member Austin Tegtmeier.

**Member Information**

Discussed who would replace Duane Strand as Vice-President. Motion by Perry, seconded by Pinke to make Bruce Albright the Vice-President. Motion passed unanimously.

**Budget**

Lammers reviewed 2020 and 2021 income and expenses.

**Approval of Minutes**

Motion by Perry, seconded by Albright to approve January 6, 2020 minutes. Motion passed unanimously.

**Old Business**

EDA/HRA Goals were discussed and approved.

2021 EDA/HRA Goals:

HRA -Housing:

1. Identify buildable lots
  - a. Identify lots within current city limits, owners of said lots, their price, and whether they have City services (water/sewer), or their potential for said services.
  - b. Identify potential building lots within a one-mile radius of Vergas, owners of 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. (Focus on attaining goal in 2023)
4. Assisting current residents in retaining and maintaining their properties through knowledge of available programs.
5. Aid residential developers by making new built housing more tangible through support of waved permitting fees such as building permits, tax levies, etc.
6. Convey the message that all aspects; live, work, and play; contribute to the existing high quality of life in our community.
7. Look at working with builder/developer for spec homes.

EDA-Business:

1. Meet with existing business owners. Determine how things are going for businesses and if they need our assistance to stay in business or to expand their business.

2. Support current commercial businesses with training and information on available or upcoming funding in order to help them maintain and grow at a successful rate.
3. Continue to explore options for bringing a grocery store to Vergas.
4. Work with Planning and Zoning to review areas within current city limits and within a one-mile radius for potential future business development/growth.
5. Continue redevelopment efforts of unoccupied commercial buildings within the city of Vergas.
6. Encourage well planned quality development of commercial areas.

#### **New Business**

Annual meeting was set for 6:30 pm on Wednesday, April 21, 2021. Lammers and Zitzow will look for speakers.

Meeting was closed to discuss purchase of 105 E Main Street.

Meeting was opened. Discussed EDA meeting for March. EDA members Zitzow and Tegtmeier will be out of town on March 3. Meeting moved to Friday, March 12 at 11:00 am being held both on zoom and in the meeting room at the Event Center.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

#### **Council Recommendations**

None.

#### **Follow up Actions**

Lammers will add Annual Meeting to City newsletter.

Lammers will contact Amy Baldwin, Otter Tail County and staff from West Central Initiative to speak at the annual meeting.

Zitzow will contact Nate Woodroad, Thrivent Financial for annual meeting.

Lammers will contact Gail Leverson, Widesth regarding changing the date of EDA meeting.

Lammers will contact Otter Tail County and West Central Initiative regarding grants and loans for acquisition of 105 Main Street.

Lammers will contact owners of 105 Main Street.

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