

**Vergas EDA/HRA**  
**Vergas EDA/HRA April 2021**  
**Vergas Event Center and Zoom Id number 267-094-2170**  
**11:00 AM on Wednesday, April 7, 2021**

1. **Call to Order**
2. **Agenda Additions and Deletions**
3. **Minutes**
4. **Old Business**
  - a. 105 E Main Street Property
  - b. Annual Meeting
5. **New Business**
  - Public Abatement
  - Construction Permit Fees

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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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- 2021 EDA-HRA Budget.pdf

2021 Vergas EDA/HRA  
Income - Expense sheet

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 4/6/2021</b>	<b><u><u>\$8,369.66</u></u></b>
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Savings Account

West Central Initiative	15,313.37
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<b>Total</b>	<b>\$23,683.03</b>
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**4. Minutes**

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**Files Attached**

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- 03-12-21 EDA Minutes.pdf

## CITY OF VERGAS EDA/HRA

Friday, March 12, 2021

9:00 am

Zoom Meeting

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Friday, March 12, 2021 at 11:00 am on Zoom and at the Vergas Event Center with the following members present Kevin Zitzow, Bruce Albright, Vanessa Perry, Paul Pinke, Austin Tegtmeier and Clerk/Treasurer Julie Lammers. Absent: none. Also present: Gail Leverson, Funding Specialist for Widseth, Deb Parrott, Architect for Widseth and Barbie Porter of Vergas-Frazee Forum.

Meeting was called to order by President Kevin Zitzow.

### **Approval of Agenda**

Approve agenda with no additions or deletions.

### **Approval of Minutes**

Motion by Perry, seconded by Albright to approve February 3, 2021 minutes. Motion passed unanimously.

### **Old Business**

Discussed the property at 105 Main St Building. Reviewed assessment of the building and Gail Leverson discussed multiple funding opportunities and many contingent on who owns the property. Redevelopment Grant Program would be dependent on City owning property and would be a 50-50 grant with the City selling the property within 2 years. The application would be due August 1, 2021. This is the last year this program is currently funded. EDA would need to provide a hazardous report and abate everything before demolition. Leverson stated she would provide a proposal for firm fees and grant writing for the 105 Main Street Project for the April EDA meeting. Tax Increment Financing and Redevelopment District are other options for the EDA to investigate for business development. There is a workforce housing grant which is another tool if housing is added to the building. Zitzow asked if City needed to purchase property to get funding on this project and for most of the financing programs. EDA/HRA needs to own the property for majority of funding. Information needed before we can bring proposal to Council: Cost of purchasing the building, cost of removing the building, cost of grant writing and application of grants and cost of hazardous report. Motion by Albright, seconded by Pinke to have Zitzow, Pinke and Lammers meet with owners of 105 Main Street to discuss if the EDA can purchase the building located at 105 Main Street. Motion passed unanimously.

Austin Tegtmeier joined the meeting.

### **New Business**

Annual meeting was set for 6:00 pm on Wednesday, April 21, 2021. Speakers will be Amy Baldwin, Otter Tail County, Nathan Woodard, Thrivent Financial, Alexander Johnson and Emily Reno, West Central Initiative. A dinner will be provided by the EDA at Billy's. Zitzow will welcome everyone and will review the EDA/HRA goals. Albright will review housing study.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

### **Council Recommendations**

None.

### **Follow up Actions.**

Lammers will contact owners of 105 Main Street and set up meeting with Kevin Zitzow, Paul Pinke and owners.

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**5. Old Business**

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- a. 105 E Main Street Property
- b. Annual Meeting

**Files Attached**

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- 2021 Annual Meeting Invite.pdf
- 2021 EDA Annual Meeting Agenda.pdf

You're Invited To: The City Of Vergas'  
Annual EDA/HRA Meeting

Theme: Vergas - What is next?

Date: Wednesday, April 21

Time: 6:00 pm

Location: Billy's Corner Bar & Grill

Speakers:

Amy Baldwin, Otter  
Tail County,  
Otter Tail County EDA  
and Big Build Project

Alexander Johnson  
and  
Emily Reno,  
West Central Initiative

Nathan Woodard,  
Thrivent Financial

*A broasted chicken dinner will be provided by the EDA.*

**As the Vergas EDA/HRA, it is our mission to retain and promote businesses in our community and to add housing so that we prosper and increase the tax base keeping the city a viable community.**

**In order for us to meet our objective, we need to share ideas, goals, and issues. We have a vested interest in Vergas and seeing our beautiful community flourish for years to come.**

**The EDA/HRA was created and is here to support in whatever ways possible, but we cannot do that without**



**Vergas Economic Development Authority (EDA) and Housing Redevelopment  
Authority (HRA)  
Annual Meeting  
Billy's Corner Bar and Grill  
Wednesday, April 21, 2021**

5:30 p.m. Social

6:00 p.m. **Welcome.**

EDA/HRA President Kevin Zitzow

Welcome and Introduce EDA Board –

President Kevin Zitzow

Council Liaison & Vice President Bruce Albright

Secretary-Treasurer Julie Lammers

Assistant Treasurer Vanessa Perry

Member Austin Tegtmeier

Member Paul Pinke

Goal: Retain and promote business in our community, adding housing so that we prosper and increase our tax base, keeping Vergas a vital community.

**REVIEW OF 2019/2021 ACTIVITY**

A) EDA /HRA Goals presented by Kevin Zitzow

B) Housing Study presented by Bruce Albright

C) Community Fund –presented by Daren Berube

6:30 p.m. Break for meal

6:45 p.m. Amy Baldwin, Otter Tail County EDA/HRA and the Big Build

7:05 p.m. Alexander Johnson and Emily Reno, West Central Initiative

7:30 p.m. Nate Woodard, Thrivent Financial

Kevin Zitzow thanks everyone for coming.

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**6. New Business**

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Public Abatement

Construction Permit Fees