

**Vergas EDA/HRA**  
**Vergas EDA/HRA October 2021**  
**Billy's Corner Bar**  
**11:00 AM on Wednesday, October 6, 2021**

1. **Call to Order**
2. **Agenda Additions and Deletions**
3. **2021 Financial Update**
4. **Minutes of September 1, 2021**
5. **Old Business**
  - a. Development Properties - review maps
  - b. 2022 Budget
  - c. EDA Goals
  - d. HRA Goals
  - e. Lawrence Lake Development
  - f. City W Lake Street Property
  - g. Comprehensive Plan Public Meeting Invite
6. **New Business**
  - a. Grocery Store Grants
  - b. Address sign contest

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**3. 2021 Financial Update**

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**Files Attached**

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- EDA Budget.pdf

2021 Vergas EDA/HRA  
Income - Expense sheet

Beginning Balance \$1,369.66

Revenue:

City	7,000.00
Pickle Ball Fiscal Agent	250.00
Vet Memorial Fiscal Agent	250.00

Total Revenue 7,500.00

Expenses:

Annual Meeting Mailing	55.00
Frazee Forum Ad	126.00

Total Expenses: 181.00

**Balance of Checking Account as of 10/1/2021** **\$8,688.66**

Savings Account

West Central Initiative	15,313.37
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Total **\$24,002.03**

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**4. Minutes of September 1, 2021**

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**Files Attached**

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- 09-01-21 EDA-HRA Minutes.pdf

CITY OF VERGAS EDA/HRA  
Wednesday, September 1, 2021  
11:00 am  
Billy's Corner Bar

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, June 2, 2021, at 11:00 am at Billy's Corner Bar with the following members present, Kevin Zitzow, Bruce Albright, Austin Tegtmeier, Vanessa Perry, Paul Pinke, and Clerk/Treasurer Julie Lammers. Absent: none. Also present: Doug Sofar.

Meeting was called to order by President Kevin Zitzow at 11:00 am.

**Approval of Agenda**

Approve agenda with no additions or deletions.

**Income/Expenses**

Lammers reviewed income and expense worksheet regarding the EDA/HRA.

**Approval of Minutes**

Motion by Albright, seconded by Tegtmeier to approve August 4, 2021, minutes with corrections. Motion passed unanimously.

**Old Business**

No updates regarding development properties.

Albright reviewed the Council decision to table the commercial abatement regarding multi-unit properties. Members of the EDA/HRA have tried to keep this simple and consistent. Applying the \$5000 or 5 years to each residential unit on a property and \$5,000 or 5 years on all commercial property whichever is first to keep the amount equal for all property owners and simple for administration of the funds.

Lammers reviewed 2022 budget request of \$8,000 to keep amount in line with the past transfers adding \$1,000 every year. 2021 amount was \$7,000 and \$8,000 has been requested for 2022.

EDA and HRA goals will be discussed at a later meeting, with Lammers providing members with copies of 2021 goals and community development plan.

**New Business**

Lammers reviewed request made by the Veteran's Memorial and Pickleball committees for the EDA to be their fiscal agent. Discussed amount of work the City Treasurer would be doing for the projects and how payment for administration should be done. Discussed the following ideas for fee: a lump some amount for projects, a percentage of the project costs or a scale based on cost of project. Motion by Albright, seconded by Pinke to approve the EDA as fiscal agents for the following projects: Pickleball and Veteran's Memorial for the flat fee of \$250.00. Motion passed unanimously. Zitzow asked Lammers to add City project fiscal agent scale to the October meeting agenda.

Lawrence Lake Development property has been purchased and they are requesting information regarding grants for water, sewer and road improvements. Lammers stated she would email owners information she becomes aware of, and the planning commission will need to deal with infrastructure improvements.

City property at 311 W Lake Street was discussed. Lammers was asked to find out if the EDA/HRA had to have an appraisal to sell property and if they can add covenants to the property. Motion by Perry, seconded by Tegtmeier to request the Council allow control of 311 W Lake Street be given to the EDA/HRA. Motion passed unanimously. The following items

were discussed regarding the 311 W Lake Street property: profit from the sale of the property (City receiving purchase price of \$33,290.00 and EDA/HRA receiving additional funds), housing potential, increase tax revenue to the City, better use than a junk storage, reduce City labor costs of maintaining the property, possible recreation area and fiscal help for EDA/HRA future projects. The EDA/HRA would like to be able to reserve the right to accept or reject all bids for the betterment of the community.

Lammers invited the EDA/HRA members to the first public hearing for the comprehensive plan on Tuesday, October 19 at 7 pm at Billy's. The steering committee has asked if the EDA/HRA would purchase food for the event. Motion by Albright to pay for ½ of the food and request the Vergas Community Club to pay for the remaining half. Motion died for lack of second. Perry stated she would ask Vergas Community Club if they would provide funding for the food at the event.

Meeting adjourned at 12:01 p.m. Our next meeting will be held on October 6, 2021, at 11:00 a.m. at Billy's

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

#### **Council Recommendations**

Approval of tax abatement plan for multi-use buildings of \$5,000 or 5 years for residential units and \$5000 or 5 years whichever is first for commercial building (not dependent on quantity of businesses).

City Council allow EDA/HRA the control of the property located at 310 W Lake St.

#### **Follow up Actions.**

Albright will speak with area property owners about possibility of land development.

Lammers provide 2021 EDA/HRA goals and the community development plan for Vergas to members.

Perry to ask Vergas Community Club to fund food at the comprehensive planning event on October 19, 2021.

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**5. Old Business**

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