

Vergas EDA/HRA
Vergas EDA/HRA November 2021
Billy's Corner Bar
11:00 AM on Wednesday, November 3, 2021

1. Call to Order

Julie Lammers is unable to attend the meeting-due to another meeting. Can someone please take minutes?

2. Agenda Additions and Deletions

3. Minutes

4. 2021 Financial Update

5. Old Business

- a. EDA Goals
- b. HRA Goals
- c. City W Lake Street Property

6. New Business

- a. Water and Sewer Accessory Fees for Commercial Businesses
 - 1. Water Accessory Fee \$750.00
 - 2. Sewer Accessory Fee \$750.00

Table of Contents

1. Call to Order.....	3
3. Minutes.....	4
4. 2021 Financial Update.....	7
5. Old Business.....	9
6. New Business.....	11

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3. Minutes

Files Attached

- 10-06-21 EDA-HRA Minutes.pdf

CITY OF VERGAS EDA/HRA
Wednesday, October 6, 2021
11:00 am
Billy's Corner Bar

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, October 6, 2021, at 11:00 am at Billy's Corner Bar with the following members present, , Bruce Albright, Austin Tegtmeier, Vanessa Perry, and Clerk/Treasurer Julie Lammers. Absent: Kevin Zitzow and Paul Pinke. Also present: Duane Ditterich.

Meeting was called to order by Vice President Bruce Albright at 11:00 am.

Approval of Agenda

Approve agenda with addition of property tax rebate program.

2021 Financial Update

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

Approval of Minutes

Motion by Tegtmeier, seconded by Perry to approve September 1, 2021, minutes. Motion passed unanimously.

Old Business

Reviewed development property located on Lawrence Lake.

Lammers reviewed 2022 budget request of \$8,000 to keep amount in line with the past transfers adding \$1,000 every year. Discussed sale of property and the proposal of City not transferring the \$8,000 they currently have asked for due to receiving the amount in sales over the \$33,000 the City paid for West Lake Street property. Members requested City continue transfer of \$8,000 and if property sells the City keep an additional \$8,000 from the sale of the property. Money is needed to help with both economic and housing development within the City.

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

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.

New Business

Duane Ditterich informed members he will be opening Ditterich Mercantile at 105 Main Street. Discussed plans and grants available. Ditterich requested community support letters and asked if EDA would help provide. Lammers stated she could draft support letter and send to community club asking them if they would ask members to provide letter of support.

Many of Vergas properties currently do not have addresses located on them. It is difficult for EMS, fire and delivery people to find homes without addresses. There has been a suggestion to have a contest to encourage citizens to put addresses on their homes. Members expressed they felt a contest would be a waste of time and City should post on electronic sign and in the newsletter. When City does a mailing, they may want to include statement encouraging property owners to put up addresses.

Lammers reviewed the County decision to raise the abatement regarding residential housing to \$10,000 from the original \$5,000 and extending the program through 2024. Motion by Tegtmeier, seconded by Albright to recommend to Council to extend Vergas City abatement to 2024 keeping the \$5,000- or 5-years abatement amount. Motion passed unanimously.

Meeting adjourned at 12:30 p.m.

Julie Lammers
City Clerk-Treasurer
City of Vergas

Council Recommendations

Approval of continuation of the tax abatement for residential buildings of \$5,000 or 5 years to 2024.

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

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.

Lammers provide letter of support to community club for Ditterich Mercantile.

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4. 2021 Financial Update

Files Attached

- 2021 EDA-HRA Budget.pdf

2021 EDA/HRA
Income/Expense

Beginning Balance	\$1,369.66
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Revenue:

	City	7,000.00	
	West Central Initiative-Vet Fee	250.00	
	West Central Initiative-Pickle Ball Fee	250.00	
Total Revenue		7,500.00	

Expenses:

	Vergas Post Office	55.00	
	Frazee-Vergas Forum	126.00	
Total Expenses:		181.00	

Balance of Checking Account as of 11/3/2021	\$8,688.66
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Savings Account

	West Central Initiative	15,313.88	
	Total in HRA/EDA Account		\$24,002.54

Veteran's Memorial

Income			
	10/14/2021 West Central Initiative	250.00	
	10/18/2021 West Central Initiative	5,515.73	
Total Income		5,765.73	
Expenses			
	10/18/2021 Construction Permit	250	
	10/29/2021 All Flags	5,515.73	
Total Expenses		5,765.73	
Balance of Account			\$0.00

Pickle Ball

Income			
Total Income		0.00	
Expense			
Total Expenses		0.00	
Balance of Account			\$0.00

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Files Attached

- 2021 HRA & EDA Goals.pdf

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 waived 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.

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