

**Vergas EDA/HRA
Vergas EDA/HRA February 2022
Billy's Corner Bar & Grill
11:00 AM on Wednesday, February 2, 2022**

- 1. Call to Order**
- 2. Agenda Additions and Deletions**
- 3. Set Time, Place and Date of Regular 2022 Meetings**
- 4. Minutes**
December 1, 2021
- 5. Status of Recommendations to City Council**
West Lake Street Property
- 6. Financial Update**
2022 Income and Expenses Update
- 7. Old Business**
 - a. EDA Goals
 - b. HRA Goals
 - c. 2022 Northwest MN Regional Housing Forum (Albright)
 - d. Ehlers' 2022 MN Public Finance Seminar (Lammers)
- 8. New Business**
Member Leave of Absence
12:00 Comprehensive Planning Focus Group - Housing

Table of Contents

4. Minutes	3
5. Status of Recommendations to City Council	5
6. Financial Update	6
Sheet1	7
7. Old Business	8
8. New Business	11

**Vergas EDA/HRA
Vergas EDA/HRA February 2022
Billy's Corner Bar & Grill
11:00 AM on Wednesday, February 2, 2022**

4. Minutes

December 1, 2021

Files Attached

- 12-01-21 EDA-HRA Minutes.pdf

CITY OF VERGAS EDA/HRA
Wednesday, December 1, 2021
11:00 am
Vergas Event Center

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, December 1, 2021, at 11:00 am at the Vergas Event Center with the following members present: Bruce Albright, Austin Tegtmeier, Kevin Zitzow and Paul Pinke. Absent: Vanessa Perry. Also present: Clerk/Treasurer Julie Lammers, Sherri (Cheryl) Hanson and City Attorney Tom Winters.

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

Approval of Agenda

Approved agenda as presented.

Approval of Minutes

Motion by Tegtmeier, seconded by Pinke to approve November 3, 2021, minutes. Motion passed unanimously.

Status of Council Recommendations

Albright reviewed the Council's decision to deny the waving of Water and Sewer Accessory fees for commercial businesses due to both funds having negative balances and large expenses for repairs and upkeep on current infrastructure.

Motion by Pinke, seconded by Tegtmeier for the EDA/HRA to pay for the Water Accessory fees and Sewer Accessory fees for the following commercial businesses: S & Z Properties and Summers Construction for a total of \$3,000 to coincide with the mission of the EDA: The purpose of the Vergas EDA is 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 vital community. Motion passed unanimously. Committee members asked Lammers to contact Barbie Porter of the Frazee Vergas Forum to do an article on EDA/HRA contribution to local businesses.

West Lake Street Bid Opening

Attorney Tom Winters reviewed the bidding process and opened the one sealed bid received from Josh Hanson regarding 310 W Lake Street for \$28,000.00. Members discussed the costs associated with the purchase of the property, removal of the house and the city contribution of \$8,000.00 to the EDA/HRA. Cheryl Hanson, broker for bidder Josh Hanson, raised the bid to \$40,000.00. Motion by Albright, seconded by Pinke to recommend to Council to accept the bid of \$40,000.00 for the city property located at 310 W Lake Street and sell property. Motion passed unanimously.

2021 Financial Update

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

Old Business

2021 EDA and HRA goals were discussed. Members were asked to bring new goals to the January meeting where everyone will have a paper copy of goals to discuss. Lammers will provide comprehensive planning group with current goals.

Membership of the EDA/HRA is contingent on being a city property owner not living in the City of Vergas. League of MM Cities does recommend all committees with fiscal decision-making powers consist of city property owners and City Attorney Winters agreed.

New Business

No new business was discussed.

Meeting adjourned at 11:20 a.m. The next meeting will be held January 5, 2022, at 11:00 am at Billy's Corner Bar.

Julie Lammers
City Clerk-Treasurer
City of Vergas

Council Recommendations

Approval of sale of 310 West Lake Street property for \$40,000.00.

Follow up Actions.

Lammers provide 2021 EDA/HRA goals at January meeting and the committee members bring ideas for 2022 to the January meeting.

**Vergas EDA/HRA
Vergas EDA/HRA February 2022
Billy's Corner Bar & Grill
11:00 AM on Wednesday, February 2, 2022**

5. Status of Recommendations to City Council

West Lake Street Property

Vergas EDA/HRA
Vergas EDA/HRA February 2022
Billy's Corner Bar & Grill
11:00 AM on Wednesday, February 2, 2022

6. Financial Update

2022 Income and Expenses Update

Files Attached

- 2022 EDA_HRA Revenue and Disbursements.pdf

2022 EDA-HRA Income-Expense Sheet

Beginning Balance \$5,688.66

Revenue:

City 8,000.00

Total Revenue

\$8,000.00

Expenses:

Ehlers and Associates 215.00

Embassy Suites by Hilton 154.65

Julie Lammers, mileage, meals & Covid test

\$369.65

Total Expenses:

Balance of Checking Account as of 12/30/2021

\$13,319.01

Savings Account

West Central Initiative 15,314.67

Total in HRA/EDA Account

\$28,633.68

Veteran's Memorial
Income

West Central Initiative 6,500.00

Total Income

6,500.00

Expenses

Classic Concrete Contractors, LLP 6,500.00

Total Expenses

6,500.00

Balance of Account

\$0.00

Pickle Ball
Income

Total Income

\$0.00

Expense

Total Expenses

\$0.00

Balance of Account

\$0.00

**Vergas EDA/HRA
Vergas EDA/HRA February 2022
Billy's Corner Bar & Grill
11:00 AM on Wednesday, February 2, 2022**

7. Old Business

- a. EDA Goals
- b. HRA Goals
- c. 2022 Northwest MN Regional Housing Forum (Albright)
- d. Ehlers' 2022 MN Public Finance Seminar (Lammers)

Files Attached

- Albright 2022 EDAHRA Goals_.pdf
- 2021 HRA & EDA Goals.pdf

2022 HRA/EDA Goals
(In addition to what we already have)

HRA-Housing

5. (Rewrite) Aid residential developers by making new housing more available through support of waived permitting fees; tax abatements or tax increment financing; etc.
8. (New) Work with developer of Lawrence Lake Lots, as well as owners of other available lots within Vergas City limits on a marketing campaign to help sell said lots.
9. (New) Look at grants, loans, programs, at the local, state, and federal levels to make city services (water/sewer) available and affordable for new developments.
10. (New) Continue to be involved with City Comprehensive planning process, focusing on housing issues/concerns within said study.

EDA-Business

7. (New) Continue to work on parking issues within business district (availability/handicap), identify solutions, both short-term and long-range. Some solutions might involve buyout of existing businesses, identify funding sources.
8. (New) Continue to be involved with City Comprehensive planning process, focussing on business issues/concerns within said study.
9. (New) Meet with Commercial Club to review each other's goals, common interests, and where interests may overlap. Work together to enhance each other's missions.

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. Work with Planning and Zoning to review areas within current city limits and within a one-mile radius for potential future business development/growth.

4. Continue redevelopment efforts of unoccupied commercial buildings within the city of Vergas.

5. Encourage well planned quality development of commercial areas.

Vergas EDA/HRA
Vergas EDA/HRA February 2022
Billy's Corner Bar & Grill
11:00 AM on Wednesday, February 2, 2022

8. New Business

Member Leave of Absence

12:00 Comprehensive Planning Focus Group - Housing