

**Vergas EDA/HRA**  
**Vergas EDA/HRA August 2022**  
**Billy's Corner Bar & Grill**  
**2:00 PM on Wednesday, August 3, 2022**

1. **Call to Order**
2. **Agenda Additions and Deletions**
3. **Minutes**  
July 6, 2022
4. **Status of Recommendations to City Council**
5. **Financial Update**  
2022 Income and Expenses Update
6. **Old Business**  
Review how to accomplish 2023 Goals
  - a. 2023 Housing Goals
  - b. 2023 Economic Goals
7. **New Business**  
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**4. Minutes**

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July 6, 2022

**Files Attached**

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- 07-06-2022 EDA\_HRA Agenda and Minutes.pdf

**Vergas EDA/HRA  
Billy's Corner Bar & Grill  
2:00 PM on Wednesday, July 6, 2022**

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, July 6, 2022 at 2:00 pm at Billy's Corner Bar with the following members present: Bruce Albright, Paul Pinke and Vanessa Perry. Absent: Austin Tegtmeier and Kevin Zitzow. Also present: Clerk/Treasurer Julie Lammers, Joy Summers, David Helgersen and Celeste Koppe.

**Call to Order**

Meeting was called to order by Vice President Bruce Albright at 2:05 pm.

**Agenda Additions and Deletions**

Approved agenda with the addition of the Comprehensive Plan.

**Minutes**

Motion by Pinke, seconded by Perry to approve June 1, 2022, minutes. Motion passed unanimously.

**Status of Recommendations to City Council**

Albright informed members the Council approved the resignation of Austin Tegtmeier and assigned Joy Summers to the EDA/HRA board as of September 1, 2022.

**Financial Update**

Lammers reviewed income and expenses regarding the EDA/HRA.

**Old Business**

Webpage

No members contacted Lammers with updated information and she did not update the page but will continue to review information.

Comprehensive Plan

Reviewed future land use. Proposed annexation of land along S Townline Road, along Lawrence Lake, along Loon Lake and Long Lake area currently known as Ratz Addition. Proposed extending commercial zoning along Frazee Avenue, changing part of the open district to light industrial and the light industrial to future residential land.

Motion by Pinke, seconded by Perry to recommend to Council to approve the Comprehensive Plan with changes stated. Motion passed unanimously.

**New Business**

2023 Housing and Economic Development Goals

Updated the 2022 goals to 2023 and asked Lammers to add Comprehensive Plan goals to the list. Next month we will begin to discuss actions needed to accomplish goals.

Meeting adjourned at 3:05 p.m. The next meeting will be held August 3, 2022, at 2 pm at Billy's Corner Bar and Grill.

Julie Lammers  
City Clerk-Treasurer  
City of Vergas

**Council Recommendations**

Approve Comprehensive Plan with recommended changes.

**Follow up Actions.**

Update 2023 EDA/HRA goals with comprehensive plan goals.  
Update webpage.

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**6. Financial Update**

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2022 Income and Expenses Update

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**7. Old Business**

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Review how to accomplish 2023 Goals

- a. 2023 Housing Goals
- b. 2023 Economic Goals

**Files Attached**

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- 2023 EDA-HRA Goals.pdf

2023 EDA/HRA goals:

HRA - Housing:

1. Identify buildable lots: Review housing study determine the types of housing needed, work with City and private development to furnish said housing.
  - a. Identify lots within current city limits, who owns 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, who owns the lots, and their selling price. Assess potential of providing City services.
  - c. 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.
2. Determine interest in grant or low interest housing program to repair or improve existing housing.
3. Assisting current residents in retaining and maintaining their properties through knowledge of available programs.
4. Aid residential developers by making new housing more available through support of waived permitting fees; tax abatements or tax increment financing; etc.
5. Convey the message that all aspects; live, work, and play; contribute to the existing high quality of life in our community.
6. 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.
7. Look at grants, loans, programs, at the local, state, and federal levels to make city services (water/sewer) available and affordable for new developments.
8. Continue to be involved with City Comprehensive planning process, focusing on housing issues/concerns within said study.
9. Continue to collaborate with Otter Tail County on their “The Big Build” project.
10. Update website page.

EDA- Business:

1. Meet with existing business owners, determine how things are going for them, or 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.
6. Continue to work on parking issues within business district (availability/handicap), identify solutions, both short-term and long-range. Solutions might involve buyout of existing businesses, identify funding sources.
7. Continue to be involved with City Comprehensive planning process, focusing on business issues/concerns within said study.
8. 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.
9. Survey businesses regarding staffing needs.
10. Update website page.

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**8. New Business**

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