

**Vergas EDA/HRA
Vergas EDA/HRA November 2022
Vergas Event Center
2:00 PM on Tuesday, November 1, 2022**

1. **Call to Order**
2. **Agenda Additions and Deletions**
3. **Minutes**
October 4, 2022
4. **Status of Recommendations to City Council**
None.
5. **Financial Update**
2022 Income and Expenses Update
6. **Old Business**
 - a. 2023 Housing Goals Timeline
 - b. 2023 Economic Goals Timeline
7. **New Business**

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4. Minutes

October 4, 2022

Files Attached

- 10-04-2022 EDA_HRA Agenda and Minutes.pdf

**Vergas EDA/HRA
Billy's Corner Bar & Grill
2:00 PM on Tuesday, October 4, 2022**

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, October 4, 2022 at 2:00 pm at the Vergas Event Center with the following members present: Paul Pinke, Joy Summers, Kevin Zitzow and Vanessa Perry. Absent: Bruce Albright and Julie Lammers.

Call to Order

Meeting was called to order by President Kevin Zitzow.

Agenda Additions and Deletions

Approved agenda.

Minutes

Motion approved as presented for the September 7, 2022 minutes. Motion passed unanimously.

Status of Recommendations to City Council

None.

Financial Update

Balance sheets for EDA/HRA, Veterans Memorial and Pickleball were presented for discussion.

Old Business

Reviewed 2023 Housing and Economic Goals.

Discussed Buildable lots, need to upgrade website, parking issues.

Lawrence Lake Project- Discussed how to make the costs of water and sewer and other additions to make it affordable.

Meeting adjourned at 3:00 p.m.

Paul A. Pinke, Board Member
City of Vergas

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5. Status of Recommendations to City Council

None.

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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	
	Audit Adjustment	6,000.00	
Total Revenue		<u>\$14,000.00</u>	
Expenses:			
	Ehlers and Associates	215.00	
	Embassy Suites by Hilton	180.83	
	Julie Lammers, mileage, meals & Covid test	243.47	
	Ditterich Family Farm, Annual meeting meal	500.00	
	Madison Waller, Annual Meeting meal	81.00	
	Frazee-Vergas Forum	132.00	
Total Expenses:		<u>\$1,352.30</u>	
Balance of Checking Account as of 09/28/2022			<u><u>\$18,336.36</u></u>
Savings Account			
	West Central Initiative	15,148.37	
	Total in HRA/EDA Account		<u><u>\$33,484.73</u></u>
Veteran's Memorial			
Income			
	West Central Initiative	6,500.00	
	West Central Initiative(Dec 31, 2021)	5,200.00	
	West Central Initiative	14,501.99	
	West Central Initiative	2,429.40	
	West Central Initiative	8,385.00	
Total Income		<u>37,016.39</u>	
Expenses			
	Classic Concrete Contractors, LLP	6,500.00	
	Sonnenberg Excavating	5,200.00	
	Fergus Falls Monument	13,735.00	
	All Flags, LLC	345.80	
	Lyle Krieg	151.16	
	Anywhere Welding	248.18	
	John Lotzer	21.85	
	Express Edging	600.00	
	Lakes Loader Service	1,520.00	
	John Lotzer	309.40	
	Fergus Falls Granite Inc	7,585.00	
	Fergus Falls Monument Co Inc	800.00	
Total Expenses		<u>37,016.39</u>	
Balance of Account			<u><u>\$0.00</u></u>
Pickle Ball			
Income			
	West Central Initiative	6,220.00	
	West Central Initiative	852.00	
	Tim Lais	100.00	
	West Central Initiative	16,870.00	
	T.I.P. Rattle	12,000.00	
	West Central Initiative	31,765.00	
Total Income		<u>\$67,807.00</u>	
Expense			
	Sonnenberg Excavating	6,220.00	
	KLJ Engineering LLC	852.00	
	West Central Initiative - Tim Lais	100.00	
	Eastman Fence and Sons LLC	31,765.00	
	West Central Initiative - T.I.P	12,000.00	
	JB Services	16,870.00	
Total Expenses		<u>\$67,807.00</u>	
Balance of Account			<u><u>\$0.00</u></u>

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7. Old Business

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

Files Attached

- 2022 EDA-HRA Goals with timeline.pdf

2023 EDA Goals

<u>Goal</u>	<u>March</u>	<u>June</u>	<u>December</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
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							
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.							
. Work with Planning and Zoning to review areas within current city limits and within a one-mile radius for potential future business development/growth.							
Encourage well planned quality development of commercial areas							
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.							

2023 EDA Goals

<u>Goal</u>	<u>March</u>	<u>June</u>	<u>December</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Continue to be involved with City Comprehensive planning process, focusing on business issues/concerns within said study.							
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							
Survey businesses regarding staffing needs.							
Update website page.							

2023 HRA Goals

<u>Goal</u>	<u>Items to attain Goals</u>	<u>March</u>	<u>June</u>	<u>December</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Identify buildable lots: Review housing study determine the types of housing needed, work with City and private development to furnish said housing.								
	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.							
	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.							
	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.							
Determine interest in grant or low interest housing program to repair or improve existing housing.								
Assisting current residents in retaining and maintaining their properties through knowledge of available programs.								
Aid residential developers by making new housing more available through support of waived permitting fees; tax abatements or tax increment financing; etc.								

2023 HRA Goals

<u>Goal</u>	<u>Items to attain Goals</u>	<u>March</u>	<u>June</u>	<u>December</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
Convey the message that all aspects; live, work, and play; contribute to the existing high quality of life in our community								
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.								
Look at grants, loans, programs, at the local, state, and federal levels to make city services (water/sewer) available and affordable for new developments								
Continue to be involved with City Comprehensive planning process, focusing on housing issues/concerns within said study.								
Continue to collaborate with Otter Tail County on their “The Big Build” project.								
Update website page.								