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Vergas EDA/HRA
Vergas Event Center and Zoom Id number 267-094-2170 (password 56587)
2:00 PM on Tuesday, June 6, 2023

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1. **Call to Order**

2. **Agenda Additions and Deletions**

3. **Minutes**
   May 2, 2023

4. **Status of Recommendations to City Council**

   Purchase of lots.

5. **Financial Update**
   2023 Income and Expenses Update

6. **Old Business**
   a. 2023 Housing Goals Timeline
   b. 2023 Economic Goals Timeline
   c. Tax-Forfeited Land in Vergas

7. **New Business**
   1. Tax Abatement
   2. Gap Financing

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4. Minutes

May 2, 2023

Files Attached

• 05-02-2023 EDA_HRA Agenda & Minutes.pdf

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, May 2, 2023 at 2:00 pm on zoom with the following members present: Bruce Albright, Joy Summers and Kevin Zitzow. Absent: Duane Ditterich and Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers.

Call to Order
Meeting was called to order by President Kevin Zitzow at 2:25 pm.

Agenda Additions and Deletions
Approve agenda with the following addition: Otter Tail County Housing Summit.

Minutes
Motion by Albright, seconded by Summers to approve minutes for the April 4, 2023 meeting. Motion passed unanimously.

Status of Recommendations to City Council
Lammers stated the Council asked the personnel committee to review request of additional office hours for EDA/HRA city staff. Lammers has met with the personnel committee who recommended the EDA/HRA use the $7,000 the city provided to EDA/HRA for 2023 to contract out staffing and they will review the need for additional staffing when budgeting for 2024. CEDA is also in the state omnibus bill for a grant to work with small communities.

Financial Update
Lammers provided financial information for EDA/HRA.

Old Business
2023 Housing and Economic Goals.
The goals and timelines have not changed as the committee is waiting to see if a grant is approved for CEDA from the State of MN for them to work with small cities. Discussed need for knowledge of available lots in Vergas and Lammers will provide one to Summers.

Tax-Forfeited Land in Vergas
Discussed Sunny Oaks Development with 11 lots that have been given back to the State of Mn. Discussed amount of assessments on the lots and how the city needs to recoup these costs. Summers stated it is easier to sell lots with no assessments and the committee asked if the council would support them by dropping assessments and allowing them to provide utilities payment when the lots are sold. Motion by Summers, seconded by Albright to have Lammers send County a letter for Vergas HRA to purchase the lots for $0.00 with the council's support to wait until lots are sold to recoup the utility assessments. Motion passed unanimously. Discussed contacting Ottertail County HRA regarding senior housing on 3 of the lots.

EDA/HRA Annual Meeting
The annual meeting took place on Tuesday, April 25, 2023 beginning with a 5:30 pm social hour and 6:00 pm meal and program at the Vergas Event Center and catered by Loon's Nest. 38 people attended the annual meeting. Many compliments on the food and tasting from the liquor store. Next year we will look at only having 3 main speakers as the meeting was a little long. The Committee felt the meeting accomplished our goal.

New Business
Ottertail County Housing Summit
Albright reviewed the housing summit which focused on senior housing built in Dalton with Ottertail County HRA and they are looking for another community to build senior housing. Lammers reviewed 0% loans available for housing units

within commercial properties. Vergas businesses that may want to be made aware of this would include Loon's Nest, American Beauty, Wannabe's and Olson Oil.

Summers questioned why the EDA/HRA was not consulted on the purchase of the Ottertail County garage property, and it being made into a parking lot. EDA would like to be consulted on activity being done by the city in the commercial district.

Motion by Albright, seconded by Summers to adjourn the meeting at 3:02 p.m.

Julie Lammers
City Clerk-Treasurer
City of Vergas

Council Recommendations
To drop assessments on tax forfeited land purchased by Vergas HRA and allow them to pay utility amount out of proceeds from the sale of the lots.

Follow up Actions.
Lammers to add Give to the Max Fundraiser to the August meeting agenda.
Lammers to write letter to County tax forfeited lots.
Lammers to look into a City sales tax.
Lammers to provide a map of Sunny Oaks development to members.
Lammers provide map of available lots in the City limits to Joy Summers.

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