

**Vergas EDA/HRA
Vergas EDA/HRA
Vergas Event Center and Zoom Id number 267-094-2170 (password
56587)
2:00 PM on Tuesday, September 5, 2023**

1. Call to Order

2. Agenda Additions and Deletions

3. Minutes

August 1, 2023

4. Status of Recommendations to City Council

Forgive Specials on County HRA 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

- A. Dispensary
- B. 131 E Main St

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4. Minutes

August 1, 2023

Files Attached

- 08.01.2023 EDA_HRA Agenda & Minutes.pdf

Vergas EDA/HRA
Vergas Event Center Council Chambers and Zoom
2:00 PM on Tuesday, June 6, 2023

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Tuesday, August 1, 2023 at 2:00 pm at the Vergas Event Center and on zoom with the following members present: Bruce Albright, Joy Summers and Vanessa Perry. Absent: Duane Ditterich and Kevin Zitzow. Also Present: City Clerk-Treasurer Julie Lammers, Barbara Dacy, Otter Tail County HRA and Rebecca Hasse.

Call to Order

The meeting was called to order by Acting Chair Bruce Albright at 2:00 pm.

Agenda Additions and Deletions

Approve agenda as presented.

Minutes

Motion by Albright, seconded by Summers to approve the minutes of May 2, 2023 and June 6, 2023. Motion carried.

Status of Recommendations to City Council

Lammers stated the Council approved Owner-Occupied Development Value Gap Grants for \$10,000 per lot for a cost to the city of \$25,000.00 of \$50,000 per development as long as Otter Tail County continues with the program.

Otter Tail Conty HRA Update

Barbara Dacy, Otter Tail County HRA updated the board on the 3 parcels along Eva Avenue they are planning on building 4 senior housing units on. They have applied for MN Housing Finance Infrastructure Bonds to build affordable senior housing for a 30-year forgivable loan. If they do not receive the bond this year, they will reapply next year. Otter Tail County completed a countywide housing analysis in December 2021. 84 units are needed in the northwest submarket which includes Vergas. If funded, the Otter Tail County HRA would initiate the variance request process as buildings are not in compliance with current ordinance, development would potentially begin in 2024 and continue through 2025. Highly competitive application process and County HRA may have to apply again.

Financial Update

Lammers stated financial information is the same as given to members in May and June.

Old Business

2023 Housing and Economic Goals.

The goals and timelines have not changed.

Tax-Forfeited Land in Vergas

Discussed Sunny Oaks Development with 11 lots that have been given back to the State of Mn. The Vergas HRA has been given permission from Otter Tail County Commissioners to purchase 8 lots for \$1.00 a piece with the HRA also paying for recording fee and deed tax. HRA will purchase as soon as deeds are presented to the County from the State. Discussed the 2019 Street and Utility project totaling \$259,815.80. These amounts were put on 12 parcels property taxes with 1 property owner paying their special assessments and the other 11 the state dropped the assessments, and the city will have to reassess or require payment when lots are sold. The 8 lots the Vergas HRA will purchase will hopefully be paid to the city when the lots are sold. The three parcels 82000990253000, 82000990254000 and 82000990255000 which belong to Otter Tail County the city will need to decide to reassess or donate the \$21,651.32 per lot. Motion by Perry, seconded by Summers to recommend to Council for utilities to be forgiven on the 3 County parcels. Motion passed unanimously.

New Business

2023 Comprehensive Plan Progress

Business & Economic Development

Work with neighboring Chamber of Commerce to advertise and access resources- Otter Magazine

Collaborate with the Community Club to identify opportunities and resources to market regionally – meet with Vergas

Community Club in the future and continue to work with them for the annual meeting.

Preserve existing protections within city laws and ordinances – this is being added to our goal timeline.

Housing

EDA develop a fact sheet regarding available assistance programs – working with the County on Programs.

Utilize city website by adding housing resources comparable to neighboring cities – working on updated EDA/HRA website

2024 Budget

Discussed the possibility of developing lots and continuing to work on the goal timeline with more office staff time being used for economic and housing development. Motion by Summers, seconded by Perry to recommend to the budget committee for \$10,000.00 to be budgeted for HRA/EDA. Motion passed unanimously.

Motion by Perry, seconded by Summers to adjourn the meeting at 3:25 p.m.

Julie Lammers

City Clerk-Treasurer

City of Vergas

Council Recommendations

Allow 3 parcels to not have special assessments reapplied for 2019 Utility Project.

Follow up Actions.

Update goal timeline.

Set up discussion with Arvig regarding broadband.

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7. Financial Update

2023 Income and Expenses Update

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- 2023 EDA_HRA Revenue and Disbursements.pdf

2023 EDA-HRA Income-Expense Sheet

Beginning Balance Revenue:			\$18,336.36
	City	7,000.00	
Total Revenue		<u>\$7,000.00</u>	
Expenses:			
	Annau Meeting - Loon's Nest	800.00	
	Annual Meeting - Vergas Liq. Store - ice	4.49	
	Otter Tail County Auditor (Purchase and Record Sunny Oaks)	55.65	
Total Expenses:		<u>\$860.14</u>	
Balance of Checking Account as of 04/28/30/2023			<u>\$24,476.22</u>
Savings Account	* West Central Initiative	15,396.85	
	Total in HRA/EDA Account		<u>\$39,873.07</u>
Veteran's Memorial Income			
	West Central Initiative	25,960.00	
	West Central Initiative	7,610.54	
Total Income		<u>33,570.54</u>	
Expenses			
	The Freedom Rock Tour (down payment)	2,000.00	
	Fergus Falls Granite Inc	23,960.00	
	Fergus Falls Moument Co Inc	6,642.00	
	Lyle Krieg	968.54	
Total Expenses		<u>33,570.54</u>	
Balance of Account			<u><u>\$0.00</u></u>
Pickle Ball Income			
	West Central Initive	1,860.00	
Total Income		<u>1,860.00</u>	
Expense			
	Lakes Dirt Asphalt	1,860.00	
	JH Signs	4,060.92	
Total Expenses		<u>\$5,920.92</u>	
Balance of Account			<u><u>(\$4,060.92)</u></u>

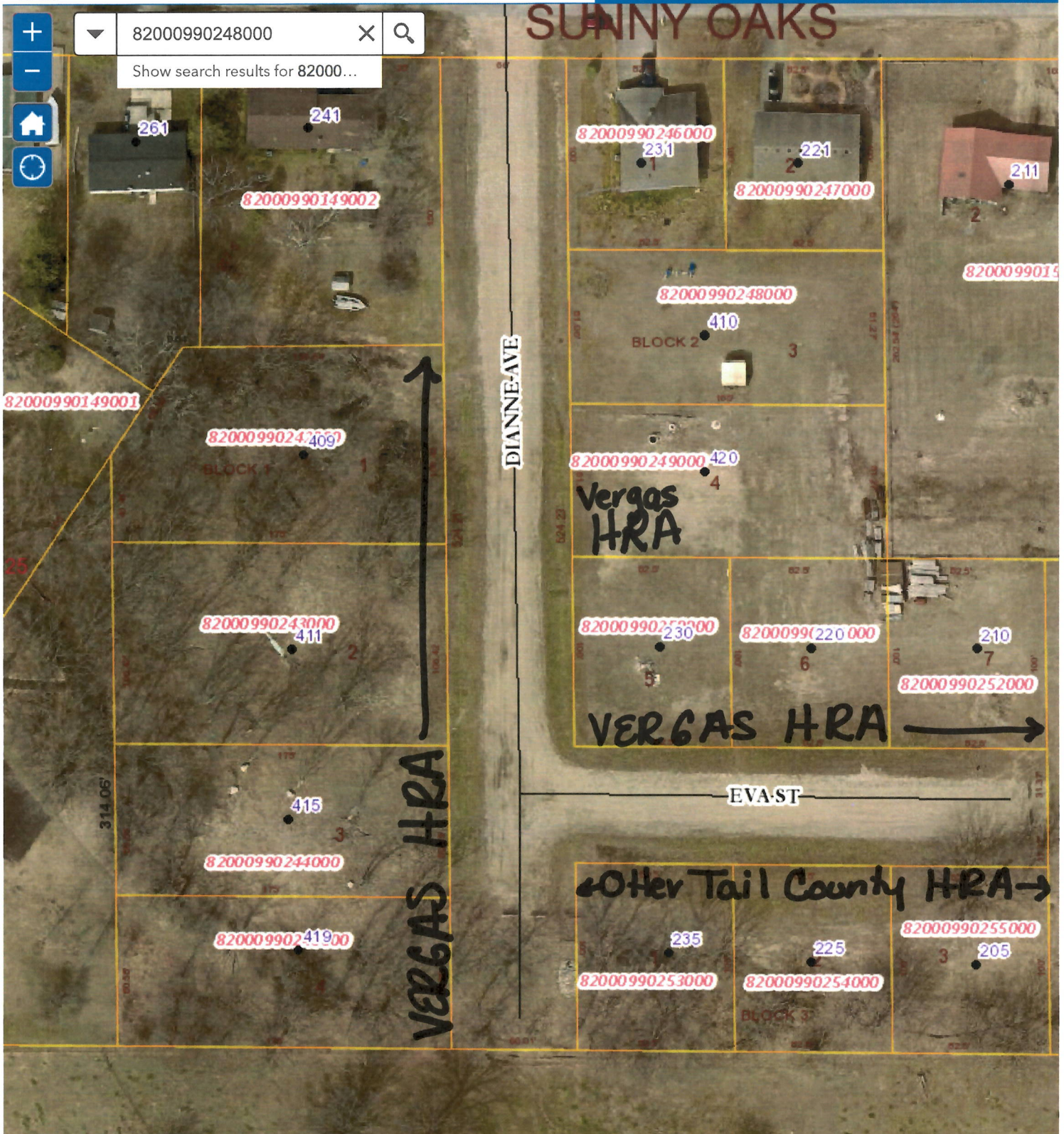
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8. Old Business

- a. 2023 Housing Goals Timeline
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- c. Tax-Forfeited Land in Vergas

Files Attached

- Vergas HRA Properties.pdf



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9. New Business

- A. Dispensary
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Files Attached

- Dispensaries.pdf

When and where will recreational dispensaries open?

Dispensaries can't open until the state figures out a licensing system for the businesses, so they won't open for at least another year — some estimate in early 2025.

Does the Vergas EDA want to support allowing the City to allow recreational dispensaries in Vergas?

Does the Vergas EDA want to limit the number of dispensaries in Vergas?