

**Vergas EDA/HRA**  
**Vergas EDA/HRA**  
**Government Services Center & Zoom Id 267-094-2170 password 56587**  
**2:00 PM on Wednesday, August 7, 2024**

**1. Call to Order**

**2. Agenda Additions and Deletions**

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

There has not been a Council Meeting since last meeting.

**4. Minutes**

July 10, 2024

**5. Financial Update**

2024 Income and Expenses Update

**6. New Business**

A.

**7. Old Business**

A. CEDA Update - Jordan Grossman

B. Ordinance Update

C. Vergas Zoning Map

D. City Property between Altona Square and Municipal Building

E. Vergas HRA lots of Eva and Diane

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

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**4. Minutes**

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July 10, 2024

**Files Attached**

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- 07.10.2024 EDA\_HRA Agenda Minutes.pdf

**Vergas EDA/HRA  
Government Services Center & Zoom  
2:00 PM on Wednesday, July 10, 2024**

*EDA/HRA Mission:* Retain and promote business in our community, adding housing so that we prosper and increase our tax base, keeping Vergas a vital community.

The City of Vergas Economic Development Authority (EDA) and Housing Redevelopment Authority (HRA) met on Wednesday, June 5, 2024, at 2:00 pm in a hybrid meeting at the Vergas Government Services building and on zoom with the following members: DuWayne Ditterich, Paul Sonnenberg, Joy Summers, Bruce Albright and Vanessa Perry. Absent: none. Also Present: City Clerk-Treasurer Julie Lammers; and Editor Bob Williams of the Frazee-Vergas Forum.

**Call to Order**

The meeting was called to order by Chair DuWayne Ditterich at 2:00 pm.

**Agenda Additions and Deletions**

Motion by Summers, seconded by Perry to approve agenda as presented. Motion passed unanimously.

**Status of Recommendations to City Council**

None.

**Minutes**

Motion by Summers, seconded by Perry to approve the minutes of June 5, 2024. Motion passed unanimously.

**Financial Update**

2024 income and expenses were reviewed.

**New Business**

City property between Altona Square and Municipal Building

Ditterich proposed allowing a business to build over the alley between Liquor Store and Ditterich Mercantile. There are traffic concerns regarding driving and parking in the alley and we are in need of space for new business in Vergas. Reviewed areas we have looked at for new businesses: land outside of town on Hwy 17, 606 E Frazee Ave and Mark Sand and Gravel property.

**Old Business**

CEDA First Impression Report

CEDA Representative Jordan Grossman was not present, Lammers will contact her before our August meeting.

Ordinance Update

Albright explained that we need to compare the old ordinances to the new ordinances. Discussed having a member go through them and note differences. Albright was chosen to compare ordinances for the August meeting.

Vergas Zoning Map

Would like a map from Widseth with parcel layer turned on.

EDA/HRA Bylaws

Motion by Albright, seconded by Sonnenberg to approve 2024 proposed EDA/HRA Bylaws. Motion passed unanimously.

Vergas EDA lots on Eva and Diane

Motion by Albright, seconded by Perry to work with the County on 2-3 spec homes. Motion passed unanimously.

Discussed putting tiny homes on the lots. Summers will look into design and cost and discussed splitting the lots up which would lower the assessments per home. Lammers will look into ordinance regarding lot sizes.

**Adjourn**

Motion by Sonnenberg, seconded by Summers to adjourn the meeting at 3:00 p.m. Motion passed unanimously.

Julie Lammers, CMC

City Clerk-Treasurer

City of Vergas

**Council Recommendations:**

Approval of updated bylaws.

**Follow up Actions**

Change zoning map to future map as Comprehensive Plan suggests with the following changes: change all conditional use lots for commercial to commercial and add public use for lots owned by the city.

Albright compare ordinances.

Lammers contact Jordan Grossman.

Lammers contact County to have them put up 2-3 spec homes.

Lammers to find out about splitting HRA lots.

Summers to design and provide pricing for tiny home.

Members review proposed ordinances once update is received.

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**5. Financial Update**

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2024 Income and Expenses Update

**Files Attached**

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- 2024 EDA\_HRA Revenue and Disbursements.pdf

# 2024 EDA-HRA Income-Expense Sheet

Beginning Balance Revenue:			\$24,331.42
	City	5,000.00	
Total Revenue		<u>\$5,000.00</u>	
Expenses:			
	Loon's Nest (annual meeting)	325.00	
	Otter Tail County Auditor-Treasurer (Assessments)	7,469.36	
	Frazeo-Vergas Forum (Annual Meeting)	114.66	
Total Expenses:		<u>\$7,909.02</u>	
<b>Balance of Checking Account as of 07/31/2024</b>			<u>\$21,422.40</u>
Savings Account	* West Central Initiative	16,105.60	
	<b>Total in HRA/EDA Account</b>		<u><b>\$37,528.00</b></u>
<b>Veteran's Memorial Income</b>			
	West Central Initiative	3,843.75	
	West Central Initiative	19,875.04	
	West Central Initiative		
	West Central Initiative		
Total Income		<u>23,718.79</u>	
Expenses			
	Loren Menz	3,843.75	
	Lyle Krieg	178.65	
	John Lotzer	63.49	
	Hough, Inc	595.25	
	Express Edging	1,100.00	
	The Freedom Rock Tour	8,000.00	
	West Central Initiative	9,937.65	
Total Expenses		<u>23,718.79</u>	
Balance of Account			<u><u>\$0.00</u></u>
<b>Pickle Ball Income</b>			
	West Central Initiative		
	West Central Initiative		
	West Central Initiative		
Total Income		<u>0.00</u>	
Expense			
Total Expenses		<u>\$0.00</u>	
Balance of Account			<u><u>\$0.00</u></u>

City of Vergas budgeted \$5,000.00 for 2024 EDA/HRA transfer.

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**6. New Business**

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