

Vergas EDA/HRA
Vergas EDA/HRA
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, November 6, 2024

- 1. Call to Order**
- 2. Agenda Additions and Deletions**
- 3. Status of Recommendations to City Council**
 - Big Build
- 4. Minutes**
 - A. October 2, 2024
 - B. October 24, 2024
- 5. Financial Update**
 - A. 2024 Income and Expenses Update
- 6. New Business**
 - A. Daycare
- 7. Old Business**
 - A. CEDA Update - Jordan Grossman
 - B. Vergas HRA lots of Eva and Diane
 - C. EDA Funding Ideas
 1. Marina
 2. Spec House
- 8. Adjournment**

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3. Status of Recommendations to City Council

Big Build

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4. Minutes

- A. October 2, 2024
- B. October 24, 2024

Files Attached

- 10.2.2024 EDA_HRA Agenda Minutes.pdf
- 10.24.2024 EDA_HRA Agenda Minutes.pdf

**Vergas EDA/HRA
Government Services Center & Zoom
2:00 PM on Wednesday, October 2, 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, October 2, 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, and Bruce Albright. Absent: Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representative Jordan Grossman; 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

Approve agenda with the following deletion: Spec House. Motion passed unanimously.

Status of Recommendations to City Council

None.

Minutes

Motion by Sonnenberg, seconded by Summers to approve the minutes of August 7, September 17 and September 23, 2024. Motion passed unanimously.

Financial Update

2024 income and expenses were reviewed. Lammers updated committee on the 2025 budget.

New Business

Comprehensive Plan Review

Committee updated the comprehensive plan areas they worked on in 2024.

Old Business

CEDA First Impression Report

CEDA Representative Jordan Grossman presented information regarding workshop to be held on October 17th from 3-4 pm. This will include digital marketing for small businesses. Encouraged all members to sign up and attend. Grossman has applied for Community Grant form Otter Tail County and the CDA board meets on Oct. 15, 2024. If approved Grossman will apply for CEDA funds to be distributed to Vergas.

Vergas EDA lots on Eva and Diane

Discussed water accessibility charge and sewer accessibility charge on lots and most members felt this is a standard charge in all cities. Our listing is expiring soon. Motion by Sonnenberg, seconded by Albright to extend listing with Summers for 1 year. Voting yes: Sonnenberg, Albright, Ditterich. Voting no: none. Abstain: Summers. Motion carried.

Discussed advertising the lots for sale. Committee asked Lammers to check with Sherri Hanson regarding pricing of electronic sign by Walmart as presented at the past Vergas Community Club meeting.

Ottertail County is ending the Big Build program as of December 31, 2024 and the City will need to take over the program or end in Vergas. We currently have one application needing a public hearing for approval. Motion by Sonnenberg, seconded by Summers to recommend to Council to end current program. Motion passed unanimously.

EDA Funding Ideas

Marina tabled until next month's meeting.

Adjourn

Adjourned meeting at 3:20 p.m.

Julie Lammers, CMC

City Clerk-Treasurer
City of Vergas

Council Recommendations:

Council to end Bid Build in Vergas as of December 31, 2024.

Follow up Actions

None.

**Vergas EDA/HRA
Government Services Center & Zoom
5:30 PM on Thursday, October 24, 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 Thursday, October 24, 2024, at 5:30 pm for a special meeting at the Vergas Government Services building with the following members: DuWayne Ditterich, Paul Sonnenberg, Joy Summers, Vanessa Perry and Bruce Albright. Absent: none. Also Present: City Clerk-Treasurer Julie Lammers.

Call to Order

The meeting was called to order by Chair Ditterich at 5:30 pm.

Document Signature

Motion by Perry, seconded by Sonnenberg to approve Resolution 2024-001 for Ditterich or Albright to sign documents regarding the sale of Parcels 82000990242000, 82000990243000, 92000990244000, 82000990245000, 82000990249000, 82000990250000, 82000990250000, 82000990251000 and 82000990252000 (complete copy of resolution located at the city office). Motion passed unanimously.

Closing Date of Land Purchases

Summers abstained from all discussion and voting regarding the closing date information.

Three of the purchasers of lots have requested their purchase date to be adjusted. Motion by Albright, seconded by Perry to move the closing date of October 31, 2024 to November 1st 2024 and the closing date of October 25th to November 15th. Motion passed unanimously.

Adjourn

Motion by Sonnenberg, seconded by Summers to adjourn the meeting at 5:35 p.m. Motion passed unanimously.

Julie Lammers, CMC
City Clerk-Treasurer
City of Vergas

Council Recommendations:

None.

Follow up Actions

None.

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5. Financial Update

A. 2024 Income and Expenses Update

Files Attached

- 2024 EDA_HRA Revenue and Disbursements.pdf

2024 EDA-HRA Income-Expense Sheet

Beginning Balance
Revenue:

\$24,331.42

City 5,000.00
Sale of Parcel 82000990252000

Total Revenue
Expenses:

\$5,000.00

Loon's Nest (annual meeting) 325.00
Otter Tail County Auditor-Treasurer (Assessments) 7,469.36
Frazee-Vergas Forum (Annual Meeting) 114.66
Otter Tail County Auditor-Treasurer (Assessments) 7,469.30

Total Expenses:

\$15,378.32

Balance of Checking Account as of 10/31/2024

\$13,953.10

Savings Account

* West Central Initiative 16,405.57

Total in HRA/EDA Account

\$30,358.67

Veteran's Memorial
Income

West Central Initiative 3,843.75
West Central Initiative 19,875.04
West Central Initiative 6,606.46
West Central Initiative 4,181.91

Total Income
Expenses

34,507.16

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 Innovative 9,937.65
Lyle Krieg 6,606.46
Anywhere Welding, LLC 821.26
Summers Construction 300.00
Loren Menz 3,060.65

Total Expenses

34,507.16

Balance of Account

\$0.00

Pickle Ball
Income

West Central Initiative

Total Income
Expense

0.00

Total Expenses

\$0.00

Balance of Account

\$0.00

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

City of Vergas budgeted \$5,000.00 for 2025 EDA/HRA transfer.

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6. New Business

A. Daycare

Vergas EDA/HRA

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7. Old Business

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