

**Vergas EDA/HRA**  
**Vergas EDA/HRA**  
**Government Services Center & Zoom Id 267-094-2170 password 56587**  
**2:00 PM on Wednesday, December 4, 2024**

- 1. Call to Order**
- 2. Agenda Additions and Deletions**
- 3. Status of Recommendations to City Council**  
None.
- 4. Minutes**
  - A. November 6, 2024
  - B. November 14, 2024
- 5. Financial Update**
  - A. 2024 Income and Expenses Update
- 6. New Business**
  - A. Opportunitites
  - B. January Meeting
- 7. Old Business**
  - A. CEDA Update - Jordan Grossman
    1. Grant Requests
    2. Daycare
  - B. Vergas HRA lots of Eva and Diane
- 8. Adjournment**

# Table of Contents

3. Status of Recommendations to City Council	3
4. Minutes	4
Vergas EDA/HRA	5
Call to Order	5
Agenda Additions and Deletions	5
Status of Recommendations to City Council	5
Albright stated the Council approved ending the tax abatement program as of December 31, 2024. This coincides with Otter Tail County.	5
Minutes	5
Financial Update	5
Daycare	5
Mayor Julie Bruhn explained that as of March 2025 the City of Vergas will be without a daycare. She has discussed with Otter Tail County and West Central Initiative and is looking into granting funds A daycare group has been established and they will ...	5
Old Business	5
CEDA First Impression Report	5
CEDA Representative Jordan Grossman presented \$15,000 from CEDA, \$5,000 from Vergas Community Club and \$5,000 from Vergas State Bank for the commercial grant. Applications are available and will be advertised at the Vergas Community Club Meeting, Verg...	5
Council Recommendations:	6
None.	6
Follow up Actions	6
Jordon Grossman, CEDA to present grant at Council Meeting on Nov. 12.	6
Jordon Grossman, CEDA to follow up on daycare in Vergas.	6
Lammers to proceed with sign advertising.	6
Lammers to get cost to bring in Dynamic Home.	6
Lammers to speak with Billy's and Hardware Store regarding parking.	6
Vergas HRA	7
Call to Order	7
Council Recommendations:	7
None.	7
Follow up Actions	7
None.	7
5. Financial Update	8
Sheet1	9
6. New Business	10
7. Old Business	11

**Vergas EDA/HRA  
Vergas EDA/HRA  
Government Services Center & Zoom Id 267-094-2170 password 56587  
2:00 PM on Wednesday, December 4, 2024**

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

---

None.

**Vergas EDA/HRA**  
**Vergas EDA/HRA**  
**Government Services Center & Zoom Id 267-094-2170 password 56587**  
**2:00 PM on Wednesday, December 4, 2024**

**4. Minutes**

---

- A. November 6, 2024
- B. November 14, 2024

**Files Attached**

---

- 11.06.2024 EDA\_HRA Agenda Minutes.pdf
- 11.14.2024 HRA Agenda Minutes.pdf

**Vergas EDA/HRA  
Government Services Center & Zoom  
2:00 PM on Wednesday, November 6,  
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: Paul Sonnenberg, Joy Summers, and Bruce Albright. Absent: Vanessa Perry and DuWayne Ditterich. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representative Jordan Grossman; Julie Bruhn and Editor Bob Williams of the Frazee-Vergas Forum.

### **Call to Order**

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

### **Agenda Additions and Deletions**

Approve agenda with the following additions: fence, handicapped parking and advertising. Motion passed unanimously.

### **Status of Recommendations to City Council**

Albright stated the Council approved ending the tax abatement program as of December 31, 2024. This coincides with Otter Tail County.

### **Minutes**

Motion by Sonnenberg, seconded by Summers to approve the minutes of October 2 and October 24, 2024. Motion passed unanimously.

### **Financial Update**

2024 income and expenses were reviewed by Lammers. Motion by Sonnenberg, seconded by Summers to approve treasurers report as presented.

### **New Business**

#### Daycare

Mayor Julie Bruhn explained that as of March 2025 the City of Vergas will be without a daycare. She has discussed with Otter Tail County and West Central Initiative and is looking into granting funds. A daycare group has been established and they will be meeting with Jesus Little Lambs on Nov. 11. Grossman stated she could use the hours she has left from the CEDA grant to work on the daycare concern. Grossman will attend the meeting and keep EDA/HRA informed.

### **Old Business**

#### CEDA First Impression Report

CEDA Representative Jordan Grossman presented \$15,000 from CEDA, \$5,000 from Vergas Community Club and \$5,000 from Vergas State Bank for the commercial grant. Applications are available and will be advertised at the Vergas Community Club Meeting, Vergas Council Meeting, Facebook and on the city web page.

#### Vergas EDA lots on Eva and Diane

3 lots will be sold on November 15.

#### EDA Funding Ideas

Discussed marina and looking for a developer to place a marina in Long Lake. Discussed adding a spec house to one of the lots at Sunny Oaks. Lammers was asked to find cost for a Dynamic Home.

### Fence

The parking signs advertising the public parking will be put away for the winter, discussed if signs were needed on the new fence put in by the City. The committee recommended leaving the signs on each end of the fence as we do not want to endanger the fence. A sign can be put up after the lot is paved.

### Handicapped Parking

The Street/Sidewalk/Yard Waste Committee is reviewing the idea of adding handicapped parking on Main Street. The County has stated they would approve spots along Main Street by Railway Avenue. Albright asked Lammers to speak with the Hardware Store and Billy's to see how they feel about having handicapped parking in front of their business. Summers stated they would like a handicapped parking spot in their parking lot. Albright will bring information to the Street/Sidewalk/Yard Waste Committee meeting.

### Advertising

Lammers presented a layout for the sign on Hwy 10 by Wal-Mart the HRA approved putting up for 4 weeks. Summers asked Lammers if she was aware of the Impact Poster Program and Lammers stated she would look into it. Members requested Live, Love Live be removed from sign as well as the Economic Development. Lammers will proceed with sign for 4 weeks beginning November 12, 2024.

### **Adjourn**

Motion by Summers, seconded by Sonnenberg to adjourn meeting at 3:12 p.m. Motion passed unanimously.

Julie Lammers, CMC  
City Clerk-Treasurer  
City of Vergas

### **Council Recommendations:**

None.

### **Follow up Actions**

Jordon Grossman, CEDA to present grant at Council Meeting on Nov. 12.

Jordon Grossman, CEDA to follow up on daycare in Vergas.

Lammers to proceed with sign advertising.

Lammers to get cost to bring in Dynamic Home.

Lammers to speak with Billy's and Hardware Store regarding parking.

**Vergas HRA  
Government Services Center & Zoom  
5:30 PM on Thursday, November 14, 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 Housing Redevelopment Authority (HRA) met on Thursday, November 14, 2024, at 1:00 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 1:00 pm.

**Purchase Agreement Termination**

Summers abstained from all discussion and voting regarding the purchase agreement termination.

Madison Waller requested to be released from her purchase agreement and have \$500 earnest money returned to her. When purchasing lot she believed she had a home to move onto the lot and was not able to secure home. The lender stated financial reasons for pulling out of the agreement. Motion by Albright, seconded by Perry to refund earnest money and terminate agreement. Motion passed unanimously.

**Adjourn**

Motion by Sonnenberg, seconded by Albright to adjourn the meeting at 1:10 p.m. Motion passed unanimously.

Julie Lammers, CMC

City Clerk-Treasurer

City of Vergas

**Council Recommendations:**

None.

**Follow up Actions**

None.

**Vergas EDA/HRA**  
**Vergas EDA/HRA**  
**Government Services Center & Zoom Id 267-094-2170 password 56587**  
**2:00 PM on Wednesday, December 4, 2024**

**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	4,408.44
Sale of Parcel 82000990249000	2,330.00
Sale of Parcel 82000990244000	2,280.00

Total Revenue \$14,018.44

Expenses:

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** \$22,971.54

Savings Account

* West Central Initiative	16,405.57
---------------------------	-----------

**Total in HRA/EDA Account** **\$39,377.11**

**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
West Central Initiative	3,566.74

Total Income 38,073.90

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 Innovative	9,937.65
Lyle Krieg	6,606.46
Anywhere Welding, LLC	821.26
Summers Construction	300.00
Loren Menz	3,060.65
John Lotzer	66.14
Fergus Falls Monument	3,487.00
Lyle Krieg	13.60

Total Expenses 38,073.90

Balance of Account **\$0.00**

**Pickle Ball**  
Income

Expense **\$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.

**Grant**

CEDA, VCC, Vergas State Bank	25000
Otter Tail County Community Grant	25000
<b>Total</b>	<u><b>\$50,000.00</b></u>

**Vergas EDA/HRA**

**Vergas EDA/HRA**

**Government Services Center & Zoom Id 267-094-2170 password 56587  
2:00 PM on Wednesday, December 4, 2024**

**6. New Business**

---

A. Opportunitites

B. January Meeting

**Vergas EDA/HRA**

**Vergas EDA/HRA**

**Government Services Center & Zoom Id 267-094-2170 password 56587  
2:00 PM on Wednesday, December 4, 2024**

**7. Old Business**

---

- A. CEDA Update - Jordan Grossman
  - 1. Grant Requests
  - 2. Daycare
- B. Vergas HRA lots of Eva and Diane