

**Vergas EDA/HRA  
2025 March EDA/HRA Meeting  
Government Services Center & Zoom Id 267-094-2170 password 56587  
2:00 PM on Wednesday, March 5, 2025**

**1. Call to Order**

**2. Agenda Additions and Deletions**

**3. Status of Recommendations to City Council**  
None.

**4. Minutes**

- A. February 5, 2025
- B. February 26, 2025

**5. Financial Update**

- A. 2025 Income and Expenses Report

**6. New Business**

**7. Old Business**

- A. CEDA Update - Jordan Grossman
  - 1. Grant Requests
  - 2. Program
- B. SBDC
- C. Vergas HRA lots of Eva and Diane
- D. Property on the corner of Pelican Ave and Hwy 35

**8. Sale of Lot**

Meeting will close for this portion to discuss the sale of property.

**9. Adjournment**

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

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None.

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**4. Minutes**

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- A. February 5, 2025
- B. February 26, 2025

**Files Attached**

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- 02.05.2025 EDA.HRA Agenda Minutes.pdf
- 02.26.2025 EDA\_HRA Agenda Minutes.pdf

**Vergas EDA/HRA**  
**Government Services Center & Zoom**  
**2:00 PM on Wednesday, February 5, 2025**

*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, February 5, 2025, 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: Kevin Zitzow. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representative Jordan Grossman; SBCA Representative Ian Carlstrom; Citizen Kevin Zitzow and Mayor Dwight Lundgren; 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 the agenda as presented.

**Positions**

Motion by Albright, seconded by Sonnenberg to elect DuWayne Ditterich as President, Bruce Albright as Vice President, Julie Lammers as Secretary-Treasurer, Paul Sonnenberg as Assistant Treasurer, and Kevin Zitzow and Joy Summers as Board Members. Motion passed unanimously.

**Set Time, Place and Dates of Regular 2025 Meetings**

Motion by Sonnenberg, seconded by Albright to keep the 2025 meeting the 1<sup>st</sup> Wednesday of the month at 2:00 pm. Motion passed unanimously.

**Status of Recommendations to City Council**

None.

**Minutes**

Motion by Sonnenberg, seconded by Albright to approve the minutes of December 4, 2024 meeting. Motion passed unanimously.

**Financial Update**

2024 and 2025 income and expenses were reviewed by Lammers.

**New Business**

SBDC – Ian Carlstrom

Carlstrom reviewed training they provided Oct. 17, 2024 on digital marketing and stated they will be doing another training this spring. They have worked with 6 Vergas clients and served 50 hours of support. Motion by Sonnenberg, seconded by Albright to donate \$2,000 to SBDC. Motion passed unanimously.

**Old Business**

CEDA Update – Jordan Grossman

- A. Grant Requests- no complete grant requests have been received at this time.
- B. Grossman updated the members on her grant time being almost complete and will provide a report on her work to include both the business retention and grant and daycare opportunities.

Vergas EDA lots on Eva and Diane

Summers stated there has been inquiries but no serious interest. Lundgren discussed senior living interest in Vergas. He talked about building mini homes of 350-400 square feet, houses and duplexes. He discussed funding from both the state and federal governments that could be applied for. Discussion lead to other building areas in Vergas. Committee requested Lammers get a proposal from Engineering firm regarding Mark Sand and Gravel land to find out the cost to build on the land, elevation of the land, ideas of what the land could be used for and how many acres are available to build on.

Donation Opportunities

Lammers informed the board she has reviewed donation opportunities with Brad Sinclair.

**Adjourn**

Motion by Sonnenberg, seconded by Albright to adjourn the meeting at 3:15 p.m. Motion passed unanimously.

**Council Recommendations:**

None.

**Follow up Actions**

Lammers contact Widseth Engineering about land.

**Vergas EDA/HRA  
Government Services Center & Zoom  
2:00 PM on Wednesday, February 26,  
2025**

*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, February 26, 2025, at 2:00 pm for a special hybrid meeting at the Vergas Government Services building and on zoom with the following members: Paul Sonnenberg, Kevin Zitzow, DuWayne Ditterich, and Bruce Albright. Absent: Joy Summes. Also Present: City Clerk-Treasurer Julie Lammers, Editor Bob Williams of the Frazee-Vergas Forum and Relator Joy Summers of REMAX.

**Call to Order**

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

**Grant Applications**

Lammers presented 2 grant applications: 100 S Railway Ave Asphalt parking lot for \$10,000 and 110 S Railway for upgrade to front entrance for \$10,380. Motion by Sonnenberg, seconded by Albright to approve both grants for matching \$5,000 to be distributed when project is complete and paid invoice is submitted to the City Clerk-Treasurer. Voting Yes: Albright, Zitzow and Sonnenberg. Voting No: none. Motion carried.

**Sale of Lots**

Lammers reviewed Resolution 2025-001 Ditterich or Albright to sign documents regarding the sale of Parcels 82000990242000, 82000990243000, 82000990245000, 82000990250000, 82000990251000. (complete copy of resolution located at the city office ). Motion by Sonnenberg, seconded by Albright to accept resolution 2025-001. Voting Yes: Albright, Zitzow and Sonnenberg. Voting No: none. Motion carried.

**The meeting closed to discuss sale of property at 411 Diane Avenue and 230 Eva Street.**

Recording on file at the Vergas City Office. Those present at the meeting consisted of members Paul Sonnenberg, Bruce Albright, Kevin Zitzow; Clerk-Treasurer Julie Lammers; and Realtor Joy Summers.

**Albright opened regular meeting**

Motion by Zitzow, seconded by Sonnenberg, to accept both purchase agreements. Voting Yes: Albright, Zitzow and Sonnenberg. Voting No: none. Motion carried.

**Adjourn**

Motion by Sonnenberg, seconded by Zitzow to adjourn the meeting at 2:16 p.m. Voting Yes: Albright, Zitzow and Sonnenberg. Voting No: none. Motion carried.

Julie Lammers, CMC  
City Clerk-Treasurer  
City of Vergas

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**5. Financial Update**

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A. 2025 Income and Expenses Report

**Files Attached**

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- 2025 EDA\_HRA Revenue and Disbursements.pdf



2025 EDA-HRA Income-Expense Sheet

Beginning Checking Balance			\$22,271.54
Revenue:			
	Vergas General Fund Transfer	5,000.00	
Total Revenue			<u>\$5,000.00</u>
Expenses:			
	SDBC	Donation	2000
Total Expenses:			<u>\$2,000.00</u>
<b>Balance of Checking Account as of 2/28/2025</b>			<u><b>\$25,271.54</b></u>
<b>Savings Account</b>			
	* West Central Initiative	16,578.10	
<b>Grant Balance</b>		39,237.91	
<b>Total in HRA/EDA Account</b>			<u><b>\$81,087.55</b></u>
<b>Veteran's Memorial</b>			
Income		0.00	
Expenses		0.00	
Balance of Veteran's Memorial Account			<u><b>\$0.00</b></u>
<b>Pickle Ball</b>			
Income		0.00	
Expense		0.00	
Balance of Account			<u><b>\$0.00</b></u>
<b>Grant</b>	Beginning Balance	\$50,000.00	
Recipients	Cutting Edge	762.09	
	Summers Construction	5,000.00	2/26/25 Approved not distributed
	Wild Fire Furs	5,000.00	2/26/25 Approved not distributed
	Total		<u><u>\$39,237.91</u></u>

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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**7. Old Business**

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- D. Property on the corner of Pelican Ave and Hwy 35

**Files Attached**

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- West Central MN SBDC Thank You.pdf

West Central MN SBDC

# THANK YOU!

Together, we're helping local economies  
grow, one small business at a time.

westcentralmnsbdc.com  
218.299.6605  
SBDC@Minnesota.edu



AMERICAN  
SBDC  
OF MINNESOTA



Huge thank you to the City of Vergas!  
Your support and investment demonstrate  
how much you believe in your local  
small business community. We're  
right there with you!

Looking forward to keeping the  
momentum going in 2025

*Tan Carlson*

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**8. Sale of Lot**

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Meeting will close for this portion to discuss the sale of property.