

**Vergas EDA/HRA
2025 August EDA/HRA Meeting
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, August 6, 2025**

- 1. Call to Order**
- 2. Agenda Additions and Deletions**
- 3. Status of Recommendations to City Council**
None.
- 4. Minutes**
A. July 2, 2025
- 5. Financial Update**
A. 2025 Income and Expenses Report
- 6. CEDA Representative Madison Petrick**
A. Child Care
 1. RCCIP Program
 2. CEDA/Vergas Work PlanB. Vergas EDA Community Rehab Grant
- 7. New Business**
- 8. Old Business**
SBDC- Rural Edge
- 9. Adjournment**

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3. Status of Recommendations to City Council

None.

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4. Minutes

A. July 2, 2025

Files Attached

- 07.02.2025 EDA.HRA Agenda Minutes.pdf

Vergas EDA/HRA
Government Services Center & Zoom
2:00 PM on Wednesday, July 2nd, 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, July 2nd, 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, Bruce Albright and Vanessa Perry. Also Present: City Clerk-Treasurer Julie Lammers; CEDA Representatives Maddison Petrick and Jordan Grossman; Editor Bob Williams of the Frazee-Vergas Forum; and Citizen James Stenger.

Call to Order

The meeting was called to order by Albright at 2:04 pm.

Agenda Additions and Deletions

None

DuWayne Ditterich joined the meeting

Status of Recommendations to City Council

None.

Minutes

Motion by Summers, seconded by Sonnenberg, to approve the minutes of June 4th, 2025. The motion passed unanimously.

Financial Update

Lammers presented a financial update, noting payments made to MW Pastries, the Veteran's Memorial, and grants to Summers Construction and Billy's Corner Bar. The only outstanding grant was pending completion by Crossroads. Under new business. Motion by Sonnenberg, seconded by Perry to approve the financial report. The motion passed unanimously.

New Business

None

Old Business

CEDA Update

Grant Request

Discussed two main topics: a grant program with remaining funds of \$29,512.91 and a daycare facility project. For the grant program, they decided to wait until the end of August to reach out to potential businesses, as construction companies are unavailable during the summer.

Daycare

Discussed a potential daycare location in a Church building, where construction is already planned to make the entrance accessible. While the church is willing to offer low-cost rent and has space available, there are concerns about the construction costs and liability. The church leadership has indicated they would only proceed with construction if required for the daycare, and they are taking on liability without seeking profit from the venture. They considered applying for grants to fund daycare projects, though they noted that nonprofit organizations may not qualify for certain grants. The conversation touched on the excessive costs of daycare and the possibility of using a homestead property for daycare.

Small Business Development Center (SBDC)

No added information was discussed

Adjourn

Motion by Albright, seconded by Summers to adjourn the meeting at 2:48 p.m. Motion passed unanimously.

Recorded by Rachel Nustad

Julie Lammers, CMC
City Clerk-Treasurer
City of Vergas

Council Recommendations:

None

Follow up Actions

- Petrick to continue coordinating with churches regarding the daycare project walkthrough and plans.

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5. Financial Update

A. 2025 Income and Expenses Report

Files Attached

- 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
411 Diane Ave	1,197.01
230 Eva St	1,344.97
City of Vergas- CEDA Employee	5,000.00

Total Revenue \$12,541.98

Expenses:

SDBC	Donation	2,000.00
409 Diane Ave	Assessments	2589.79
CEDA	Employee	3,192.00

Total Expenses: \$7,781.79

Balance of Checking Account as of 7/30/2025 \$27,031.73

Savings Account

* West Central Initiative 16,578.10

Grant Balance 29,512.91

Total in HRA/EDA Account \$73,122.74

Veteran's Memorial

Income

West Central Initiative	443.51
West Central Initiative	4000.99

4444.5

Expenses

All Flags	443.51
Fergus Falls Granite Inc	3,960.00
Lyle Krieg	40.99

4,444.50

Balance of Veteran's Memorial Account \$0.00

Pickle Ball

Income

0.00

Expense

0.00

Balance of Account \$0.00

Grant

Beginning Balance \$50,000.00

Distributions

Cutting Edge	762.09
Summers Construction	4,725.00
Wild Fire Furs	5,000.00
Billy's Corner Bar	5,000.00
Crossroads	5,000.00

04/02/25 Approved not distributed

Total \$29,512.91

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

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

City committed \$10,000 for CEDA employee - \$5,000 in 2025 and \$5,000 in 2025.

Proposed budget request for 2026

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6. CEDA Representative Madison Petrick

- A. Child Care
 - 1. RCCIP Program
 - 2. CEDA/Vergas Work Plan
- B. Vergas EDA Community Rehab Grant

Files Attached

- RCCIP Program Overview.pdf
- Work Plan - Vergas_CEDA.pdf



THE PROGRAM

Child care is an economic driver for rural communities across the United States but many communities are facing shortages of high quality child care. Funded by the MN Department of Children, Youth, and Families and Michigan Department of Education, First Children's Finance's Rural Child Care Innovation Program (RCCIP) is an innovative community engagement process designed to increase the supply of high quality affordable child care in rural communities. The purpose of RCCIP is to guide communities in identifying the scope and size of their child care challenges, and to empower and support communities to develop solutions to address these challenges.

Program Goals

Strengthen existing early care and education businesses, ensuring that children have continuity of care that prepares them for success in school and beyond

Expand the availability of quality child care by creating new and innovative community solutions

Increase the regional and statewide public awareness of early care and education's role in rural economic development

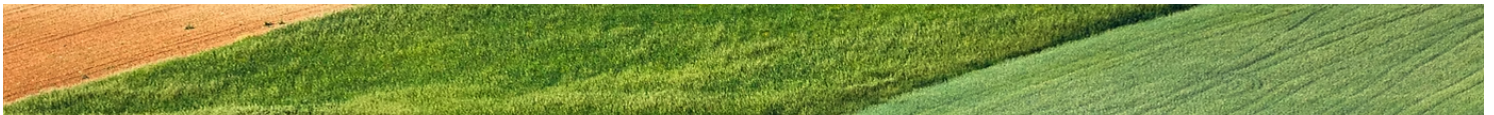
The work with these communities include:

- Events that provide education on the links between quality child care, rural economic development, and viable communities

- Development of a community Core Team to drive change by identifying resources to increase the supply of high quality and affordable child care
- A thorough analysis of the community's current child care gaps and needs
- Use of First Children's Finance's expertise, resources and tools, including research and financial modeling
- Development of a Community Solution Action Plan that includes innovative solutions to increase the supply of high quality and affordable child care
- Support and business improvement services to existing family child care providers and child care centers through business leadership cohorts and one-on-one consulting

Why should communities participate?

Communities with identified child care challenges impacting economic development in their community should consider submitting an application to be a part of the Rural Child Care Innovation Program. Child care shortages have a broad impact beyond the family, and communities need to address these issues with right-sized solutions that meet the unique aspects of the community.



©2024 Rural Child Care Innovation Program
A program of First Children's Finance sponsored by Minnesota Department of Children, Youth, and Families

Work Plan - Vergas/CEDA

Primary Priority: Childcare Development in Vergas

1. Community Engagement & Needs Assessment

- Conduct outreach to families, employers, and stakeholders to determine childcare needs and preferences
- Host community meeting(s) or listening sessions

2. Site & Model Exploration

- Identify potential locations or partners (churches, schools, city-owned buildings)
- Research and evaluate various operating models (in-home care, center-based care, municipality-led, co-op models)
- Consult with licensing specialists to determine feasibility of sites and models

3. Partnership & Provider Development

- Connect with regional childcare providers, nonprofits, foundations, and early childhood education experts
- Provide marketing or outreach support for provider recruitment
- Support licensing process (if applicable) through referrals and administrative coordination
- Facilitate city permitting or zoning discussions, if applicable

4. Funding & Strategic Planning

- Identify relevant local, state, and federal funding opportunities (DEED Childcare Economic Development Grants, First Children's Finance, Rural Childcare Innovation Program)
- Draft and submit at least one major funding application
- Assist in the development of business plans, budgets, or pro forma documents needed for funding

5. Reporting & Communication

- Provide monthly updates to the Vergas EDA on progress, challenges, and next steps

Secondary Priority: Local Economic Development Support

1. EDA Grant Program Management

- Oversee and manage Vergas EDA's local grant program
- Conduct business visits to promote the grant opportunity and answer questions

2. Marketing & Outreach

- Create and distribute marketing materials for the EDA's programs and initiatives
- Support general business outreach in Vergas through in-person visits and direct communication

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8. Old Business

SBDC- Rural Edge

Files Attached

- Vergas Rural Edge Flyer.pdf



RURAL EDGE

SMART STRATEGIES FOR SMALL BUSINESS SUCCESS

What is Rural Edge? It is a seven-part cohort designed to empower rural entrepreneurs with the tools and knowledge needed to thrive in their communities. The program addresses the unique strengths and challenges of running a business in smaller communities like Vergas while covering essential topics like financial management, marketing strategies, and long-term planning. Participants will learn how to leverage local networks, embrace digital tools, and adapt to evolving market conditions. This hands-on curriculum equips business owners with practical strategies to build resilience and sustainable growth. By the end of the cohort, attendees will be ready to make a lasting impact in their local economies.



Cohort Lead Presenter:
Ryan Tungseth

What is the format? Cohorts are 7 in-person group sessions that last approximately 2 hours each as well as 1 to 3 one-on-one client sessions for individual work on the business.

When: Mondays from 4:00 - 6:00 PM
September 15 - November 3
No group cohort on Oct. 13

Where: Vergas Event Center 140 W. Linden St.
Vergas MN 56587



Scan QR code to
learn more and to
register for cohort.