

**Vergas EDA/HRA
2025 August EDA/HRA Meeting
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, September 3, 2025**

- 1. Call to Order**
- 2. Agenda Additions and Deletions**
- 3. Status of Recommendations to City Council**
None.
- 4. Minutes**
A. August 6, 2025
- 5. Financial Update**
A. 2025 Income and Expenses Report
B. 2026 Budget
- 6. CEDA Representative Madison Petrick**
A. Child Care
 1. RCCIP Program
 2. Municipality-owned daycare
B. Vergas EDA Community Rehab Grant
- 7. New Business**
- 8. Old Business**
SBDC- Rural Edge
- 9. Adjournment**

Table of Contents

3. Status of Recommendations to City Council	3
4. Minutes	4
5. Financial Update	8
6. CEDA Representative Madison Petrick	9
8. Old Business	10

**Vergas EDA/HRA
2025 August EDA/HRA Meeting
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, September 3, 2025**

3. Status of Recommendations to City Council

None.

**Vergas EDA/HRA
2025 August EDA/HRA Meeting
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, September 3, 2025**

4. Minutes

A. August 6, 2025

Files Attached

- 8.6.2025 EDA.HRA Minutes.pdf

**Vergas EDA/HRA
Government Services Center & Zoom
2:00 PM on Wednesday, August 6th, 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, August 6th, 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 Representative Maddison Petrick; and Editor Bob Williams of the [Frazee-Vergas Forum](#).

Call to Order

The meeting was called to order by Ditterich at 2:00 PM

Agenda Additions and Deletions

None

Status of Recommendations to City Council

None.

Minutes

Motion by Albright, seconded by Summers, to approve the minutes of July 2nd, 2025. The motion passed unanimously.

Financial Update

Lammers provided a brief financial update. Motion by Albright, seconded by Sonnenberg to approve the financial report. The motion passed unanimously.

CEDA Update

Child Care

Petrick presented updates on the childcare initiative. She reported that she had contacted Anderson Homes as requested at the previous meeting to obtain quotes for prefabricated homes. Two different quotes were received for 3-bedroom, 2-bathroom models:

- First model (28' x 48'): \$115,900
- Second newer model (24' x 56'): \$143,900

Petrick noted these prices were for the homes only and did not include delivery, setup, or foundation costs. The board expressed surprise at the reasonable price of the first model. Petrick mentioned she would email the home specifications to the board members through Lammers. The board discussed that these modular homes could also be sold as residential properties if the childcare plans did not work out.

Regarding potential church locations for childcare, board members reported their discussions with local churches:

- Sonnenberg spoke with a church representative who decided after consulting with church elders that they were not interested in hosting a daycare.
- Albright spoke with the secretary of another church, who indicated there seemed to be miscommunication within the church. The secretary believed it could be a "win-win" situation as the church is looking for occupancy while the community is looking for childcare space. This church currently runs a preschool with only 2-3 children and is struggling financially.

The board discussed approaching the church president directly to better understand their position. Albright and Sonnenberg volunteered to speak with them before the next meeting.

Lammers mentioned she spoke with representatives at the preschool booth during Looney Days who indicated they were considering making changes to their preschool program for next year, possibly transitioning from half-day to full-day.

Lammers also reported that she met with the president of the Lions, who indicated they can apply for a 50/50 matching grant up to \$100,000 for remodeling expenses for a childcare facility. The Lions were also willing to help with fundraising efforts.

The board discussed whether a faith-based location would create barriers for potential customers. They concluded this would likely not be a significant issue in their community and would ultimately be up to parents to decide where to send their children.

RCCIP Program

Petrick introduced the Rural Child Care Innovation Program (RCCIP) through First Children's Finance. This is a competitive, no-cost 18-month program supporting communities with childcare gaps. Key points included:

- Applications open August 13 and close September 13
- Requires a "core team" of 10-20 community members who meet monthly
- Provides funding for events, guidance, and data support
- Could fund events such as "how to become a childcare provider" and provider appreciation initiatives
- No restrictions on how the community ultimately addresses childcare needs

The board discussed assembling a team, with Summers and potentially other board members volunteering. They agreed to identify community members for the core team, focusing on the minimum requirement of 10 people to keep the committee manageable. Lammers would compile names, and Petrick would reach out to potential participants.

CEDA/Vergas Work Plan

Petrick presented a work plan that required EDA approval as part of CEDA's policies. The primary priority identified was childcare development in Vergas, with goals including:

- Site and model exploration
- Researching operating models
- Connecting with regional providers and foundations
- Marketing and outreach support

A secondary priority was EDA grant program management and marketing. The plan also included reporting and communications requirements.

Motion by Summers, seconded by Sonnenberg, to accept the CEDA/Vergas work plan. The motion passed unanimously.

Vergas EDA Community Rehab Grant

Petrick presented a grant application from Franklin Fence for \$5,500 to spread crushed asphalt over their lot to improve dust control and appearance. Their proposed start date was August 16.

Motion by Albright, seconded by Summers, to approve the Franklin Fence grant application for \$2,750 (50% of the total cost). The motion passed unanimously.

Summers requested that the approval letter include information about remaining grant funds available to Franklin Fence. Petrick agreed to include this information and mentioned she planned to visit businesses in September to promote the grant program.

New Business

None

Old Business

SBDC-Rural Edge

Lammers provided an update on the Rural Edge "Smart Strategies for Small Business Success" program. Classes will be held Mondays from 4:00-6:00 PM at the Event Center from September 15 through November 3, with no class on October 13 (Columbus Day).

Registration requires only a name and email address. The program needs at least 6 participants (preferably 8) and will accept no more than 15. Nustad, the event center coordinator, was already signed up to attend.

The board discussed the best timing to approach local businesses about participation, agreeing that the last week of August (27-29) would be better than September, as business owners would be more receptive after Looney Days. Petrick agreed to visit businesses during that timeframe to promote both the EDA grant program and the Rural Edge classes.

Adjournment

Motion by Sonnenberg, seconded by Summers to adjourn the meeting at 3:05 p.m. Motion passed unanimously.

Recorded by Rachel Nustad

Julie Lammers, CMC
City Clerk-Treasurer
City of Vergas

Council Recommendations

None

Follow up Actions

- The board agreed to gather more information about both the church and modular home options before making any decisions at the September meeting.
- Albright and Sonnenberg to speak to church representatives to see what their thoughts are.

**Vergas EDA/HRA
2025 August EDA/HRA Meeting
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, September 3, 2025**

5. Financial Update

- A. 2025 Income and Expenses Report
- B. 2026 Budget

**Vergas EDA/HRA
2025 August EDA/HRA Meeting
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, September 3, 2025**

6. CEDA Representative Madison Petrick

- A. Child Care
 - 1. RCCIP Program
 - 2. Municipality-owned daycare
- B. Vergas EDA Community Rehab Grant

**Vergas EDA/HRA
2025 August EDA/HRA Meeting
Government Services Center & Zoom Id 267-094-2170 password 56587
2:00 PM on Wednesday, September 3, 2025**

8. Old Business

SBDC- Rural Edge