

**Vergas EDA/HRA  
EDA/HRA Meeting  
Government Services Center & Zoom Id 267-094-2170 password 56587  
5:30 PM on Wednesday, March 18, 2026**

- 1. Call to Order**
- 2. Agenda Additions and Deletions**
- 3. Status of Recommendations to City Council**  
None.
- 4. Minutes**  
A. February 4, 2026
- 5. Financial Update**  
A. 2026 Income and Expenses
- 6. 419 Diane Ave**
- 7. CEDA Representative Katie Gehring**
  - A. Grant Applications
  - B. First Children's Finance Update
  - C. Daycare
    1. Goals
    2. Opportunity
      - a. Build
      - b. Purchase and remodel
    3. Funding
- 8. Annual Meeting**
- 9. Adjournment**

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**Vergas EDA/HRA  
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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 4, 2026

**Files Attached**

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- 2.4.26 EDA.HRA Minutes.pdf
- 2.23.26 EDA.HRA Minutes.pdf

**Vergas EDA/HRA  
Government Services Center & Zoom  
5:30 PM on Wednesday, February 4<sup>th</sup>, 2026**

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 4<sup>th</sup>, 2026, at 5:30 pm in a hybrid meeting at the Vergas Government Services building and on Zoom.

<b>2025</b>	<b>Jan</b>	<b>Feb</b>	<b>Mar</b>	<b>Apr</b>	<b>May</b>	<b>Jun</b>	<b>Jul</b>	<b>Aug</b>	<b>Sep</b>	<b>Oct</b>	<b>Nov</b>	<b>Dec</b>
Bruce Albright, President/Council Liaison	<b>A</b>	<b>P</b>										
Paul Sonnenberg, Member	<b>P</b>	<b>P</b>										
Kevin Zitzow, Member	<b>P</b>	<b>P</b>										
Jennifer Carlson, Member	<b>A</b>	<b>A</b>										
Vanessa Perry, Member	<b>P</b>	<b>P</b>										
Julie Lammers, City Clerk-Treasurer	<b>P</b>	<b>P</b>										

*P: Present. A: Absent N/A: No meeting*

Present via Zoom: Editor Bob Williams of the Frazee-Vergas Forum,

Present in person: CEDA Representative Kaite Gehring

**Call to Order**

The meeting was called to order by Albright at 5:30 PM.

**Agenda Additions and Deletions**

None.

**Status of Recommendations to City Council**

**Resolution**

Albright reported that the City Council agreed to waive the hookup fees for sewer and water and entered into a resolution supporting the project in general. The EDA/HRA now has the City's backing to continue forward with their project. Lammers noted that the Planning Commission will be holding a public hearing on February 23rd regarding allowing home-based daycare in a residential area. She explained that a conditional use permit is needed when a home-based daycare has more than 12 children. After consulting with Otter Tail County and other towns, she found that many cities have removed this requirement from their ordinances, as they now only require permits for non-licensed daycares. The Planning Commission will be discussing potentially changing the ordinance.

**Minutes**

Motion by Sonnenberg, seconded by Perry, to approve the minutes from January 7, 2026. The motion passed unanimously.

**Financial Update**

**2026 Income and Expenses**

Lammers reported that there were no changes to the financial information since the previous month.

Motion by Sonnenberg, seconded by Perry, to approve the financial report as presented. The motion passed unanimously.

## **CEDA Representative Katie Gehring**

### **Grant Applications**

Gehring reported that there are no new grant applications at this time. She noted that another round of grant applications could potentially be pursued in the spring.

### **First Children's Finance Update**

Gehring provided an update on the First Children's Finance project. She completed an onboarding Zoom meeting with them and explained that it will be a 9-10 month process. The first meeting will be lengthy (2-3 hours), with subsequent meetings being one hour in length. The meeting cadence will be set by the committee. Gehring explained that after the fifth meeting, committee members will meet in project teams on their own. The committee will be able to conduct a rate study and gap analysis. She has sent out a poll for committee members to determine the timing of their first meeting, which is likely to take place during the first or second week of March. Virtual meetings were determined to be the easiest option, and makeup sessions will be provided for members who cannot attend.

### **Daycare Tours**

Gehring provided an overview of the daycare tours the committee had conducted:

1. Perham: The facility was purchased with community partners to help buy in. The project cost approximately \$190,000. The EDA pays for all utilities, maintenance, and insurance. Mahube rents the facility for \$350 depending on size and provider. (Daycare vs. Headstart)
2. Otter Tail: The committee toured a new build consisting of two duplex units, with a community center being built on the adjacent lot. This is a \$1.2 million project. A nonprofit foundation was established to run the facility, charging \$750 per month per provider with incentives for the first three months free. The nonprofit pays for utilities, lawn care, and snow removal.

Committee members discussed the differences between the two facilities. Sonnenberg noted that the Perham facility was very small and could only accommodate 6-7 children at a time, which could contribute to provider burnout. The Otter Tail facility was larger and better designed. Albright mentioned that the Otter Tail project was started by a couple who couldn't find daycare within 30 miles. They established a nonprofit and raised significant funding through the local community. The Otter Tail facility featured higher ceilings (10-11 feet) compared to Perham's 8-foot ceilings. Gehring noted that the Otter Tail project timeline was about three years, and approximately \$600,000 of the cost was paid for through fundraising.

### **Building Plans Child Care**

The committee reviewed several building options:

1. A child care house built in Mapleton, Minnesota, with a total investment of \$288,000.
2. A dynamic duplex plan, similar to what they saw in Perham, costing approximately \$222,000-\$289,000.

The committee discussed the pros and cons of modular/dynamic homes versus stick-built construction. Zitzow expressed concern about the quality differences between the two building methods and suggested that stick-built would provide better long-term value. The committee examined the floor plan from Otter Tail, which everyone agreed was impressive and well-thought-out. The floor plan featured thoughtful details like having the entrance arranged so service providers never had to go through the children's area, and cubbies large enough to fit car seats. Discussion continued about the width of their lot (approximately 100 feet by 165 feet) and whether the Otter Tail floor plan would fit. The committee determined that the floor plan (74 feet by 36 feet) would fit on the lot,

covering about 16.5% of the available space, well within the 25% coverage limit. The committee discussed reaching out to Hammers Construction, who worked on the Otter Tail project, to explore using similar plans. They agreed that they needed to name the project and create a budget of approximately \$700,000 to apply for grants, with potential grant funding of up to \$240,000-\$250,000.

Motion by Zitzow, seconded by Sonnenberg, to move forward with the Hammers Construction layout with contingency of approval from Hammers Construction to use their drawings and their architectural drawings. The motion passed unanimously.

The committee then discussed naming the project, considering options like "Vergas Area Housing Project," "Vergas Area Little Loons Project," and others. They emphasized the importance of naming it to avoid suggesting it's specifically for childcare to maintain flexibility for future use.

Motion by Zitzow, seconded by Sonnenberg, to name the project "Vergas Area Housing Project". The motion passed unanimously.

Lammers stated she would proceed with contacting the Vergas Community Fund to start the fundraising process, and Gehring would work on grant applications. They estimated the total project cost at approximately \$700,000.

The committee also discussed changing the date of the next meeting due to several members being unable to attend on March 4th. After discussing various dates, they agreed to reschedule.

Motion by Perry, seconded by Sonnenberg, to change the next meeting date to 5:30 PM on March 18<sup>th</sup>. The motion passed unanimously.

#### **Adjournment**

Motion by Sonnenberg, seconded by Perry, to adjourn the meeting at 6:30 PM. The motion passed unanimously.

#### **Council Recommendations**

None.

#### **Follow Up Actions**

- Lammers: Contact the Vergas Community Fund to start the fundraising process for the Vergas Area Housing Project
- Gehring: Put together the grant application for the daycare/duplex project
- Gehring: Contact Hammers to get updated cost numbers and confirm if their construction layout/architectural drawings can be used
- Gehring: Wait for poll results to schedule first onboarding meeting with First Children's Finance (first/second week of March)
- Planning Commission: Discuss potential ordinance change regarding conditional use permit requirements for home-based daycares at the 23rd meeting
- Gehring: Applying for grant (noted \$1.9M total funds available, with potential \$240-250K maximum award)

**Vergas EDA/HRA  
Government Services Center & Zoom  
10:00 AM on Monday, February 23<sup>rd</sup>, 2026**

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 Monday, February 23<sup>rd</sup>, 2026, at 10:00 AM in a hybrid meeting at the Vergas Government Services building and on Zoom.

2025	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bruce Albright, President/Council Liaison	A	P	P									
Paul Sonnenberg, Member	P	P	A									
Kevin Zitzow, Member	P	P	P									
Jennifer Carlson, Member	A	A	P									
Vanessa Perry, Member	P	P	P									
Julie Lammers, City Clerk-Treasurer	P	P	P									

*P: Present. A: Absent N/A: No meeting*

Present via Zoom: Vanessa Perry, Kevin Zitzow, Editor Bob Williams of the Frazee-Vergas Forum and CEDA Representative Katie Gehring.

**Call to Order**

The meeting was called to order by Albright at 10:00 AM.

**Agenda Additions and Deletions**

None.

**Status of Recommendations to City Council**

**Resolution**

Albright reported that the City Council met on Tuesday, February 17<sup>th</sup>, and passed another resolution supporting county funding for the project. The council has provided approval, concurrence, and support for the development of this project.

**Growing Up Vergas**

**Project Update**

Albright explained that the project name had been changed to "**Growing Up Vergas**" thanks to Gehring's suggestion. He noted that they couldn't use "day care" in the project title because it creates different connotations and funding limitations. The new name provides flexibility for future uses.

Motion by Zitzow, seconded by Carlson, to change the project name to "**Growing Up Vergas**". Voting yes: Zitzow, Perry, Albright and Carlson. Voting no: None. The motion passed unanimously.

Albright provided a detailed update on the meeting held the previous Tuesday with Hammers Construction, the company that designed the Otter Tail facilities. He, Katie Gehring, and Julie Lammers met with two of their senior executives from Hammers to discuss their potential involvement in the project.

Hammers explained that if they serve as the general contractor, they could use the existing Otter Tail plans with modifications and their existing specifications. They expressed willingness to work with local suppliers extensively,

even allowing local contractors to bid on specific portions like interior finishing work, similar to their approach in Otter Tail.

However, Hammers emphasized that either they need to serve as the general contractor, or the plans would need to be redrawn by another architect such as Widseth Engineering at an estimated cost of \$20,000. This is because the plans belong to Hammers, and they can only guarantee proper execution if they oversee the project directly.

Following the Tuesday meeting, the group identified several potential modifications based on feedback from Otter Tail's facility, including adding a pantry to the kitchen for bulk daycare supplies, potentially enlarging the kitchen, questioning the necessity of closets in sleeping rooms, and exploring cost-saving measures. They also discussed redesigning the parking lot to create a single shared parking area for both units in the front, preventing cars from being blocked in.

Hammers offered to make these design changes and explore cost-saving options for \$2,000, working on an hourly basis not to exceed that amount. They would examine ways to reduce costs, such as using laminate countertops instead of granite.

Gehring provided an update on the DEED grant application. She attended a Zoom meeting and learned that the project location is considered one site, making it eligible for only a maximum award of \$100,000, significantly less than previously anticipated. The grant application is highly competitive, with 75 people on the information call and only 5-8 awards expected from the \$1.4 million available funding pool, compared to 50 applications for \$6 million in the previous cycle.

The grant application deadline is March 15th, with awards expected to be announced in late April to early June. Recipients have until June 30, 2027, to complete construction. Gehring noted that she needs a letter from the planning and zoning commission confirming that the land is appropriately zoned for the project, which Lammers indicated could be obtained at that evening's 6:00 PM meeting.

Otter Tail County has expressed willingness to serve as the fiscal agent for the grant, providing a 5% match on the grant money and handling administrative tasks. This arrangement is required for cities under 500 population when using state or federal funding.

Lammers mentioned receiving a phone call on Thursday about a potential fourplex for sale in town, valued at \$240,000. The owners had planned to attend the meeting but did not appear. She suggested this could be a more affordable alternative for renovation into daycare facilities, especially given the reduced grant funding availability.

### ***Design***

Extensive discussion occurred regarding whether to authorize the \$2,000 expenditure for Hammers to modify the plans. Zitzow strongly opposed the expenditure, arguing it was premature given the uncertainties about grant funding and that any general contractor would likely make their own modifications anyway. He emphasized the need to stay focused on the current plan rather than "putting the cart ahead of the horse."

Perry agreed with Zitzow's concerns about making changes to the current plans, particularly regarding removing closets, as the units might eventually need to serve as senior rental housing if the daycare use doesn't work out. She acknowledged that any general contractor would want to make their own modifications.

However, Perry expressed interest in not completely dismissing the fourplex option, noting it could potentially provide similar functionality at half the cost. She found it difficult to make decisions without the fourplex owners present at the meeting.

Zitzow suggested that a fourplex could be considered as a separate EDA project for rental income, not necessarily tied to daycare use. He emphasized the importance of staying focused on the current project rather than constantly changing directions.

Albright acknowledged that the project had become "a moving target" with daily changes, particularly regarding the reduced DEED grant funding. He noted that they may have been "Cadillac shopping" by basing their plans on the beautiful Otter Tail facility, and might need to consider more modest alternatives given funding constraints.

Gehring mentioned additional funding opportunities, including a DCYF grant opening in March, and noted that grant amendments could be submitted if project plans change after an award is received.

The group ultimately decided not to authorize the \$2,000 expenditure for plan modifications, with Gehring agreeing to contact Hammers to explain the decision to postpone due to uncertainties and new information.

Albright noted that they would proceed with the grant application using existing information and await the outcome before making further decisions. He acknowledged that the project would remain "a moving target" due to numerous unknowns but emphasized this was the nature of such development projects.

#### **Adjournment**

Motion by Zitzow, seconded by Perry, to adjourn the meeting at 10:35 AM. The motion passed unanimously.

#### **Council Recommendations**

None.

#### **Follow Up Actions**

- Gehring: Submit the grant application for the daycare project by the March 15th deadline.
- Gehring: Send the required verbiage for the zoning letter.
- Gehring: Inform Hammers that the EDA will not proceed at this time with the \$2,000 plan revisions, citing recent information and unknowns, and indicate EDA will be in touch if/when next steps are decided.
- Gehring: If the project location changes (e.g., to the fourplex), send an amendment to the grantor (DEED) with updated project details.

**Vergas EDA/HRA  
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**5. Financial Update**

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A. 2026 Income and Expenses

**Files Attached**

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- 2026 EDA\_HRA Revenue and Disbursements.pdf

Beginning Checking Balance			\$18,073.07
Revenue:			
	Vergas General Fund Transfer	5,000.00	
	City of Vergas- CEDA Employee	5,000.00	
			<u>\$10,000.00</u>
Total Revenue			
Expenses:			
	CEDA Employee	4,100.00	
	Julie Lammers Mileage	23.20	
			<u>\$4,123.20</u>
Total Expenses:			
<b>Balance of Checking Account as of 12/31/2025</b>			<u><b>\$23,949.87</b></u>
	Committed expense - CEDA Contract	12,300.00	<b>\$11,649.87</b> Balance
<b>Savings Account</b>			
	* West Central Initiative	16,578.10	
<b>Grant Balance</b>		14,512.91	
	<b>Total in HRA/EDA Account</b>		<u><b>\$55,040.88</b></u>
<b>Veteran's Memorial</b>			
Income			
	West Central Initiative		
	West Central Initiative		
			0.00
Expenses			
			0.00
			<u>0.00</u>
Balance of Veteran's Memorial Account			<u><b>\$0.00</b></u>
<b>Pickle Ball</b>			
Income	West Central Initiative		
Expense			
Balance of Account			<u><b>\$0.00</b></u>
<b>Grant</b>	Beginning Balance		<b>\$50,000.00</b>
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	
	American Beauty	5,000.00	10/01/25 Approved not distributed
	Elm Street Boutique	5,000.00	10/01/25 Approved not distributed
	Keystone	5,000.00	12/04/2025 Approved not distributed
	Total		<u><b>\$35,487.09</b></u>
	Balance of Grant Funds		<u><b>\$14,512.91</b></u>
<b>Growing Up Vergas Fund</b>			
Income		0.00	
Expense		0.00	
	Balance of Fund		<u><b>\$0.00</b></u>

**Vergas EDA/HRA  
EDA/HRA Meeting  
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**7. CEDA Representative Katie Gehring**

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- A. Grant Applications
- B. First Children's Finance Update
- C. Daycare
  - 1. Goals
  - 2. Opportunity
    - a. Build
    - b. Purchase and remodel
  - 3. Funding

**Files Attached**

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- PAMPHLET.pdf
- FLYER.pdf
- 3.2026 City of Vergas SDG.pdf



# Together, We Can Make a Difference

Growing Up Vergas is a sustainable community initiative dedicated to supporting families, fostering early development, and creating a forward-thinking childcare host site that will serve as a lasting asset to Vergas for generations.

- Support Families
- Strengthen Workforce
- Promote Economic Stability

## Contact Us

We welcome feedback, ideas and partnership conversations



Build Site

303 Altona Ave, Vergas, MN



Call Us

218-302-5996



Email Us

[jlammers@cityofvergas.com](mailto:jlammers@cityofvergas.com)  
[katie.gehring@cedausa.com](mailto:katie.gehring@cedausa.com)



Follow Us

[@cityofvergas](https://twitter.com/cityofvergas)



# Growing Up VERGAS

Rooted in Community  
Growing the Future

Donate Online:



Please select Growing Up Vergas in the project drop down menu



### Why is it important?

- Childcare is essential infrastructure for a thriving community. This project will:
- Support local workforce
  - Help attract & retain families
  - Strengthen local economy
  - Establish a sustainable childcare model that can serve Vergas for generations

### When will this happen?

- Once grant funding is committed-
- Summer 2026: Begin Construction
  - Summer 2027: Target Opening and Fully Operational

## Project Snapshot

### Who is involved?

- Vergas EDA/HRA will lead the project in collaboration with -
- grant organizations
  - local builders & contractors
  - family childcare experts
  - local, regional & state government partners
  - community supporters

### What is being proposed?

- Construction of a residential twin home to serve as a host site, providing -
- two licensed providers
  - up to 24 childcare spots created
  - support working families & local employers
  - a sustainable childcare model for the community

### Community Events

- EDA Project Open House April
- Ongoing Fundraising Campaign
- Ribbon Cutting Summer 2027

## Get Involved



- Seed Sponsor**  
**\$5,000**
- Social Media Post
  - Immense Gratitude



- Sapling Sponsor**  
**\$10,000**
- Social Media Post
  - Name or Logo on Ribbon Cutting Signage



- Oak Sponsor**  
**\$25,000**
- Social Media Post
  - Name or Logo on Ribbon Cutting Signage
  - Verbal Recognition at Event



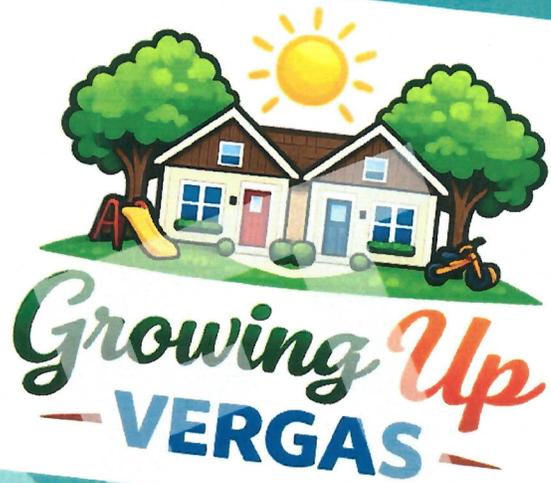
- Evergreen Sponsor**  
**\$50,000**
- Social Media Post
  - Name or Logo on Ribbon Cutting Signage
  - Verbal Recognition at Event
  - Plaque displayed at Growing Up Vergas

**VERGAS EDA/HRA**

# **GROWING UP VERGAS FUNDRAISING CAMPAIGN**

*“Rooted in Community.  
Growing the Future.”*

**Growing Up Vergas is a sustainable community initiative dedicated to supporting families, fostering early development, and creating a forward-thinking childcare host site that will serve as a lasting asset to Vergas for generations.**



**Support Families**

**Strengthen Workforce**

**Promote Economic  
Stability**



## **Donate:**

checks can be mailed to  
West Central Initiative  
PO Box 318  
Fergus Falls, MN 56538-0318

\*Please put “Vergas Community Fund”  
and Growing up Vergas in the memo

## **Questions:**

[jlammers@cityofvergas.com](mailto:jlammers@cityofvergas.com)  
[katie.gehring@ceda.usa.com](mailto:katie.gehring@ceda.usa.com)

**218-302-5996**

# CORE VALUES



## Community Sustainability

We believe strong communities begin with strong families. By providing reliable, high-quality childcare, we support workforce participation, stabilize households, and help keep young families rooted in Vergas.

## Economic Vitality

Accessible childcare is essential infrastructure. We strengthen the local economy by enabling parents to work, supporting local employers, and contributing to long-term economic growth in our community.

## Long-Term Legacy

We are building more than a duplex — we are creating a sustainable childcare model that will serve as a lasting asset to Vergas for generations.

## Forward-Thinking Leadership

We embrace innovation, responsible growth, and sustainable practices to ensure our childcare model remains resilient, adaptable, and community-centered.

## Provider Partnership

We work alongside providers as partners, recognizing that strong provider support, promotes stronger families and stronger communities.

## Safe & Nurturing Environment

We provide a home-based setting where children feel secure, valued, and inspired to grow socially, emotionally, and academically.

## Stewardship & Responsibility

We are committed to financial responsibility, environmental mindfulness, and operational sustainability to ensure long-term impact and trust within our community.

## Local Investment

We prioritize local partnerships, local families, and local impact — keeping resources and opportunity within Vergas whenever possible.

# SPONSORSHIP OPPORTUNITIES

This campaign builds a financially sustainable childcare model that serves families today and for generations to come.



## 🌱 Seed Sponsor – \$5,000

- Social media thank-you post
- Immense Gratitude

## 🌿 Sapling Sponsor – \$10,000

- Social media thank-you post
- Logo on ribbon cutting signage

## 🌳 Oak Sponsor – \$25,000

- Social media thank-you post
- Logo on ribbon cutting signage
- Verbal recognition at ribbon cutting event

## 🌲 Evergreen Sponsor – \$50,000

- Social media thank-you post
- Logo on ribbon cutting event signage
- Verbal recognition at ribbon cutting event
- Plaque displayed at Growing Up Vergas

## Donate Online:



checks can be mailed to -

West Central Initiative  
PO Box 318  
Fergus Falls, MN 56538-0318

**\*\*IMPORTANT\*\*** Please put  
“Vergas Community Fund” and  
Growing up Vergas in the  
memo

# COMMUNITY INFORMATION SHEET

## Who Is Leading This Project?

The Vergas EDA/HRA (Economic Development Authority/Housing & Redevelopment Authority) is leading this initiative in partnership with local childcare providers, community leaders, and regional partners. The goal is to strengthen Vergas by investing in sustainable childcare infrastructure that supports families and economic growth.

## What Is Being Proposed?

Construction of a residential twin home (duplex) that will serve as a host site for two specialized family childcare providers. This project will:

- Open 24 new childcare spots for area families
- Provide stable, high-quality early childhood care
- Support working parents and local employers
- Create a sustainable childcare model for the community

Each side of the duplex will operate as an independent licensed family childcare program, designed specifically for early learning and child development.

## Where Will It Be Located?

The Vergas EDA has purchased a lot on Altona Avenue to construct the residential twin home.

The building will be designed to:

- Blend into the neighborhood as a residential property
- Meet all state childcare licensing requirements
- Provide safe indoor and outdoor learning environments

## How Will the Project Be Completed?

This project will be accomplished through collaboration with:

- Local builders and contractors
- Childcare providers and early childhood experts
- Grant organizations
- Local, regional, and state government partners
- Economic development professionals
- Community supporters and stakeholders

Funding will include a combination of:

- Grants
- Public Investment
- Private Partnerships
- Community Support

This collaborative approach ensures long-term sustainability and responsible financial stewardship.

## When Will This Happen?

- Summer 2026: Begin construction
- Summer 2027: Target opening and fully operational
- 

## Why Is This Important for Vergas?

Childcare is essential infrastructure for a thriving community. This project will:

- Support local workforce participation
- Help attract and retain families
- Strengthen the local economy
- Increase housing utilization
- Create long-term community stability
- Establish a sustainable childcare model that can serve Vergas for generations

Growing Up Vergas is more than childcare — it is an investment in the future of our community.

## Have Questions?

Community engagement is important to us.

We welcome feedback, ideas, and partnership conversations.

For more information, please contact: [katie.gehring@cedausa.com](mailto:katie.gehring@cedausa.com) or [jlammers@cityofvergas.com](mailto:jlammers@cityofvergas.com)

# BIRTH – 5 CHILD CARE NEED ANALYSIS

March 2026

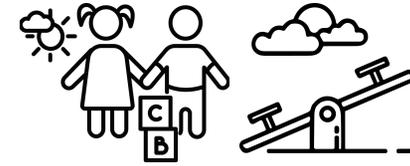
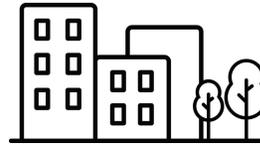


## City of Vergas, Minnesota

**Population:** 348

**Cities Included:**

56587 – Vergas



Licensed Family Child Care



Licensed Child Care Center



Certified Child Care Center

**5**

**CURRENT CHILD CARE CAPACITY** (FCF Calculation)



**40 or 64%**

Children Under 5 with All Parents in the Workforce

(Estimate based on the ACS 2023)



**\$650**

Per Month/Preschool

Cost of Family Child Care

(County-level data from 2024 DHS Market Rate Study  
50<sup>th</sup> percentile price cluster 2)



**43%**

Infant and Toddler Need

(FCF Calculation)



**\$953**

Per Month/Preschool

Cost of Center Child Care

(County-level data from  
2024 DHS Market Rate Study  
50<sup>th</sup> percentile price cluster 2)

**Birth to 5 spots needed** (FCF Calculation)

**35**

56587

**156**

School District #23

**1,375**

Otter Tail County

**831**

Becker County



**First Children's Finance**

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