

**Becker EDA Meeting Agenda
Becker City Hall
Council Chambers
5:30 PM**

January 10, 2022

5:30 PM CALL MEETING TO ORDER

1. OFFICERS
 - A. ELECTION OF PRESIDENT AND VICE PRESIDENT FOR 2022
 - I. 2021 PRESIDENT: KATHY HOLLENHORST
 - II. 2021 VICE PRESIDENT: LORI KELLER
 - B. APPOINTMENT OF SECRETARY FOR 2022
 - I. 2021 SECRETARY: MARIE PFLIPSEN

2. AGENDA REVIEW AND APPROVAL

3. MINUTES FROM OCTOBER 11TH 2021

4. GUESTS AND OPEN FORUM

5. UPDATES
 - A. MONTHLY MARKET UPDATE - VOLLER
 - B. HIGHWAY 10 CORRIDOR PLAN
 - C. BUSINESS PARK UPDATES
 - I. SOLAR DEVELOPMENT
 - D. RESIDENTIAL DEVELOPMENT
 - E. PLANNING UPDATE

6. OTHER
 - A. SITE SELECTOR GUILD EVENT MARCH 2 – 5
 - B. CONFLICT OF INTEREST FORM
 - C. OTHER

7. ADJOURN

**Economic Development Authority
Minutes of October 11, 2021**

Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on September 13th, 2021 at 5:30 p.m. in City Hall Council Chambers.

MEMBERS PRESENT: Kathy Hollenhorst, Lori Keller, Robin Dingmann, Andy Voller, Rick Hendrickson

MEMBERS ABSENT: None

OTHERS PRESENT: Marie Pflipsen – Community Development Director

Hollenhorst called the meeting to order at 5:30 p.m. with a quorum present.

APPROVAL OF AGENDA

A MOTION WAS MADE BY DINGMANN TO APPROVE THE AGENDA. THE MOTION WAS SECONDED BY KELLER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HOLLENHORST, KELLER, DINGMANN, VOLLER

NAY: NONE

ABSENT: HENDRICKSON

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY KELLER TO APPROVE THE MINUTES OF THE SEPTEMBER 13th, 2021 MEETING. THE MOTION WAS SECONDED BY VOLLER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HOLLENHORST, DINGMANN, VOLLER, KELLER

NAY: NONE

ABSENT: HENDRICKSON

MOTION CARRIED

GUESTS AND OPEN FORUM

None

UPDATES:

Hendrickson joined the meeting.

MONTHLY MARKET UPDATE:

Voller provided an update on the residential market across Minnesota. Homes were beginning to take longer to sell with the number of homes available increasing. Voller mentioned the market is slowing as rates are increasing but predicted to stay flat until 2023. The EDA briefly discussed the area workforce trends and challenges.

HIGHWAY 10 – 1ST STREET CORRIDOR PLAN

Pflipsen gave a brief update on commercial space turnover and new storefronts.

BUSINESS PARK UPDATES

Pflipsen shared an update on the Sherco Solar project discussion and recent Department of Commerce environmental scoping recommendations. The City will continue to engage in conversation with Xcel Energy on the solar layout and will comment during the environmental scoping comment period. EDA continued with a brief discussion regarding the solar project and impact to the city.

Next, TJ Potter Trucking's upcoming expansion and land purchase from the City was briefly discussed.

PLANNING UPDATE

Pflipsen updated the EDA on potential code edits to the commercial districts zoning code including maximum heights and food production language. Staff will be bringing recommendations to the Planning Commission in the upcoming months.

OTHER

Pflipsen shared an update on multiple residential parcels that staff may have an interest in acquiring along with one parcel for an industrial project. EDA discussed the various parcels and had consensus to continue working with the property owner and other staff for a potential purchase.

ADJOURN

**MOTION BY DINGMANN, SECOND BY VOLLER TO ADJOURN THE MEETING.
MEETING ADJOURNED AT 6:26 PM.**

Minutes by:

Marie Pflipsen, Community Development Director and EDA Secretary