

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

February 14, 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 JANUARY 10TH 2022
4. GUESTS AND OPEN FORUM
 - A. MONTICELLO UPDATE – RACHEL LEONARD
 - B. AUAR PROCESS - STANTEC
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. CONFLICT OF INTEREST FORM
 - B. OTHER
7. ADJOURN

**Economic Development Authority
Minutes of January 10, 2022**

Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on January 10th, 2022 at 5:30 p.m. in City Hall Council Chambers.

MEMBERS PRESENT: Robin Dingmann, Andy Voller, Rick Hendrickson

MEMBERS ABSENT: Kathy Hollenhorst, Lori Keller

OTHERS PRESENT: Marie Pflipsen – Community Development Director

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

Pflipsen stated as this is the first meeting of year, generally election of officers is completed. Consensus was to wait until the full board is present to elect officers. Pflipsen will bring item back at February meeting.

APPROVAL OF AGENDA

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

**AYE: DINGMANN, VOLLER, HENDRICKSON
NAY: NONE
MOTION CARRIED**

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY HENDRICKSON TO APPROVE THE MINUTES OF THE OCTOBER 11th, 2021 MEETING. THE MOTION WAS SECONDED BY DINGMANN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

**AYE: DINGMANN, VOLLER, HENDRICKSON
NAY: NONE
MOTION CARRIED**

GUESTS AND OPEN FORUM

None

UPDATES:

MONTHLY MARKET UPDATE:

Voller provided an update on the residential market across Sherburne County. The average home sale is still closing at over 100% of original list price. Within the 55308 zip code, there are only

eight listings. Of the eight listings, only three are existing homes. Voller also shared interest rates are increasing and will likely continue to increase again in March, June and December.

HIGHWAY 10 – 1ST STREET CORRIDOR PLAN

Pflipsen gave a brief update on the pending plat application for a lot split along Bank Street by the Bank of Elk River.

BUSINESS PARK UPDATES

Pflipsen shared an update on the Sherco Solar project and tax base data mapping. The data showed the impact of the Sherco tax base and how many acres of industrial property would be needed to make up the loss of Sherco. Staff will be sending the tax base information to the Department of Commerce and the Public Utilities Commission.

RESIDENTIAL DEVELOPMENT

The 212-acres on the east side of Becker was discussed next. Pflipsen shared that the Purchase Agreement for the property has been executed and staff is working on setting up the closing. The EDA briefly discussed the 10-acres next to the Community Center that is also available for a residential development.

PLANNING UPDATE

Pflipsen updated the plat submittals for Fossum Fields and Bank Street and brief discussion followed. The public hearings are anticipated to occur in the coming month.

OTHER

The Site Selector Guild event scheduled for March was discussed. Pflipsen will be attending with the Minnesota Marketing Partnership representation.

Pflipsen updated the EDA that the City Administrator from Monticello is tentatively scheduled for the February EDA meeting to share an update on current events and statistics from Monticello. Pflipsen also updated the EDA on the upcoming grant submission to the Initiative Foundation, of which part of it will go towards the master planning efforts with Xcel Energy. Pflipsen reminded the EDA members to submit their conflict of interest forms.

ADJOURN

MOTION BY HENDRICKSON, SECOND BY VOLLER TO ADJOURN THE MEETING. MEETING ADJOURNED AT 6:44 PM.

Minutes by:

Marie Pflipsen, Community Development Director and EDA Secretary