

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

March 14, 2022

5:30 PM CALL MEETING TO ORDER

1. AGENDA REVIEW AND APPROVAL
2. MINUTES FROM FEBRUARY 14TH 2022
3. GUESTS AND OPEN FORUM
4. UPDATES
 - A. MONTHLY MARKET UPDATE - VOLLER
 - B. HIGHWAY 10 CORRIDOR PLAN
 - C. BUSINESS PARK UPDATES
 - I. SOLAR DEVELOPMENT
 - D. RESIDENTIAL DEVELOPMENT
 - E. PLANNING UPDATE
 - F. SITE SELECTOR GUILD UPDATE
5. OTHER
6. ADJOURN

**Economic Development Authority
Minutes of February 14, 2022**

Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on February 14, 2022 at 5:30 p.m. in City Hall Council Chambers.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Marie Pflipsen – Community Development Director, Jeff O’Neill – Interim City Administrator, Rachel Leonard – Monticello City Clerk, Peter Miller – Stantec Consultant, John Shardlow, Stantec Consultant, Jake Andre – Corporate Economic Development Analyst from Xcel Energy, Tracy Bertram – Mayor of Becker, Becky Olmschied – Becker City Council, Mike Doering – Becker City Council, Jeff Edling – Owner of Edling Farms, Caryn Dunderi – Administrative Support Specialist

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

NOMINATION OF PRESIDENT AND VICE PRESIDENT

A MOTION WAS MADE BY KELLER TO NOMINATE KATHY HOLLENHORST AS PRESIDENT. THE MOTION WAS SECONDED BY HENDRICKSON. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HOLLENHORST, HENDRICKSON, DINGMANN, VOLLER

NAY: NONE

MOTION CARRIED

A MOTION WAS MADE BY HENDRICKSON TO NOMINATE LORI KELLER AS VICE PRESIDENT. THE MOTION WAS SECONDED BY HOLLENHORST. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HOLLENHORST, HENDRICKSON, VOLLER, DINGMANN

NAY: NONE

MOTION CARRIED

NOMINATION OF SECRETARY

A MOTION WAS MADE BY HENDRICKSON TO NOMINATE MARIE PFLIPSEN AS THE SECRETARY. THE MOTION WAS SECONDED BY DINGMANN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HOLLENHORST, KELLER, HENDRICKSON, DINGMANN, VOLLER

NAY: NONE

MOTION CARRIED

Pflipsen turned the meeting over to Hollenhorst.

APPROVAL OF AGENDA

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

AYE: HOLLENHORST, KELLER, HENDRICKSON, DINGMANN, VOLLER

NAY: NONE

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY HENDRICKSON TO APPROVE THE MINUTES OF THE JANUARY 10, 2022 MEETING. THE MOTION WAS SECONDED BY VOLLER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HENDRICKSON, DINGMANN, VOLLER

NAY: NONE

ABSTAIN: KELLER, HOLLENHORST

MOTION CARRIED

GUESTS AND OPEN FORUM

Rachel Leonard, member of CMRP and City Clerk of Monticello, was in attendance to present updates on the City of Monticello's residential and commercial development opportunities.

Peter Miller and John Shardlow, from STANTEC, were in attendance, as were Jake Andre and Patrick Flowers, from Xcel Energy, to present the concept of Alternative Urban Area-wide Review Process (AUAR) as it pertains to the industrial development of the City of Becker. Shardlow took lead in the presentation explaining that Xcel facilitated the partnership with the City to adopt an AUAR to make the property in the industrial zone marketable in a timely fashion. Shardlow explained that the AUAR document is fact based and emphasized that a mitigation plan needs to be detailed and followed for it to be successful. Shardlow continued to clarify that the AUAR would generate multiple scenarios of how the industrial land could be developed and the City would be responsible for reviewing and updating the AUAR every five years to determine the needs of the industrial development and community. Shardlow emphasized that the only general industrial development will be addressed in the AUAR, which will appeal to buyers and developers since it will eliminate the need for EAW or EIS for projects with equal or lesser environmental output.

Keller inquired as to what the benefits of this would be for Xcel and the City. Jake Andre stated that Xcel would see speed to market on their properties, make the land more profitable, along with attracting jobs, and creating revenue for the City. Jeff O'Neill stated that the AUAR would lay groundwork for communicating with potential prospects and with the parameters in the document, there will be little confusion as developers will know what to expect.

Keller asked who would be paying for the services of Stantec, in which all involved parties responded Xcel Energy. Pflipsen stated that the AUAR development would take up little of staff's time as Stantec would be doing the bulk of the work.

Dingmann, Doering, and Bertram exited the EDA meeting as the AUAR topic concluded.

UPDATES:

MONTHLY MARKET UPDATE:

Voller provided an update on the residential market in the surrounding area. In the 55308-zip code there currently eight active properties, ten pending sales, and thirteen sales that have closed since the beginning of 2022. The price to build a new home has significantly increased. Median prices of homes will continue to rise and mortgage rates are projected to heighten multiple times throughout the year.

HIGHWAY 10 – 1ST STREET CORRIDOR PLAN

Pflipsen stated there were upcoming developments, but there was no official news to share at this time.

BUSINESS PARK UPDATES

Pflipsen shared an update on a whitepaper that the City submitted to the Department of Commerce and the Public Utilities Commission regarding the solar project.

RESIDENTIAL DEVELOPMENT

Pflipsen updated the EDA that Fossum Fields Third Addition will have a public hearing at the end of February. The preliminary plat consists of forty-four lots and the final plat will have nineteen parcels.

PLANNING UPDATE

None

OTHER

Pflipsen mentioned the conflict-of-interest form and reminded members who had yet to complete the form to hand it in as soon as possible.

ADJOURN

MOTION BY HENDRICKSON, SECOND BY DINGMANN TO ADJOURN THE MEETING. MEETING ADJOURNED AT 7:20 PM.

Minutes by:

Caryn Dunderi -Administrative Support Specialist