

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

June 13, 2022

5:30 PM CALL MEETING TO ORDER

1. AGENDA REVIEW AND APPROVAL
2. MINUTES FROM MAY 9TH 2022
3. GUESTS AND OPEN FORUM
4. UPDATES
 - A. MONTHLY MARKET UPDATE - VOLLER
 - B. HIGHWAY 10- 1ST STREET CORRIDOR PLAN
 - I. T-TOWN PLAT
 - C. BUSINESS PARK UPDATES
 - I. SOLAR OVERLAY PROJECT
 - II. SHERCO MASTER PLANNING
 - III. APPRAISAL FOR BONDING INFRASTRUCTURE
 - D. RESIDENTIAL DEVELOPMENT
 - I. CITY OWNED 10 ACRE GOLF COURSE LOT
 - E. PLANNING UPDATE
 - I. JT2 PROPERTIES – SHOPPING CENTER
5. OTHER
6. ADJOURN

**Economic Development Authority
Minutes of May 9, 2022**

Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on May 9, 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, Gred Lerud – City Administrator, Jacob Sanders – City Planner

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

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: 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 MARCH 14TH, 2022 MEETING. THE MOTION WAS SECONDED BY DINGMANN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HENDRICKSON, DINGMANN, VOLLER, KELLER, HOLLENHORST

NAY: NONE

MOTION CARRIED

GUESTS AND OPEN FORUM

None

INTRODUCTION OF GREG LERUD

The new City Administrator, Greg Lerud, introduced himself to the EDA and provided a brief background on his work experiences. Members of the EDA introduced themselves to Greg.

MONTHLY MARKET UPDATE:

Voller provided an update on the residential market in the surrounding three-county area. Numbers from earlier in the week showed only 73 homes for-sale in all of Sherburne County,

109 in Stearns County, and 15 in Benton County. Recent increases in mortgage interest rates are reducing buyers purchasing power. Voller briefly discussed the likelihood of interest rates increasing and related impacts on commercial lending impacting business expansion projects.

HIGHWAY 10 – 1ST STREET CORRIDOR PLAN

Pflipsen shared project updates on the Gilyard properties and potential zoning applications that may be submitted in the future.

BUSINESS PARK UPDATES

Pflipsen shared an update on the Sherco Solar project and related agreement between the City and Xcel Energy that removed approximately 250 acres from the solar project's footprint. Pflipsen mentioned the project is still moving through the permitting process but is likely delayed due to tariffs. Member Hendrickson provided an update on the solar tariff issue.

RESIDENTIAL DEVELOPMENT

Sanders provided an overview of the properties that have a level of interest in being developed by various developers. EDA had a brief discussion on the potential impacts of the interest rates on new developments.

PLANNING UPDATE

Pflipsen shared a brief update on the AUAR and reminded the EDA of the upcoming engagement sessions for the Sherco Master Planning efforts.

COMMUNITY DEVELOPMENT DIRECTOR POSITION UPDATE

Pflipsen noted the position has been posted on the City's website with an application closing date of May 23rd. Pflipsen shared that she will still be a resource to the City and will still be involved in multiple current projects, but representing Xcel Energy.

OTHER

Pflipsen gave a brief overview of the potential for another grant round through the Community Energy Transition grant program.

ADJOURN

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

Minutes by:

Marie Pflipsen – Secretary

Conditional Use Permit: Narrative

JT2 Properties, LLC, is proposing to build a 6500-7000 square foot retail building on the empty lot on Bank Street in Becker, MN, next to Country Lumber. This building will have 3-5 spaces to lease and a drive thru on each end of the building.

On one end, Dueling Brews coffee shop/pub will be located. The inside will have a cozy, country, rustic vibe with indoor seating as well as outdoor seating including a ground level patio with lots of greenery, and possibly a small rooftop patio area. The ground level patio may also have a roof over it to help protect folks from the sun in the hot summer months. This space will have a drive thru window on the west side with ample room for stacking of cars. During the morning/noon/afternoon hours, Dueling Brews will offer coffee, teas, baked goods and some healthier, on-the-go, menu options. During the afternoon/evening hours, this space will offer alcoholic beverages, healthy, and not so healthy, menu options.

The plan for the next retail space is a Boutique. This will be open directly from the outside and from Dueling Brews for folks to be able to “sip and shop”.

This building will also have an office space in the back of it, with parking. To start, it will be used for Quick Results covid testing and storage until covid testing is no longer needed. Then it will be able to be leased as an office space.

The last 2 retail spots in the building may not be finished off inside entirely until it is known exactly what they will be used for. There are ideas for the spaces but will need time to get to those planning points. Ideally, the 3rd larger space would be a UPS Store. The closest UPS locations are in Elk River and St. Cloud. Having the Hwy 10 access would be great. Amazon purchases can be dropped off at any UPS Store, free of charge, no box needed. With the increase in online shopping, this may be a good fit for such a central, easily accessible location.

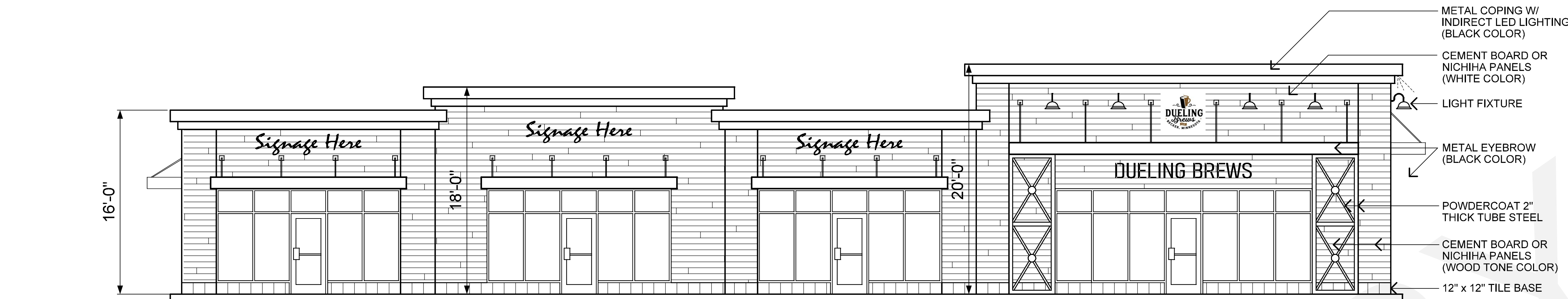
The last retail spot will also include a drive thru window. The goal for this space is to find a pharmacy that would like to operate out of this spot. Whether that be a branch of another pharmacy or finding a pharmacist that wants to start their own.

EXTERIOR: The plan for the outside of the building will be a mostly white building with black fixtures, eyebrows and metal coping with rustic wood accents.

Added per email from Jessica Treptau dated 4/26/22:

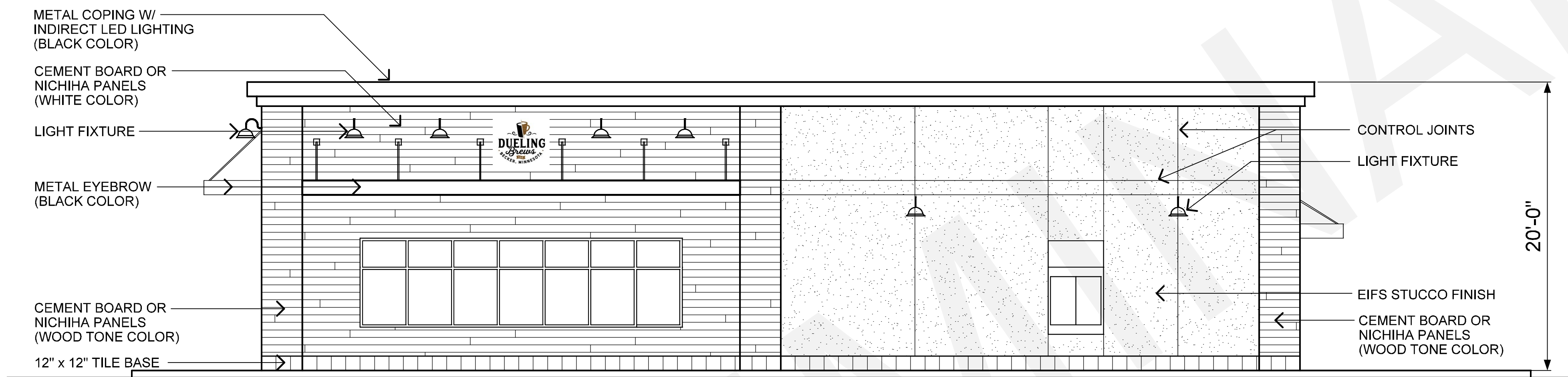
[In reference to Dueling Brews] We would be considered a Category 3 Restaurant.

Easement: Currently, we have a 25' wide drainage and utility easement on the NW side of the lot, next to Country Lumber. We are proposing a reduction of that 25' easement to 10' or the minimum possible if it cannot be down to 10'. Gaining an additional 15' into our usable space would allow the building and parking lot to be used to its fullest potential. Our goal is to also have 2 drive thru's on this building, one on each end, which will require a bypass lane on each end as well. With the reduction, incorporating 2 bypass lanes on each end of the building will be much more attainable. Without the reduction, we may not continue with 2 drive thru's on this building.



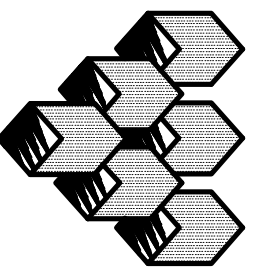
FRONT ELEVATION (BANK STREET)

SCALE: " = 1'-0"



SIDE ELEVATION (COFFEE DRIVE THRU)

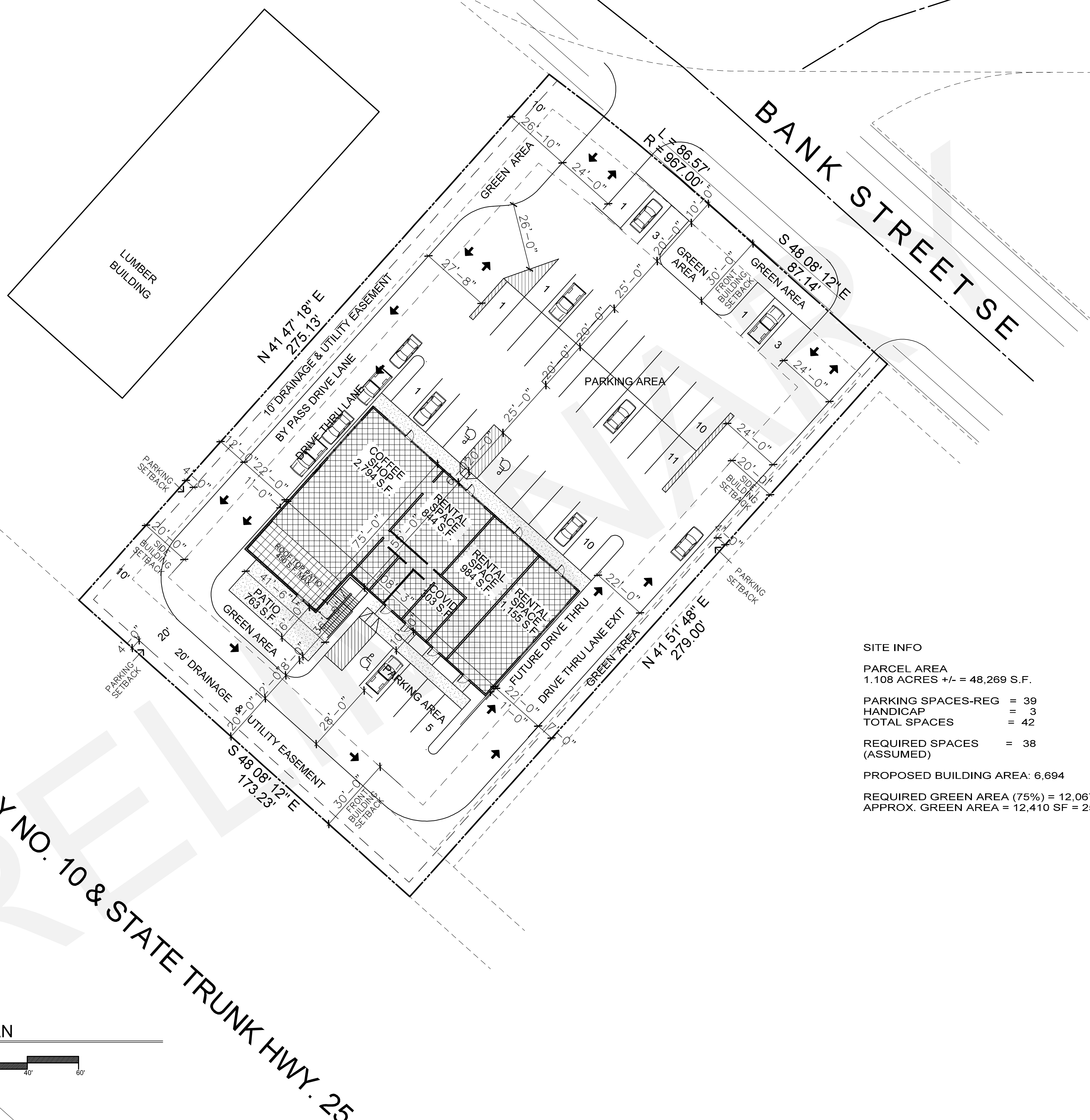
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PROGRESS DRAWING NOT FOR CONSTRUCTION 3/23/2022

COMMA NO. 02001P BEBWS 2-25-2022
 DATE: REVISIONS:

NEW BUILDING for
DUELING BREWS
 BANK STREET SE
 BECKER, MINNESOTA



U.S. HIGHWAY NO. 10 & STATE TRUNK HWY. 25

SITE PLAN
 NORTH SCALE: 1" = 20'-0"
 0 10' 20' 40' 60'

SITE INFO

PARCEL AREA
 1.108 ACRES +/- = 48,269 S.F.

PARKING SPACES-REG = 39
 HANDICAP = 3
 TOTAL SPACES = 42

REQUIRED SPACES = 38
 (ASSUMED)

PROPOSED BUILDING AREA: 6,694

REQUIRED GREEN AREA (75%) = 12,067
 APPROX. GREEN AREA = 12,410 SF = 25.8%