

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

July 11, 2022

5:30 PM CALL MEETING TO ORDER

1. AGENDA REVIEW AND APPROVAL
2. MINUTES FROM JUNE 13TH 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
 - D. RESIDENTIAL DEVELOPMENT
 - I. CITY OWNED 10 ACRE GOLF COURSE LOT
 - E. PLANNING UPDATE
 - I. C-HWY LOT COVERAGE LANGUAGE REVIEW
 - II. PERMITTING UPDATE
5. OTHER
 - A. COMMUNITY DEVELOPMENT DIRECTOR UPDATE
6. ADJOURN

**Economic Development Authority
Minutes of June 13, 2022**

Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on June 13, 2022 at 5:30 p.m. in City Hall Council Chambers.

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

MEMBERS ABSENT: Kathy Hollenhorst

OTHERS PRESENT: Jacob Sanders – Acting Community Development Director, Mary Roe – City Planner

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

APPROVAL OF AGENDA

Keller requested an update be added under “other” in regard to the Community Development Director position. Staff confirmed this will be addressed under “other” on the agenda.

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

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

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY DINGMANN TO APPROVE THE MINUTES OF THE MAY 9TH, 2022 MEETING. THE MOTION WAS SECONDED BY HENDRICKSON. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

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

GUESTS AND OPEN FORUM

None

UPDATES:

MONTHLY MARKET UPDATE:

Voller provided an update on the residential market in the surrounding three-county area. Listings are up from last May. Median sale price for the state was 310k last year but has raised to

341.5k this year. In May the average days on market was 26. Pending sales are down but so is inventory as days on the market continue to drop.

Numbers from earlier in the week showed 183 total homes for-sale in all of Sherburne County, 116 of which were built before 2021. In Becker, there were 8 homes for sale that were built prior to 2021. There are 51 properties registered as pre-foreclosure, 6 of which are in Becker. Voller emphasized the Housing Affordability Index number of 105 as something to keep an eye on in the future.

HIGHWAY 10 – 1ST STREET CORRIDOR PLAN

Sanders updated the members on the status of the plat of T-Town. The plat title work is being finalized with the title examiner. The next steps after the title examiner signs off would be to order title commitment and record the plat at the County. Keller asked about the timeline, Sanders responded that staff is hopeful it will not be more months, but sooner.

Sanders explained that one of the lots being created through the T-Town plat has interest from the owners of Charlie's. Sanders stated that staff was in discussions with the City attorney regarding a possible lease of the lot in the interim while the title work and recording were being finalized.

BUSINESS PARK UPDATES

Sanders provided an update on the solar overlay project, a joint effort between the City and the Township. The overlay project will result in a document, adopted by both entities, to be utilized as solar siting guidance in the future.

Sanders confirmed with EDA that everyone received the resulting concepts from the Sherco Master Planning event. Comments can be forwarded to staff to be submitted to the consultant team.

Sanders explained through a joint effort with Xcel, an appraisal is being conducted for the Xcel owned properties benefitted by the bonding infrastructure to detail which properties are being benefitted and what that benefit is for each property. Hendrickson added that the City will assess for a percentage of the value added. Keller asked when the appraisal was planned for. Sanders stated that the timeline was short for the appraisal to be completed. Hendrickson suggested that Dan Weber be involved in the result. Sanders confirmed that Dan will be involved as soon as staff has the deliverables.

RESIDENTIAL DEVELOPMENT

Roe updated the EDA on discussions with Jeremy Schommer of Avalon Homes regarding the potential development of the City owned 10 acre golf course lot. Avalon Homes intends to build two apartment buildings and twin homes within the 10 acres. Staff plans to discuss a residential building incentive package for this project with potential for the incentives to be adopted City wide on a temporary basis.

PLANNING UPDATE

Roe shared a brief update on the JT2 Properties Shopping Center timeline and progress.

COMMUNITY DEVELOPMENT DIRECTOR POSITION UPDATE

Roe provided an update on the interviews for the director position. There are 3 applicants that have second round interviews that will be held on June 17, 2022.

ADJOURN

MOTION BY DINGMANN, SECOND BY HENDRICKSON TO ADJOURN THE MEETING. MEETING ADJOURNED AT 6:55 PM.

Minutes by:

Mary Roe – City Planner