

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

**August 8, 2022**

**5:30 PM**      CALL MEETING TO ORDER

1. AGENDA REVIEW AND APPROVAL
2. MINUTES FROM JULY 11<sup>TH</sup> 2022
3. GUESTS AND OPEN FORUM
4. UPDATES
  - A. MONTHLY MARKET UPDATE - VOLLER
  
  - B. BUSINESS PARK UPDATES
    - I. SOLAR OVERLAY PROJECT
    - II. SHERCO MASTER PLANNING
  
  - C. PLANNING UPDATE
    - I. C-HWY LOT COVERAGE LANGUAGE
    - II. CITY OWNED 10 ACRE DEVELOPMENT
5. OTHER
  - A. ECONOMIC DEVELOPMENT COORDINATOR UPDATE
6. ADJOURN

**Economic Development Authority  
Minutes of July 11, 2022**

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Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on July 11, 2022 at 5:30 p.m. in City Hall Council Chambers.

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

**MEMBERS ABSENT:**

**OTHERS PRESENT:** Jacob Sanders – Acting Community Development Director, Mary Roe – City Planner, Caryn Dunderi – Administrative Assistant

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

**APPROVAL OF AGENDA**

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

**AYE: KELLER, HENDRICKSON, DINGMANN, VOLLER, HOLLENHORST**

**NAY: NONE**

**MOTION CARRIED**

**APPROVAL OF MINUTES OF PREVIOUS MEETING**

Voller requested an edit in the monthly market update from three-county area to four-county area.

**A MOTION WAS MADE BY DINGMANN TO AMEND AND APPROVE THE MINUTES OF THE JUNE 13TH, 2022 MEETING. THE MOTION WAS SECONDED BY HENDRICKSON. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: HENDRICKSON, DINGMANN, VOLLER, KELLER**

**NAY: NONE**

**ABSTAIN: HOLLENHORST**

**MOTION CARRIED**

**GUESTS AND OPEN FORUM**

None

**UPDATES:**

**MONTHLY MARKET UPDATE:**

Voller provided an update on the residential market in Sherburne County. Numbers from earlier in the week showed 231 total homes for-sale in all of Sherburne County, 198 of those had no

current contingency. In Becker, there were 11 homes for sale that were built prior to 2021; in the 55308-zip code there are 16 homes for sale, 34 have pending or contingent sales. There are 2 active foreclosures and 6 other properties have received notice of foreclosure.

Voller reported the prime rate was predicted to rise to 7% by December and the current standard interest rate was 5.5 – 5.7%.

### **HIGHWAY 10 – 1<sup>ST</sup> STREET CORRIDOR PLAN**

Sanders updated the members on the status of the plat of T-Town. Staff heard back from legal, and the judge has signed the title work. Sanders went on to say that once the title work is recorded, the City will be able to enter a purchase agreement and market the other properties.

### **BUSINESS PARK UPDATES**

Sanders provided an update on the solar overlay project, stating that the group had met twice. He explained the goal of this project is to target where solar installation makes sense for the City and Becker Township, while still fulfilling Xcel's needs.

### **RESIDENTIAL DEVELOPMENT**

Sanders relayed that City Council had approved the sale of the City owned 10 acre property to Avalon Homes.

### **PLANNING UPDATE**

Roe and Sanders informed members that Planning Commission will be looking at lot coverage language and may increase impervious surface coverage from 75% to 85% along the C-HWY district.

Roe reported that building permit submissions for single family homes have increased since the previous year.

### **OTHER**

Roe announced that Jacob Sanders officially accepted the job of Community Development Director in June and added that CD is looking to hire an economic development coordinator.

### **ADJOURN**

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

Minutes by:

Caryn Dunderi – Administrative Assistant