

City of Becker
Special City Council Meeting of February 14, 2022

The Becker City Council met in Special Session as part of the Economic Development Authority (EDA) on February 14, 2022, at 12060 Sherburne Avenue, Becker to discuss the Alternative Urban Area-wide Review Process (AUAR) as presented by STANTEC during the Guests and Open Forum portion of the EDA Agenda. Council Members present: Mayor Tracy Bertram, Council Members Rick Hendrickson and Robin Dingmann as members of EDA, and Council Members Becky Olmscheid and Mike Doering.

1. Community Development Director, Marie Pflipsen, called the EDA meeting to order at 5:30 p.m. with a quorum present.
2. At approximately 5:51 p.m. the AUAR presentation began during the Guests and Open Form portion of the EDA agenda. The AUAR presentation wrapped up at approximately 6:28 p.m. The following is an excerpt from the EDA Meeting Minutes.

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.

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



Julie Blesi, City Clerk