

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

April 10, 2023

5:30 PM CALL MEETING TO ORDER

1. AGENDA REVIEW AND APPROVAL
2. MINUTES FROM March 13, 2023
3. GUESTS AND OPEN FORUM
4. UPDATES
 - A. Monthly Market Report – Voller
 - B. Business Visits
 - C. Planning
5. ECONOMIC DEVELOPMENT DISCUSSION
 - A. BRECC Update
 - B. Economic Development Week Updates
6. LEADS AND NEEDS
 - A. Socialize “Lunch N Learn” Flyer
7. OTHER
 - A.
8. ADJOURN

**Economic Development Authority
Minutes of March 13, 2023**

Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on March 13, 2023 at 5:30 p.m. in City Hall Council Chambers.

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

MEMBERS ABSENT: Caryn Dunderi – EDA Secretary

OTHERS PRESENT: Renee Regel – Economic Development Coordinator, Jacob Sanders - Community Development Coordinator

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

APPROVAL OF AGENDA

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

AYE: HOLLENHORST, VOLLER, KELLER, DINGMANN, HENDRICKSON

NAY: NONE

MOTION CARRIED

APPROVAL OF MINUTES OF PREVIOUS MEETING

A MOTION WAS MADE BY HENDRICKSON TO APPROVE THE MINUTES OF THE FEBRUARY 13, 2023, MEETING. THE MOTION WAS SECONDED BY DINGMANN. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:

AYE: HOLLENHORST, VOLLER, KELLER, DINGMANN, HENDRICKSON

NAY: NONE

MOTION CARRIED

GUESTS AND OPEN FORUM

None

UPDATES:

MONTHLY MARKET UPDATE

Voller informed EDA there were 7 homes for sale in Becker, built prior to 2021. In the 55308 zip code, 32 homes built in 2022 or 2023 are for sale, 7 have pending sales, and there are 5 homes with contingent sales.

Voller stated the 30-year fixed-rate mortgage rate currently rose from the previous month to 6.73%; last year at this time the rate was at 3.85%. He added that foreclosures in the area are increasing.

BUSINESS VISITS

Regel informed EDA members that she was able to tour Shepherd of Grace Senior Community and learn about their facility and history. She also met with the local American Family Insurance agent, Amy Chmielewski, and discussed the need for more commercial real estate availability for businesses to rent or buy.

Discussion about ways to list and market buyable or leasable commercial properties followed.

PLANNING

Sanders reported that Dairy Queen has applied for a CUP for a drive through; permit applications and plans have been submitted for the building.

Sanders said that Avalon Homes applied for several building permits for twin homes and two apartment buildings, and work on the apartment buildings will start in May.

Sanders updated EDA members that the Community Development Department will be looking for council approval to hire a part time administration assistant in hopes that he will transition into the associate planner role after completing his college degree.

Sanders said that the building permits for the UPS store have been approved; interior buildout of that space can begin.

He added that staff and PC members will be interviewing three consultants to overhaul the zoning and subdivision code.

Sanders reported that the newly hired, in-house building official, Mark Lucht, has started his position.

ECONOMIC DEVELOPMENT DISCUSSION:

BRECC UPDATE

Regel told EDA members that the kickoff meeting for the selected BRECC members occurred the previous week. She reported the first coal site visit would be in the beginning of June; discussion on whether the City of Becker should volunteer to host the BRECC group followed.

PHARMACY RESEARCH UPDATE

Regel reported that she is in contact with the Dean of Pharmacy at the University of Minnesota who has informed her that independent pharmacists and small cities, like Becker, who want to open pharmacies, are being negatively impacted by pharmacy benefit managers, who dictate the cost of the medication and payment amounts to the pharmacy. She added that she will continue to pursue meetings with pharmacy companies in the hopes of opening a site in Becker.

LEADS AND NEEDS:

CITY LOGO APPAREL ITEM

Regel announced that EDA members, along with all City of Becker Staff, are invited to choose one item of City of Becker apparel to order at no cost.

OTHER:

ADJOURN

MOTION BY HENDRICKSON, SECOND BY VOLLER TO ADJOURN THE MEETING. MEETING ADJOURNED AT 6:30 PM.

Minutes by:

Caryn Dunderi – EDA Secretary