

**Economic Development Authority  
Minutes of January 9, 2023**

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Pursuant to due call and notice thereof, an Economic Development Authority meeting was held on January 9, 2023 at 5:30 p.m. in City Hall Council Chambers.

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

**MEMBERS ABSENT:** Robin Dingmann

**OTHERS PRESENT:** Jacob Sanders –Community Development Director, Renee Regel – Economic Development Coordinator, Caryn Dunderi – Administrative Technician

The meeting was called to order at 5:30 p.m. with a quorum present.

**NOMINATION OF PRESIDENT AND VICE PRESIDENT AND SECRETARY**

**A MOTION WAS MADE BY HENDRICKSON TO NOMINATE KATHY HOLLENHORST AS PRESIDENT. THE MOTION WAS SECONDED BY KELLER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED**

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

**NAY: NONE**

**ABSENT: DINGMANN**

**MOTION CARRIED**

**A MOTION WAS MADE BY KELLER TO NOMINATE ANDY VOLLER AS VICE PRESIDENT. THE MOTION WAS SECONDED BY HOLLENHORST. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

**AYE: HOLLEHORST, KELLER, VOLLER, HENDRICKSON**

**NAY: NONE**

**ABSENT: DINGMANN**

**MOTION CARRIED**

**A MOTION WAS MADE BY HENDRICKSON TO NOMINATE CARYN DUNDERI AS SECRETARY. THE MOTION WAS SECONDED BY HOLLENHORST. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**ABSENT: DINGMANN**

**MOTION CARRIED**

**APPROVAL OF AGENDA**

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

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

### **APPROVAL OF MINUTES OF PREVIOUS MEETING**

**A MOTION WAS MADE BY HENDRICKSON TO APPROVE THE MINUTES OF THE DECEMBER 12, 2022 MEETING. THE MOTION WAS SECONDED BY HOLLENHORST. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

### **GUESTS AND OPEN FORUM:**

None

### **UPDATES:**

### **MONTHLY MARKET UPDATE**

Voller informed EDA there were 8 homes for sale in Becker, built prior to 2021. In the 55308 zip code, 17 homes are for sale, 3 have pending sales, and there are zero homes with contingent sales. He added three properties are currently in foreclosure.

Voller stated the 30 year fixed-rate mortgage rate was currently at 6.48%; last year at this time the rate was at 3.22%.

Voller reported on local commercial property sales and discussion followed.

### **BUSINESS VISITS:**

Regel gave an update on the recent staff and mayor visit to Country Lumber; Regel added she had contacted several other local businesses for potential tours and meetings.

### **PLANNING UPDATE**

Sanders informed EDA members that a Dairy Queen is set to be built on Bank Street in the spring of 2023.

Sanders reported that Google withdrew their offer to build a data center in the City's industrial park. He assured members that Xcel is still marketing that site along with other commercial and industrial properties. He added that tax abatement Google received now could be used for other potential businesses.

Sanders said that Avalon Homes had applied for building permits for twin homes and noted that certificates of occupancy would not be given out until work on the apartment building has commenced.

Sanders said that the subdivision code rewrite RFP has been listed on various outlets with the question deadline going through the third week of January and final proposals needing to be submitted by February 10<sup>th</sup>.

Sanders updated EDA that the Charlie's Bar and Grill property sale has closed.

## **ECONOMIC DEVELOPMENT DISCUSSION:**

### **LOT PRICING**

Regel explained that staff had come to a consensus to a price for City-owned available properties in the industrial park at \$1 per square foot and commercial properties at \$4 a square foot. She explained that these prices align with the current market and would set consistency in pricing City owned properties. Regel added that staff is looking for EDA support for these changes before presenting the pricing change to City Council. Hendrickson added that the City is not in business to sell land for large profits, but rather to provide land to promote community and economic growth. Regel clarified that these prices are a starting point and can be adjusted at the discretion of City Council. Discussion followed on which platforms could be used to market industrial and commercial land.

**A MOTION WAS MADE BY KELLER APPROVING EDA RESOLUTION 23-01 RECOMMENDING LOT PRICING FOR CITY OWNED INDUSTRIAL AND COMMERCIAL ZONED PROPERTIES. THE MOTION WAS SECONDED BY HENDRICKSON. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**

**ABSENT: DINGMANN**

**MOTION CARRIED**

### **EDA BY-LAW EDITS**

Regel presented the need to make edits to the original EDA by-laws and Enabling Resolution that were drafted in 1986 and 1987, respectively, so the language accurately represents the purpose and goals of EDA as well as align with current code and statutory regulations. Discussion followed regarding the wording of an updated purpose statement.

**A MOTION WAS MADE BY KELLER RECOMMENDING AMENDMENTS TO THE EDA ENABLING RESOLUTION, EDA BY-LAWS, AND EDA ORDINANCE LANGUAGE, IN 2.47 OF CITY CODE, BE BROUGHT TO THE BECKER CITY COUNCIL FOLLOWING ALL LEGALLY PRESCRIBED REQUIREMENTS. THE MOTION WAS SECONDED BY VOLLER. UPON VOTE BEING TAKEN THE FOLLOWING VOTED:**

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

**NAY: NONE**  
**ABSENT: DINGMANN**  
**MOTION CARRIED**

**BRECC APPLICATIONS – FINAL REVIEW**

Regel presented her final BRECC application draft before the submittal deadline at the end of the week and invited members to look over the application and provide feedback. She added that if the City of Becker was selected, she would be looking for cross sector representation within the community to participate in the program. Sanders added City Council's approval would be sought if any technical support through the BRECC programs led to an awarded grant.

**LEADS AND NEEDS:**

None.

**OTHER:**

Sanders reminded EDA members to read and sign the annual conflict of interest form required for elected officials and board members.

Sanders gave a staffing update stating that a job offer had been made to a building official applicant but did not go through. He added that both the building official and associate planner positions will stay open until filled.

**ADJOURN**

**MOTION BY HENDRICKSON, SECOND BY VOLLER TO ADJOURN THE MEETING. MEETING ADJOURNED AT 7:02 PM.**

Minutes by:

Caryn Dunderi –EDA Secretary