



ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

City of New Prague

Wednesday, September 09, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

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1. **CALL TO ORDER**
 2. **CONSENT AGENDA**
 - [a.](#) August 12, 2026 EDA Meeting Minutes
 - [b.](#) Claims for Payment: **\$4,320.50**
 3. **2027 BUDGET DISCUSSION**
 - [a.](#) 2027 Budget
 4. **BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM**
 5. **BUSINESS UPDATES**
 - [a.](#) September 2026
 6. **CDA UPDATE**
 7. **SCHOOL DISTRICT UPDATE**
 8. **EXECUTIVE DIRECTORS REPORT**
 9. **MISCELLANEOUS**
 10. **ADJOURNMENT**

Next Meeting: Wednesday, October 14, 2026

OUR MISSION IS TO PROMOTE AND FACILITATE ECONOMIC DEVELOPMENT IN THE NEW PRAGUE AREA:

- * Strengthen existing businesses and non-profits *
- * Create an environment conducive to new economic development *
- * Create long term funding strategy *

Brent Quast, President
Troy Pint, Vice President
Eric Krogman, Secretary
Nick Slavik
Austin Reville
Charles Nickolay, Mayor
Bruce Wolf, Councilmember
Joshua Tetzlaff, City Administrator & Executive Director

Term Ending 5/31/32
Term Ending 5/31/27
Term Ending 5/31/31
Term Ending 5/31/30
Term Ending 5/31/29



ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

City of New Prague

Wednesday, August 12, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order by EDA President Brent Quast at 7:30 a.m. with the following members present: Brent Quast, Nick Slavik, Austin Reville, Troy Pint and Charles Nickolay. Absent was Eric Krogman and Bruce Wolf.

Staff Present: City Administrator Joshua Tetzlaff and Community Development Director Ken Ondich

Others Present: Jo Foust (Scott County CDA) and Aaron Johnson from SMIF, Director of Philanthropy

2. CONSENT AGENDA

Motion to approve the consent agenda was made by Reville, seconded by Slavik.

Motion carried (5-0)

- a. July 8, 2026 Meeting Minutes
- b. Claims for Payment: **\$665.41**

3. PRESENTATION BY SOUTHERN MINNESOTA INITIATIVE FOUNDATION (SMIF)

Aaron Johnson, Director of Philanthropy, provided a brief overview of SMIF and the services they provide, including grants that have been given in and around the New Prague area recently including for the Southside Park Disc Golf Course and landscaping at the POPS facility.

4. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM

Jo Foust stated that BRE visits occurred this past month at Hy-Vee, Hertaus Floors and Bruzek Funeral Home.

5. BUSINESS UPDATES

Ondich presented the monthly business update including an update on the proposed Harvest Fields housing development. Tetzlaff also noted that the Post Office is now actively working on the former Pizza Ranch building for the new post office location.

- a. August 2026

6. CDA UPDATE

Jo Foust stated that the CDA is working on its Strategic Plan and has a community survey. She also indicated that today they are holding a Tax Tips Webinar and that the Fast Track Challenge submittals are being reviewed for the 10th year of the program.

7. SCHOOL DISTRICT UPDATE

No update.

8. EXECUTIVE DIRECTORS REPORT

Tetzlaff noted that CVF Racing's TIF application with the City is still being reviewed and that they also submitted an application to the City of Belle Plaine. He stated that it appears City will be able to utilize former Small cities Program funds for the City Center Pond, but that other site improvements were not authorized (including sidewalks, lighting, etc.). He stated that the additional funds may be available for a loan program that could be set up. He also noted that the purchaser of the last two lots has 1 year from the date of closing to start construction. He also noted that the City has had one meeting with the architect for the new city hall building with another scheduled for August 17th.

9. MISCELLANEOUS

None.

10. ADJOURNMENT

Motion to adjourn the meeting at 7:58 a.m. was made by Slavik, seconded by Pint.
Motion carried (5-0)

Respectfully Submitted,

Joshua M. Tetzlaff
City Administrator / EDA Executive Director

Vendor Name	Description	Net Invoice Amount
ROSS NESBIT AGENCIES INC.	AGENCY FEE	.50
Total EDA:		.50
KENNEDY & GRAVEN CHARTERED	GENERAL - BUSINESS PARK EXPANSION	690.00
KENNEDY & GRAVEN CHARTERED	AVENTUS INVESTMENT PURCHASE	3,630.00
Total EDA-INDUSTRIAL PARK:		4,320.00
Grand Totals:		4,320.50

EDA

Account	Account Code Description	2026 CURRENT Budget	Current Period	Year to Date Thru 7/31/2026	Budget Balance
680-3-0000-31010	CURRENT PROPERTY TAXES	\$ 75,000.00	\$ -	\$ 39,457.79	\$ 35,542.21
680-3-0000-36210	INTEREST INCOME	\$ 1,000.00	\$ 336.90	\$ 5,021.18	\$ (4,021.18)
	TOTAL OPERATING REVENUE	\$ 76,000.00	\$ 336.90	\$ 44,747.40	\$ 31,252.60
680-4-4650-101	WAGES FULL-TIME	\$ 50,660.00	\$ 3,756.00	\$ 26,667.61	\$ 23,992.39
680-4-4650-121	EMPLOYER CONT. PERA	\$ 3,798.00	\$ 281.70	\$ 2,107.70	\$ 1,690.30
680-4-4650-122	EMPLOYER CONT. FICA	\$ 3,875.00	\$ 262.21	\$ 1,990.76	\$ 1,884.24
680-4-4650-123	EMPLOYER CONT. PFMLA(E)	\$ 223.00	\$ 16.24	\$ 120.85	\$ 102.15
680-4-4650-131	HEALTH INSURANCE	\$ 7,519.00	\$ 569.35	\$ 4,660.46	\$ 2,858.54
680-4-4650-132	DENTAL INSURANCE	\$ 670.00	\$ 43.02	\$ 301.14	\$ 368.86
680-4-4650-133	LIFE & S-T DISABILITY INS.	\$ 134.00	\$ 8.21	\$ 57.51	\$ 76.49
680-4-4650-151	WORKER'S COMPENSATION INS.	\$ 273.00	\$ 14.18	\$ 167.86	\$ 105.14
680-4-4650-301	AUDIT	\$ 622.00	\$ 9.17	\$ 399.89	\$ 222.11
680-4-4650-310	PROFESSIONAL SERVICES	\$ 150.00	\$ -	\$ -	\$ 150.00
680-4-4650-322	COMPUTER COMM/MAINT	\$ 50.00	\$ -	\$ 39.28	\$ 10.72
680-4-4650-340	ADVERTISING & PUBLICATIONS	\$ 1,000.00	\$ -	\$ 396.50	\$ 603.50
680-4-4650-369	INSURANCES	\$ 450.00	\$ 0.50	\$ 168.10	\$ 281.90
680-4-4650-433	DUES & SUBSCRIPTIONS	\$ 600.00	\$ -	\$ 575.00	\$ 25.00
680-4-4650-441	SPECIAL PROJECTS	\$ 5,976.00	\$ -	\$ -	\$ 5,976.00
	TOTAL OPERATING EXPENSES	\$ 76,000.00	\$ 4,960.58	\$ 37,652.66	\$ 38,347.34

EDA Industrial Park

Account	Account Code Description	2026 CURRENT Budget	Current Period	Year to Date	Budget Balance
681-3-0000-36210	INTEREST INCOME	\$ 1,000.00	\$ 149.73	\$ 2,232.42	\$ (1,232.42)
	TOTAL OPERATING REVENUE	\$ 1,000.00	\$ 149.73	\$ 2,232.42	\$ (1,232.42)
681-4-4650-305	CIVIL LEGAL FEES	\$ -	\$ 690.00	\$ 6,665.14	\$ (6,665.14)
	TOTAL OPERATING EXPENSES	\$ -	\$ 690.00	\$ 11,960.14	\$ (11,960.14)

EDA

		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
		7/31/2025	
ASSETS			
680-10101	CLAIM ON CASH	\$ 205,526.63	\$ 225,449.49
680-10120	MONEY MARKET-FIRST BK & TRUST	\$ 25,775.71	\$ -
680-10125	MONEY MARKET-4M	\$ 261,266.85	\$ 279,096.65
	TOTAL ASSETS	\$ 492,569.19	\$ 504,546.14
LIABILITIES			
680-20210	ACCOUNTS PAYABLE	\$ 1,090.55	\$ 23.85
	TOTAL LIABILITIES	\$ 1,090.55	\$ 23.85
RETAINED EARNINGS		\$ 491,478.64	\$ 504,522.29
	TOTAL LIABILITIES & FUND EQUITY	\$ 492,569.19	\$ 504,546.14

EDA Industrial Park

		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
CURRENT ASSETS			
681-10101	CLAIM ON CASH	\$ 285,586.27	\$ 648,387.98
681-10120	MONEY MARKET-FIRST BK & TRUST	\$ 12,888.97	\$ -
681-10125	MONEY MARKET-4M	\$ 115,295.38	\$ 123,353.07
	TOTAL CURRENT ASSETS	\$ 413,770.62	\$ 771,741.05
NON CURRENT ASSETS			
681-16100	LAND	\$ 240,898.86	\$ (62,549.92)
681-16300	INFRASTRUCTURE	\$ -	\$ -
681-16310	ACCUM. DEPRECIATION-INFRASTR	\$ -	\$ -
	TOTAL NON CURRENT ASSETS	\$ 240,898.86	\$ (62,549.92)
	TOTAL ASSETS	\$ 654,669.48	\$ 709,191.13
LIABILITIES			
681-20210	ACCOUNTS PAYABLE	\$ -	\$ 690.00
	TOTAL LIABILITIES	\$ -	\$ 690.00
RETAINED EARNINGS		\$ 654,669.48	\$ 708,501.13
	TOTAL LIABILITIES & FUND EQUITY	\$ 654,669.48	\$ 709,191.13

EDA		2026	Current	Year to Date	Budget	2027 Proposed
Account	Account Code Description	CURRENT Budget	Period	Thru 7/31/2026	Balance	
680-3-0000-31010	CURRENT PROPERTY TAXES	\$ 75,000.00	\$ -	\$ 39,457.79	\$ 35,542.21	\$ 75,746.00
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EDA Industrial Park		2026	Current	Year to Date	Budget	2027 Proposed
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	TOTAL OPERATING REVENUE	\$ 1,000.00	\$ 149.73	\$ 2,232.42	\$ (1,232.42)	\$ 1,000.00
681-4-4650-305	CIVIL LEGAL FEES	\$ -	\$ 690.00	\$ 6,665.14	\$ (6,665.14)	\$ -
	TOTAL OPERATING EXPENSES	\$ -	\$ 690.00	\$ 11,960.14	\$ (11,960.14)	\$ -

September 2026 EDA Business Updates:

- **0 new home permits** were issued in August (The year-to-date totals are: 3 single family homes, 0 townhome units and 0 apartment units). One additional new home permit is available for pick up at this time.
- **Mayo Clinic Health System – Southwest Minnesota**, located at 301 2nd Street NE, has acquired the homes located at 201 and 203 2nd Street NE and has applied for a demolition permit to remove. With the acquisition of those homes, Mayo now owns the entire block. Formal plans for the use of the space have not been submitted at this time, but any expansion of the hospital does require a Conditional Use Permit to be reviewed.
- **Electromed**, located at 500 6th Ave. NW, applied for a commercial alteration permit to add office space within an existing building.
- **Bruzek Funeral Home**, located at 610 Main St. W., applied for a foundation repair permit.
- **Harvest Fields Update** – staff has continued to have discussions with JPB Land about the proposed Harvest Fields development. They are working on application materials for review of a Planned Unit Development at the October Planning Commission meeting.
- A conditional use permit application was received for the vacant property at 401 Main St. W. This property is the former location of “The Car Lot”. John Lemke is proposing to re-use the property and existing building for a small engine repair shop (**JL’s Innovative Repair**) with a small exterior storage area. This application will be reviewed at the September Planning Commission meeting.
- **B&D Cannabis**, located at 410 Main St. W., opened for business.