



# ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

City of New Prague

Wednesday, June 10, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

- 
1. CALL TO ORDER
  2. CONSENT AGENDA
    - a. May 13, 2026 EDA Meeting Minutes
    - b. Claims for Payment: **\$115.31**
  3. FUTURE EDA ENDEAVORS
    - a. Future Endeavors Memo
  4. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM
  5. BUSINESS UPDATES
    - a. June 2026
  6. CDA UPDATE
  7. SCHOOL DISTRICT UPDATE
  8. EXECUTIVE DIRECTORS REPORT
  9. MISCELLANEOUS
  10. ADJOURNMENT

**Next Meeting: Wednesday, July 8, 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	Term Ending 5/31/32
Troy Pint, Vice President	Term Ending 5/31/27
Eric Krogman, Secretary	Term Ending 5/31/31
Nick Slavik	Term Ending 5/31/30
Austin Reville	Term Ending 5/31/29
Charles Nickolay, Mayor	
Bruce Wolf, Councilmember	
Joshua Tetzlaff, City Administrator & Executive Director	



# ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

## City of New Prague

Wednesday, May 13, 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 at 7:30 a.m. with the following members present: Brent Quast, Nick Slavik, Troy Pint, Austin Reville, Charles Nickolay and Bruce Wolf. Absent was Eric Krogman.

Staff Present: City Administrator Joshua Tetzlaff

Others Present: Jo Foust (Scott County CDA) and Tony Buthe (ISD 721)

**2. CONSENT AGENDA**

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

Motion carried (6-0)

- a. April 8, 2026 EDA Meeting Minutes
- April 8, 2026 EDA Meeting Minutes - Closed
- b. Claims for Payment: **\$3,598.14**

**3. FUTURE EDA ENDEAVORS**

Tetzlaff presented the Future EDA Endeavors memo.

- a. Future Endeavors Memo

**4. INDUSTRIAL PARK T.I.F. DISTRICT 9-1**

Tetzlaff presented the Industrial Park TIF District 9-1 memo.

- a. Industrial Park TIF District 9-1 Memo

**5. INDUSTRIAL PARK SIGN**

Tetzlaff presented the Industrial Park Sign memo and discussed options.

- a. Industrial Park Sign Memo

**6. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM**

Jo Foust spoke about a recent visit to K.A. Witt Construction and an upcoming visit to Ettlin’s Café.

**7. BUSINESS UPDATES**

Tetzlaff presented the monthly business updates.

- a. May 2026

**8. CDA UPDATE**

Jo Foust provided a CDA update.

**9. SCHOOL DISTRICT UPDATE**

Tonu Buthe provided a School District update.

**10. EXECUTIVE DIRECTORS REPORT**

Tetzlaff spoke.

**11. MISCELLANEOUS**

None.

**12. ADJOURNMENT**

Motion to adjourn the meeting at 8:37 a.m. was made by Slavik, seconded by Reville.

Motion carried (6-0)

Respectfully Submitted,

Joshua M. Tetzlaff  
City Administrator / EDA Executive Director

Vendor Name	Description	Net Invoice Amount
ABDO	2025 AUDIT SERVICES	115.31
Total EDA:		115.31
Grand Totals:		115.31

**EDA**

Account	Account Code Description	2026 CURRENT Budget	Current Period	Year to Date Thru 4/30/2026	Budget Balance
680-3-0000-31010	CURRENT PROPERTY TAXES	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
680-3-0000-36210	INTEREST INCOME	\$ 1,000.00	\$ 499.19	\$ 2,854.22	\$ (1,854.22)
	<b>TOTAL OPERATING REVENUE</b>	<b>\$ 76,000.00</b>	<b>\$ 499.19</b>	<b>\$ 2,854.22</b>	<b>\$ 73,145.78</b>
680-4-4650-101	WAGES FULL-TIME	\$ 50,660.00	\$ 3,756.00	\$ 15,399.60	\$ 35,260.40
680-4-4650-121	EMPLOYER CONT. PERA	\$ 3,798.00	\$ 281.70	\$ 1,262.60	\$ 2,535.40
680-4-4650-122	EMPLOYER CONT. F I C A	\$ 3,875.00	\$ 262.21	\$ 1,198.67	\$ 2,676.33
680-4-4650-123	EMPLOYER CONT. PFMLA(E)	\$ 223.00	\$ 16.24	\$ 72.13	\$ 150.87
680-4-4650-131	HEALTH INSURANCE	\$ 7,519.00	\$ 569.35	\$ 3,237.35	\$ 4,281.65
680-4-4650-132	DENTAL INSURANCE	\$ 670.00	\$ 43.02	\$ 215.10	\$ 454.90
680-4-4650-133	LIFE & S-T DISABILITY INS.	\$ 134.00	\$ 8.21	\$ 41.09	\$ 92.91
680-4-4650-151	WORKER'S COMPENSATION INS.	\$ 273.00	\$ -	\$ 153.68	\$ 119.32
680-4-4650-301	AUDIT	\$ 622.00	\$ -	\$ 264.75	\$ 357.25
680-4-4650-310	PROFESSIONAL SERVICES	\$ 150.00	\$ -	\$ -	\$ 150.00
680-4-4650-322	COMPUTER COMM/MAINT	\$ 50.00	\$ -	\$ 23.28	\$ 26.72
680-4-4650-340	ADVERTISING & PUBLICATIONS	\$ 1,000.00	\$ -	\$ 396.50	\$ 603.50
680-4-4650-369	INSURANCES	\$ 450.00	\$ 0.50	\$ 166.60	\$ 283.40
680-4-4650-433	DUES & SUBSCRIPTIONS	\$ 600.00	\$ -	\$ 575.00	\$ 25.00
680-4-4650-441	SPECIAL PROJECTS	\$ 5,976.00	\$ -	\$ -	\$ 5,976.00
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 76,000.00</b>	<b>\$ 4,937.23</b>	<b>\$ 23,006.35</b>	<b>\$ 52,993.65</b>

**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	\$ 221.86	\$ 1,269.33	\$ (269.33)
	<b>TOTAL OPERATING REVENUE</b>	<b>\$ 1,000.00</b>	<b>\$ 221.86</b>	<b>\$ 1,269.33</b>	<b>\$ (269.33)</b>
681-4-4650-305	CIVIL LEGAL FEES	\$ -	\$ 2,760.64	\$ 4,401.64	\$ (4,401.64)
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ -</b>	<b>\$ 3,055.64</b>	<b>\$ 4,696.64</b>	<b>\$ (4,696.64)</b>

EDA		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
		4/30/2025	
<b>ASSETS</b>			
680-10101	CLAIM ON CASH	\$ 173,723.29	\$ 181,986.23
680-10120	MONEY MARKET-FIRST BK & TRUST	\$ 25,750.99	\$ -
680-10125	MONEY MARKET-4M	\$ 258,422.10	\$ 295,289.69
	<b>TOTAL ASSETS</b>	<b>\$ 457,896.38</b>	<b>\$ 477,275.92</b>
<b>LIABILITIES</b>			
680-20210	ACCOUNTS PAYABLE	\$ 50.93	\$ 0.50
	<b>TOTAL LIABILITIES</b>	<b>\$ 50.93</b>	<b>\$ 0.50</b>
	<b>RETAINED EARNINGS</b>	<b>\$ 457,845.45</b>	<b>\$ 477,275.42</b>
	<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 457,896.38</b>	<b>\$ 477,275.92</b>

EDA Industrial Park		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
<b>CURRENT ASSETS</b>			
681-10101	CLAIM ON CASH	\$ 285,586.27	\$ 281,369.70
681-10120	MONEY MARKET-FIRST BK & TRUST	\$ 12,876.51	\$ -
681-10125	MONEY MARKET-4M	\$ 114,036.33	\$ 130,549.98
	<b>TOTAL CURRENT ASSETS</b>	<b>\$ 412,499.11</b>	<b>\$ 411,919.68</b>
<b>NON CURRENT ASSETS</b>			
681-16100	LAND	\$ 240,898.86	\$ 302,881.86
681-16300	INFRASTRUCTURE	\$ -	\$ -
681-16310	ACCUM. DEPRECIATION-INFRASTR	\$ -	\$ -
	<b>TOTAL NON CURRENT ASSETS</b>	<b>\$ 240,898.86</b>	<b>\$ 302,881.86</b>
	<b>TOTAL ASSETS</b>	<b>\$ 653,397.97</b>	<b>\$ 714,801.54</b>
<b>LIABILITIES</b>			
681-20210	ACCOUNTS PAYABLE	\$ -	\$ -
	<b>TOTAL LIABILITIES</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>RETAINED EARNINGS</b>	<b>\$ 653,397.97</b>	<b>\$ 714,801.54</b>
	<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 653,397.97</b>	<b>\$ 714,801.54</b>



118 Central Avenue North, New Prague, MN 56071  
phone: 952-758-4401 fax: 952-758-1149

**MEMORANDUM**

**TO:** EDA BOARD  
**FROM:** JOSHUA TETZLAFF, CITY ADMINISTRATOR  
**SUBJECT:** FUTURE EDA ENDEAVORS  
**DATE:** JUNE 5, 2026

At the end of 2025, the EDA approved its Strategic Plan for the next five years. Now that the EDA has an idea with the framework of how it wants to move forward, I am bringing back the Future Endeavors memo, with additional details, so that we can start to discuss specific projects.

Within this list, I have kept all of the projects from before, with my thoughts and recommendations on whether they fit with the Strategic Plan. I have also included a list of items that are mentioned in the Strategic Plan that are worth discussing.

The last eleven years (2015) have been about developing the industrial park and from what I have been able to gleam, many thought it would develop much faster than it did. That being said, it is also possible that without those shovel ready industrial lots available at a discount, some local businesses may have expanded in or moved to other communities who had lots available. So, while it took eleven years for the lots to finally develop, there has been pay-off on those lots in the form of expanded local businesses and the starting to new businesses.

As we go through this process, there are no right or wrong answers. They are all directions the EDA could look into and have good reasoning for. I would advise trying to tackle two or three areas so as not to pigeon-hole ourselves into just a single venture but to instead diversify and try to tackle multiple issues. These are certainly not the only ideas either. I encourage EDA members to think about other possibilities.

Purchase the Mill Property

Purchasing the Mill Property has been an idea that has been discussed in the past by this group. This would have similar qualities to other ideas on the list, such as building spec industrial space, doing commercial development, or even exploring residential development. The Mill property offers the ability to redevelop a large, unique space into a variety of needs. The Mill also has a large redevelopment price tag hanging over it, with various mitigation measures needed to truly utilize the space.

At this time, the current owners of the Mill have been trying to renovate different areas as they are tenants and there has not been an overall development goal of the property, at least that has been shared with the City. From a planning perspective, I believe the Mill offers an incredible opportunity for someone who is willing and able to tackle the project on a site-wide basis. The site offers a unique look and feel that, redeveloped correctly, could be incredible. But it will take a lot of funding to make a project like that happen. My recommendation at this time would be to not move forward on this project.

- Strategic Plan: Goal 2 – Promote Redevelopment Opportunities and Reinvestment in Existing Properties

Purchase Downtown Property, Improve, and Sell/Lease

A City’s downtown is usually considered a hub, a place that the community is proud to have and a place that many support sustaining. The buildings are usually more historical in nature and that more urbanized feel, if even for a couple blocks total, creates a sense of pride in a town. Because of that, a popular discussion point since I came to New Prague has been “should the EDA do something with the downtown?”

There is certainly opportunity. Buildings do change owners and come up for sale. Other properties may be able to be purchased if the EDA has a larger vision and wants to approach owners about a potential sale. Outside of immediate downtown buildings, there are properties adjacent to downtown that could be opportunities if the EDA is looking to promote a larger project for redevelopment and either build themselves or to get into a public/private partnership that allows the EDA to invest in a private project that may not happen otherwise.

In my opinion, this is the next direction the EDA should be looking.

- Strategic Plan: Goal 2 – Promote Redevelopment Opportunities and Reinvestment in Existing Properties

Other Items on List

- Purchase Downtown Property, Improve, and Sell/Lease
- Purchase Property Surrounding City Center and Redevelop
- Provide Improvement Funds to Downtown Businesses
- Daycare Assistance
- Expand the Industrial Park
- Expand Commercial Development
- Buildout Industrial Property for Sale/Lease

**June 2026 EDA Business Updates:**

- **0 new home permits** were issued in May (The year-to-date totals are: 2 single family homes, 0 townhome units and 0 apartment units). One additional new home permit is available for pick up at this time.
- A Conditional Use Permit application from **Bold North Hemp, LLC** to locate a cannabis cultivation facility at the former mill located at 100 2<sup>nd</sup> Ave. SW is moving forward after being voluntarily delayed by the applicant. The cultivation would be entirely indoors, and staff are currently drafting the staff report on the request in anticipation of the request being reviewed by the Planning Commission at the June 24th Planning Commission meeting. The precise location for the operation is proposed to be in the former warehouse space immediately north of 2 If By Sea Tactical.
- **The City of New Prague** is closing on the property at 1201 1<sup>st</sup> Street NE which had been occupied by New Day Church. Renovations will occur before City Hall moves to the space.
- **New Day Church** has moved their offices to 120 Main St. E. and is holding worship services at 830 4<sup>th</sup> Ave. SW until they find a new permanent home.
- A building permit was issued to NP North LLC who is the new owner of **Queen's Court Apartments**. The work includes minor remodeling to the 38-unit 55+ apartment building. Most of the units are vacant at this time after years of Mayo not leasing units as they became vacant. Getting the units back online will be wonderful for the City's demand of this type of housing unit.
- **Anytime Fitness** re-opened up the last week of May following their expansion into the former Heartland Credit Union space.