



ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

City of New Prague

Wednesday, May 13, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. **CALL TO ORDER**
2. **CONSENT AGENDA**
 - 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**
 - a. Future Endeavors Memo
4. **INDUSTRIAL PARK T.I.F. DISTRICT 9-1**
 - a. Industrial Park TIF District 9-1 Memo
5. **INDUSTRIAL PARK SIGN**
 - a. Industrial Park Sign Memo
6. **BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM**
7. **BUSINESS UPDATES**
 - a. May 2026
8. **CDA UPDATE**
9. **SCHOOL DISTRICT UPDATE**
10. **EXECUTIVE DIRECTORS REPORT**
11. **MISCELLANEOUS**
12. **ADJOURNMENT**

Next Meeting: Wednesday, June 10, 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 5/31/26
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, April 08, 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, Eric Krogman, Nick Slavik, Troy Pint, Austin Reville, Charles Nickolay and Bruce Wolf. Staff Present: City Administrator Joshua Tetzlaff and Community Development Director Ken Ondich. Others Present: Rebecca Kurtz (Ehlers)

2. CONSENT AGENDA

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

Motion carried (7-0)

- a. March 11, 2026 EDA Meeting Minutes
- b. Claims for Payment: **\$421.55**

3. FUTURE EDA ENDEAVORS

Tetzlaff presented. Slavik said he was in favor of industrial park expansion as it mostly benefits local businesses expanding. Quast said he's supportive of Industrial Park expansion. Reville also in support. Krogman said he also agrees at a high level. Pint agreed with Krogman at a high level and to keep exploring the expansion idea. Wolf stated that he doesn't think industrial park land has had strong demand and that our industrial park is really not light industrial but rather business park. He doesn't believe the city has gained enough in tax dollars to justify an expansion, at least at this time. He stated that he would be all for it if it makes financial sense and stated that the council will not support it if there's a tax levy needed for the expansion. Nickolay stated that the EDA and City should look at all options to help with overall tax burden. Slavik stated that he wants balance of the EDA dollars being used.

- a. Future Endeavors Memo

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

In the last month, visits were made to Starlight Productions, The Broz and Bargain Lodge.

5. BUSINESS UPDATES

Ondich presented the monthly business updates.

- a. April 2026

6. CDA UPDATE

No update.

7. SCHOOL DISTRICT UPDATE

No update.

8. EXECUTIVE DIRECTORS REPORT

Tetzlaff stated that in the last week a local business indicated interest in a lot in the industrial park but that as of now there are no lots available. He also noted that there is a modest increase in tax capacity numbers.

9. MISCELLANEOUS

None.

10. ADJOURNMENT

Motion to adjourn the meeting at 8:18 a.m. was made by Slavik, seconded by Quast.
Motion carried (7-0)

Respectfully Submitted,

Joshua M. Tetzlaff
City Administrator / EDA Executive Director



ECONOMIC DEVELOPMENT AUTHORITY MEETING - CLOSED MINUTES

City of New Prague

Wednesday, April 08, 2026 at 7:35 AM

City Hall Council Chambers - 118 Central Ave N

1. CLOSED SESSION:

President Brent Quast called the Closed Meeting to order at 8:19 a.m. with the following members present: Brent Quast, Troy Pint, Austin Reville, Nick Slavik, Bruce Wolf and Charles Nickolay. Member Eric Krogman recused himself from the meeting due to a possible conflict of interest. Staff present: City Administrator Joshua Tetzlaff and Planning/Community Development Director Ken Ondich

Discussion occurred regarding sale of two PID's listed on the agenda.

2. GENERAL BUSINESS ON CLOSED SESSION, IF NEEDED

None.

3. ADJOURNMENT

Motion to adjourn the closed meeting at 9:33 a.m. was made by Reville, seconded by Slavik. Motion carried (6-0)

Respectfully Submitted,

Joshua M. Tetzlaff
City Administrator / EDA Executive Director

Vendor Name	Description	Net Invoice Amount
KCHK RADIO	BOARDS & COMMISSION VACANCY	65.00
ROSS NESBIT AGENCIES INC.	AGENCY FEE	.50
SUEL PRINTING	BOARD VACANCIES	166.50
Total EDA:		232.00
EHLERS	INDUSTRIAL PARK	295.00
KENNEDY & GRAVEN CHARTERED	AVENTUS INVESTMENT PURCHASE	310.50
KENNEDY & GRAVEN CHARTERED	EDA - BUSINESS PARK	30.00
KENNEDY & GRAVEN CHARTERED	AVENTUS INVESTMENT PURCHASE	2,730.64
Total EDA-INDUSTRIAL PARK:		3,366.14
Grand Totals:		3,598.14

EDA

Account	Account Code Description	2026 CURRENT Budget	Current Period	Year to Date Thru 3/31/2026	Budget Balance
680-3-0000-31010	CURRENT PROPERTY TAXES	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
680-3-0000-36210	INTEREST INCOME	\$ 1,000.00	\$ 1,340.84	\$ 2,355.03	\$ (1,355.03)
	TOTAL OPERATING REVENUE	\$ 76,000.00	\$ 1,340.84	\$ 2,355.03	\$ 73,644.97
680-4-4650-101	WAGES FULL-TIME	\$ 50,660.00	\$ 4,005.70	\$ 11,643.60	\$ 39,016.40
680-4-4650-121	EMPLOYER CONT. PERA	\$ 3,798.00	\$ 300.42	\$ 980.90	\$ 2,817.10
680-4-4650-122	EMPLOYER CONT. F I C A	\$ 3,875.00	\$ 276.24	\$ 936.46	\$ 2,938.54
680-4-4650-123	EMPLOYER CONT. PFMLA(E)	\$ 223.00	\$ 16.61	\$ 55.89	\$ 167.11
680-4-4650-131	HEALTH INSURANCE	\$ 7,519.00	\$ 681.77	\$ 2,668.00	\$ 4,851.00
680-4-4650-132	DENTAL INSURANCE	\$ 670.00	\$ 61.98	\$ 172.08	\$ 497.92
680-4-4650-133	LIFE & S-T DISABILITY INS.	\$ 134.00	\$ 0.87	\$ 32.88	\$ 101.12
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	\$ 231.50	\$ 396.50	\$ 603.50
680-4-4650-369	INSURANCES	\$ 450.00	\$ 156.80	\$ 166.10	\$ 283.90
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	\$ 5,731.89	\$ 18,069.12	\$ 57,930.88

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	\$ 595.93	\$ 1,047.47	\$ (47.47)
	TOTAL OPERATING REVENUE	\$ 1,000.00	\$ 595.93	\$ 1,047.47	\$ (47.47)
681-4-4650-305	CIVIL LEGAL FEES	\$ -	\$ 310.50	\$ 1,641.00	\$ (1,641.00)
	TOTAL OPERATING EXPENSES	\$ -	\$ 310.50	\$ 1,641.00	\$ (1,641.00)

EDA		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
		3/31/2025	
ASSETS			
680-10101	CLAIM ON CASH	\$ 178,763.98	\$ 187,301.96
680-10120	MONEY MARKET-FIRST BK & TRUST	\$ 25,744.62	\$ -
680-10125	MONEY MARKET-4M	\$ 257,998.61	\$ 294,790.50
	TOTAL ASSETS	\$ 462,507.21	\$ 482,092.46
LIABILITIES			
680-20210	ACCOUNTS PAYABLE	\$ 840.10	\$ 379.00
	TOTAL LIABILITIES	\$ 840.10	\$ 379.00
	RETAINED EARNINGS	\$ 461,667.11	\$ 481,713.46
	TOTAL LIABILITIES & FUND EQUITY	\$ 462,507.21	\$ 482,092.46

EDA Industrial Park		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
CURRENT ASSETS			
681-10101	CLAIM ON CASH	\$ 285,586.27	\$ 284,735.84
681-10120	MONEY MARKET-FIRST BK & TRUST	\$ 12,873.30	\$ -
681-10125	MONEY MARKET-4M	\$ 113,849.60	\$ 130,328.12
	TOTAL CURRENT ASSETS	\$ 412,309.17	\$ 415,063.96
NON CURRENT ASSETS			
681-16100	LAND	\$ 240,898.86	\$ 302,881.86
681-16300	INFRASTRUCTURE	\$ -	\$ -
681-16310	ACCUM. DEPRECIATION-INFRASTR	\$ -	\$ -
	TOTAL NON CURRENT ASSETS	\$ 240,898.86	\$ 302,881.86
	TOTAL ASSETS	\$ 653,208.03	\$ 717,945.82
LIABILITIES			
681-20210	ACCOUNTS PAYABLE	\$ -	\$ 310.50
	TOTAL LIABILITIES	\$ -	\$ 310.50
	RETAINED EARNINGS	\$ 653,208.03	\$ 717,635.32
	TOTAL LIABILITIES & FUND EQUITY	\$ 653,208.03	\$ 717,945.82



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: MAY 7, 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.

Expand the Residential Housing

Last month, we discussed both industrial park expansion and commercial development. The third leg of this stool would be residential housing. As you are all aware, and as we have been discussing for a number of years now, the City is in desperate need for new housing stock, whether that is single-family, townhome, or multi-family. The addition of Bohemia Flats last year was certainly helpful and continues to be a great addition to the City. Now, additional help is needed. The question for the EDA is, is expanding into the residential housing game something the EDA wants to get involved with and if so, to what level?

Within the world of economic development, housing is a growing component. If a businesses is struggling to attract workers because the workers aren't able to find suitable places to live, that can affect the businesses output or the businesses ability to grow. The City or local EDA/EDC assisting with providing that housing is helping to expand the workforce and allow those businesses to be fully staffed, or even grow.

When many people hear possible government assistance with housing development, for some the conversation quickly veers into housing that brings crime and blight into a City and wanting to keep out of assistance for housing out. But assisting businesses with growth is, in my opinion, no different than targeted assistance with housing. Everyone person needs a place to live and if it isn't available in our community, they'll find it in another. And if people are constantly having to find their housing elsewhere, they may end up looking for their employment elsewhere as well.

What would housing assistance look like? The strategic plan calls for assessing existing housing stock and identifying needs. This can then be shared with the development community to gauge interest in development. The strategic plan also calls for collaboration with the City to proactively develop infrastructure support for future growth, making development easier.

Opportunities to support housing growth in New Prague across all housing types is a legitimate economic development tool and should be at least be considered.

- Strategic Plan: Goal 4 – Support housing opportunities to meet community needs.

Buildout Industrial Property for Sale/Lease

Similar to the expansion of the industrial park, but on a smaller scale, the EDA could look at individual properties. The idea with this would be to build a spec style building that could then be divided up and leased or sold to individual businesses. This would likely mean that the EDA would become a building owner and would be working with tenants on space improvements.

Is there an appetite for building a landlord? I would recommend that if the EDA wants to explore this route, part of the exploration is how much work is involved as a landlord. At the moment, City staff does not have a large amount of ongoing bandwidth should the project require it.

- Strategic Plan: Goal 1 – Foster a supportive environment for New Prague's industrial and commercial business.

Other Items on List

- Purchase the Mill Property
- 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



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MEMORANDUM

TO: EDA MEMBERS
FROM: JOSHUA TETZLAFF, EDA EXECUTIVE DIRECTOR
SUBJECT: POTENTIAL ECONOMIC DEVELOPMENT TIF FOR PUBLIC INFRASTRUCTURE
DATE: MAY 7, 2026

Starting in 2022, the City began applying for an Active Transportation grant through MnDOT to pay for a trail connection along 6th Avenue NW through the industrial park. This connection would be about 2,600 feet along the north side of 6th Avenue NW. To this point, the City’s three applications have not been funded. The 2025 estimate had the trail work costing an estimated \$380k. Staff spoke with the City’s Ehler’s representatives about possible funding sources so that it is able to be complete this area of the industrial park. In addition to grant dollars, the other sources discussed were levying for the project and to create a TIF district over a couple of the properties in the industrial park to capture future value created by them.

As we have discussed in the past, a TIF district captures future created value on a property and allows the creator of the district, in this instance the City, to capture all three entities property taxes on the future created value to be used towards a defined purpose. The amount is determined through the normal tax process. In this instance, the City would retain the City’s portion in addition to the School District’s and County’s portion of added value for the duration of the TIF district. The County and the School District would continue to receive the property tax dollars they are receiving today from these properties. The added future value for the next nine years would go to the City for the infrastructure improvements. After the TIF expires, taxes would again be disseminated proportionally to the other entities. This is an economic development tool that is allowed by the State so that local governments are able to focus public dollars for the betterment of all entities.

Specific boundaries are required for TIF districts, and this district would be no different. Because most of the industrial park is built out, there isn’t a large amount of future added value to be created by most of the industrial park. Two portions were discussed, primarily the Brick’s Boatworks property and the two remaining industrial park lots, as they have the most future value to gain. By its agreement, Brick’s will be constructing additional buildings over the few years to house more boats indoors and the two remaining properties will build out after the closing of the properties. Both of these actions will create significant added value that the City could capture to pay for the trail improvement. As long as a TIF district is in place prior to the issuance of building permits for either of these properties, the City would be allowed to capture the future added value. If permits were issued prior to the approval of the district, future added value would not be able to be captured within a TIF district.

According to Ehlers, whether a TIF district is formed is a perview of the City Council. I am bringing this to you all today to share because it is affecting land that was previously owned by the EDA, within the industrial park. It is also serving the EDA as an avenue for finishing out the infrastructure required of the park.



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MEMORANDUM

TO: EDA MEMBERS
CC: JOSHUA M. TETZLAFF, CITY ADMINISTRATOR
FROM: KEN ONDICH, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: INDUSTRIAL PARK SIGN
DATE: MAY 7, 2026

With all the Industrial Park lots now sold, City Staff would like the EDA to discuss what should be done with the Industrial Park Sign which has noted lots were for sale.

City Staff does have additional “SOLD” decals to put on the sign that could be used in the short term to tout that all the lots have sold, but with nothing to market at this time, staff believes that the sign should at minimum be updated in some fashion.

The sign was installed in 2016 at a cost of \$2,725, but the New Prague Utilities Commission donated the materials and labor for the supports and the lighting on it. The sign itself is 10’ x 16’ in size.

Should the sign be changed out to something that says, “Welcome to the New Prague Business Park”? Should it remain as is for a while with all the “SOLD” decals in place? Should it be used as a wayfinding sign to advertise businesses within the park (potentially at a cost to those that might want additional advertising?).

Staff Recommendation

EDA to discuss the future of the industrial park sign.



May 2026 EDA Business Updates:

- **2 new home permits** were issued in April (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 is still pending from **Bold North Hemp, LLC** to locate a cannabis cultivation facility at the former mill located at 100 2nd Ave. SW. The cultivation would be entirely indoors, and staff are currently collecting additional information on the request in anticipation of the request being reviewed by the Planning Commission at the May 27th 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.
- A **Concept Plan Review application for the 76 acres north of the existing Industrial Park** was submitted by Nate French. The Planning Commission will review the concept plan at the May 27th Planning Commission meeting. No formal action is taken on concept plan reviews, but the feedback during the meeting will be utilized for the applicant to make changes to the plans before submitting for a preliminary and final plat.
- A **Conditional Use Permit and Variance** were applied for from Andrew Fautsch for a **Chiropractic Clinic and Upper Level Apartment to** locate at 200 4th Ave. NW which is located in the B-3 Highway Commercial Zoning District. This would be a conversion of a single-family home.
- **Autowash Systems Inc.** applied for a building permit for a 2,100 sq. ft. addition to an existing building located at 407 4th Ave. SW.
- **The closing on the EDA's final two lots in the industrial park occurred on 5/1/26.**
- **Nick Huber Farmers Insurance Agency** is the official new tenant at 105 Main St. W.
- **Alton Ave. corridor study update** – Final adjustments were discussed at a review meeting with the City/County and SEH on 5/4/26.