



# ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

## City of New Prague

Wednesday, February 11, 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.](#) January 14, 2026 EDA Meeting Minutes
- [b.](#) Claims for Payment: **\$1,354.92**

**3. PUBLIC HEARING - PROPOSED SALE OF LAND**

- [a.](#) Proposed Sale of Land to Aventus Investments LLC  
PID No. 24.124.0050 & 24.124.0060  
701 & 703 6th Street NW
- [b.](#) [Resolution #EDA-26-02-11-01](#) - Approving Sale of Land and Purchase and Development Agreement between the Authority and Aventus Investments, LLC
- [c.](#) Purchase and Development Agreements - Lots 4 & 5

**4. ANNUAL COMMUNITY DEVELOPMENT REPORTS**

- [a.](#) Vacant Lot Inventory
- [b.](#) Annual Business Inventory
- [c.](#) Rental Licensing Map
- [d.](#) 2025 Growth Statistics

**5. INDUSTRIAL PARK**

- [a.](#) Industrial Park Analysis

**6. FUTURE EDA ENDEAVORS**

- [a.](#) February 11, 2026

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

**8. BUSINESS UPDATES**

- [a.](#) February 2026

**9. CDA UPDATE**

**10. SCHOOL DISTRICT UPDATE**

**11. EXECUTIVE DIRECTORS REPORT**

**12. MISCELLANEOUS**

**13. ADJOURNMENT**

**Next Meeting: Wednesday, March 11, 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, January 14, 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 Vice President Troy Pint at 7:32 a.m. with the following members present: Troy Pint, Austin Reville, Nick Slavik, Bruce Wolf and Charles Nickolay. Absent were Brent Quast and Eric Krogman.

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

Others Present: Jo Foust (Scott County CDA)

### 2. CONSENT AGENDA

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

Motion carried (5-0)

- a. December 10, 2025 EDA Meeting Minutes
- b. Claims for Payment: **\$5,934.60**

### 3. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM

Jo Foust noted that no new visits have been scheduled since last month's visit at McDonald's due to the Holidays. She said new visits will be scheduled soon.

### 4. BUSINESS UPDATES

Ondich provided the monthly business updates.

- a. January 2026

### 5. ECONOMIC DEVELOPMENT STRATEGIC PLAN

Tetzlaff noted that the Strategic Plan document in the EDA packet included all the final edits from the discussion at the last EDA meeting. The EDA had some discussion regarding the Goal to support housing opportunities and specifically the strategy to explore the possible consolidation of the EDA and the HRA. Foust noted that the Scott CDA does work with cities on housing related matters. Tetzlaff noted that the City Council is the HRA currently but hasn't met in a few years.

Motion carried (5-0)

- a. Strategic Plan

### 6. CDA UPDATE

Foust noted some free events the CDA is hosting this month for search engine optimization and a Banker's Breakfast with NextStage. She also noted that the CDA has an RFP out to update the Commercial/Industrial and Housing needs in the County with proposals due January 30th. She stated that the CDA's Center for Entrepreneurship received a DEED grant and the Shakopee Chamber received a training grant for high demand jobs where classes could be held at DCTC or Inver Hills Community College, but that it was going to cover the entire county and not just the Shakopee Area. She also offered to come to the EDA with a full presentation of what the CDA does and offers to the cities.

**7. SCHOOL DISTRICT UPDATE**

No update.

**8. EXECUTIVE DIRECTORS REPORT**

Tetzlaff noted that the purchasers of the last two industrial park lots had approached the city about consolidating the lots and building one building instead of two to better utilize the space and that such a change would require a new purchase and development agreement, including holding a new hearing and new approval which was tentatively scheduled at the February EDA meeting unless the EDA had objections. The EDA consensus was to proceed as long as the terms remained the same except the lots are joined and one building instead of two is constructed at the same square footage.

**9. MISCELLANEOUS**

None.

**10. ADJOURNMENT**

Motion to adjourn the meeting at 8:08 a.m. was made by Slavik, seconded by Reville.  
Motion carried (5-0)

Respectfully Submitted,

Joshua M. Tetzlaff  
City Administrator / EDA Executive Director

Vendor Name	Description	Net Invoice Amount
ABDO	SEMI-ANNUAL SUPPORT FEES	4.04
ABDO	AUDIT SERVICES	135.10
CASELLE LLC	SEMI-ANNUAL SUPPORT FEES	11.37
CITIES DIGITAL INC	SEMI-ANNUAL SUPPORT FEES	11.91
EHLERS	STRATEGIC PLANNING	892.50
Total EDA:		1,054.92
KENNEDY & GRAVEN CHARTERED	D'SAINT COMPANY LLC	300.00
Total EDA-INDUSTRIAL PARK:		300.00
Grand Totals:		1,354.92

EDA		2025	Current	Year to Date	Budget
Account	Account Code Description	CURRENT Budget	Period	Thru 12/31/2025	Balance
680-3-0000-31010	CURRENT PROPERTY TAXES	\$ 75,000.00	\$ 22,275.14	\$ 74,502.31	\$ 497.69
680-3-0000-31020	DELINQUENT PROPERTY TAXES	\$ -	\$ 78.91	\$ 176.91	\$ (176.91)
680-3-0000-36210	INTEREST INCOME	\$ 250.00	\$ 1,658.67	\$ 10,653.32	\$ (10,403.32)
	<b>TOTAL OPERATING REVENUE</b>	<b>\$ 75,250.00</b>	<b>\$ 24,012.72</b>	<b>\$ 85,363.45</b>	<b>\$ (10,113.45)</b>
680-4-4650-101	WAGES FULL-TIME	\$ 47,111.00	\$ 3,114.62	\$ 35,767.74	\$ 11,343.26
680-4-4650-103	WAGES PART-TIME	\$ -	\$ -	\$ -	\$ -
680-4-4650-113	EMPLOYEE BENEFITS	\$ 24.00	\$ -	\$ -	\$ 24.00
680-4-4650-121	EMPLOYER CONT. PERA	\$ 3,532.00	\$ 233.58	\$ 2,718.73	\$ 813.27
680-4-4650-122	EMPLOYER CONT. F I C A	\$ 3,604.00	\$ 225.54	\$ 2,721.89	\$ 882.11
680-4-4650-129	GERF CHANGE	\$ -	\$ -	\$ -	\$ -
680-4-4650-131	HEALTH INSURANCE	\$ 6,728.00	\$ 292.69	\$ 3,744.61	\$ 2,983.39
680-4-4650-132	DENTAL INSURANCE	\$ 670.00	\$ 24.06	\$ 244.92	\$ 425.08
680-4-4650-133	LIFE & S-T DISABILITY INS.	\$ 128.00	\$ 10.98	\$ 101.38	\$ 26.62
680-4-4650-151	WORKER'S COMPENSATION INS.	\$ 365.00	\$ -	\$ 182.03	\$ 182.97
680-4-4650-200	SUPPLIES	\$ 500.00	\$ -	\$ 0.55	\$ 499.45
680-4-4650-220	REPAIRS & MAINT. SUPPLIES	\$ 500.00	\$ -	\$ -	\$ 500.00
680-4-4650-301	AUDIT	\$ 725.00	\$ 135.10	\$ 491.75	\$ 233.25
680-4-4650-305	CIVIL LEGAL FEES	\$ 3,000.00	\$ 2,475.00	\$ 12,755.30	\$ (9,755.30)
680-4-4650-310	PROFESSIONAL SERVICES	\$ 327.00	\$ -	\$ 274.41	\$ 52.59
680-4-4650-320	POSTAGE	\$ 200.00	\$ -	\$ -	\$ 200.00
680-4-4650-322	COMPUTER COMM/MAINT	\$ -	\$ 4.04	\$ 25.14	\$ (25.14)
680-4-4650-330	TRAVEL, CONF, MILEAGE ALLOW.	\$ 300.00	\$ -	\$ 165.00	\$ 135.00
680-4-4650-340	ADVERTISING & PUBLICATIONS	\$ 1,200.00	\$ -	\$ 913.50	\$ 286.50
680-4-4650-369	INSURANCES	\$ 2,954.00	\$ 9.30	\$ 446.90	\$ 2,507.10
680-4-4650-433	DUES & SUBSCRIPTIONS	\$ 545.00	\$ -	\$ -	\$ 545.00
680-4-4650-441	SPECIAL PROJECTS	\$ 2,837.00	\$ -	\$ -	\$ 2,837.00
680-4-4650-490	DONATION OTHER CIVIC ORG.	\$ -	\$ -	\$ 1,000.00	\$ (1,000.00)
680-4-4650-720	TRANSFER-OUT	\$ -	\$ -	\$ -	\$ -
680-4-4650-905	DEBT PAYMENT	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 75,250.00</b>	<b>\$ 6,524.91</b>	<b>\$ 61,553.85</b>	<b>\$ 13,696.15</b>

EDA Industrial Park		2025	Current	Year to Date	Budget
Account	Account Code Description	CURRENT Budget	Period		Balance
681-3-0000-36210	INTEREST INCOME	\$ -	\$ 737.57	\$ 4,723.93	\$ (4,723.93)
	<b>TOTAL OPERATING REVENUE</b>	<b>\$ -</b>	<b>\$ 737.57</b>	<b>\$ 4,723.93</b>	<b>\$ (4,723.93)</b>
681-4-4650-305	CIVIL LEGAL FEES	\$ -	\$ 384.00	\$ 432.00	\$ (432.00)
681-4-4650-420	DEPRECIATION EXPENSE	\$ 1,773.00	\$ -	\$ -	\$ 1,773.00
681-4-4650-500	CAPITAL PROJECTS	\$ -	\$ -	\$ -	\$ -
	<b>TOTAL OPERATING EXPENSES</b>	<b>\$ 1,773.00</b>	<b>\$ 384.00</b>	<b>\$ 432.00</b>	<b>\$ 1,341.00</b>

EDA			
		2024	2025
		YTD BALANCE	CURRENT YTD BALANCE
		12/31/2024	
<b>ASSETS</b>			
680-10101	CLAIM ON CASH	\$ 197,739.05	\$ 216,292.30
680-10120	MONEY MARKET-FIRST BK & TRUST	\$ 25,725.63	\$ 25,808.41
680-10125	MONEY MARKET-4M	\$ 255,418.34	\$ 265,988.88
680-11500	ACCOUNTS RECEIVABLE	\$ -	\$ -
680-15501	PREPAID OTHER	\$ -	\$ -
680-15696	DEFERRED OUTFLOW - OPEB	\$ -	\$ -
680-15699	GERF DEFERRED OUTFLOW	\$ -	\$ -
	<b>TOTAL ASSETS</b>	<b>\$ 478,883.02</b>	<b>\$ 508,089.59</b>
<b>LIABILITIES</b>			
680-20210	ACCOUNTS PAYABLE	\$ 2,493.33	\$ 8,915.94
680-21717	OPEB LIABILITY	\$ -	\$ -
680-22296	OPEB DEFERRED INFLOW	\$ -	\$ -
680-22299	GERF DEFERRED INFLOW	\$ -	\$ -
680-23999	GERF PENSION LIABILITY	\$ -	\$ -
	<b>TOTAL LIABILITIES</b>	<b>\$ 2,493.33</b>	<b>\$ 8,915.94</b>
	<b>RETAINED EARNINGS</b>	<b>\$ 476,389.69</b>	<b>\$ 499,173.65</b>
	<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 478,883.02</b>	<b>\$ 508,089.59</b>

EDA Industrial Park			
		2024	2025
		YTD BALANCE	CURRENT YTD BALANCE
<b>CURRENT ASSETS</b>			
681-10101	CLAIM ON CASH	\$ 72,544.75	\$ 91,469.73
681-10120	MONEY MARKET-FIRST BK & TRUST	\$ 12,863.73	\$ 12,905.45
681-10125	MONEY MARKET-4M	\$ 112,711.85	\$ 117,394.06
	<b>TOTAL CURRENT ASSETS</b>	<b>\$ 198,120.33</b>	<b>\$ 221,769.24</b>
<b>NON CURRENT ASSETS</b>			
681-16100	LAND	\$ 453,940.38	\$ 434,583.40
681-16300	INFRASTRUCTURE	\$ -	\$ -
681-16310	ACCUM. DEPRECIATION-INFRASTR	\$ -	\$ -
	<b>TOTAL NON CURRENT ASSETS</b>	<b>\$ 453,940.38</b>	<b>\$ 434,583.40</b>
	<b>TOTAL ASSETS</b>	<b>\$ 652,060.71</b>	<b>\$ 656,352.64</b>
<b>LIABILITIES</b>			
681-20210	ACCOUNTS PAYABLE	\$ -	\$ -
681-20610	CIP RETAINAGE PERCENTAGE	\$ -	\$ -
	<b>TOTAL LIABILITIES</b>	<b>\$ -</b>	<b>\$ -</b>
	<b>RETAINED EARNINGS</b>	<b>\$ 652,060.71</b>	<b>\$ 656,352.64</b>
	<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<b>\$ 652,060.71</b>	<b>\$ 656,352.64</b>



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

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**MEMORANDUM**

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**TO:** EDA MEMBERS  
**CC:** JOSHUA M. TETZLAFF, CITY ADMINISTRATOR  
**FROM:** KEN ONDICH – COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RE-CONSIDER EDA SALE OF LOTS 4 & 5, BLOCK 2, NEW PRAGUE BUSINESS PARK 11<sup>TH</sup> ADDITION TO AVENTUS INVESTMENTS, LLC  
**DATE:** FEBRUARY 4TH, 2026

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On November 19th, 2025, the New Prague EDA passed two resolutions approving the sale of the last two lots in the City’s Industrial Park. The City Council passed their own resolution approving those actions on December 1, 2025. Since that time, staff has been working with the purchasers towards the closing and has ultimately led to a new site plan which would require the lots be combined together and would instead construct one building instead of two separate buildings on separate lots. The overall square footage of the building space and tenants (including Steelhead Outdoors and GunsRus) remain the same as well as the sales price (\$387,139.50). Staff provided an overview of this new process to the EDA at the January 14<sup>th</sup>, 2026 EDA meeting and noted a new public hearing would need to be held along with the development of a new singular purchase and development agreement (to replace the two previous agreements which were necessary when the lots were going to be kept separate and with separate buildings).

Staff has worked with City Attorney Scott Riggs to create the new purchase and development agreement which is attached.

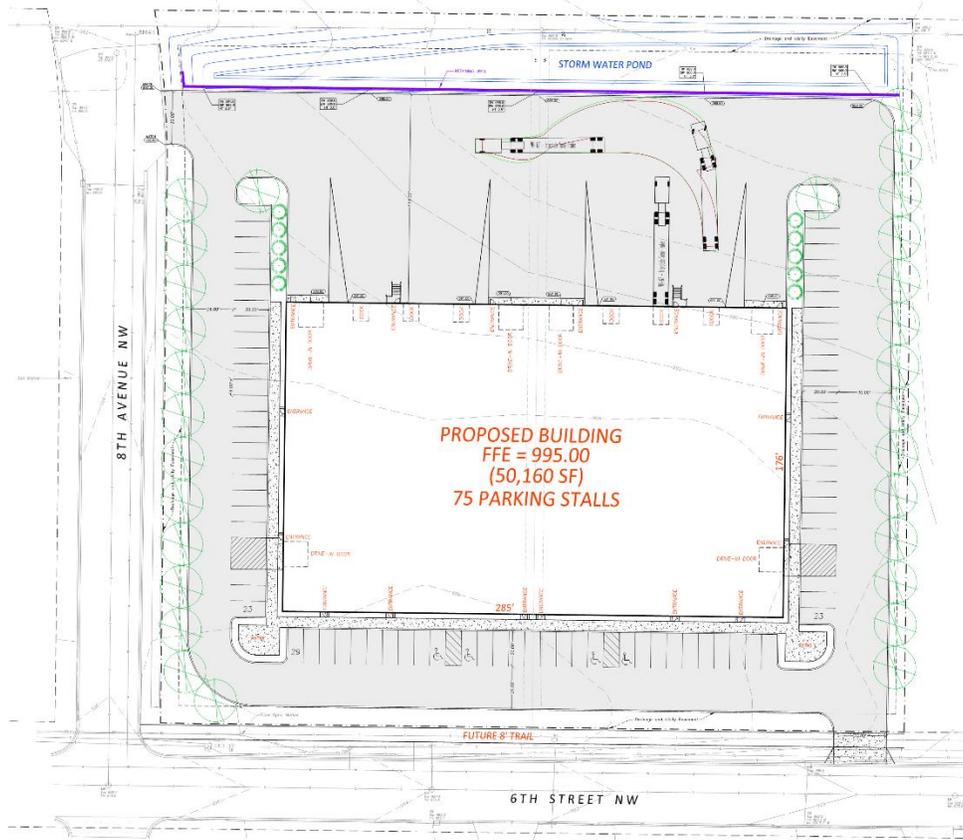
A new public hearing is required to be held by the EDA per M.S. 469.105 prior to the sale during the EDA meeting because of the new purchase and development agreement. Following the public hearing at 7:30AM, the EDA will need to consider adopting the attached resolution titled “Approving Sale of Land and Purchase and Development Agreement between the EDA and Aventus Investments, LLC”. The resolution includes language about the new purchase and development agreement superseding the old purchase and development agreements.

After approval of the resolution, the matter will be forwarded to the City Council for their review and approval on February 17<sup>th</sup>, 2026.

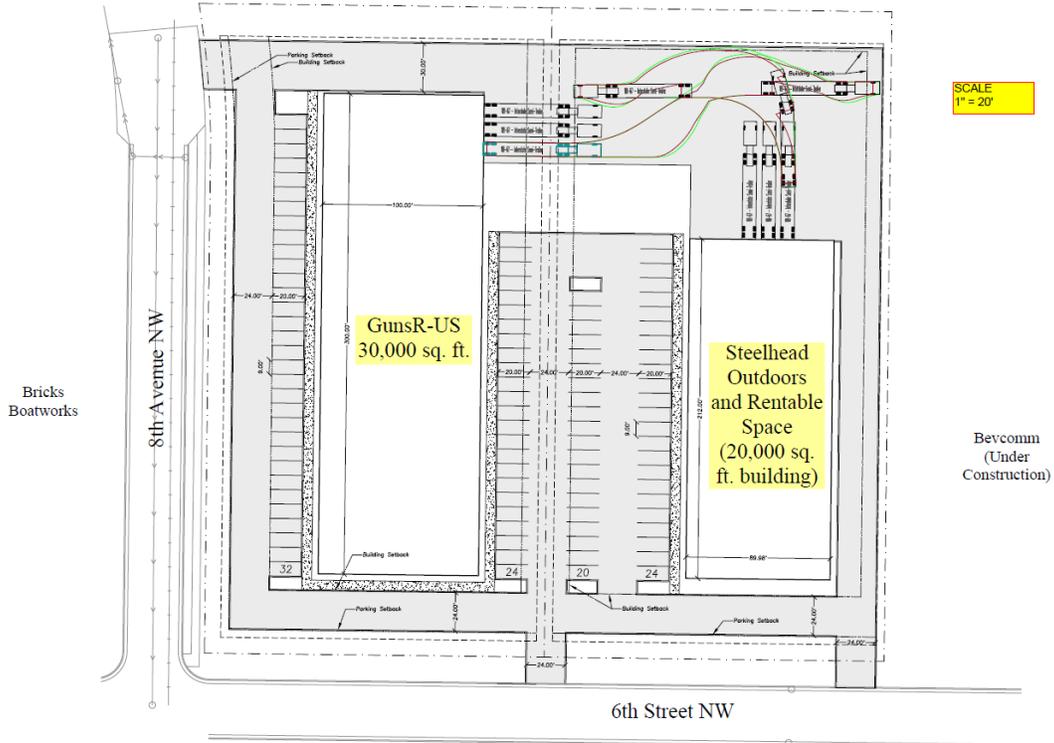
**Staff Recommendation**

Hold the required public hearing and approve the attached resolution approving the sale of land to Aventus Investments, LLC.

### New Site Plan



### Old Site Plan



**RESOLUTION NO. EDA-26-02-11-01**

**NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY  
RESOLUTION APPROVING SALE OF LAND AND PURCHASE  
AND DEVELOPMENT AGREEMENT BETWEEN THE  
AUTHORITY AND AVENTUS INVESTMENTS, LLC**

**WHEREAS**, the City Council (the “Council”) of the City of New Prague (the "City") has previously established the New Prague Economic Development Authority (the "Authority") which administers economic development activities in the City; and

**WHEREAS**, the Authority owns certain property within the City legally described as set forth in Exhibit A (the “Property”); and

**WHEREAS**, the Authority has received a purchase offer and development proposal from Aventus Investments, LLC, a Minnesota limited liability company, having its principal office at 27631 Country Hollow Lane, New Prague, MN 56071 (the "Developer") for use as office, shop and warehouse space to be maintained and constructed on the Property; and

**WHEREAS**, the Developer has proposed to acquire the Property from the Authority, and in connection with that proposal the Authority has caused to be prepared a Purchase and Development Agreement between the Authority and Developer (the “Contract”) set forth in Exhibit B and incorporated herein by reference; and

**WHEREAS**, the Authority has reviewed the Contract providing for the sale of the Property and the construction of improvements to be located on the Property totaling at least \$3,500,000.00, and has concluded that the proposed sale of and improvements to the Property are consistent with and promote the goals and objectives for which the Authority was established; and

**WHEREAS**, pursuant to the Contract, the Authority agrees to convey the Property described in the Contract to the Developer for \$387,139.50, subject to certain terms and conditions; and

**WHEREAS**, the Authority has on February 11<sup>th</sup>, 2026, held a public hearing pursuant to Minnesota Statutes, Section 469.105 regarding conveyance of the Property to the Developer at which all interested persons were given an opportunity to be heard; and

**WHEREAS**, the Enabling Resolution of the Authority, as amended, prohibits the Authority from selling and conveying the Property without the prior approval of the Council; and

**WHEREAS**, the Authority respectfully requests that the Council approve the land sale contemplated herein by resolution; and

**WHEREAS**, the Authority finds that conveyance of the Property to the Developer is in the public interest because it will further the objectives of the Authority and City; and

**WHEREAS**, the Authority has reviewed the Contract and finds, subject to the approval of the Council, that the execution thereof by the Authority and performance of the Authority’s obligations thereunder are in the best interest of the Authority, the City and its residents; and

**WHEREAS**, the Authority previously received and approved two separate purchase offers and development proposals from the Developer for the Property that are no longer relevant, and the Developer and the Authority desire that the Developer’s current proposal, this Resolution, and the Contract supersede any previous agreements, resolutions or approvals regarding the Property and the Developer, with the execution of the Contract by the Authority and the Developer confirming this representation and understanding.

**NOW, THEREFORE, BE IT RESOLVED** by the Commissioners of the New Prague Economic Development Authority (the “Commissioners”) that the above-referenced recitals are incorporated herein to this Resolution.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Commissioners that the Authority approves the conveyance of the Property to the Developer, subject to the approval of the Council and subject to satisfaction of all terms and conditions of the Contract, and authorizes and directs the President and Executive Director to execute the Contract, deed and related documents necessary to carry out such real estate transaction.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Commissioners that subject to the approval of the Council of the sale of the Property, the Authority hereby approves the Contract, including all necessary accompanying documents or agreements included therein, in substantially the form presented to the Authority on this date, subject to modifications that do not materially alter the Authority's rights and obligations under the Contract and that are approved by the Authority's President and Executive Director, which approvals shall be conclusively evidenced by execution of the Contract.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** by the Commissioners that the proper Authority officials are authorized to execute the Contract and take any and all other steps necessary or convenient in order to carry out the Authority's obligations under the Contract.

**NOW, THEREFORE, BE IT FINALLY RESOLVED** by the Commissioners that Authority and City staff and consultants are hereby directed to take all appropriate action and to prepare any appropriate documents to facilitate the directives of the Authority as provided in this Resolution.

Adopted this 11th day of February, 2026.

\_\_\_\_\_  
Brent Quast, President

ATTEST:

\_\_\_\_\_  
Joshua M. Tetzlaff, Executive Director

**EXHIBIT A**  
**LEGAL DESCRIPTION**

Lots 4 & 5, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

**EXHIBIT B**  
**PURCHASE AND DEVELOPMENT AGREEMENT**  
**[Insert Purchase and Development Agreement]**

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**PURCHASE AND DEVELOPMENT AGREEMENT**

**By and Between**

**NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY**

**and**

**AVENTUS INVESTMENTS, LLC**

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This document drafted by:

KENNEDY & GRAVEN, CHARTERED (SJR)  
150 South Fifth Street, Suite 700  
Minneapolis, MN 55402  
(612) 337-9300

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 EXHIBIT C           LIST OF PRELIMINARY PLAN DOCUMENTS  
 EXHIBIT D           FORM OF CERTIFICATE OF COMPLETION AND RELEASE OF  
                           FORFEITURE

**PURCHASE AND DEVELOPMENT AGREEMENT**

THIS AGREEMENT, made this 11th day of February, 2025, by and between the New Prague Economic Development Authority, a public body corporate and politic under the laws of Minnesota, having its principal office at 118 Central Avenue North, New Prague, MN 56071 (the “Authority”) and Aventus Investments, LLC, a Minnesota limited liability company, having its principal office at 27631 Country Hollow Lane, New Prague, MN 56071 (the “Developer”).

WITNESSETH:

WHEREAS, the Authority believes that the sale and development of land pursuant to this Agreement and the fulfillment generally of this Agreement are in the vital and best interests of New Prague and the health, safety, morals, and welfare of its residents, and in accord with the public purposes and provisions of the applicable state and local laws and requirements has been undertaken.

NOW, THEREFORE, in consideration of the covenants and the mutual obligations contained herein, the Authority and the Developer hereby covenant and agree with the other as follows:

**ARTICLE I**

**Definitions**

Section 1.1. Definitions. In this Agreement, the following terms shall have the meanings given unless a different meaning clearly appears from the context:

“Act” means the Authority Development Districts Act, Minnesota Statutes, sections 469.124 through 469.134, as amended.

“Agreement” means this Agreement, as the same may be from time to time modified, amended, or supplemented.

“Authority” means the New Prague Economic Development Authority.

“Certificate of Completion and Release of Forfeiture” means the certificate, in the form contained in Exhibit D attached hereto, which will be provided to the Developer pursuant to Article IV of this Agreement.

“City” means the city of New Prague, a municipal corporation under the laws of Minnesota.

“Construction Plans” means the final plans for construction of the Minimum Improvements to be submitted by the Developer and approved by the Authority.

“County” means Scott County, Minnesota.

“Date of Closing” means the date set forth in Section 3.7 of this Agreement or the actual date upon which the conveyance of the Development Property closes.

“Developer” means Aventus Investments, LLC, a Minnesota limited liability company.

“Development Property” means the real property upon which the Minimum Improvements will be constructed, which property is legally described in Exhibit A attached hereto.

“Development Property Deed” means the quit claim deed in the form attached hereto as Exhibit B, by which the Authority will convey the Development Property to the Developer.

“EDA Act” or “Economic Development Authority Act” means Minnesota Statutes, sections 469.090 through 469.1081, as amended.

“Event of Default” means an action by the Developer or the Authority listed in Article IX of this Agreement.

“Minimum Improvements” means devoting the Development Property to its intended use and construction of approximately a 50,000 square foot building and facilities for use as office, shop and warehouse space, as identified and set forth in Exhibit C and constructed in accordance with the Construction Plans, and additionally adding a wainscoting of brick/stone or varying color/material at least 4’ from the bottom along the portion of the building that faces 6<sup>th</sup> Street NW and 8<sup>th</sup> Ave. NW or other design elements including color, windows or accents, submitted to and approved by the Authority. After completion of the Minimum Improvements, the term shall mean the Development Property as improved by the Minimum Improvements.

“Minimum Market Value” means a market value for real estate tax purposes of at least \$3,500,000.00 with respect to the Development Property and Minimum Improvements as of January 1, 2027, for taxes payable beginning in 2028.

“Preliminary Plans” means, collectively, the plans, drawings and specifications for the construction of the Minimum Improvements which are listed on Exhibit C attached hereto.

“Sale” means any sale, conveyance, lease, exchange, forfeiture, or other transfer of the Developer's interest in the Minimum Improvements or the Development Property, whether voluntary or involuntary. A mortgage used to finance the purchase of the Development Property is excluded as a Sale.

“State” means the state of Minnesota.

“Termination Date” means one year from the Date of Closing or the date of the Certificate of Completion issued by the Authority, whichever comes first.

“Unavoidable Delays” means delays which are the direct result of unanticipated adverse weather conditions; strikes or other labor troubles; fire or other casualty to the Minimum Improvements; litigation commenced by third parties which, by injunction or other similar judicial action, directly results in delays; or, except those of the Authority reasonably contemplated by this Agreement, any acts or omissions of any federal, State or local governmental unit which directly result in delays in construction of the Minimum Improvements.

“Use” means the Developer devoting the Development Property to its intended use, with such use including, but not limited to, a 50,000 square foot building and facilities for use as office, shop and warehouse space, or to any or all lawful business operations, with applicable or appropriate licenses obtained, if needed. Approximately 10,000 sq. ft. of the space must be leased and occupied by Steelhead Outdoors, LLC upon completion and approximately 15,000 sq. ft. of the space must be leased or occupied by GunsRUs upon completion.

Section 1.2. Exhibits. The following exhibits are attached to and by reference made a part of this Agreement:

- Exhibit A. Legal description of the Development Property
- Exhibit B. Form of Quit Claim Deed
- Exhibit C. List of Preliminary Plan Documents
- Exhibit D. Form of Certificate of Completion and Release of Forfeiture

Section 1.3. Rules of Interpretation. (a) This Agreement shall be interpreted in accordance with and governed by the laws of Minnesota.

(b) The words “herein” and “hereof” and words of similar import, without reference to any particular section or subdivision, refer to this Agreement as a whole rather than any particular section or subdivision hereof.

(c) References herein to any particular section or subdivision hereof are to the section or subdivision of this Agreement as originally executed.

(d) Any titles of the several parts, articles and sections of this Agreement are inserted for convenience and reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 1.4. Incorporation of Recitals and Exhibits. The Recitals set forth in the preamble to this Agreement and the Exhibits attached to this Agreement are incorporated into this Agreement as if fully set forth herein.

**ARTICLE II**

**Representations and Warranties**

Section 2.1. Representations by the Authority. The Authority makes the following representations as the basis for the undertakings on its part herein contained:

(a) The Authority is a public body corporate and politic under the laws of Minnesota. The Authority has the power to enter into this Agreement and carry out its obligations hereunder.

(b) The persons executing this Agreement and related agreements and documents on behalf of the Authority have the authority to do so and to bind the Authority by their actions.

(c) The Authority has received no notice or communication from any local, State or federal official that the activities of the Developer or the Authority in the Development District may be or will be in violation of any environmental law or regulation. The Authority is aware of no facts the existence of which would cause it to be in violation of any local, State or federal environmental law, regulation or review procedure.

Section 2.2. Representations and Warranties by the Developer. The Developer makes the following representations as the basis for the undertakings on its part herein contained:

(a) The Developer is a limited liability Minnesota company, duly organized and in good standing under the laws of Minnesota and is not in violation of any provisions of its articles of incorporation or by-laws. The Developer has the power to enter into this Agreement and carry out its obligations hereunder. The persons executing this Agreement and related agreements and documents on behalf of the Developer have the authority to do so and to bind the Developer by their actions.

(b) In the event the Development Property is conveyed to the Developer, the Developer, or assigns, will construct, operate and maintain the Minimum Improvements on the Development Property in substantial accordance with the terms of this Agreement, the Construction Plans and all local, State and federal laws and regulations, including, but not limited to, environmental, zoning, building code and public health laws regulations.

(c) The Developer will apply for and use its best efforts to obtain, in a timely manner, all required permits, licenses and approvals, and will meet, in a timely manner, the requirements of all applicable local, State and federal laws and regulations which must be obtained or met before the Minimum Improvements may be lawfully constructed or used for their intended purpose.

(d) Neither the execution and delivery of this Agreement, the consummation of the transactions contemplated hereby, nor the fulfillment of or compliance with the terms and conditions of this Agreement is prevented, limited by or conflicts with or results in a breach of, the terms, conditions or provisions or any restriction or any evidence of indebtedness, agreement or instrument of whatever nature to which the Developer is now a party or by which it is bound, or constitutes a default under any of the foregoing.

(e) The Developer represents that there is no business subsidy provided by the Authority because the Developer is purchasing the Development Property at fair market value.

Section 2.3. Representations Ongoing. The representations and warranties set forth in this Article II shall be continuing and shall be true and correct as of the Date of Closing with the same force and effect as if made at that time. All such representations and warranties shall survive closing and shall not be merged in the delivery and execution of the deed or other instruments of conveyance called for in this Agreement.

**ARTICLE III**

**Conveyance of Development Property**

Section 3.1. Conveyance of the Development Property. In order to facilitate the financial feasibility of the development of the Development Property and in consideration of the Developer's fulfillment of its covenants and obligations under this Agreement to construct the Minimum Improvements, and subject to the conditions precedent to closing outlined in Section 3.5 and the contingencies to Closing outlined in Section 3.6 of this Agreement, the Authority agrees to sell the Development Property to the Developer for Three Hundred Eighty-Seven Thousand, One Hundred Thirty Nine and 50/100 dollars (\$387,139.50).

The Developer has paid to the Authority on or before November 19th, 2025, earnest money in the amount of \$9,653.99 (5% of purchase price) which shall be credited to the Developer at the time of closing. Additionally, the Developer shall pay to the authority an additional \$1,000 to cover the expenses associated with the drafting of this Agreement. If the purchase of the property/closing does not go through, the Authority will not refund this additional \$1,000. The Authority agrees to convey title and possession of the Development Property to the Developer by quit claim deed in the form attached hereto as Exhibit B. The conveyance of the Development Property and the Developer's use of the Development Property shall be subject to all of the conditions, covenants, restrictions and limitations imposed by this Agreement and the Development Property Deed. The conveyance of title to the Development Property and the Developer's use of the Development Property shall also be subject to the building and zoning laws and ordinances and all other City, State and federal laws and regulation, easements and rights of way.

Section 3.2. Condition of Title. Within fourteen (14) days of the date of this Agreement, the Authority agrees to submit to the Developer a commitment for title insurance regarding the Development Property. The Developer shall have twenty (20) days after delivery of the commitment to examine same and to make any objections concerning the condition of title regarding the Development Property. Objections to the condition of title shall be made in writing and addressed to the Authority. Failure on the part of the Developer to make objections within twenty (20) days shall constitute a waiver of same and of the Developer's right to object to the condition of title. If the Developer provides written objections to title, the Authority shall have forty-five (45) days thereafter to cure the defects cited by the Developer or to inform the Developer in writing that the Authority cannot or will not cure said defects. If there are no defects in title to

which the Developer objects in writing or the Developer fails to object in a timely manner or if the Authority cures the defects within the prescribed period, the parties will proceed to closing. If there are defects in title to which the Developer has objected in a timely manner and which the Authority cannot or will not cure, the Developer may terminate this Agreement at its option within ten (10) days of notice from the Authority of its inability or unwillingness to cure. The Authority shall have no obligation to cure any defects in the title of the Development Property. If the Developer chooses to terminate this Agreement pursuant to this Section 3.2, the Developer agrees to execute a quit claim deed regarding the Development Property in favor of the Authority and the Authority shall refund to the Developer all earnest money and deposits received. Thereafter the parties shall have no further obligation towards one another with regard to this Agreement or the Development Property. The Developer may also choose to proceed to closing on the Development Property and take title subject to the defect. Notwithstanding any other provision herein to the contrary, if the Developer proceeds to closing within less than the time periods set forth herein for receipt of a commitment for title insurance and objection to title defects, such action shall be deemed to be a waiver by the Developer of its right to examine and object to the condition of title of the Development Property.

Section. 3.3. Financing. Before conveyance of the Development Property by the Authority, the Developer agrees to submit to the Authority evidence of a commitment for financing which is adequate, in the Authority’s sole opinion, for the construction of the Minimum Improvements. If the Authority finds that the financing complies with the terms of this Section 3.3 and is sufficiently committed and adequate in amount to provide for the construction of the Minimum Improvements, the Authority shall notify the Developer in writing of its approval. Such approval shall not be unreasonably withheld. If the Authority rejects the evidence of financing as inadequate, it shall do so in writing specifying the basis for the rejection and the Developer shall have 30 days thereafter to submit a commitment for additional or alternate financing acceptable to the Authority. If the Developer fails to submit a commitment for financing acceptable to the Authority within said period of time or any additional period to which the Authority may agree, the Authority may notify the Developer of its failure to comply with the requirement of this Section 3.3 and may terminate this Agreement at its sole discretion.

Section 3.4. Representations.

(a) The Authority makes the following representations and disclosures regarding the Development Property:

1. The Authority has conducted a Phase I environmental study regarding the Development Property. Such report is available to the Developer upon request.
2. The Authority has conducted a geotechnical survey of the Development Property. Such report is available to the Developer upon request.
3. The Authority has conducted a wetland delineation of the Development Property. Such report is available to the Developer upon request.
4. The Authority has conducted a topographical survey of the Development Property.

Such report is available to the Developer upon request.

- 5. The Authority represents that six (6) inch water and eight (8) inch sanitary sewer hook-ups exist or are available to the Development Property.
- 6. The Authority represents that primary electric distribution infrastructure is installed and is available to the Development Property.
- 7. The Authority represents that it has existing storm sewer service facilities across the northern edge of the Development Property for hook-up by the Developer.
- 8. The Authority represents that it has surveyed and platted the Development Property. The plat of NEW PRAGUE BUSINESS PARK 11<sup>TH</sup> ADDITION identifying the property lines for the Development Property is available to the Developer upon request.

The Developer has 30 days to review the documents noted above in this Section 3.4(a) and to make any objections, or any objections shall be deemed waived.

(b) Other than as represented herein by the Authority, the Developer acknowledges that the Authority makes no representations or warranties as to the condition of the soils on the Development Property or its fitness for its intended use and for construction of the Minimum Improvements or any other purpose for which the Developer may make use of such property.

(c) After execution of this Agreement and within thirty (30) days thereafter, the Developer may notify the Authority of its desire to undertake tests and inspections of the Development Property regarding the presence of pollution, contamination or hazardous substances on the Development Property and the suitability of the soils for the Developer's intended purposes. The Developer, and person or persons selected by Developer shall be permitted access to the Development Property for the purpose of conducting such studies and investigations of the Development Property as Developer deems appropriate, which studies and investigations shall be conducted at Developer's sole expense and pursuant to any other terms and conditions of this Agreement. Developer agrees to indemnify the Authority against any liability, cost or expense incurred by the Authority as a result of Developer's actions, including but not limited to fines, court costs, reasonable attorneys' fees and remedial costs. Such studies may include without limitation, physically inspecting the Development Property, conducting soil tests, and reviewing the Authority's records concerning the Development Property which records shall be made reasonably available to Developer within ten (10) days after execution of this Agreement, including prior studies, investigations and surveys, if any, in the Authority's possession.

(d) Other than as represented herein by the Authority, the Developer acquires the Development Property "as is." After execution of this Agreement and within thirty (30) days thereafter, the Developer may notify the Authority of its desire to undertake tests and inspections of the Development Property regarding the presence of pollution, contamination or hazardous substances on the Development Property and the suitability of the soils for the Developer's intended purposes, which studies and investigations shall be conducted at Developer's sole expense and

pursuant to any other terms and conditions of this Agreement. In the event that the Developer, following such tests and inspections, determines in its sole judgment that the condition of the Development Property is unsuitable for its intended use and for construction of the Minimum Improvements, the Developer may terminate this Agreement and return the Development Property to its condition prior to undertaking such tests and inspections. Regardless of whether the Developer avails itself of the right to conduct tests and inspections on the Development Property pursuant to this Section 3.4, after closing the Authority shall have no obligation or liability to the Developer for any unsuitability with respect to the soil conditions or the presence of any pollution, contamination or hazardous substances on the Development Property. Notwithstanding any other provision herein to the contrary, if the Developer proceeds to closing within less than the period of time allowed in this Section 3.4 for testing, such action shall be deemed to be a waiver by the Developer of its right to test on the Development Property.

(e) The Authority does not know of any wells on the Development Property, and will so certify in the deed conveying the Development Property to the Developer.

Section 3.5. Conditions Precedent to Conveyance. Notwithstanding anything herein to the contrary, the Authority shall not be obligated to convey the Development Property to the Developer until the following conditions precedent have been satisfied:

(a) The Developer has submitted a commitment or other evidence of financing which is adequate, in the Authority’s sole discretion, to fully finance construction of the Minimum Improvements;

(b) The Developer has submitted and the Authority has approved the Construction Plans;

(c) The Authority has held a public hearing and fulfilled all requirements of Minnesota Statutes, Section 469.105;

(d) There has been no Event of Default on the part of the Developer which has not been cured;

(e) The Authority has received approval from the City of New Prague City Council for the sale of the Development Property as contemplated in this Agreement; and

(f) All of the above condition precedents shall occur within the time frame established in Section 3.7 of this Agreement, unless extended by the Developer and the Authority. If such extension is not obtained, all earnest money and deposits shall be returned to the Developer within ten (10) days thereafter.

Section 3.6. Administrative Lot Combination and Easement Vacation. The City will complete an administrative lot combination and will vacate the drainage and utility easement located on the lot line between Lots 4 & 5, Block 2. Said lot combination and D&U easement vacation will only be filed upon the closing of the Development Property.

Section 3.7. Closing; Delivery and Recording. (a) Subject to the substantial satisfaction of all of the terms and conditions contained in this Agreement which must be satisfied prior to the Authority's conveyance of the Development Property to the Developer, the Authority shall execute and deliver the Development Property Deed to the Developer at closing. Closing shall occur on the Date of Closing which shall be the earlier of April 15th, 2026, or as soon thereafter as reasonably practicable, or as determined by the parties. The Developer shall have possession of the Development Property upon the Date of Closing. Closing shall be at the offices of the City, 118 Central Avenue North, New Prague, MN 56071 or such other location to which the parties may agree. Prior to closing, the Authority shall submit to the Developer a copy of the Development Property Deed and other closing documents for review. The Development Property Deed shall be in recordable form and shall be recorded among the County land records.

- (b) On the Date of Closing, the Developer shall be responsible for and pay:
  - (1) the cost of recording the Development Property Deed and this Agreement;
  - (2) all fees associated with obtaining the commitment for title insurance and the policy of title insurance;
  - (3) the cost of copies of all additional title documents necessary for the examination of title;
  - (4) for any documents related to or in connection with the financing of the Development Property, including but not limited to, recording fees and mortgage registration tax;
  - (5) one-half of the title company closing fees, if any; and
  - (6) all of the Developers' attorney's fees.
  
- (c) On the Date of Closing, the Authority shall be responsible for and pay:
  - (1) transfer taxes, including State deed tax, to allow the Developer to record the Development Property Deed;
  - (2) costs of recording any instruments used to clear title encumbrances;
  - (3) one-half of the title company closing fees, if any; and
  - (4) all of the Authority's attorney's fees.
  
- (d) On the Date of Closing, the following costs will be paid on a pro rata basis in the year of closing between the Authority and the Developer:
  - (1) utilities furnished to the Development Property; and

- (2) real estate taxes and special assessments, if any.

Section 3.8. Attorney Costs. The Developer shall pay its own costs to prepare and review this Agreement and any other legal fees associated with the Development Property that are the responsibility of the Developer. The Authority shall pay its own costs to prepare and review this Agreement and any other legal fees associated with the Development Property that are the responsibility of the Authority.

## ARTICLE IV

### Construction of Minimum Improvements

Section 4.1. Construction of Minimum Improvements. The Developer agrees that it will construct the Minimum Improvements on the Development Property in accordance with the Construction Plans and at all times prior to the Termination Date will devote the Development Property to its intended Use and maintain, preserve and keep the Minimum Improvements or cause the Minimum Improvements to be maintained, preserved and kept in good repair and condition. The Developer recognizes that it is because the Developer has agreed will to devote the Development Property to its intended Use and to construct the Minimum Improvements that the Authority is willing to sell the Development Property to the Developer. The Developer acknowledges that, in addition to the requirements of this Agreement, construction of the Minimum Improvements will necessitate compliance with other reviews and approvals by the Authority and possibly other governmental agencies and review board of the Industrial Park and agrees to submit all applications for and pursue to their conclusion all other approvals needed prior to constructing the Minimum Improvements.

Section 4.2. Construction Plans. (a) Within ninety (90) days after execution of this Agreement, the Developer shall submit dated Construction Plans to the Authority. The Construction Plans shall provide for the construction of the Minimum Improvements and shall be in substantial conformity with the Preliminary Plans and this Agreement. The Authority will approve the Construction Plans if they (1) conform to the Preliminary Plans listed in Exhibit C attached hereto; (2) conform to all applicable federal, State and local laws, ordinances, rules and regulations; (3) are adequate to provide for the construction of the Minimum Improvements; (4) conform to the State building code; (5) if there has occurred no uncured Event of Default on the part of the Developer. No approval by the Authority shall relieve the Developer of the obligation to comply with the terms of this Agreement, the terms of any applicable federal, State and local laws, ordinances, rules and regulations in the construction of the Minimum Improvements. No approval by the Authority shall constitute a waiver of an Event of Default.

(b) If the Developer desires to make any change in the Construction Plans after their approval by the Authority, including any change to the design or materials of the Minimum Improvements or any other change which would also require review or reapproval under any applicable code, ordinance or regulation, the Developer shall submit the proposed change to the Authority for its approval. If the proposed change conforms to the requirements of this section 4.2 with respect to the original Construction Plans or is otherwise acceptable to the Authority, the Authority shall approve the proposed change. Such change in the Construction Plans shall be

deemed approved by the Authority unless rejected, in whole or in part, by written notice by the Authority to the Developer, setting forth in detail the reasons therefor. Such rejection shall be made within ten (10) days after receipt of the written notice of such change from the Developer.

Section 4.3. Commencement and Completion of Construction. Subject to Unavoidable Delays, the Developer shall commence construction of the Minimum Improvements no later than ninety (90) days from the Date of Closing. Subject to Unavoidable Delays, the Developer shall have substantially completed the construction of the Minimum Improvements no later than twelve (12) months from the Date of Closing. All work with respect to the Minimum Improvements to be constructed or provided by the Developer on the Development Property shall be in conformity with the Construction Plans. The Developer shall make such reports to the Authority regarding construction of the Minimum Improvements as the Authority deems necessary or helpful in order to monitor progress on construction of the Minimum Improvements.

Section 4.4. Certificate of Completion and Release of Forfeiture. (a) After substantial completion of the Minimum Improvements in accordance with the Construction Plans and all terms of this Agreement, the Authority will furnish the Developer with a Certificate of Completion and Release of Forfeiture in the form of Exhibit D hereto. Such certification by the Authority shall be a conclusive determination of satisfaction and termination of the agreements and covenants in this Agreement and in the Development Property Deed with respect to the obligations of the Developer to construct the Minimum Improvements and the dates for the beginning and completion thereof. The Certificate of Completion and Release of Forfeiture shall only be issued after issuance of a certificate of occupancy by the City.

(b) The Certificate of Completion and Release of Forfeiture provided for in this section 4.4 shall be in such form as will enable it to be recorded in the proper County office for the recordation of deeds and other instruments pertaining to the Development Property. If the Authority shall refuse or fail to provide such certification in accordance with the provisions of this section 4.4, the Authority shall, within thirty (30) days after written request by the Developer, provide the Developer with a written statement, indicating in adequate detail in what respects the Developer has failed to complete the Minimum Improvements in accordance with the provisions of the Agreement, or is otherwise in default of a material term of this Agreement, and what measures or acts will be necessary, in the opinion of the Authority, for the Developer to take or perform in order to obtain such certification.

Section 4.5. Reconstruction of Improvements. If the Minimum Improvements are damaged or destroyed before or after completion thereof and issuance of a Certificate of Completion and Release of Forfeiture, but before the Termination Date, the Developer agrees, for itself and its successors and assigns, to reconstruct the Minimum Improvements to a value at least equal to the Minimum Market Value within one year of the date of the damage or destruction. No delay or failure by the Developer or any successor or assign to reconstruct the Minimum Improvements as required by this Section 4.5 shall alter or limit the Developer's obligations under this Agreement, which shall remain in full force and effect until the Termination Date. The Minimum Improvements shall be reconstructed in accordance with the approved Construction Plans, or such modifications thereto as may be requested by the Developer and approved by the Authority in

accordance with Section 4.2 of this Agreement. The Developer's obligation to reconstruct the Minimum Improvements pursuant to this Section 4.5 shall end on the Termination Date.

**ARTICLE V**

**Insurance**

Section 5.1. Required Insurance. (a) The Developer agrees to provide and maintain at all times during the process of constructing the Minimum Improvements and, from time to time at the request of the Authority, furnish the Authority with proof of payment of premiums on:

- (i) Builder's risk insurance, written on the so-called "Builder's Risk -- Completed Value Basis," in an amount equal to one hundred percent (100%) of the insurable value of the Minimum Improvements at the date of completion, and with coverage available in non-reporting form on the so-called "all risk" form of policy;
- (ii) Comprehensive general liability insurance (including operations, contingent liability, operations of subcontractors, completed operations and contractual liability insurance) together with an Owner's Contractor's Policy with limits against bodily injury and property damage of not less than \$1,000,000 for each occurrence (to accomplish the above - required limits, an umbrella excess liability policy may be used); and
- (iii) Workers' compensation insurance, with statutory coverage.

The policies of insurance required pursuant to clauses (i) and (ii) above shall be in form and content reasonably satisfactory to the Authority and shall be placed with financially sound and reputable insurers licensed to transact business in Minnesota. The policy of insurance delivered pursuant to clause (i) above shall contain an agreement of the insurer to give not less than sixty (60) days' advance written notice to the Authority in the event of cancellation of such policy or change affecting the coverage thereunder.

(b) Upon completion of construction of the Minimum Improvements, and prior to the Termination Date, the Developer shall maintain, or cause to be maintained, at its cost and expense, and from time to time at the request of the Authority shall furnish proof of the payment of premiums on, insurance as follows:

- (i) Insurance against loss and/or damage to the Minimum Improvements under a policy or policies covering such risks as are ordinarily insured against by similar businesses, including (without limiting the generality of the foregoing) fire, extended coverage, vandalism and malicious mischief, heating system explosion, water damage, demolition cost, debris removal, collapse and flood, in an amount not less than the full insurable replacement value of the Minimum Improvements or the Minimum Market Value, whichever is greater. No policy of insurance shall be so written that the proceeds thereof will produce less than the minimum coverage required by the preceding sentence, by reason of coinsurance provisions or otherwise, without the prior consent thereto in writing by the Authority. The term "full insurable replacement value" shall mean the actual replacement

cost of the Minimum Improvements and shall be determined from time to time at the request of the Authority, but not more frequently than once every three years, by an insurance consultant or insurer, selected and paid for by the Developer and approved by the Authority; and

(ii) Such other insurance, including worker's compensation insurance respecting all employees of the Developer, in such amount as is customarily carried by like organizations engaged in like activities of comparable size and liability exposure; provided that the Developer may be self-insured with respect to all or any part of its liability for worker's compensation.

Section 5.2. Evidence of Insurance. All insurance required in this Article V shall be taken out and maintained in responsible insurance companies selected by the Developer which are authorized under the laws of Minnesota to assume the risks covered thereby. The Developer agrees to deposit annually with the Authority copies of policies evidencing all such insurance, or a certificate or certificates or binders of the respective insurers stating that such insurance is in force and effect. Unless otherwise provided in this Article V, each policy shall contain a provision that the insurer shall not cancel nor materially modify it without giving written notice to the Developer and the Authority at least sixty (60) days before the cancellation or modification becomes effective (ten (10) days for non-payment of premium). Not less than fifteen (15) days prior to the expiration of any policy, the Developer shall furnish the Authority evidence satisfactory to the Authority that the policy has been renewed or replaced by another policy conforming to the provisions of this Article V, or that there is no necessity therefor under the terms of this Agreement. In lieu of separate policies, the Developer may maintain a single policy, blanket or umbrella policies, or a combination thereof, having the coverage required herein, in which event the Developer shall deposit with the Authority a certificate or certificates of the respective insurers as to the amount of coverage in force upon the Minimum Improvements.

**ARTICLE VI**

**Collection of Taxes**

Section 6.1. Taxes. The Developer agrees that prior to the Termination Date: (1) it will not seek administrative or judicial review of the applicability of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Development Property or raise the inapplicability of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; (2) it will not seek administrative or judicial review of the constitutionality of any tax statute determined by any Tax Official to be applicable to the Minimum Improvements or the Development Property or raise the unconstitutionality of any such tax statute as a defense in any proceedings, including delinquent tax proceedings; (3) it will not cause a reduction in the Minimum Market Value paid in respect of the Minimum Improvements through:

(a) willful destruction of the Minimum Improvements or any part thereof;

(b) willful refusal to reconstruct damaged or destroyed property pursuant to section 4.5 of this Agreement;

(c) a request to the County assessor to reduce the Minimum Market Value of all or any portion of the Minimum Improvements;

(d) a petition to the board of equalization of the County to reduce the Minimum Market Value of all or any portion of the Development Property;

(e) a petition to the board of equalization of the State or the commissioner of revenue of the State to reduce the Minimum Market Value of all or any portion of the Development Property;

(f) an action in a district court of the State or the tax court of the State seeking a reduction in the Minimum Market Value of the Development Property;

(g) an application to the commissioner of revenue of the State or to any local taxing jurisdiction requesting an abatement of real property taxes;

(h) any other proceedings, whether administrative, legal or equitable, with any administrative body within the County or the State or with any court of the State or the federal government; or

(i) a transfer of the Development Property or Minimum Improvements, or any part thereof, to an entity exempt from the payment of real property taxes under State law.

The Developer shall not, prior to the Termination Date, apply for a deferral of property tax on the Development Property or the Minimum Improvements.

Section 6.2. Right to Collect Delinquent Taxes. The Developer understands that the real estate taxes on the Development Property and the Minimum Improvements must be promptly and timely paid. To that end, the Developer agrees for itself, its successors and assigns, in addition to the obligation pursuant to statute to pay real estate taxes, that the Developer is also obligated at all times prior to the Termination Date by reason of this Agreement to pay before delinquency all real estate taxes assessed against the Development Property and the Minimum Improvements. The Developer acknowledges that at all times prior to the Termination Date this obligation creates a contractual right on behalf of the Authority to sue the Developer or its successors and assigns to collect delinquent real estate taxes and any penalty or interest thereon and to pay over the same as a tax payment to the County auditor. In any such suit, the Authority shall also be entitled to recover its reasonable out-of-pocket costs, expenses and attorney fees.

**ARTICLE VII**

**Prohibition Against Sale; Encumbrances; Indemnification**

Section 7.1. Prohibition Against Sale of Minimum Improvements. The Developer represents and agrees that its use of the Development Property and its other undertakings pursuant

to the Agreement, are, and will be, for the purpose of development of the Development Property and not for speculation in land holding. The Developer further recognizes that in view of the importance of the construction of the Minimum Improvements on the Development Property to the general welfare of New Prague, the fact that any act or transaction involving or resulting in a significant change in the identity of the Developer is of particular concern to the Authority. The Developer further recognizes that it is because of such qualifications and identity that the Authority is entering into the Agreement with the Developer, and, in so doing, is further willing to accept and rely on the obligations of the Developer for the faithful performance of all undertakings and covenants hereby by it to be performed. For the foregoing reasons, the Developer represents and agrees that, prior to the issuance of the Certificate of Completion and Release of Forfeiture, there shall be no Sale of the Development Property or the Minimum Improvements by the Developer nor shall the Developer suffer any such Sale to be made, without the prior written approval of the Authority.

Section 7.2. Limitation Upon Encumbrance of Development Property. Prior to the issuance of the Certificate of Completion and Release of Forfeiture, the Developer agrees not to engage in any financing creating any mortgage or other encumbrance or lien upon the Development Property or the Minimum Improvements, whether by express agreement or operation of law, or suffer any encumbrance or lien to be made on or attached to the Development Property or the Minimum Improvements, other than the liens or encumbrances directly and solely related to the purchase of the Development Property and the construction of the Minimum Improvements and approved by the Authority, which approval shall not be withheld or delayed unreasonably if the Authority determines that such lien or encumbrance will not threaten its security in the Development Property or the Minimum Improvements.

Section 7.3. Release and Indemnification Covenants. (a) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Authority or the governing body members, officers, agents, servants, consultants and employees thereof (the "Indemnified Parties"), and except for any breach by the Indemnified Parties of their representative's obligations under this Agreement, the Indemnified Parties shall not be liable for and the Developer shall indemnify and hold harmless the Indemnified Parties against any loss or damage to property or any injury to or death of any person (collectively, the "Claim") occurring at or about or resulting from any defect in the portion of the Development Property or the Minimum Improvements owned by Developer at the time the Claim occurred.

(b) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their representative's obligations under this Agreement, the Developer agrees to protect and defend the Indemnified Parties, now and forever, and further agrees to hold the aforesaid harmless from any claim, demand, suit, action or other proceeding whatsoever by any person or entity whatsoever arising from the acquisition, construction, installation, ownership, maintenance and operation of the Development Property or the Minimum Improvements (collectively, the "Claim"); provided, however, notwithstanding the foregoing, the Developer's indemnification and hold harmless shall apply only with regard to the portion of the Development Property or Minimum Improvements owned by the Developer at the time the Claim occurred.

(c) Except for any misrepresentation or any willful or wanton misconduct or negligence of the Indemnified Parties, and except for any breach by any of the Indemnified Parties of their representations and obligations under this Agreement, the Indemnified Parties shall not be liable for any damage or injury to the persons or property of the Developer or its officers, agents, servants or employees or any other person who may be about the Development Property or Minimum Improvements (collectively, the “Claims”) owned by the Developer at the time of the Claim.

(d) All covenants, stipulations, promises, agreements and obligations of the Authority contained herein shall be deemed to be the covenants, stipulations, promises, agreements and obligations of such entities and not of any governing body member, officer, agent, servant or employee of such entities in the individual capacity thereof.

### ARTICLE VIII

#### Events of Default

Section 8.1. Events of Default Defined. Each and every one of the following shall be an Event of Default under this Agreement:

(a) Failure by the Authority or the Developer to proceed to closing on the Development Property after compliance with or the occurrence of all conditions precedent to closing;

(b) Failure by the Developer to commence and complete construction of the Minimum Improvements pursuant to the terms, conditions and limitations of Article IV of this Agreement, including the timing thereof, unless such failure is caused by an Unavoidable Delay;

(c) Failure by the Developer to pay real estate taxes or special assessments on the Development Property and Minimum Improvements as they become due;

(d) Appeal or challenge by the Developer or any party on its behalf of the Minimum Market Value prior to the Termination Date;

(e) Use by the Developer or others of the Minimum Improvements for purposes other than those contemplated and permitted by this Agreement, including failure to comply with Sections 9.3 and 9.10 of this Agreement;

(f) Transfer or Sale of the Development Property or the Minimum Improvements or any part thereof by the Developer in violation of Sections 6.1 or 7.1 of this Agreement and without the prior written permission by the Authority;

(g) If the Developer shall file a petition in bankruptcy, or shall make an assignment for the benefit of its creditors or shall consent to the appointment of a receiver; or

(h) Failure by either party to observe or perform any material covenant, condition, obligation or agreement on its part to be observed or performed under this Agreement or the Assessment Agreement.

Section 8.2. Remedies on Default. Whenever any Event of Default referred to in Section 8.1 of this Agreement occurs, the non-defaulting party may take any one or more of the following actions after providing 30 days written notice to the defaulting party of the Event of Default, but only if the Event of Default has not been cured within said thirty days or, if the Event of Default is by its nature incurable within 30 days, the defaulting party does not provide assurances to the non-defaulting party reasonably satisfactory to the non-defaulting party that the Event of Default will be cured and will be cured as soon as reasonably possible:

(a) Suspend its performance under this Agreement, including refusing to close on the Development Property, until it receives assurances from the defaulting party, deemed adequate by the non-defaulting party, that the defaulting party will cure its default and continue its performance under this Agreement;

(b) Terminate or rescind this Agreement;

(c) If the default occurs prior to completion of the Minimum Improvements, the Authority may withhold the Certificate of Completion and Release of Forfeiture;

(d) If the default occurs prior to issuance of the Certificate of Completion and Release of Forfeiture, revert title in the name of the Authority pursuant to Section 8.3 of this Agreement;

(e) Take whatever action, including legal or administrative action, which may appear necessary or desirable to the non-defaulting party to collect any payments due under this Agreement, or to enforce performance and observance of any obligation, agreement, or covenant of the defaulting party under this Agreement; and

(f) If the Developer’s default occurs prior to the Date of Closing, the Authority may retain any and all earnest money paid by the Developer pursuant to Section 3.1 of this Agreement.

Section 8.3. Revesting Interest in the Authority Upon Happening of Event of Default Subsequent to Conveyance to Developer. Pursuant to the requirements of Minnesota Statutes, Section 469.105, subd. 6, in the event that subsequent to conveyance of the Development Property to the Developer and prior to the issuance of a Certificate of Completion and Release of Forfeiture for the Minimum Improvements:

(a) the Developer, subject to Unavoidable Delays, fails to begin construction of the Minimum Improvements in conformity with this Agreement and such failure to begin construction is not cured within 30 days after written notice from the Authority to the Developer to do so; or

(b) subject to Unavoidable Delays, the Developer, after commencement of the construction of the Minimum Improvements, fails to carry out its obligations with respect to the

completion of construction of the Minimum Improvements (including the nature and the date for the completion thereof), or abandons or substantially suspends construction work, and any such failure, abandonment, or suspension shall not be cured, ended, or remedied within 30 days after written demand from the Authority to the Developer to do so; or

(c) the Developer shall fail to pay real estate taxes or assessments on the Development Property when due, or shall place thereon any encumbrance or lien unauthorized by this Agreement, or shall suffer any levy or attachment to be made, or any materialmen's or mechanics' lien, or any other unauthorized encumbrance or lien to attach, and such taxes or assessments shall not have been paid, or the encumbrance or lien removed or discharged or provision satisfactory to the Authority made for such payment, removal, or discharge, within 30 days after written demand by the Authority to do so or such longer period, not to exceed 60 days, as may reasonably be necessary to remove said lien or encumbrance; provided, that if the Developer shall first notify the Authority of its intention to do so, it may in good faith contest any mechanics' or other lien to remain undischarged and unsatisfied during the period of such contest and any appeal, but only if the Developer provides the Authority with a bank letter of credit or other security in the amount of the lien, in a form satisfactory to the Authority, pursuant to which the bank will pay to the Authority the amount of any lien in the event the lien is finally determined to be valid or, as an alternative to such forms of security, has made a deposit with the district court in the manner provided in Minnesota Statutes, section 514.10. During the course of such contest, the Developer shall keep the Authority informed respecting the status of such defense; or

(d) there is, in violation of Sections 6.1 or 7.1 of this Agreement, any transfer of the Development Property to an entity exempt from payment of real estate taxes or any Sale of the Development Property or the Minimum Improvements or any part thereof, and such violation shall not be cured within 30 days after written demand by the Authority to the Developer;

Then the Authority shall have the right to re-enter and take possession of the Development Property and to terminate and revest in the Authority the interest of the Developer in the Development Property; provided, however, that any exercise by the Authority of its rights or remedies hereunder shall always be subject to and limited by, and shall not defeat, render invalid or limit in any way the lien of any mortgage or other encumbrance specifically and previously authorized by the Authority in writing under this Agreement or any rights or interests provided in this Agreement for the protection of the holders of an approved encumbrance.

Section 8.4. Resale of Reacquired Development Property; Disposition of Proceeds. Upon the revesting in the Authority of title to and/or possession of the Development Property or any part thereof as provided herein, the Authority shall, pursuant to its responsibilities under law, use its best efforts to sell the Development Property or part thereof as soon and in such manner as the Authority shall find feasible and consistent with the objectives of such law to a qualified and responsible party or parties (as determined by the Authority) who will assume the obligation of making or completing the Minimum Improvements or such other improvements in their stead as shall be satisfactory to the Authority in accordance with the uses specified for such Development Property or part thereof. During any time while the Authority has title to and/or possession of a parcel obtained by reverter, the Authority will not

disturb the rights of any owner of any housing unit on such parcel. Upon resale of the Development Property, the proceeds thereof shall be applied:

(a) First, to reimburse the Authority for all costs and expenses incurred by them, including but not limited to salaries of personnel, in connection with the recapture, management, and resale of the Development Property (but less any income derived by the Authority from the property or part thereof in connection with such management); all taxes, assessments, and water and sewer charges with respect to the Development Property or part thereof (or, in the event the Development Property is exempt from taxation or assessment or such charge during the period of ownership thereof by the Authority, an amount, if paid, equal to such taxes, assessments, or charges (as determined by the Authority assessing official) as would have been payable if the Development Property were not so exempt); any payments made or necessary to be made to discharge any encumbrances or liens existing on the Development Property or part thereof at the time of revesting of title thereto in the Authority or to discharge or prevent from attaching or being made any subsequent encumbrances or liens due to obligations, defaults or acts of the Developer, its successors or transferees; any expenditures made or obligations incurred with respect to the making or completion of the subject improvements or any part thereof on the Development Property or part thereof; and any amounts otherwise owing the Authority by the Developer and its successor or transferee; and

(b) Second, to reimburse the Developer, its successor or transferee, up to the amount equal to the amount actually invested by it in making any of the subject improvements on the Development Property or part thereof.

(c) Any balance remaining after such reimbursements shall be retained by the Authority as its property.

Section 8.5. No Remedy Exclusive. No remedy herein conferred upon or reserved to the parties is intended to be exclusive of any other available remedy or remedies, but each and every such remedy shall be cumulative and shall be in addition to every other remedy given under this Agreement or now or hereafter existing at law or in equity or by statute. No delay or omission to exercise any right or power accruing upon any default shall impair any such right or power or shall be construed to be a waiver thereof, but any such right and power may be exercised from time to time and as often as may be deemed expedient. In order to entitle the Authority or the Developer to exercise any remedy reserved to it, it shall not be necessary to give notice, other than such notice as may be required in Article IX of this Agreement.

Section 8.6. No Additional Waiver Implied by One Waiver. In the event any covenant or agreement contained in this Agreement should be breached by either party and thereafter waived by the other party, such waiver shall be limited to the particular breach so waived and shall not be deemed to waive any other concurrent, previous or subsequent breach hereunder.

ARTICLE IX

Additional Provisions

Section 9.1. Conflict of Interests; Representatives Not Individually Liable. No officer, official, or employee of the Authority shall have any personal financial interest, direct or indirect, in this Agreement, nor shall any such officer, official, or employee participate in any decision relating to the Agreement which affects his or her personal financial interests, directly or indirectly. No officer, official, or employee of the Authority shall be personally liable to the Developer, or any successor in interest, in the event of any default or breach or for any amount which may become due or on any obligation under the terms of this Agreement.

Section 9.2. Equal Employment Opportunity. The Developer, for itself and its successors and assigns, agrees that during the construction of the Minimum Improvements provided for in this Agreement, it will comply with all applicable equal employment and nondiscrimination laws and regulations.

Section 9.3. Restrictions on Use. The Developer, for itself and its successors and assigns, agrees to devote the Property and Minimum Improvements only to such land use or uses as may be permissible under the City’s land use regulations. The Developer, for itself, its successors and assigns, acknowledges the limitations on use of the Property and the Minimum Improvements imposed by Section 469.105 of the EDA Act and agrees to comply with such restrictions.

Section 9.4. Provisions Not Merged With Deed; No Merger of Representations, Warranties. None of the provisions, representations or warranties contained in this Agreement are intended to be merged into any instruments of conveyance delivered at closing or shall be merged by reason of delivery of the Development Property Deed, but instead shall survive closing, and the parties shall be bound accordingly. The Development Property Deed shall not be deemed to affect or impair the provisions and covenants of this Agreement.

Section 9.5. Notices and Demands. Except as otherwise expressly provided in this Agreement, any notice, demand, or other communication under the Agreement or any related document by either party to the other shall be sufficiently given or delivered if it is dispatched by registered or certified United States mail, postage prepaid, return receipt requested, or delivered personally to:

- (a) in the case of the Authority: 118 Central Avenue North  
New Prague MN 56071  
Attn: Executive Director
- (b) in the case of the Developer: Aventus Investments LLC  
27631 Country Hollow Lane  
New Prague, MN 56071  
Attn: Jacob De St Hubert

or at such other address with respect to either such party as that party may, from time to time, designate in writing and forward to the other as provided in this Section 9.5.

Section 9.6. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Section 9.7. Disclaimer of Relationships. The Developer acknowledges that nothing contained in this Agreement nor any act by the Authority or the Developer shall be deemed or construed by the Developer or by any third person to create any relationship of third-party beneficiary, principal and agent, limited or general partner, or joint venture between the Authority and the Developer.

Section 9.8. Release of Claims. The Developer and the Developer's attorneys, agents, employees, former employees, insurers, heirs, administrators, representatives, successors and assigns, hereby releases and forever discharges the Authority, and its attorneys, agents, representatives, employees, former employees, insurers, heirs, executors and assigns of and from any and all past, present or future claims, demands, obligations, actions or causes of action, at law or in equity, whether arising by statute, common law or otherwise, and for all claims for damages, of whatever kind or nature, and for all claims for attorneys' fees, and costs and expenses, including but not limited to all claims of any kind arising out of the negotiation, Developer consideration, execution and performance of this Agreement between the parties. Nothing contained in this paragraph 9.8. is intended to prevent the exercise of any rights available pursuant to this Agreement.

Section 9.9. Modification and Waiver. No purported amendment, modification or waiver of any provision of this Agreement shall be binding unless set forth in a written document signed by both the Authority and the Developer (in the case of amendments or modifications) or by the party to be charged thereby (in the case of waivers). Any waiver shall be limited to the circumstance or event specifically referenced in the written waiver document and shall not be deemed a waiver of any other term of this Agreement or of the same circumstance or event upon any recurrence thereof.

Section 9.10. Restrictions on Use. The Developer agrees that prior to the issuance of the Certificate of Completion and Release of Forfeiture, the Developer and its successors and assigns: (a) shall use the Development Property solely for the purpose of constructing and operating the Minimum Improvements pursuant to the terms of this Agreement and as defined by the definition of Use as set forth in this Agreement; (b) shall not discriminate upon the basis of race, color, creed, sex, national origin, or any other classification prohibited by law in the lease, rental, use or occupancy of any portion of the Minimum Improvements on the Development Property or any improvements erected or to be erected thereon, or any part thereof; and (c) shall otherwise comply with the restrictions on use set forth in this Agreement.

Section 9.11. Titles of Articles and Sections. Any titles of the several parts, Articles, and Sections of this Agreement are inserted for convenience of reference only and shall be disregarded in construing or interpreting any of its provisions.

Section 9.12. Attorney Fees. Whenever any Event of Default occurs and if the Authority shall employ attorneys or incur other expenses for the collection of payments due or to become due, or for the enforcement of performance or observance of any obligation or agreement on the part of the Developer under this Agreement, the Developer agrees that it shall, within ten days of written demand by the Authority, pay to the Authority the reasonable fees of such attorneys and such other expenses so incurred by the Authority.

Section 9.13. Choice of Law and Venue; Interpretation. This Agreement shall be governed by, enforced and construed in accordance with the laws of the State of Minnesota. Any disputes, controversies, or claims arising out of this Agreement shall be heard in the state or federal courts of Minnesota, and all parties to this Agreement waive any objection to the jurisdiction of these courts, whether based on convenience or otherwise.

Section 9.14. Entire Agreement. This Agreement constitutes the entire agreement between the parties pertaining to its subject matter and it supersedes all prior contemporaneous agreements, representations, and understandings of the parties pertaining to the subject matter of this Agreement. This Agreement may be modified, amended, terminated, or waived, in whole or in part, only by a writing signed by all of the parties.

Section 9.15. No Broker. The Authority represents that it has not engaged any real estate broker in connection with the sale of the Development Property. The Developer has engaged the services of a broker in connection with the sale of the Development Property and the Developer will be solely responsible for the costs of such broker and shall defend, indemnify and hold the Authority harmless from any claims of such broker.

Section 9.16. Specific Performance. This Agreement may be specifically enforced by the parties, provided that any action for specific enforcement is brought within six months after the date of the alleged breach. This paragraph is not intended to create an exclusive remedy for breach of this Agreement; the parties reserve all other remedies available at law or in equity.

Section 9.17. Additional Documents. The Authority and the Developer agree to cooperate with the other and their representatives regarding any reasonable requests made subsequent to the execution of this Agreement to correct any clerical errors in this Agreement and to provide any and all additional documentation deemed necessary by either party to effectuate the transaction contemplated by this Agreement.

IN WITNESS WHEREOF, the Authority and the Developer have caused this Agreement to be duly executed in their names and behalves on or as of the date first above written.

**AUTHORITY:**

**NEW PRAGUE ECONOMIC  
DEVELOPMENT AUTHORITY**

By: \_\_\_\_\_  
Brent Quast  
President

By: \_\_\_\_\_  
Joshua M. Tetzlaff  
Executive Director

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF SCOTT        )

The foregoing instrument as acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2026, by Brent Quast and Joshua M. Tetzlaff, President and Executive Director, respectively, of the New Prague Economic Development Authority, a public body corporate and politic under the laws of Minnesota, on behalf of the New Prague Economic Development Authority.

\_\_\_\_\_  
Notary Public

**DEVELOPER:**

**AVENTUS INVESTMENTS LLC**

By: \_\_\_\_\_  
Jacob De St Hubert  
Its: Manager

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was executed this \_\_\_\_ day of \_\_\_\_\_, 2026, by Jacob De St Hubert, the Manager of Aventus Investments LLC, a Minnesota limited liability company, on behalf of the company.

\_\_\_\_\_  
Notary Public

**EXHIBIT A**  
**LEGAL DESCRIPTION**

The Development Property is located in Scott County, Minnesota, and is legally described as:

Lots 4 & 5, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

**EXHIBIT B**

**FORM OF QUIT CLAIM DEED**

STATE DEED TAX DUE HEREON: \$ \_\_\_\_\_

Date: \_\_\_\_\_, 2026.

THIS INDENTURE, between the New Prague Economic Development Authority, a public body corporate and politic, under the laws of the State of Minnesota, Grantor, and Aventus Investments LLC, a Minnesota limited liability company, Grantee.

WITNESSETH, that the Grantor, in consideration of the sum of Three Hundred Eighty-Seven Thousand, One Hundred Thirty Nine and 50/100 dollars (\$387,139.50) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant, bargain, quit claim and convey to the Grantee, its successors and assigns, forever, all of the tract or parcel of land lying and being in the County of Scott and State of Minnesota described as follows:

Lots 4 & 5, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

To have and to hold the same, together with all hereditaments and appurtenances thereunto belonging or in any way appertaining, to the Grantee, its successors and assigns, forever. Subject to and together with, however, the provisions of the Permitted Encumbrances described and referred to in Exhibit A attached hereto and incorporated herein by reference, including, without limitation, the right of the Grantor upon the happening of an Event of Default under that certain Purchase and Development Agreement between Grantor and Grantee dated as of \_\_\_\_\_, 2026, to re-enter and take possession of the Development Property and the improvements thereon and terminate the estate and all right, title and interest of the Grantee in and to the Development Property and improvements thereon, and revert in the Grantor all right, title, estate and interest of the Grantee in the Development Property and improvements thereon, free of any lien of any mortgage and other liens, except as permitted pursuant to the provisions of the Purchase and Development Agreement.

IN WITNESS WHEREOF, the Grantor has caused this deed to be duly executed in its behalf by its president and its executive director on \_\_\_\_\_, 2026.

- The Seller certifies that the seller does not know of any wells on the described real property.
- A well disclosure certificate accompanies this document.
- I am familiar with the property described in this instrument and I certify that the status and number of wells on the described real property have not changed since the last previously filed well disclosure certificate.

NEW PRAGUE ECONOMIC DEVELOPMENT  
AUTHORITY

By: \_\_\_\_\_  
Brent Quast  
President

By: \_\_\_\_\_  
Joshua M. Tetzlaff  
Executive Director

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF SCOTT        )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by Brent Quast and Joshua M. Tetzlaff, the president and executive director, respectively, of the New Prague Economic Development Authority, a public body corporate and politic under the laws of Minnesota, on behalf of the Economic Development Authority.

\_\_\_\_\_  
Notary Public

THIS INSTRUMENT WAS DRAFTED BY:  
Kennedy & Graven, Chartered (SJR)  
150 South Fifth Street, Suite 700  
Minneapolis MN 55402  
(612) 337-9300

Property Tax Statements for the Property described in this instrument should be sent to:  
Aventus Investments LLC  
27631 Country Hollow Lane  
New Prague, MN 56071  
Attn: Jacob De St Hubert

**EXHIBIT A TO  
QUIT CLAIM DEED**

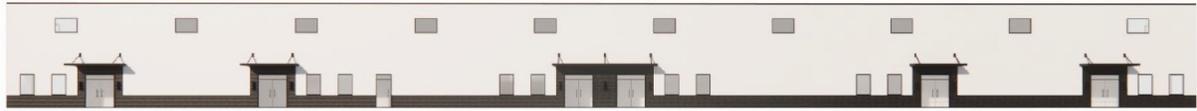
Permitted Encumbrances

1. Taxes and installments of special assessments payable in 2026 and in subsequent years.
2. Building and zoning laws; federal, state and local laws, ordinances and regulations.
3. Easements for public streets, drainage, utilities, highways and roads now existing.
4. The terms, conditions, covenants and agreements set forth in the Purchase and Development Agreement between the Grantor and Grantee named in the Deed to which this Exhibit is attached, which Purchase and Development Agreement is hereby made a part hereof by reference thereto.
5. Mortgage used to finance the purchase of the Development Property.



NEW PRAGUE FLEX SPACE | NEW PRAGUE, MN

BUILDING ELEVATIONS



SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

BUILDING RENDERINGS



Rendering of SE Corner of the Building

BUILDING RENDERINGS



Rendering of the South Elevation of the Building Facing 6<sup>th</sup> Street NW

BUILDING RENDERINGS



Rendering of the North Elevation of the Building (Loading Docks)

BUILDING RENDERINGS



Rendering of the East Elevation of the Building

**EXHIBIT D**  
**FORM OF**  
**CERTIFICATE OF COMPLETION**  
**AND RELEASE OF FORFEITURE**

WHEREAS, the New Prague Economic Development Authority (the “Grantor”), by a deed recorded in the office of the County Recorder in Scott County, Minnesota, as Document No. \_\_\_\_\_, has conveyed to Aventus Investments LLC, a Minnesota limited liability company, (the “Grantee”), the following described land in County of Scott and State of Minnesota, to-wit:

Lots 4 & 5, Block 2, NEW PRAGUE BUSINESS PARK 11TH ADDITION, Scott County, Minnesota.

and

WHEREAS, said deed was executed pursuant to that certain Purchase and Development Agreement by and between the Grantor and the Grantee dated the \_\_\_\_ day of \_\_\_\_\_, 2026, and recorded in the office of the County Recorder in Scott County, Minnesota, as Document No. \_\_\_\_\_, which Purchase and Development Agreement contained certain covenants and restrictions regarding completion of the Minimum Improvements; and

WHEREAS, said Grantee has performed said covenants and conditions in a manner deemed sufficient by the Grantor to permit the execution and recording of this certification.

NOW, THEREFORE, this is to certify that all construction of the Minimum Improvements specified to be done and made by the Grantee has been completed and the covenants and conditions in the Purchase and Development Agreement have been performed by the Grantee therein and that the provisions for forfeiture of title and right to re-entry for breach of condition subsequent by Grantor is hereby released absolutely and forever, and the County Recorder in Scott County, Minnesota, is hereby authorized to accept for recording and to record the filing of this instrument, to be a conclusive determination of the satisfactory termination of the covenants and conditions relating to completion of the Minimum Improvements.

Dated: \_\_\_\_\_, 20\_\_.

NEW PRAGUE ECONOMIC  
DEVELOPMENT AUTHORITY

By: \_\_\_\_\_  
Brent Quast  
President

By: \_\_\_\_\_  
Joshua M. Tetzlaff  
Executive Director

D-1

STATE OF MINNESOTA    )  
  ) ss.  
COUNTY OF SCOTT        )

The foregoing instrument as acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 202\_\_, by Brent Quast and Joshua M. Tetzlaff, the president and executive director, respectively, of the New Prague Economic Development Authority, a public body corporate and politic, on behalf of the New Prague Economic Development Authority.

\_\_\_\_\_  
Notary Public



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

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**MEMORANDUM**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**CC:** EDA, PLANNING COMMISSION  
**FROM:** EVAN C GARIEPY, PLANNER  
**SUBJECT:** 2026 LOT INVENTORY: COMMERCIAL, INDUSTRIAL, RESIDENTIAL  
**DATE:** JANUARY 23, 2026

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Annually, Planning Staff update the inventory of all vacant lots within city limits. Attached to this memo are maps of three categories of available lots. Not all vacant lots are available for sale.

Residential Lots: There are 21 vacant residential lots available. There were 24 available lots in 2025, and 37 in 2024. Six of these lots are zoned medium density, with the remainder zoned single family. Three of the medium density parcels are intended for multi-unit townhomes. Scott County has 12 lots, and Le Sueur County has 9.

Commercial Lots: There are 7 available vacant commercial lots within the City. In 2024 and 2025, there were 8 available lots. Heartland Credit Union purchased the lot north of Coborn’s Groceries and east of O’Reilly’s Auto Parts and is currently undergoing construction. The total acreage of vacant commercial lots is 16.3 acres.

Industrial Lots: The City has two vacant industrial lots. The only shovel-ready vacant site is within the industrial park, and is 0.96 acres total. It has plans for construction. North of the industrial park, there is a vacant lot totaling 76 acres that may be annexed and developed.

**Staff Recommendation:**

Staff recommends that the City Council, EDA, and Planning Commission review the reports as information.

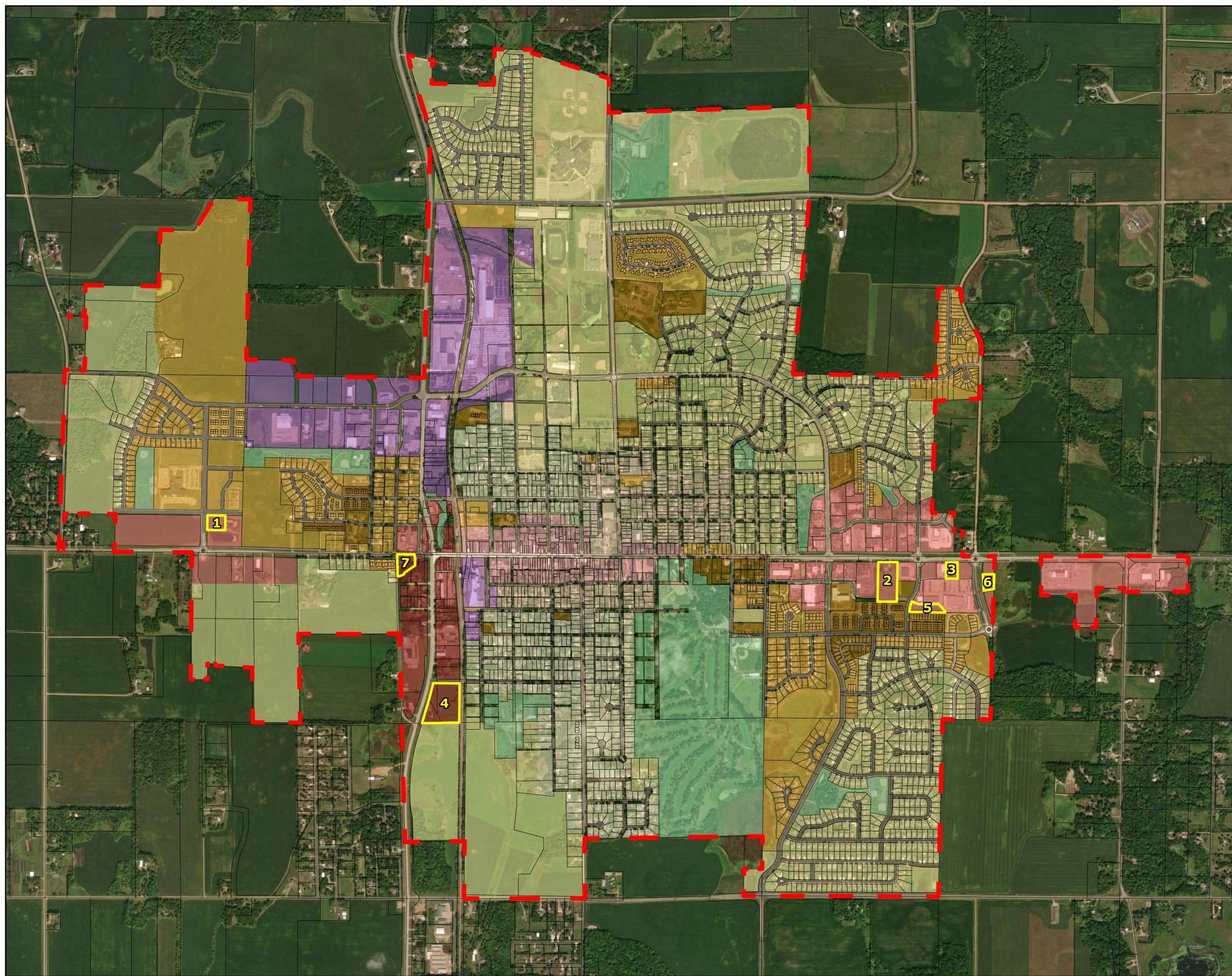


# **City of New Prague**

## **Vacant Lot Inventory**

Commercial, Industrial & Residential Properties

January 2026



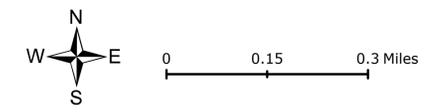
# NEW PRAGUE

A Tradition of Progress

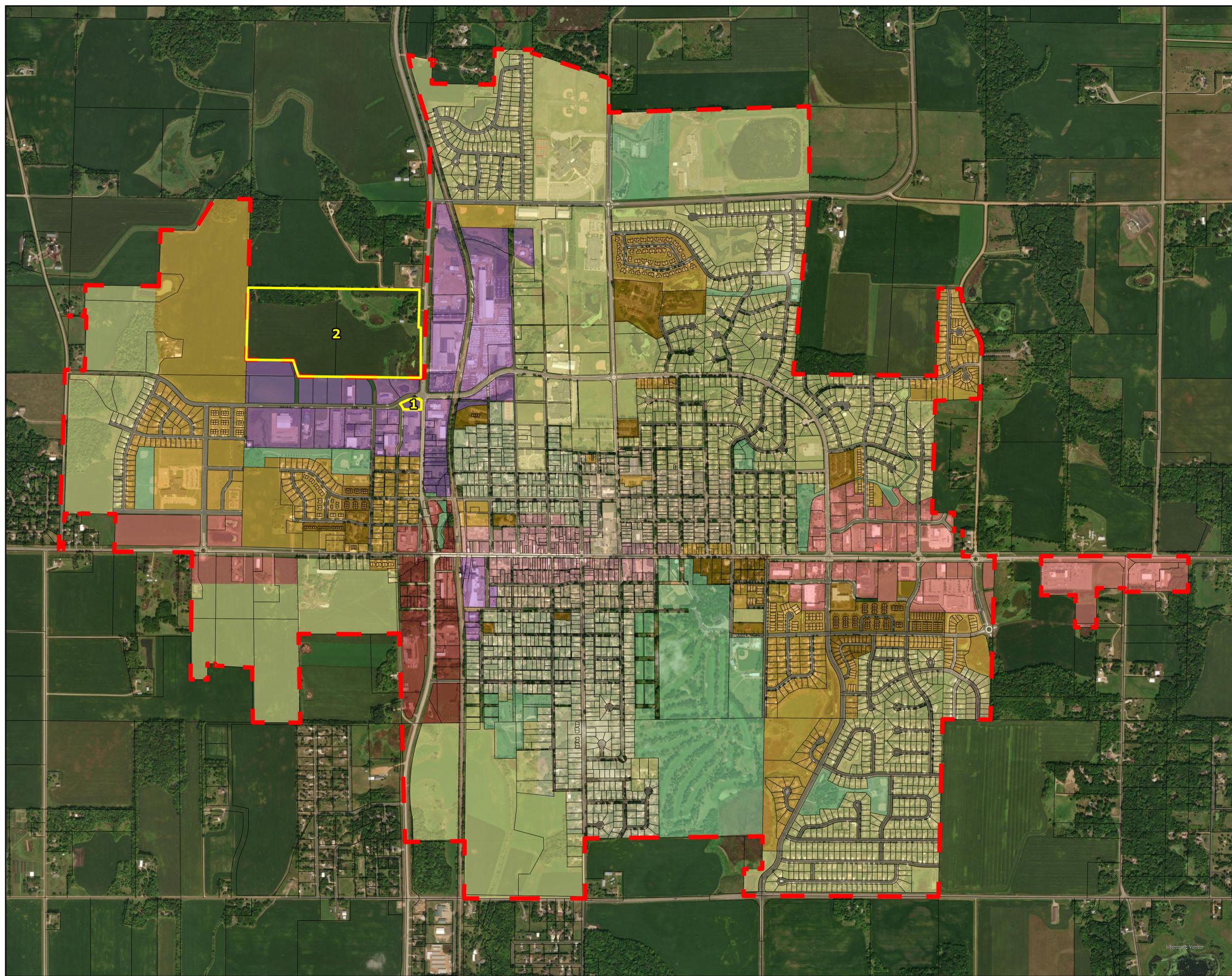
## Vacant Commercial Properties

With Municipal Utilities  
01/2026

 RL70	 B1
 RL84	 B2
 RL90	 B3
 RM	 Park
 RH	 I1



Current to December 2025.  
Prepared by the New Prague Planning Department.  
Map prepared using County and City GIS Data. The City is not responsible for any inaccuracies or damages. This drawing should be used for reference purposes only. Disclaimer provided pursuant to Minnesota Statutes 366.03 Subdivision 21.



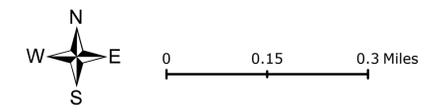
# NEW PRAGUE

A Tradition of Progress

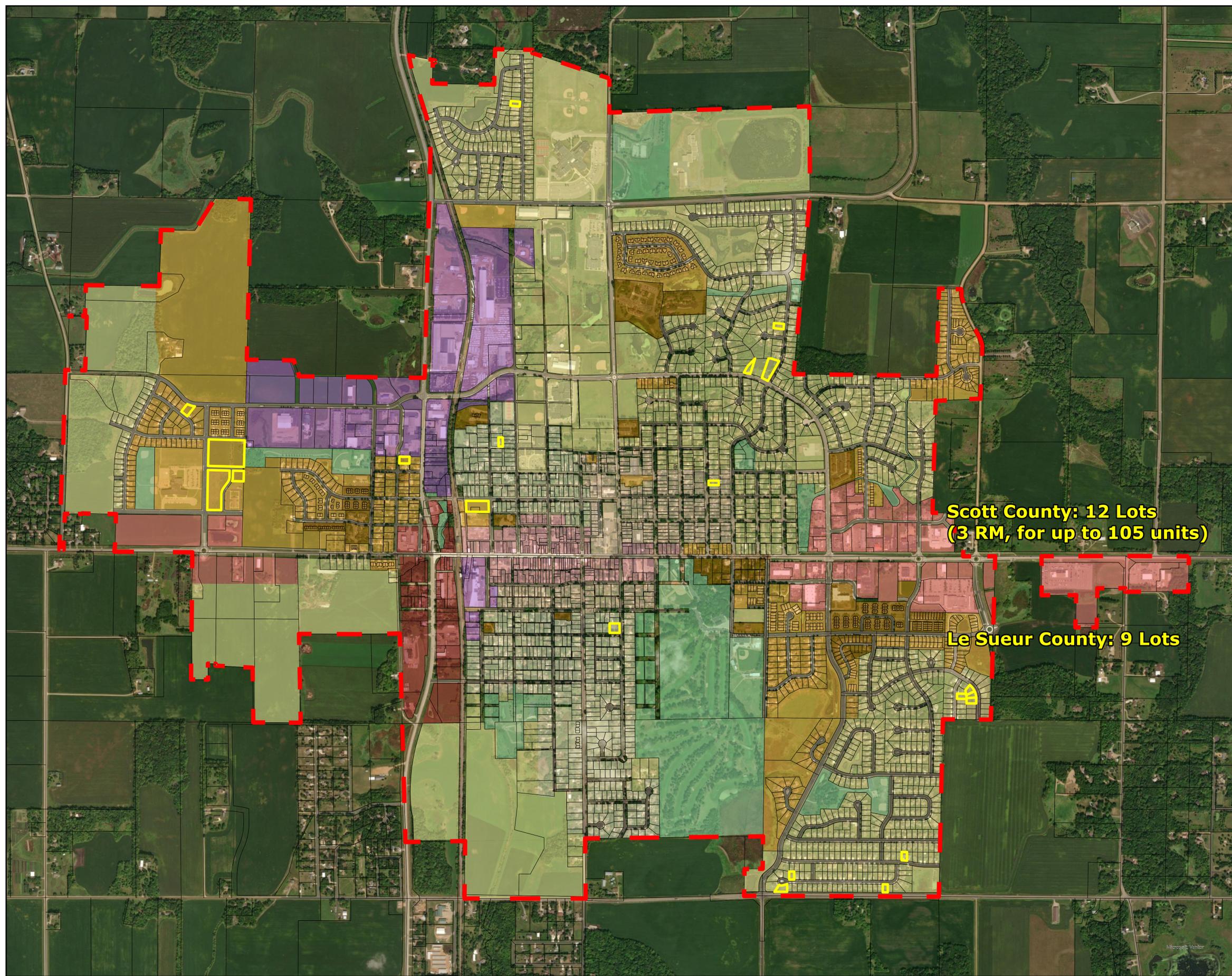
## Vacant Industrial Properties

With Municipal Utilities  
01/2026

	RL70		B1
	RL84		B2
	RL90		B3
	RM		Park
	RH		I1



Current to December 2025.  
Prepared by the New Prague Planning Department.  
Map prepared using County and City GIS Data. The City is not responsible for any inaccuracies or damages. This drawing should be used for reference purposes only. Disclaimer provided pursuant to Minnesota Statutes 366.03 Subdivision 21.



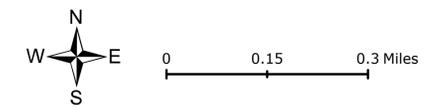
# NEW PRAGUE

A Tradition of Progress

## Vacant Residential Properties

With Municipal Utilities  
01/2026

	RL70		B1
	RL84		B2
	RL90		B3
	RM		Park
	RH		I1



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phone: 952-758-4401 fax: 952-758-1149

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**MEMORANDUM**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**CC:** EDA & PLANNING COMMISSION  
**FROM:** KEN ONDICH – COMMUNITY DEVELOPMENT DIRECTOR  
EVAN GARIEPY - PLANNER  
**SUBJECT:** ANNUAL COMMERCIAL BUILDING AUDIT 2026  
**DATE:** 1/23/26

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Staff has completed a review of the status of all commercial and industrial properties in New Prague and some properties adjoining the City and also conferred with Chamber Director Brooke Sticha on the findings of the review. A listing of occupancy and changes dating back to 2022 is attached to this memo. This cover memo makes a few observations and summarizes the changes that have occurred in the last year.

In summary, there have been 14 new business openings in New Prague and the immediate area (as opposed to 11 last year), by either new business start-ups or businesses moving into New Prague; there have been 32 business closings/changes as compared to 26 last year. Closings means actual business closings or moving out of New Prague and Changes means changes in ownership, name changes, change in business location within the city, changes in services, or expansions. There are 23 vacancies of various commercial spaces/lots (compared to 31 vacancies last year).

Some of the new businesses include:

- Brickside 19 opened at 825 1<sup>st</sup> Street SE
- Neisen’s Corner Bar II opened at 100 Main St. W.
- The Broz Event Venue opened at 212 Main St. W.
- Berg Direct Primary Care opened at 314 Main St. E., Suite 2
- Fancy Bones Pet Grooming – opened in the mill at 200 2<sup>nd</sup> Ave. SE, Suite F
- Bohemia Flats (a 54 unit apartment building) – opened at 102 Chalupsky Ave. SE.
- Case Aesthetics opened at 314 Main Street E., Suite 4

Some notable changes include:

- 2 If By Sea Tactical opened in a new location with an indoor gun range at 222 2<sup>nd</sup> Ave. SW.
- Bargain Lodge moved to a new location at 105 Main St. W.
- Bring the Light Electric moved to 104 Columbus Ave. S.
- Kubes Furniture and Flooring, located at 133 Main St. W., completed extensive exterior renovations
- Electromed, located at 500 6<sup>th</sup> Ave. NW, completed internal renovations
- Great River Energy, located at 906 6<sup>th</sup> Street NW, started construction on a 20,000 sq. ft. expansion to their building
- Heartland Credit Union began construction on a new building located at 100 Alton Ave. SE
- Wells Fargo, located at 217 Main St. W., completed internal renovations and new signage
- Starlight Productions moved back to 110 Main St. E. following remodeling due to a previous fire.
- Cedar Press Coffee at 108 Main Street E. has new ownership.

**New Prague Business Inventory  
2025**

<b>Address</b>	<b>Occpant Status 1/6/22</b>	<b>Occupant Status 1/2/2023</b>	<b>Occupant Status 1/9/2024</b>	<b>Occupant Status 1/24/2025</b>	<b>Occupant Status 1/1/2026</b>
411 4th Av. SW	Knights of Columbus	Knights of Columbus	Knights of Columbus	Knights of Columbus	Knights of Columbus
409 4th Av. SW	Dairy Queen	Dairy Queen	Dairy Queen	Dairy Queen	Dairy Queen
407 4th Av. SW	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipment Inc. (Plat and building permit applied for new warehousing building)	ASI Car Wash Business/Reclaim Equipment Inc	ASI Car Wash Business/Reclaim Equipment Inc
401 4th Av. SW	XpresSystems Inc.	XpresSystems Inc.	XpresSystems Inc. (Plat and building permit applied for new warehousing building)	XpresSystems Inc.	XpresSystems Inc.
307 4th Av. SW	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipment Inc.	ASI Car Wash Business/Reclaim Equipoment Inc. (Plat and building permit applied for new warehousing building)	ASI Car Wash Business/Reclaim Equipment Inc. (Received a temporary certificate of occupancy for new building)	ASI Car Wash Business/Reclaim Equipment Inc. (Received a temporary certificate of occupancy for new building)
205 1/2 4th Ave SW	Lasting Impressions Salon	Lasting Impression Salon	Lasting Impressions Salon	Lasting Impressions Salon	Lasting Impressions Salon
205 4th Av. SW	New Prague Auto	New Prague Auto (New Owners)	New Prague Auto	New Prague Auto	New Prague Auto
201 4th Av. SW	EP Electric Pump - G&K Rental	EP Electric Pump - G&K Rental & Appointments USA	EP Electric Pump - G&K Rental & Appointments USA	EP Electric Pump - G&K Rental & Appointments USA	EP Electric Pump - G&K Rental & Appointments USA
408 Main St. W. Suite 100	The Depot	The Depot	The Depot	The Depot (New Ownership)	La Fete Royale
410 Main St W	Vacant Space - Apartments in the Rear on 2nd Level and One on Main Level with additional vacant commercial spaces in the rear	2 If By Sea Tactical, Apartments in the Rear on 2nd Level and One on Main Level	2 If By Sea Tactical, Apartments in the Rear on 2nd Level and One on Main Level	2 If By Sea Tactical, Apartments in the Rear on 2nd Level and One on Main Level	Vacant - Pending Tobacco Shop, Apartments in Rear on 2nd Level and One on Main Level
404 Main St. W.	West End Liquors	West End Liquors	West End Liquors	West End Liquors	West End Liquors
400 Main St W	Skuzacek Quality Meats	Skuzacek's Quality Meats	Skuzacek's Quality Meats	Skuzacek's Quality Meats	Skuzacek's Quality Meats
100 2nd Ave. SW	Mach Lumber Storage, The Urban Flea Market, Vacant Warehouse	Mach Lumber Storage, The Urban Flea Market, MVE and ASI Storage, vacant Mill	CUP approved for 2 If By Sea Indoor Firing Range, Mach Lumber Storage, MVE and ASI Storage, vacant mill	2 If By Sea Tactical Indoor Firing Range, MVE Biological Solutions, Faith, Recovery, & Music, Prime Look Home Remodeling (Approved 11-2024, 12-2024/C3-2024, V6-2024, V9-2024)	2 If By Sea Tactical Indoor Firing Range - MVE Biological Solutions - Warehouse - Faith Recovery & Music - Prime Look Home Remodelling - Velvet Veil (Process of occupancy permit) - Fancy Bones Pet Salon and Boutique (New)
212 Main St. W.	Weddings at the Broz	Weddings at the Broz	Weddings at the Broz (The Broz, LLC new owners)	Weddings at the Broz (building permit issued for an ADA lift)	The Broz Event Venue
210 Main St. W.	Weddings at the Broz	Weddings at the Broz	Weddings at the Broz (The Broz, LLC new owners)	Weddings at the Broz (building permit issued for an ADA lift)	The Broz Event Venue

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201 2nd Av. SW	Mach Lumber	Mach Lumber	Mach Lumber	Mach Lumber	Mach Lumber
302 2nd Av. SW	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping	Connelly Plumbing and Heating - Steve Rynda Construction and Landscaping
306 2nd Av. SW	Emma Krumbes Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.	Emma Krumbes's Pie & Bread Co.
138 Main St. W.	North American Title	Doma	Near North Title Group (name change)	Near North Title Group	Near North Title Group
136 Main St. W.	Dr. Dvorak Dental Office	Dental On First	Dental On First	Dental On First	Dental On First
130 Main St. W.	Endeavor Trikes - Snap Fitness - To the Pointe Dance Academy	Endeavor Trikes - Snap Fitness - To the Pointe Dance Academy	Endeavor Trikes - Snap Fitness - To the Pointe Dance Academy	Vacant - Snap Fitness - To the Pointe Dance Academy	To the Pointe (New Ownership)
126 & 128 Main St. W.	Salon de Beaute - Boutique and Vacant	Salon de Beaute - Boutique and Agricultral Relations Council Foundation	Salon de Beaute - Boutique and Agricultral Relations Council Foundation	Salon de Beaute - Boutique and Agricultral Relations Council Foundation	Salon de Beaute - Boutique and Agricultral Relations Council Foundation
122 Main St. W.	Edward Jones	Edward Jones	Edward Jones	Edward Jones	Edward Jones
120 Main St. W.	Farmhouse Market	Praha Inn (Upstairs.), Vacant Main Floor	Sugar Rose Bakeshop, Praha Inn	Sugar Rose Bakeshop, The Poppy Seed Inn (Approved outdoor patio via C4-2024)	Sugar Rose Bakeshop, The Poppy Seed Inn
114 Main St. W.	Vacant / Sterling Contracting, LLC (in Back)	Chalk It Up (Under Construction)	(in progress of Bargain Lodge moving in)	Bargain Lodge	Collective Beauty in Process of Remodeling / Occupancy Permit
112 Main St. W.	New Prague Floral & Such	New Prague Floral & Such	New Prague Floral & Such	New Prague Floral & Such	New Prague Floral & Such
110 Main St. W.	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)	Radio Shack (The Electronic Connection)
106 Main St. W.	China Royal	China Royal	China Royal	China Royal	China Royal
102 Main St. W.	To The Pointe Dance Academy	To The Pointe Dance Academny	To The Pointe Dance Academny	To The Pointe Dance Academny	To the Pointe (New Ownership)
100 Main St. W.	Corner Bar	Corner Bar	Corner Bar	Vacant (repairs underway)	Neisen's Corner Bar II
102 Main St. E.	Vacant( Main Floor) - Upstairs Vacant (Structural Repairs Occurred)	The Bargain Lodge - Upstairs Vacant, Duck Cup Memorial (rear)	The Bargain Lodge (in process of moving out) - Upstairs Vacant, Duck Cup Memorial (rear, but will be taking this entire space soon)	Duck Cup Memorial	Duck Cup Memorial
104 Main St. E.	Downtown Sound - Music Lessons Studios	Downtown Sound - Music Store	Downtown Sound - Music Store	Downtown Sound - Music Store	Downtown Sound - Music Store
106 Main St. E.	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs	Dominos Pizza - Apartments Upstairs

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108 Main St. E.	Patty's Place	Cedar Press Coffee LLC (under construction)	Cedar Press Coffee LLC	Cedar Press Coffee LLC	Cedar Press Coffee LLC (New Ownership)
110 Main St. E.	Daleko Arts	Daleko Arts	Starlight Productions	Vacant (Building Permit for Interior Alterations due to fire)	Starlight Productions
112 Main St. E.	Sue's Quilt Shop				
116 Main St. E.	NP Nutrition & Supplements	NP Nutrition & Supplements	Vacant	Starlight Productions	Vacant
118 Main St. E. Suite 1	Deputy Registrar Office				
118 Main St E. Suite 2	Electric Beach Tanning Salon				
120 Main St. E.	Tikalsky Laser	Tikalsky Laser	Tikalsky Laser	Tikalsky Laser	Vacant
122 Main St. E.	New Prague Tobacco - Downtown	New Prague Tobacco Vape & CBD Downtown	New Prague Tobacco Vape & CBD Downtown	New Prague Tobacco Vape & CBD Downtown	New Prague Tobacco Vape & CBD Downtown
124 Main St. E.	New Prague Post Office				
126 Main St. E.	Crawfords Standard Service	Vacant	Vacant	Vacant	Vacant
200 Main St. E.	Suel Printing				
204 Main St. E.	Scott Law Firm - Bruce Scott Realty - Scott Insurance Services	Bruce Scott Law Firm PA & Beacon Real Estate Group	Bruce Scott Law Firm PA & Beacon Real Estate Group	Bruce Scott Law Firm PA & Beacon Real Estate Group	Bruce Scott Law Firm PA & Beacon Real Estate Group
208 Main St. E.	Kitty's Hair Fashions				
210 Main St. E.	Salon Paws				
222 Main St. E.	Traxler Wealth Management - Vacant				
226 Main St. E.	Truelife Real Estate Solutions / Brad Carlson Agency	Truelife Real Estate Solutions / Brad Carlson Agency / Vacation Rental Added on 2nd Floor	Truelife Real Estate Solutions / Brad Carlson Agency / Vacation rental on 2nd Floor	Truelife Real Estate Solutions / Brad Carlson Agency / Vacation rental on 2nd Floor	Truelife Real Estate Solutions / Brad Carlson Agency / The Ballinger Suite
232 Main St. E.	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office	South Metro Homes / Global Real Estate Solutions - Cultivated Ink Tattoo Studio - Massage or Knot - CSS Office
104 Columbus Ave. S.	Daniel Hedin Leasing the Space	Bring the Light Electric			
300 Main St. E.	New Prague Public Utilities				
308 Main St. E.	Hartmann Well Co. - Apartments Upstairs				

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314 Main St. E.	Soak Laundromat - - New Prague Family & Sports Chiropractic - Superior Remodeling - The Well Youth Center	Soak Laundromat-Superior Remodeling-The Well Youth Center-Health Source Chiropractic, New Prague Counseling	Soak Laundromat-Superior Remodeling-The Well Youth Center-Health Source Chiropractic, New Prague Counseling	Berg Direct Primary Care Clinic, Soak Laundromat-Superior Remodeling, New Prague Counseling, Health Source Chiropractic	Case Aesthetics (New), Berg Direct Primary Care Clinic, Soak Laundromat-Superior Remodeling, New Prague Counseling, Health Source Chiropractic
400 Main St. E.	Library	Library	Library	Library	Library
400 Lexington Ave. S.	New Prague Golf Club	New Prague Golf Course	New Prague Golf Course	New Prague Golf Course	New Prague Golf Course
300 Lexington Ave. S.	Park Ballroom	Park Ballroom	Park Ballroom	Park Ballroom	Park Ballroom
205 Lexington Ave. S.	CSSW Ltd. - Tech Support of Minnesota	CSSW Ltd. -Tech Support of Minnesota	CSSW Ltd. -Minnesota Nonpublic School Accrediting Association	CSSW Ltd. -Minnesota Nonpublic School Accrediting Association	CSSW Ltd. -Minnesota Nonpublic School Accrediting Association
101 Lexington Ave. S.	New Prague Dental	New Prague Dental	New Prague Dental	New Prague Dental	New Prague Dental / Empower IV Hydration
610 Main St. E.	Bruzek Funeral Home	Bruzek Funeral Home	Bruzek Funeral Home	Bruzek Funeral Home	Bruzek Funeral Home (New Ownership)
825 1st. St. SE	Carbone's	Carbone's	Smoke & Fire	Vacant - Property purchased by JPV Properties LLC (Application for C8-2004/V1-2025)	Brickside 19
100 10th Av. SE	Hy-Vee Fast & Fresh Express - McDonalds	Hy-Vee Fast & Fresh Express - Vacant	Hy-Vee Fast & Fresh Express - Vacant	Hy-Vee Fast & Fresh Express - Vacant	Hy-Vee Fast & Fresh Express - Vacant
200 10th Ave. SE	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee
202 10th Ave. SE	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee	Hy-Vee
801 1st St. SE	Sugar Rose Bakeshop	Sugar Rose Bakeshop	T-Mobile	T-Mobile	T-Mobile
803 1st St. SE	Mainstream Boutique	Mainstream Boutique	Mainstream Boutique	Mainstream Boutique (new ownership)	Mainstream Boutique
805 1st St. SE	Great Clips	Great Clips	Great Clips	Great Clips (New sign permit)	Great Clips
807 1st St. SE	New Prague ATA Family Martial Arts	New Prague ATA Family Martial Arts	New Prague ATA Family Martial Arts	New Prague ATA Family Martial Arts	Samurai ATA Family Martial Arts (New Ownership)
809 1st St. SE	El Tequila	El Tequila	El Tequila	El Tequila	El Tequila
815 1st St. SE	Geisen Family Chiropractic	Geisen Family Chiropractic	Geisen Family Chiropractic	Geisen Family Chiropractic	Geisen Family Chiropractic
817 1st St. SE	ID Threadz	ID Threadz	ID Threadz	ID Threadz	ID Threadz
819 1st St. SE	Star Nails	Star Nails	Star Nails	Star Nails	Star Nails

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821 1st St. SE	Massage 4 U	Massage 4 U	Massage 4 U	Massage 4 U	Integrated Tax Solutions (In the process of occupancy permit)
823 1st St. SE	Uncle Earl's Pet Center	Uncle Earl's Pet Center	Uncle Earl's Pet Center	Uncle Earl's Pet Center	Uncle Earl's Pet Center
1101 1st St. SE	First Bank and Trust	First Bank and Trust	First Bank and Trust	First Bank and Trust	First Bank and Trust
1100 1st St. SE	Praha Village	Praha Village	Praha Village	Praha Village	Praha Village
1701 1st St. SE			Scooters Coffee (applied for a buidling permit and minor subdivision).	Scooters Coffee (Received Final Certificate of Occupancy)	Scooters Coffee
1703 1st Street SE				Vacant Lot	Vacant Lot
1300 Main St. E.	Holy Trinity Lutheran Church	Holy Trinity Lutheran Church	Holy Trinity Lutheran Church	Holy Trinity Lutheran Church (Internal remodeling permit issued)	Holy Trinity Lutheran Church (constructed 1st Street SE)
100 Chalupsky Ave SE	Walgreens	Walgreens	Walgreens	Walgreens	Walgreens
102 Chalupsky Ave. SE	Vacant Lot	Vacant Lot	Vacant Lot	Ebert Apartment (construction for the 54-unit apartment building)	Bohemia Flats (54 Unit Apartment Building)
201 Chalupky Ave. SE	Vacant (New Construction)	Vacant	Tobacco E-Cig's Center	Tobacco E-Cig's Center	Tobacco E-Cig's Center
203 Chalupsky Ave. SE	Vacant (New Construction)	Vacant	Tobacco E-Cig's Center	Tobacco E-Cig's Center	Tobacco E-Cig's Center
205 Chalupsky Ave. SE	Vacant (New Construction)	Vacant	Vacant	Vacant	Vacant
207 Chalupsky Ave. SE	Vacant (New Construction)	Edward Jones	Edward Jones	Edward Jones	Edward Jones
209 Chalupsky Ave SE	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare
211 Chalupsky Ave SE	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare	Southwest Eyecare
213 Chalupsky Ave SE	Verizon Wireless Store	Verizon Authorized Retailer - Victra	Verizon Authorized Retailer - Victra	Verizon Authorized Retailer - Victra	Verizon Authorized Retailer - Victra
215 Chalupsky Ave SE	New Prague Vape & Tobacco	New Prague Vape & Tobacco	Vacant	Style Revival	Style Revival
217 Chalupsky Ave SE	Papa Murphy's	Papa Murphy's	Papa Murphy's	Papa Murphy's	Papa Murphy's
219 Chalupsky Ave SE	Hairchitects	Hairchitects	Hairchitects	Hairchitects	Hairchitects
221 Chalupsky Ave SE	Anytime Fitness - interior alterations	Anytime Fitness	Anytime Fitness	Anytime Fitness	Anytime Fitness
225 Chalupsky Ave SE	Heartland Credit Union	Heartland Credit Union	Heartland Credit Union	Heartland Credit Union	Heartland Credit Union
200 Alton Ave SE	Coborns - Caribou Coffee	Coborns - Caribou Coffee	Coborns - Caribou Coffee	Coborns - Caribou Coffee	Coborns - Caribou Coffee
103 Chalupsky Ave. SE	O'Reilly Auto Parts	O'Reilly Auto Parts	O'Reilly Auto Parts	O'Reilly Auto Parts	O'Reilly Auto Parts
101 Chalupsky Ave. SE	Permit Applied for New McDonalds	McDonalds	McDonalds	McDonalds	McDonalds

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100 Alton Ave SE		Vacant Lot (purchased by Heartland Credit Union)	Vacant Lot	Vacant Lot	Heartland Credit Union (Under Construction)
102 Alton Ave SE		Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot
1185 280th St.	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram	Jeff Belzers Ford, Chrysler, Jeep, Dodge, Ram
939 280th St. W.	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet	Jeff Belzers New Prague Chevrolet
169 280th St. W.	Tri County Auto Body	Tri County Auto Body	Tri County Auto Body	Tri County Auto Body	Tri County Auto Body
3105 LeRoy Av.	Deutsch Construction	Deutsch Construction	Deutsch Construction	Deutsch Construction	Deutsch Construction
200 E. 280th St.	HillSpring Church	HillSpring Church	HillSpring Church	HillSpring Church	HillSpring Church
27980 Koeper Ave	Hands of Friendship	Hands of Friendship	Hands of Friendship	Hands of Friendship	Hands of Friendship
27851 Koeper Ave	McGuire Landscaping	McGuire Landscaping	McGuire Landscaping	McGuire Landscaping	McGuire Landscaping
530 280th St. W.	Spirit of Life Church	Spirit of Life Church	Spirit of Life Church	Spirit of Life Church	Spirit of Life Church
27934 Koeper Ave.	Praha Distributing	Praha Distributing	Praha Distributing	Praha Distributing	Praha Distributing
27920 Koeper Ave.	Vacant	Vacant	Vacant	Vacant	Vacant
27800 Koeper Ave.	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control	Advanced Seeding and Erosion Control
1530 280th St. W.	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty	KA Witt - Pinpoint Realty
1409 Main St. E.	Gerold Bros. Construction / Vacant	Vacant / Prodena Auction Services	Hertaus Flooring (submitted a building permit)/ Prodena Auction Services	Vacant (Hertaus Flooring owns the buidling)	Vacant (Hertaus Flooring owns the buidling)
1401 Main St. E.	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot	NAPA Auto Parts - MN Auto Depot
1501 1st St. NE	Memories & Milestones Academy (Expansion Completed)	Memories & Milestones Academy (New Ownership)	Early Childhood Academy (new name)	Early Childhood Academy	Early Childhood Academy
101 Chalupsky Ave. NE	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip
1305 1st Street NE			Bishop Investments (office under construction)	Bishop Investments (Temp Certificate of Occupancy provided)	Bishop Investments
1400 1st. St. NE	Parkview Medical Clinic- Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy	Parkview Medical Clinic - Optimal Sports Physical Therapy
1403 1st St NE		Lonsdale Construction	Lonsdale Construction	Lonsdale Construction	Lonsdale Construction
1407 1st St. NE	Lonsdale Construction Company / MN Grain & Feed Association - 3 Apartments Upstairs	MN Grain & Feed Association - 3 Apartments Upstairs	Tech Support Minnesota, Apartments Upstairs	Tech Support Minnesota, Apartments Upstairs	Tech Support Minnesota, Apartments Upstairs
1200 1st St. NE	Quality Inn & Suites	Quality Inn & Suites	Quality Inn & Suites	Quality Inn & Suites	Quality Inn & Suites
1306 1st St. NE	Giesenbrau Bier Co. (outdoor patio expansion)	Giesenbrau Bier Co.	Giesenbrau Bier Co.	Giesenbrau Bier Co.	Giesenbrau Bier Co.
1300 1st St. NE	ACE Hardware	ACE Hardware	ACE Hardware	ACE Hardware	ACE Hardware

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1201 1st St. NE	New Day Church	New Day Church	New Day Church	New Day Church	New Day Church
1301 1st St. NE	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title	Re/Max Advantage Plus - American Family Kreuser Office - Distinctive Mortgages - Trademark Title
1102 1st St. NE	Pizza Ranch	Pizza Ranch	Pizza Ranch (temporarily closed)	Vacant	Vacant
1100 1st St. NE	MinnWest Bank	MinnWest Bank	MinnWest Bank	MinnWest Bank	MinnWest Bank
1101 1st St. NE	Goldsmith Eye Care	Goldsmith Eye Care	Goldsmith Eye Care	Goldsmith Eye Care	Goldsmith Eye Care
203 10th Ave NE		Valley Accounting & Tax - Keepsake Insurance Agency, LLC	Valley Accounting & Tax - Keepsake Insurance Agency, LLC	Valley Accounting & Tax - Keepsake Insurance Agency, LLC	Valley Accounting & Tax - Keepsake Insurance Agency, LLC
205 10th Ave. NE	New Prague Ceska Louisville Insurance - Valley Accounting & Tax - Keller Property Management - Keepsake Insurance	New Prague Ceska Louisville Insurance	New Prague Ceska Louisville Insurance	New Prague Ceska Louisville Insurance	New Prague Ceska Louisville Insurance
211 10th Ave. NE	Main Street Dental	Main Street Dental	Main Street Dental	Main Street Dental	Main Street Dental
212 Ladyslipper Av.	Midwest Assistance / Ameriprise	Midwest Assistance / Ameriprise	Midwest Assistance / Ameriprise	Midwest Assistance / Ameriprise, New Prague Garage Door Repair	Midwest Assistance / Ameriprise, New Prague Garage Door Repair
212 10th Ave. NE	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague
200 10th Ave. NE	Fishtale Grill	Fishtale Grill	Fishtale Grill	Fishtale Grill	Fishtale Grill
104 10th Ave. NE	Subway - The Yoga Tree	Subway - The Yoga Tree	Subway - The Yoga Tree	Subway - The Yoga Tree	Subway - The Yoga Tree
102 10th Ave. NE	Holiday	Holiday	Holiday	Circle K (Rebranded from Holiday Station)	Circle K (Rebranded from Holiday Station)
1003 Main St. E.	NP Vet Clinic	NP Vet Clinic	NP Vet Clinic	NP Vet Clinic	NP Vet Clinic
411 Main St. E.	Adelphia Metals	Adelphia Metals	Adelphia Metals	Adelphia Metals	Adelphia Metals
301 Main St. E.	H&R Block - Secure Base Counseling Center	H&R Block - Seure Base Counseling Center	H&R Block - Seure Base Counseling Center	H&R Block - Seure Base Counseling Center	H&R Block - Seure Base Counseling Center

**New Prague Business Inventory  
2025**

Address	Occpant Status 1/6/22	Occupant Status 1/2/2023	Occupant Status 1/9/2024	Occupant Status 1/24/2025	Occupant Status 1/1/2026
115 1st Ave. SE	Kubes Realty - South Suburban Oral Surgeons - Restoration Fitness & Wellcare - Brusseau Diversified Wealth Management - South Metro Coueseling - Scott Equipment - Shimota Project Management	Kubes Realty-South Suburban Oral Surgeons-Brusseau Diversified Wealth Management-South Metro Counseling-Scott Equipment-Shimota Project Management-Amy Wold Licensed Psychologist	Kubes Realty - South Suburban Oral Surgeons - Brusseau Diversified Weakth Management - South Metro Counseling - Scott Equipment - Shimota Project Management - Amy Wold Licensed Psychologist	Kubes Realty - South Suburban Oral Surgeons - Brusseau Diversified Weakth Management - South Metro Counseling - Vacant - Shimota Project Management - Amy Wold Licensed Psychologist	Kubes Realty - South Suburban Oral Surgeons - Brussea Diversified Wealth Management - South Metro Counseling - Clever Computer Concepts (New) - Shimota Project Management - Amy Wold Licensed Psychologist - Bella Vida Candles (New)
227 Main St. E.	St. Wenceslaus Church & School	St. Wenceslaus Church & School	St. Wenceslaus Church & School	St. Wenceslaus Church & School	St. Wenceslaus Church & School
201 Main St. E.	Back & Neck Clinic	Back & Neck Clinic	Back & Neck Clinic	Back & Neck Clinic	Back & Neck Clinic
129 Main St. E.	Vacant - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs	Innovative Waste Recylcing - Apartment Upstairs
127 Main St E	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern
125 Main St. E.	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern	1319 Woodfire Tavern
123 Main St. E.	Cedar and Sage	Cedar and Sage	Cedar and Sage	Honey Lou Boutique	Honey Lou Boutique
123A Main St. E.	Velvet Touch Catering	Velvet Touch Catering	Velvet Touch Catering	Velvet Touch Catering	Velvet Touch Catering
121 Main St. E.	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors
121 Main St. E. Suite A	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors	Hertaus Floors
119 Main St. E.	Wornson Goggins	Wornson Goggins	Wornson Goggins	Wornson Goggins - Close At Title	Wornson Goggins - Close At Title
111 Main St. E.	Tupy Insurance	Tupy Insurance	Tupy Insurance	Tupy Insurance	Tupy Insurance
107 E. Main Street	The Local 105	The Local 105	The Local 105	The Local 105	The Local 105
105 Main St. E.	The Local 105	The Local 105	The Local 105	The Local 105	The Local 105
103 Main St. E.	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC	Scott County Abstract & Title - Murray & Associates LLC
101 Central Av. N.	Dr. Doug Vayda	Dr. Doug Vayda	Dr. Doug Vayda	Dr. Doug Vayda	Dr. Doug Vayda
101 Main St. E.	New Prague Chamber of Commerce	New Prague Chamber of Commerce	New Prague Chamber of Commerce	New Prague Chamber of Commerce	New Prague Chamber of Commerce

**New Prague Business Inventory  
2025**

<b>Address</b>	<b>Occpant Status 1/6/22</b>	<b>Occupant Status 1/2/2023</b>	<b>Occupant Status 1/9/2024</b>	<b>Occupant Status 1/24/2025</b>	<b>Occupant Status 1/1/2026</b>
107 Central Av. N.	Vacant - Keller Williams Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant	Carol Lambrecht - Keller Williams Preferred Realty - Vacant - Vacant
111 Central Av. N.	US Bank	US Bank	US Bank	US Bank	US Bank (external landscaping upgrade)
201 Central Av. N.	House of Grace Church	House of Grace Church	House of Grace Church	House of Grace Church	House of Grace Church
118 Central Av. N.	City of New Prague	City of New Prague	City of New Prague	City of New Prague	City of New Prague
101 Main St. W.	Central Plaza (pending construction)	Central Plaza	Central Plaza	Central Plaza	Central Plaza
103 Main St. W.	Pioneer Bar	Pioneer Bar	Outlaw Saloon	Outlaw Saloon (C2-2024 was approved - outdoor patio for eating and drinking)	Outlaw Saloon
105 Main St. W.	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - Small Town Girl	Schoenecker Agency Farmers Insurance - The Bargain Lodge
111 Main St. W.	O'Neill Brothers - Hear Hear - Ultimate Hearing - Sandra Fleming Piano Studio - Insurarates Insurance Agency Jaime Prip - The Thoughtful Realtor	O'Neil Brothers-Hear Here Hearing Center-Sandra Fleming Piano Studio-Insurarates Insurance Agency Jaime Prip - The Thoughtful Realtor (Natalie Watson)-Assured Polygraph	O'Neil Brothers-Hear Here Hearing Center-Vacant-Insurarates Insurance Agency Jaime Prip - The Thoughtful Realtor (Natalie Watson)-Assured Polygraph	O'Neil Brothers-Hear Here Hearing Center-Vacant-Insurarates Insurance Agency Jaime Prip - Main Stream Boutique Studio Space -Assured Polygraph	O'Neil Brothers - Hear Here Hearing Center - Vacant - Insurarates Insurance Agency Jaime Prip - Tikalsky Laser (New) - Assured Polygraph
115 Main St. W.	Bevcomm	Bevcomm	Bevcomm	Bevcomm	Bevcomm
119 Main St. W. Suite B	Marquardt Jewelers (new upper level apartments)	Marquardt Jewelers	Marquardt Jewelers	Marquardt Jewelers (New ownership)	Marquardt Jewelers
119 Main St. W. Suite B	Barr Taxidermy	Barr Taxidermy	Barr Taxidermy	Barr Taxidermy	Barr Taxidermy
119 Main St W Suite C		Driftwood Builders	Close At Title	Vacant	Vacant
119 Main St. W. Suite D	K-Bid	Mikhail Bondarenko handyman service	Arty's Auto	Arty's Auto	Arty's Auto
121 Main St. W.	Lau's Bakery	Lau's Bakery	Lau's Bakery	Lau's Bakery	Lau's Bakery (New Ownership)
123 Main St. W.	Main Street Massage	Main Street Massage	Main Street Massage	Main Street Massage	Main Street Massage
125 Main St. W.	International Quality Home Care/Omega Medical Supply, LLC	Vacant	Minnesota Grain and Feed Association	Minnesota Grain and Feed Association	Minnesota Grain and Feed Association
133 Main St. W.	Kubes Furniture & Flooring - ReSee	Kubes Furniture & Flooring - Resee	Kubes Furniture & Flooring - Resee	Kubes Furniture & Flooring - Resee (approved V4-2024 for exterior alterations)	Kubes Furniture & Flooring (Exterior Alterations) - Resee

**New Prague Business Inventory  
2025**

<b>Address</b>	<b>Occpant Status 1/6/22</b>	<b>Occupant Status 1/2/2023</b>	<b>Occupant Status 1/9/2024</b>	<b>Occupant Status 1/24/2025</b>	<b>Occupant Status 1/1/2026</b>
131 Main Street W.	Kubes Furniture & Flooring - Apartments Upstairs	Kubes Furniture & Flooring - Apartments Upstairs	Kubes Furniture & Flooring - Apartments Upstairs	Main Street Massage	Main Street Massage
201 Main St. W.	State Farm Insurance (McGillen) - NP Music Institute	State Farm Insurance (McGillen) - NP Music Institute	State Farm Insurance (McGillen) - NP Music Institute	Minnesota Grain and Feed Association	Minnesota Grain and Feed Association
203/205 Main St. W.	Dorzinski Barber - Vacant - Advanced Concepts Skincare - Gliszinski Law Office	Vacant - Vacant - Advanced Concepts Skincare - Gliszinski Law Office	Hair Force Barbershop- Calvary Church - Advanced Concepts Skincare - Gliszinski Law Office	Hair Force Barbershop- Calvary Church - Advanced Concepts Skincare - Gliszinski Law Office	Hair Force Barbershop- Calvary Church - Advanced Concepts Skincare - Gliszinski Law Office
207 Main St. W.	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs	City Club Bar - Apartments upstairs
215 1/2 Main St. W.	Humble Pie / Storage Area	Lark Studio Arts (under construction) / Storage Area	Lark Studio Arts / Storage Area	Lark Studio Arts / Storage Area	Lark Studio Arts / Storage Area
217 Main St. W.	Wells Fargo	Wells Fargo	Wells Fargo	Wells Fargo	Wells Fargo (alterations)
309 Main St. W.	Strike Force Bowl	Strike Force Bowl	Strike Force Bowl	Strike Force Bowl	Strike Force Bowl
325 Main St. W.	Joe's Shoe Repair	Joe's Shoe Repair	Joe's Shoe Repair	Joe's Shoe Repair	Joe's Shoe Repair
329 Man St. W.	The Rusty Spoke (remodeling underway)	The Rusty Spoke (remodeling underway)	The Rusty Spoke (remodeling underway)	Rusty Spoke (opened officially on 8/1/24)	The Rusty Spoke
401 Main St. W.	The Car Lot New Prague	The Car Lot New Prague	The Car Lot New Prague	The Car Lot New Prague	Vacant
201 4th Av. NW	Caseys	Casey's	Casey's	Casey's	Casey's
201 4th Av. NW	New Prague Touchless Car Wash	New Prague Touchless Car Wash	New Prague Touchless Car Wash	New Prague Touchless Car Wash	(New Ownership by ASI - Under Rennovations)
27252 Helena Blvd	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary
409 2nd St. NW	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary	Lakers Sanitary
415 4th Ave NW	New Prague Animal Care	New Prague Animal Care	New Prague Animal Care	New Prague Animal Care	New Prague Animal Care
413 4th Av. NW	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too	Central Fire Protection - Vacant - Property Expressions Too
417 4th Ave. NW	Vacant	Vacant	Vacant	Vacant	Vacant
509 4th Ave NW	Al's Car Wash	Al's Car Wash	Al's Car Wash	Al's Car Wash	Al's Car Wash
605 4th Av. NW	Scott Equipment	Scott Equipment	Scott Equipment	Scott Equipment	Scott Equipment
407 7th St. NW	Chart (Hydrogen Test Site Added)	Chart	Chart	Chart	Chart
201 7th Street NW	MVE Biological Solutions (interior remodel)	MVE Biological Solutions (expansion underway)	MVE Biological Solutions (expansion underway)	MVE Biological Solutions	MVE Biological Solutions

**New Prague Business Inventory  
2025**

<b>Address</b>	<b>Occpant Status 1/6/22</b>	<b>Occupant Status 1/2/2023</b>	<b>Occupant Status 1/9/2024</b>	<b>Occupant Status 1/24/2025</b>	<b>Occupant Status 1/1/2026</b>
435 Main St. W.	Speedway	Speedway	Speedway	Speedway	Sold - Transitioning to new ownership
104 4th Av. NW	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip	Kwik Trip
609 Main St. W.	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets	Wencel Kubes Custom Cabinets
(West of Town)	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome	Used mostly for personal storage by Palmer Welcome
442 Main St. W.	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)	New Prague Park and Sell (For Sale)
438 Main St. W.	Hanzel Refinishing & Upholstering	Hanzel Refinishing & Upholstering	Vacant	Vacant	Natureworks
436 Main Street W	Vacant	Vacant	Vacant	Vacant	Vacant
208 4th Av. SW	Ettlins Café	Ettlins Café	Ettlins Café	Ettlins Café	Ettlins Café
400 4th Av. SW	Nick Slavik Painting and Restoration (interior alterations)	Nick Slavik Painting and Restoration	Nick Slavik Painting and Restoration	Nick Slavik Painting and Restoration (new sign permit)	Nick Slavik Painting and Restoration
470 5th Ave. SW	Four Seasons Tires, LLC	Four Seasons Tires, LLC	Four Seasons Tires, LLC	Four Seasons Tires, LLC	Four Seasons Tires, LLC
500 4th Av. SW	Tracker Management - D&K Auto Repair	Tracker Management - DNK Auto Repair	Tracker Management - U-Haul Neighnorhood Dealer	Tracker Management - U-Haul Neighborhood Dealer (Plat for Tracker Addition so they can do a new building addition)	Tracker Management - U-Haul Neighborhood Dealer
603 4th Av. SW	Palmer Welcome Auto	Palmer Welcome Auto	Palmer Welcome Auto	Palmer Welcome Auto	Palmer Welcome Auto
830 4th Ave. SW.	Word of Life Church	Word of Life Church	Word of Life Church	Word of Life Church	Word of Life Church
2191 4th Ave. SW	Nieman Roofing	Nieman Roofing	Nieman Roofing	Nieman Roofing	Nieman Roofing
698 15th St. SW	A&W Automotive	A & W Automotive	A & W Automotive	A & W Automotive	A & W Automotive
1574 3rd Av. SW Suite 1	Cities Edge Collision and Glass	Cities Edge Collision and Glass	Cities Edge Collision and Glass	Cities Edge Collision and Glass	Cities Edge Collision and Glass
1574 3rd Av. SW Suite 2	Vacant	Vacant	Vacant	Vacant	Vacant
1658 3rd Av. SW	Pete's Repair	Legacy Autoworx (formerly Pete's Repair), Euroworx	Legacy Autoworx , Euroworx	Legacy Autoworx , Euroworx	Legacy Autoworx , Euroworx (new ownership)
1776 3rd Ave SW	New Prague Mini Storage	New Prague Mini Storage	New Prague Mini Storage	New Prague Mini Storage	New Prague Mini Storage

**New Prague Business Inventory  
2025**

<b>Address</b>	<b>Occpant Status 1/6/22</b>	<b>Occupant Status 1/2/2023</b>	<b>Occupant Status 1/9/2024</b>	<b>Occupant Status 1/24/2025</b>	<b>Occupant Status 1/1/2026</b>
294 15th Street SW	Otero Trucking	Vacant	Vacant	Vacant	(New Building Constructed)
1111 4th Av. NW	Radon, Ivy Brook Parking (exterior storage)	Radon, Ivy Brook Parking (new electronic variable message sign)	Radon, Ivy Brook Parking	Radon, Ivy Brook Parking	Radon, Ivy Brook Parking
100 12th St. NW	New Prague Area Community Center	New Prague Community Center (rennovations)	New Prague Community Center	New Prague Community Center	New Prague Community Center
4975 Le Sueur Av.	KA Witt Facility	KA Witt Facility	KA Witt Facility	KA Witt Facility	KA Witt Facility
27252 Helena Blvd.	Laker's New Prague Sanitary	Laker's New Prague Sanitary	Laker's New Prague Sanitary	Laker's New Prague Sanitary	Laker's New Prague Sanitary
200 12th St. NE	New Prague Gymnastics Club	New Prague Gymnastics Club	New Prague Gymnastics Club	New Prague Gymnastics Club	New Prague Gymnastics Club
510 6th St. NW	Neil Dornbush & Assoc. - Dornbusch Asset Management	Anderson Process	Anderson Process	Anderson Process	Anderson Process
520 6th St. NW	D&D Mechanical	D & D Mechanical	D & D Mechanical	D & D Mechanical	D & D Mechanical
600 6th St. NW	Busch Brothers - Midwest Food Processing - Lutgen Technologies - Filetech - Central McGowan, Inc.	Busch Brothers (Orion Machining) - Midwest Food Processing -Lutgen Technologies	Busch Brothers (Orion Machining) - Midwest Food Processing -Lutgen Technologies	Busch Brothers (Orion Machining) - Midwest Food Processing -Lutgen Technologies	Busch Brothers (Orion Machining) - Midwest Food Processing - Lutgen Technologies
618 - 628 6th Street NW	BevComm (Storage) - CVF Racing (Expanded)	Bevcomm (Storage) - CVF Racing	Bevcomm (Storage) - CVF Racing	CVF Racing (expansion)	CVF Racing (expansion)
700 6th St. NW	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems	I.P.S. Industrial Pneumatic Systems
800 6th St. NW	Quality Flow - Quality Control & Integration - Sprint Cell Tower	Quality Flow - Quality Control & Integration -Sprint Cell Tower	Quality Flow - Quality Control & Integration -Sprint Cell Tower (new storage building under construction)	Quality Flow - Quality Control & Integration -Sprint Cell Tower	Quality Flow - Quality Control & Integration (Merger) - Sprint Cell Tower
906 6th St NW	Great River Energy	Great River Energy	Great River Energy	Great River Energy	Great River Energy (Expansion)
504 6th Av. NW Suite 1	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services	Mayo Clinic Rehabilitation Services
502 6th Ave. NW	Electromed	Electromed	Electromed	Electromed	Electromed (internal remodeling)
505 6th Av. NW	Vacant	Vacant	Vacant	Vacant	Vacant
503 6th Av. NW	Picha Electric	Picha Electric	Picha Electric	Picha Electric	Picha Electric
412 5th Av. NW	Steele 7 Associates LLC (Technipac)	Vacant (for sale)	City of New Prague Park Maintenance Building	City of New Prague Park Maintenance Building	City of New Prague Park Maintenance Building
411 5th Ave. NW	Semi Truck Storage	Semi Truck Storage	Semi Truck Storage	Semi Truck Storage	Demo
505 5th Ave. NW	New Prague Fire & Ambulance Facility	New Prague Fire & Ambulance Facility	New Prague Fire & Ambulance Facility	New Prague Fire & Ambulance Facility	New Prague Police (Under Construction), Fire & Ambulance Facility

**New Prague Business Inventory  
2025**

<b>Address</b>	<b>Occpant Status 1/6/22</b>	<b>Occupant Status 1/2/2023</b>	<b>Occupant Status 1/9/2024</b>	<b>Occupant Status 1/24/2025</b>	<b>Occupant Status 1/1/2026</b>
1001 Columbus Av. N.	Mala Strana Nursing Home	Mala Strana Nursing Home	Mala Strana Nursing Home	Mala Strana Nursing Home	Mala Strana Nursing Home
201 2nd St. NE	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague	Mayo Clinic Health Systems New Prague (Expansion underway for Oncology and Infusion Services)	Mayo Clinic Health Systems New Prague (Expansion underway for Oncology and Infusion Services)
311 Columbus Av. N.	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (senior housing 1st floor - hospital offices 2nd floor)	Queens Court (new ownership)
313 Columbus Ave. N.	Peace Center	Peace Center	Peace Center	Peace Center	Peace Center
1101 1st Ave. NW	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility	Chart Inc. Large Tank Facility
206 3rd Ave. NW	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage	Storage - Storage - Storage - Storage
507 1st Street SW	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment	Terra Somniorum Publishing - 2nd Level Apartment
1826 Rolling Meadows Ct	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair	Seurer Custom Welding and Prop Repair
501 6th Street NW	Braith Auto	Braith Auto (expansion)	Braith Auto	Braith Auto	Braith Auto
601 6th Street NW	Vacant Lot	Vacant Lot	Scott Equipment (submitted a building permit for new office building)	Scott Equipment	Scott Equipment
603 6th Street NW	Paul Hanzel Homes / Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks	Paul Hanzel Homes/Dynamic Woodworks
605 6th Street NW	Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot (purchased by Bevcomm)	Bevcomm Warehouse (New)
701 6th Street NW	Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot	Pending Sale to Aventus
703 6th Street NW	Vacant Lot	Vacant Lot	Vacant Lot	Vacant Lot (sale pending by Qfive Properties)	Pending Sale to Aventus
801 6th Street NW	Vacant Lot	Vacant Lot	Brick's Boatworks	Brick's Boatworks (Issued a permit for adding a paint booth to their Main shop)	Brick's Boatworks



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

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**MEMORANDUM**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**CC:** JOSHUA M. TETZLAFF, CITY ADMINISTRATOR  
**FROM:** KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RESIDENTIAL RENTAL LICENSES SUMMARY AND MAP  
**DATE:** JANUARY 23, 2026

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The first two year license period of the City’s Residential Rental Inspection Ordinance wrapped up at the end of 2025. While a new license period began on 1/1/26, City Staff wanted to provide some information on the number and location of rental units from the first period of licenses under the new ordinance (which went into effect in 2024).

All licenses are issued for a two-year period and were staggered with properties in each county being on a different license year so that all units weren’t due at the same time. The current ongoing renewal period does allow a 2-year extension without requiring a new license inspection as long as the ownership/tenant hasn’t changed since the initial inspection and as long as a violation has not occurred.

As noted on the attached map, there are 470 licensed residential units. This total does not include rental units inspected by another government agency (such as Millpond, Philipps Square, Praha Village, Mala Strana, Philipps Square and Westgate). This number tracks closely with the number of registered rental units that were being tracked prior to the inspection ordinance going into effect.

Overall, the process has been well received by both tenants and landlords.

**Staff Recommendation**

This item was provided for informational purposes only.

Attachments:

1. Residential Rental Map – Dated 1/1/2026

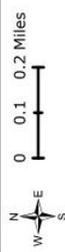


**Residential Rentals 01/2026**

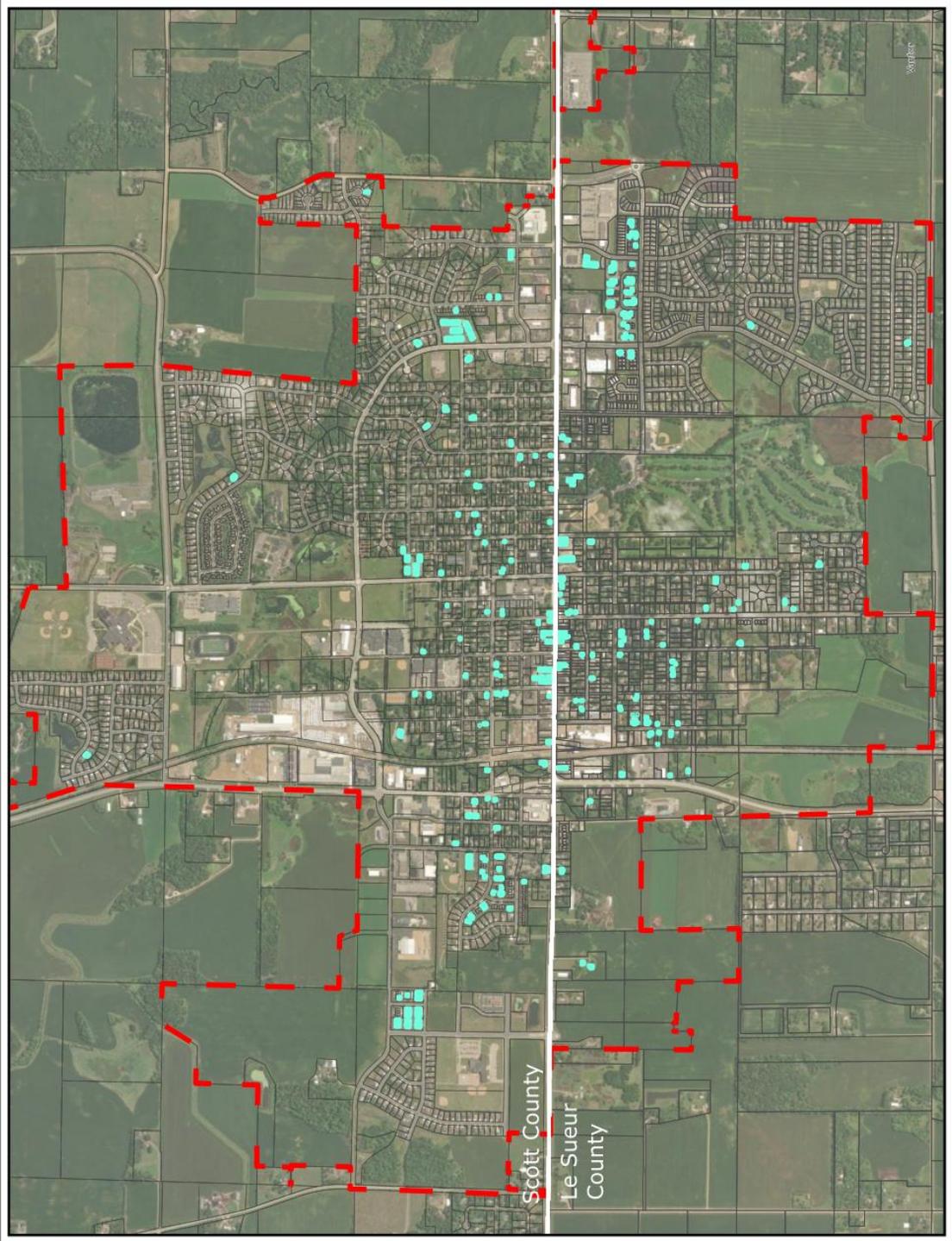
**Rental**

**Scott County**  
141 Properties  
266 Units

**Le Sueur County**  
122 Properties  
204 Units



Current to January 2026.  
Prepared by the New Prague Planning Department.  
Map prepared using County and City GIS Data. The City is not responsible for any inaccuracies or damages. This drawing should be used for reference purposes only. Disclaimer provided pursuant to Minnesota Statutes 366.07 Subdivision 21.





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

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**MEMORANDUM**

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**TO:** HONORABLE MAYOR AND CITY COUNCIL  
**CC:** EDA & PLANNING COMMISSION  
**FROM:** KEN ONDICH, PLANNING / COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** SUMMARY OF 2025 GROWTH STATISTICS  
**DATE:** JANUARY 23, 2026

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Attached to this memo is the “Summary of 2025 Growth Statistics” report as compiled by the Community Development Department. This report is provided as information to the Council, Planning Commission and EDA on an annual basis.

A few key points to note are the following:

- Number of new single-family construction permits decreased from 10 in 2024 to 3 in 2025.
- Value of the constructed new single-family home permits decreased by approximately \$2,193,046 from 2024 to 2025.
- Average new construction single family home values decreased from \$292,098 in 2024 to \$242,645 in 2025.
- There were 54 multifamily units constructed in 2025 with a valuation of \$8,695,510 compared with \$0 in multifamily valuation in 2024.
- The number of commercial/industrial permits decreased from 56 in 2024 to 32 in 2025.
- Value of commercial/industrial permits decreased from \$9,137,548 in 2024 to \$7,603,770 in 2025. Some commercial/industrial projects permitted in 2025 include Heartland Credit Union, addition to Great River Energy and Bevcomm’s new warehouse just to name a few. The value of commercial/industrial permits issued, while down from 2024, was still a top 5 year within the past 15 years.
- The number of public permits decreased from 20 in 2024 to 10 in 2025.
- The value of public permits increased from \$2,297,674 in 2024 to \$7,215,981 in 2025. The largest public permit was the Police Station addition. Other public permits included alterations at Falcon Ridge Elementary, a new roof at Raven Stream Elementary, alterations at Mayo Clinic Hospital, POPS, new dug outs at the Memorial Park ball fields and finally the “German” deck at Memorial Baseball Stadium. The value of public permits issued was a 15-year high.

2025 remained a very busy year for construction activity particularly in the public and commercial/industrial projects.

**Staff Recommendation:**

No action is needed. This memo was provided for informational purposes only.

# City of New Prague

## Summary of 2025 Growth Statistics



Published by the New Prague Community Development Department  
January 21, 2026

**2025 PERMIT SUMMARY**  
**January - December**

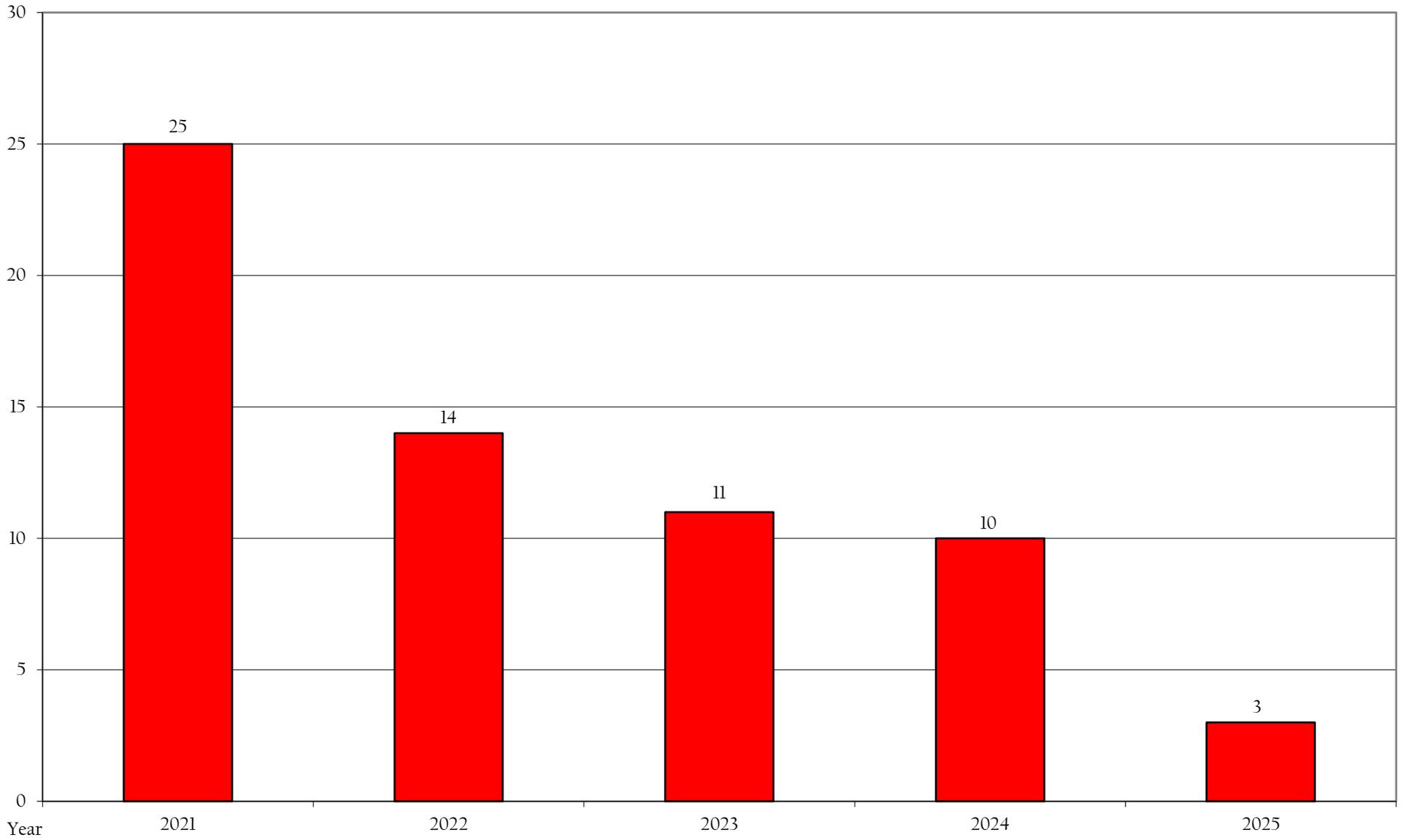
Section 4, Item d.

	Le Sueur County		Scott County		Totals	
	Number	Value	Number	Value	Number	Value
Single Family Homes	1	\$267,695.00	2	\$460,242.00	3	\$727,937.00
Townhomes (owner occupied)	0	\$0.00	0	\$0.00	0	\$0.00
Multi - Family (renter occupied)	1	\$8,695,510.00	0	\$0.00	1	\$8,695,510.00
*Misc.	74	\$1,200,973.00	91	\$1,206,218.00	165	\$2,407,191.00
Commercial/Industrial	16	\$2,140,217.00	16	\$5,463,553.00	32	\$7,603,770.00
Public - Schools, Churches, City, Hos	2	\$50,000.00	8	\$7,165,981.00	10	\$7,215,981.00
	94	\$12,354,395.00	117	\$14,295,994.00	211	\$26,650,389.00

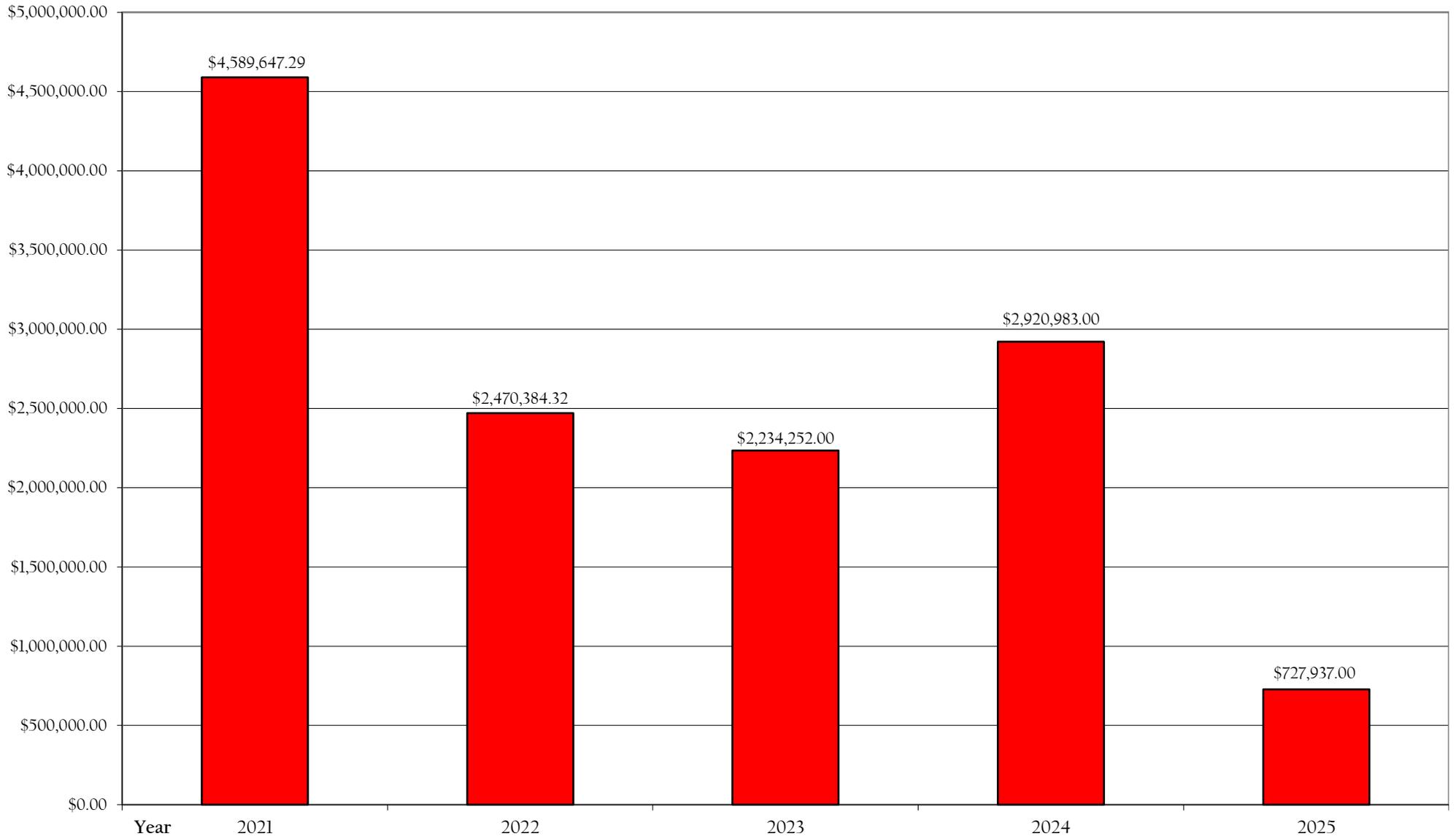
**\*Includes permits for:** Alterations, Addition, Bathroom Alterations, Deck, Redecking, Doors, Foundation Only, Above Ground Pool, In Ground Pool, Lower Level Finish/Basement Finish, New Houses, Repair Walls/Drain Tile/Sump Pump, Reside, Reroof, Solar, Windows

**Large Commercial/Industrial/Public projects include:** Commercial Reroofs, Commercial Fire Suppressions/Fire Alarms, Commercial Resides, Commercial Alteration/Remodels, Bevcomm Warehouse, Police Station, GRE Addition, Heartland Credit Union

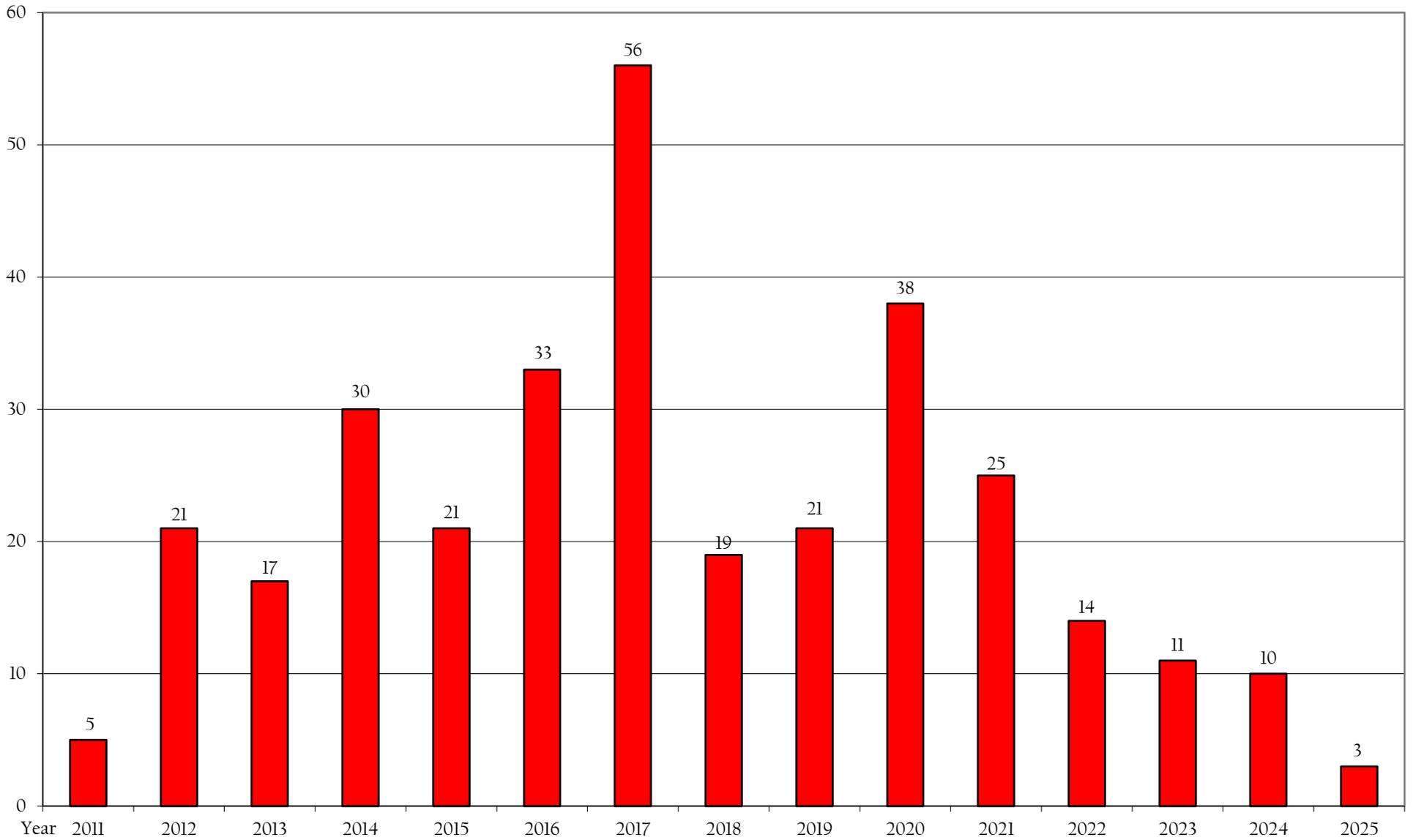
### Single Family Home Permits 5 Year (2021 - 2025)



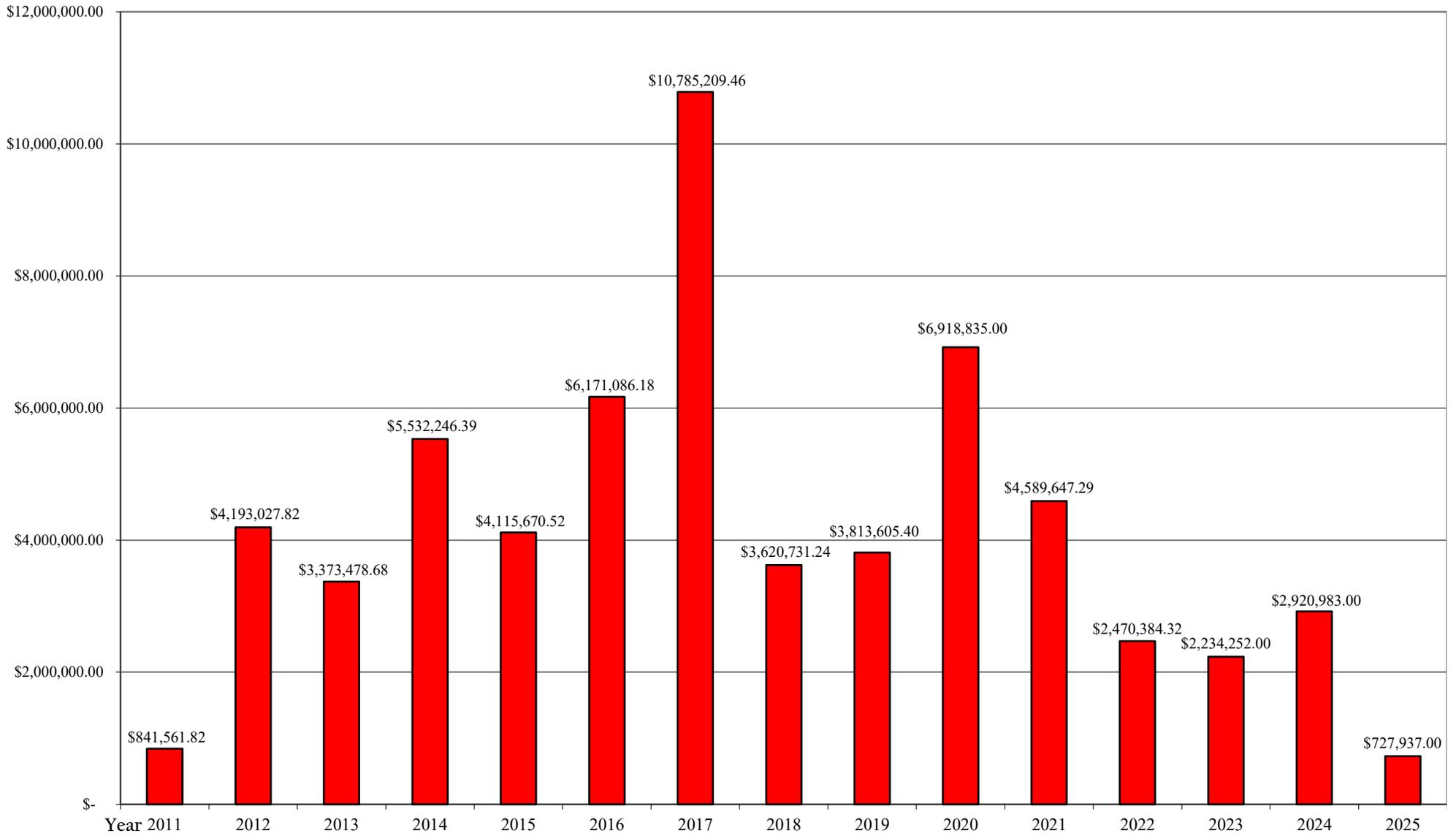
### Values of Single Family Homes 5 Year (2021 - 2025)



### Single Family Home Permits 15 Year (2011 - 2025)

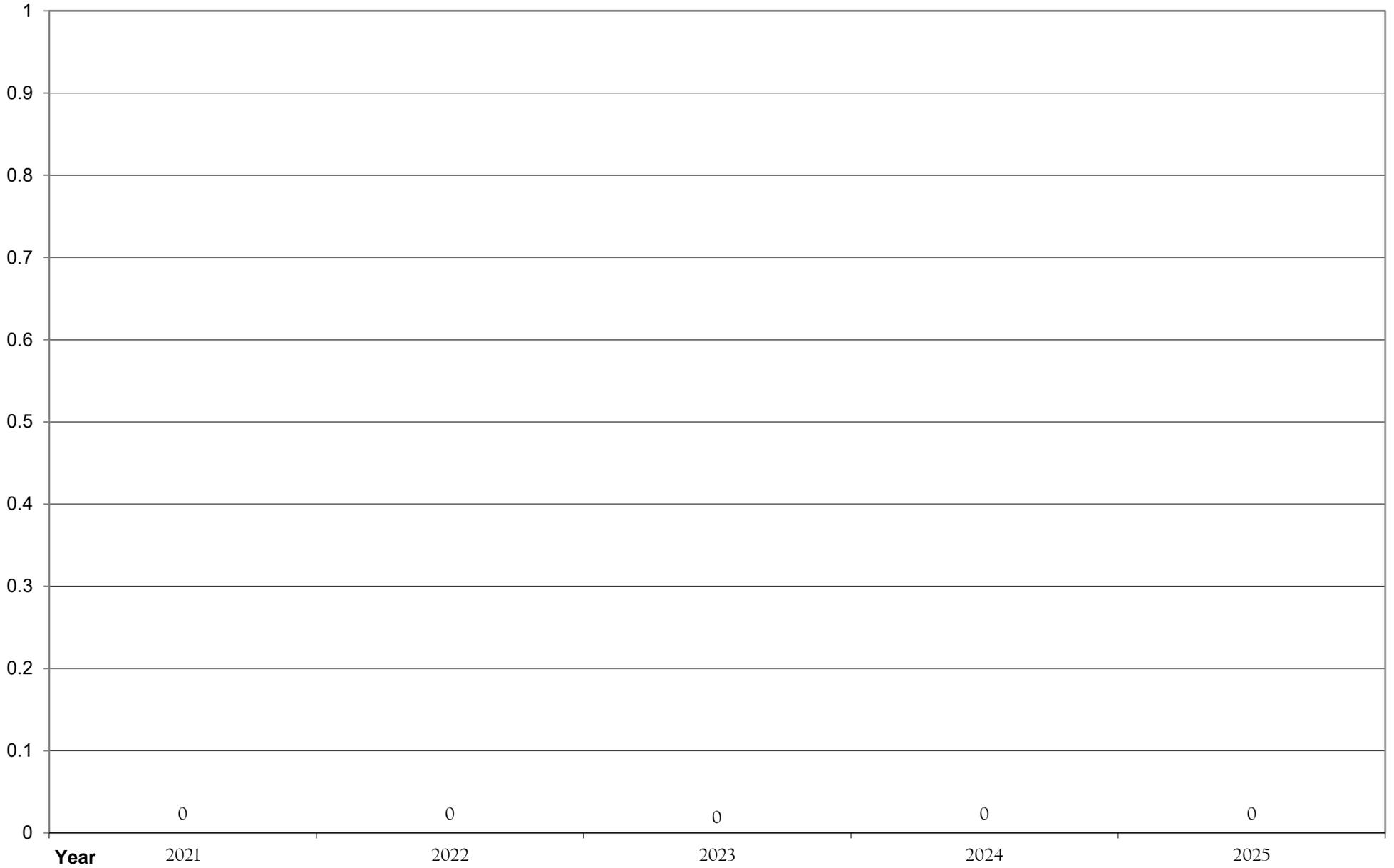


# Values of Single Family Homes 15 Year (2011 - 2025)



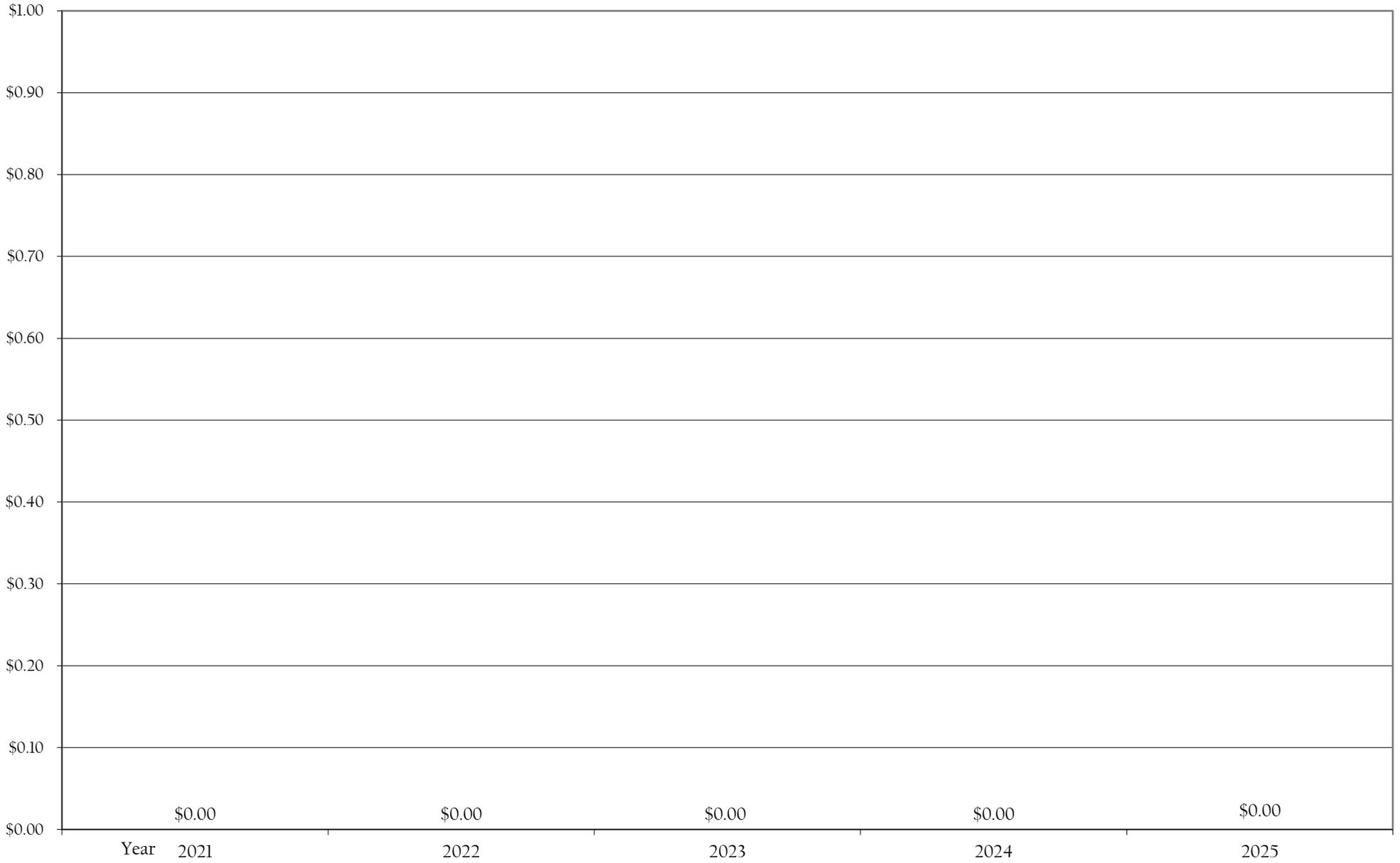
# Townhouse Permits 5 Year (2021 - 2025)

Section 4, Item d.

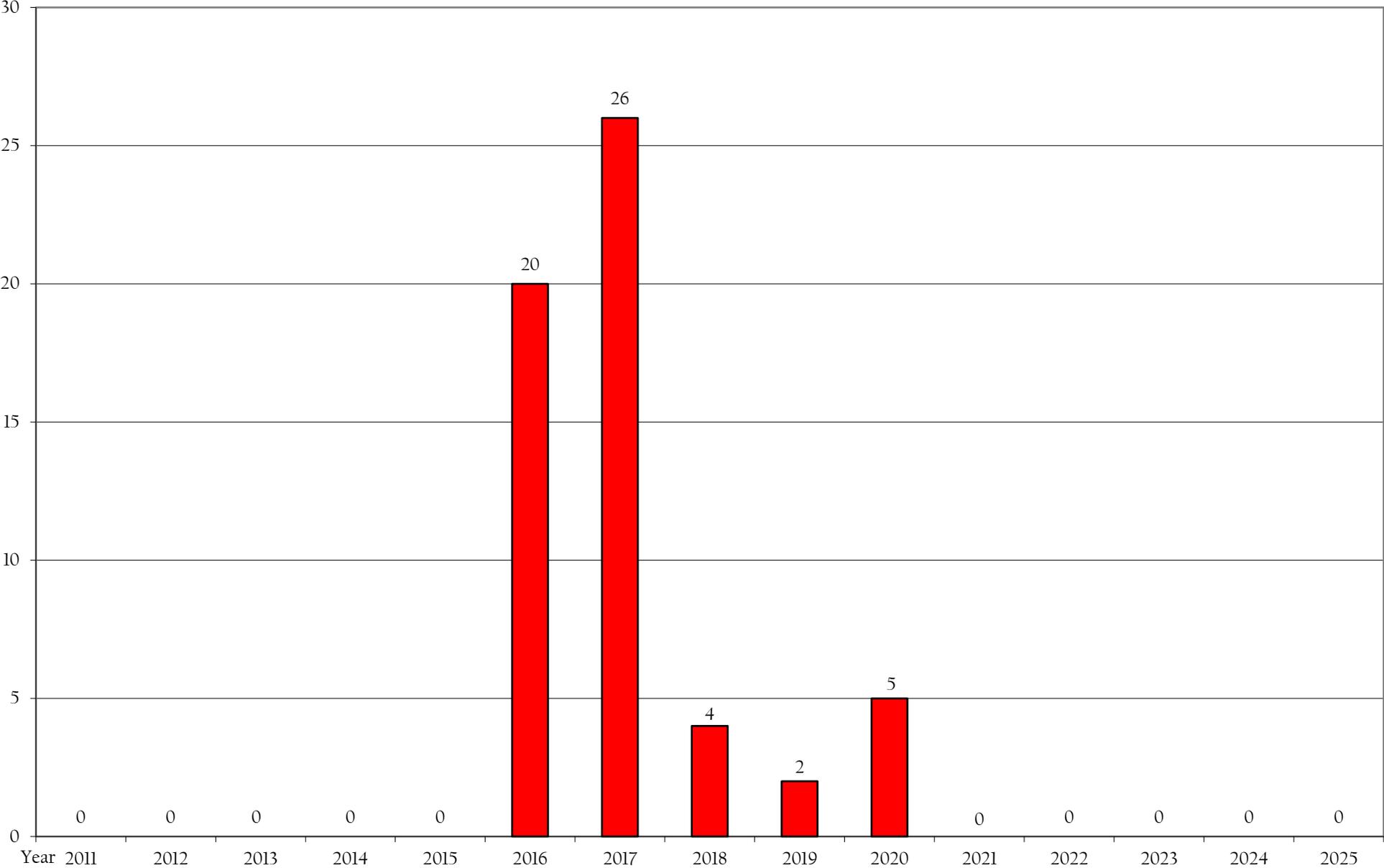


# Values of Townhouses 5 Year (2021 - 2025)

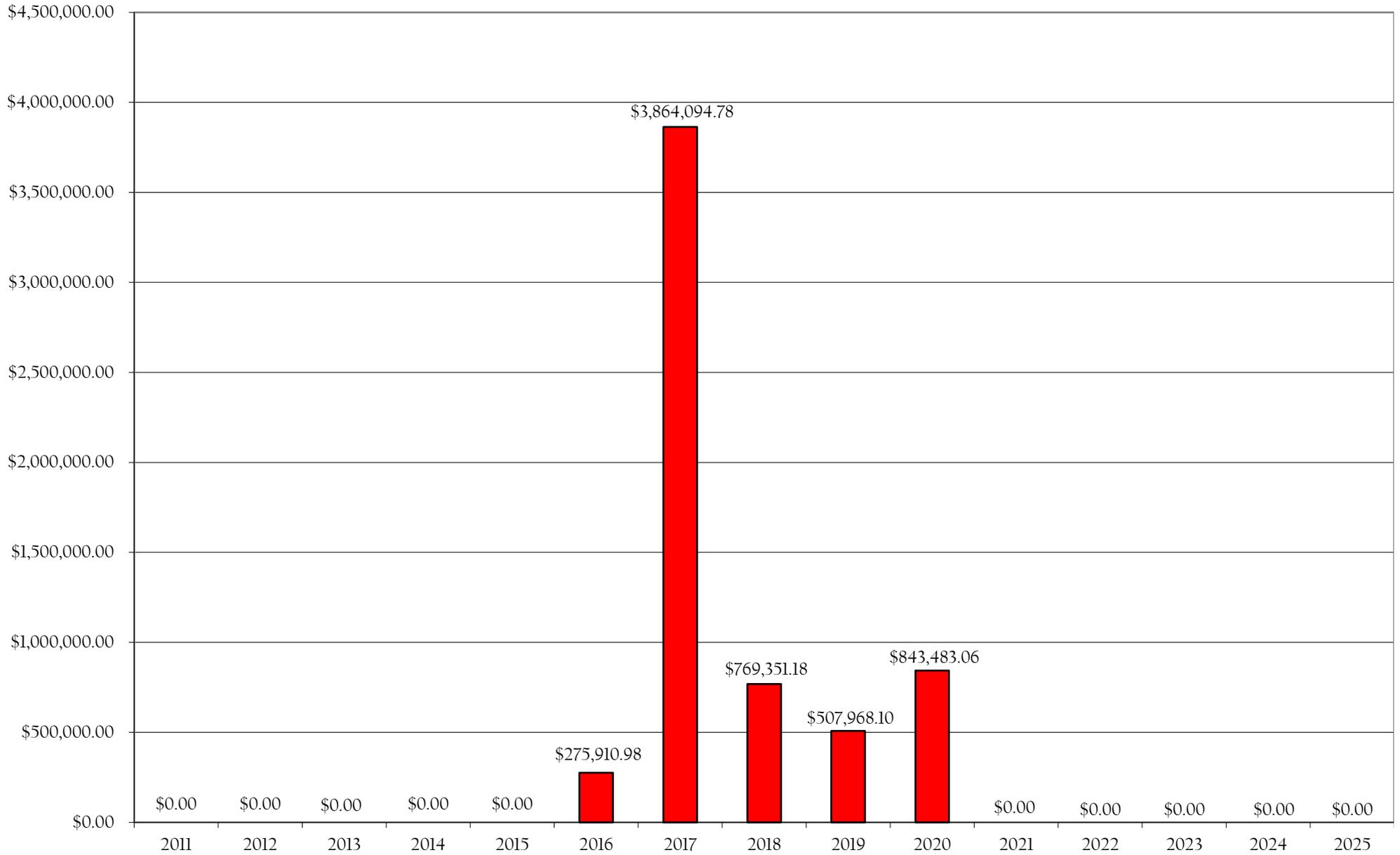
Section 4, Item d.



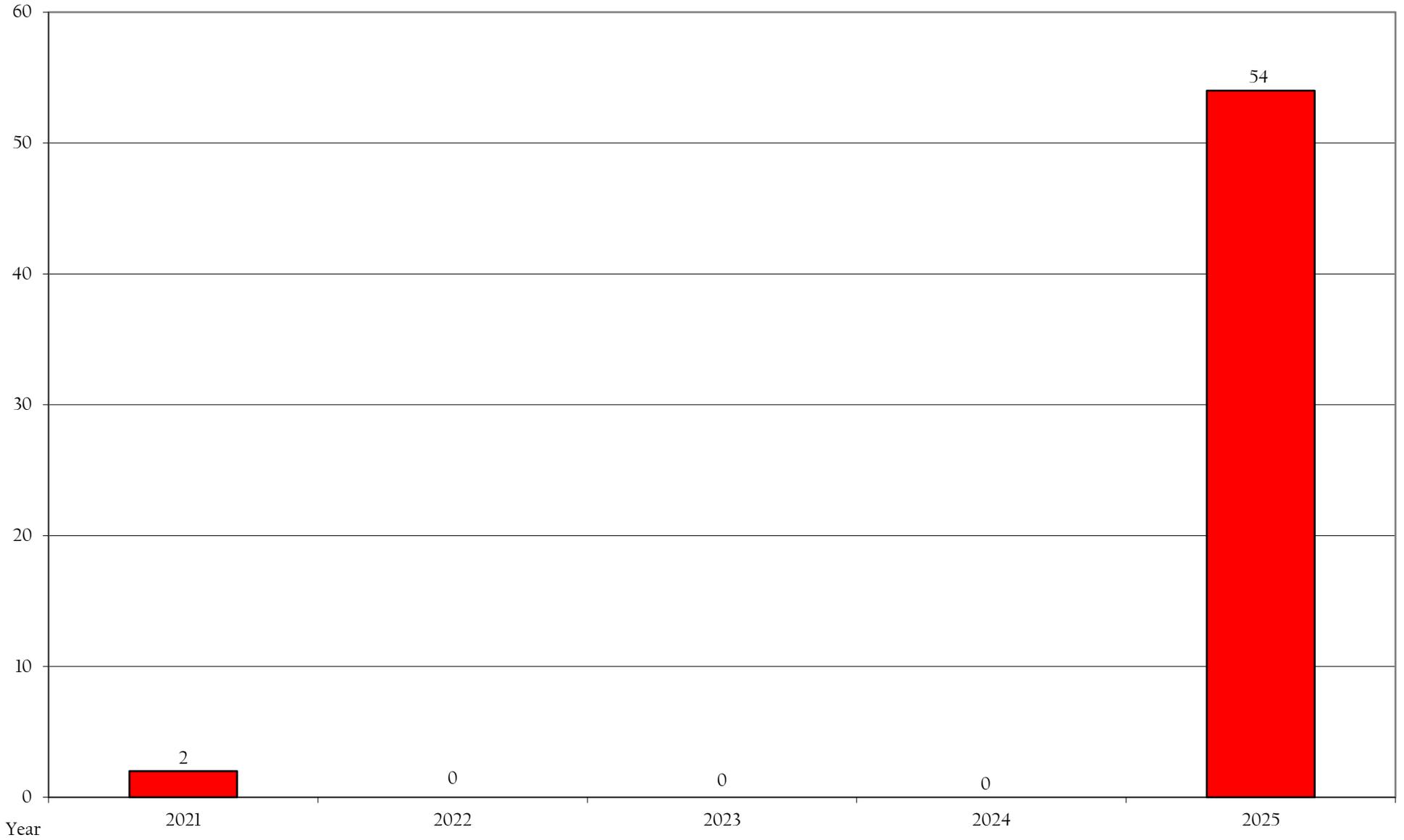
# Townhouse Permits 15 Year (2011 - 2025)



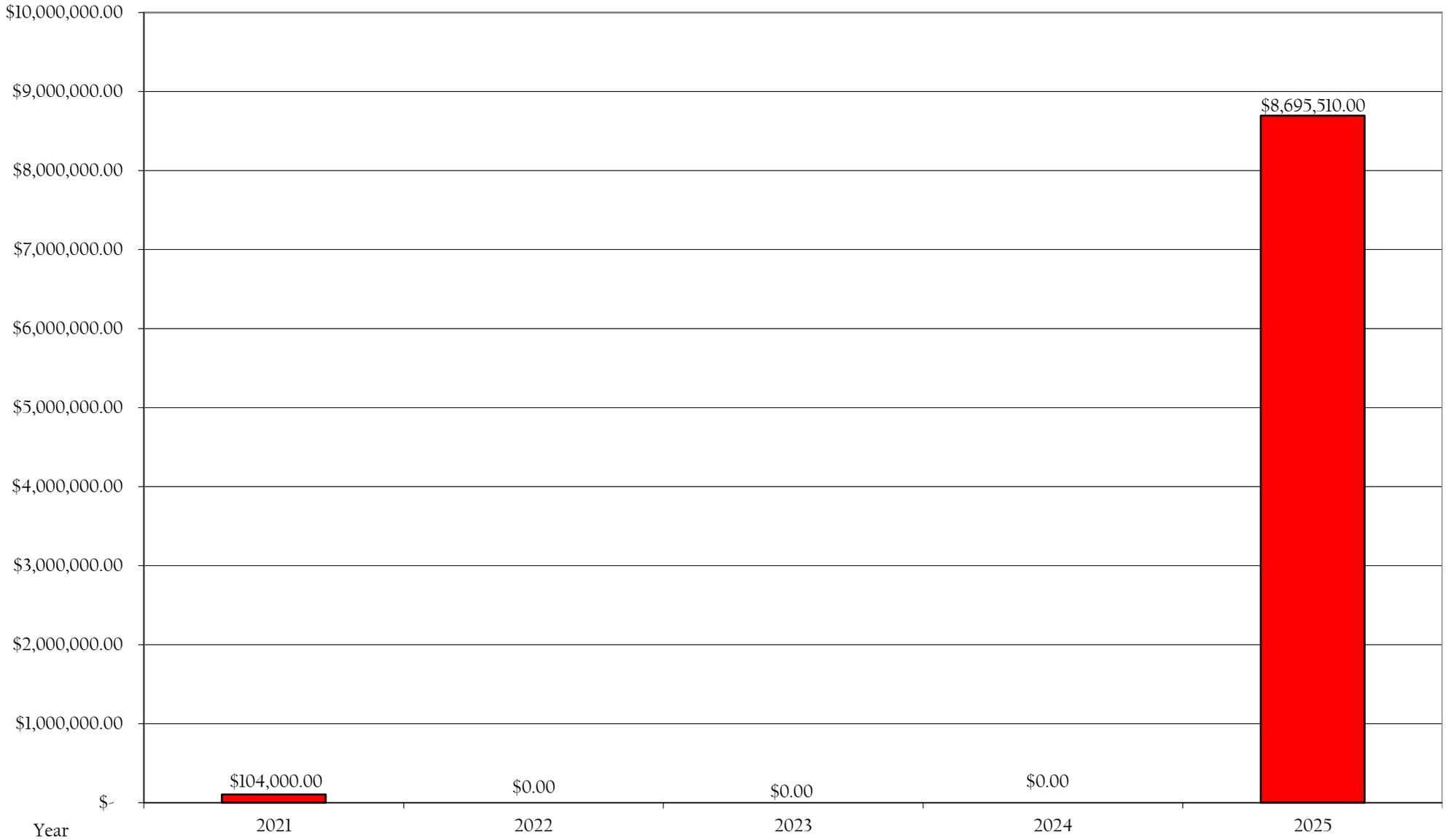
# Values of Townhouses 15 Year (2011 - 2025)



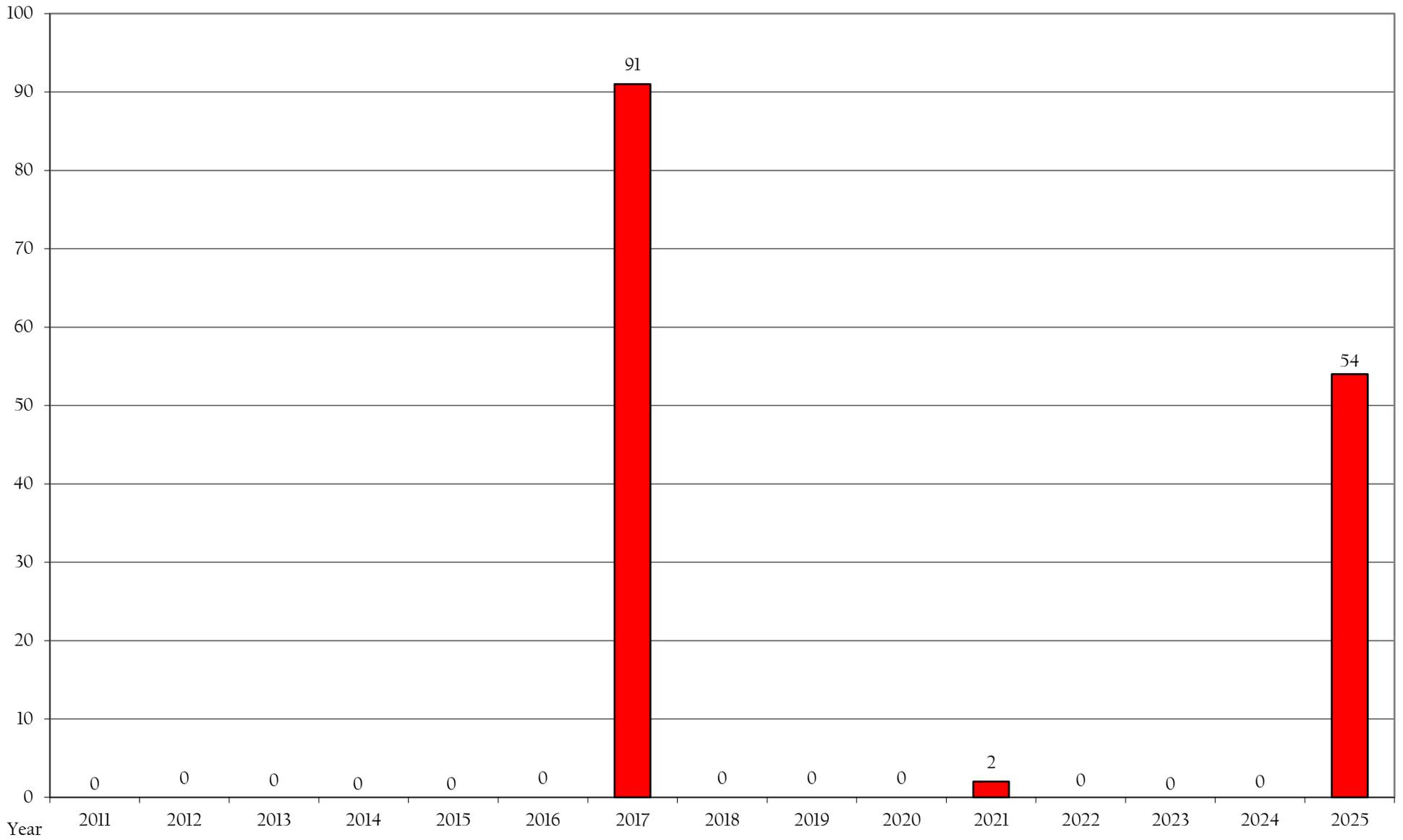
### Multi Family Permits 5 Year (2021 - 2025)



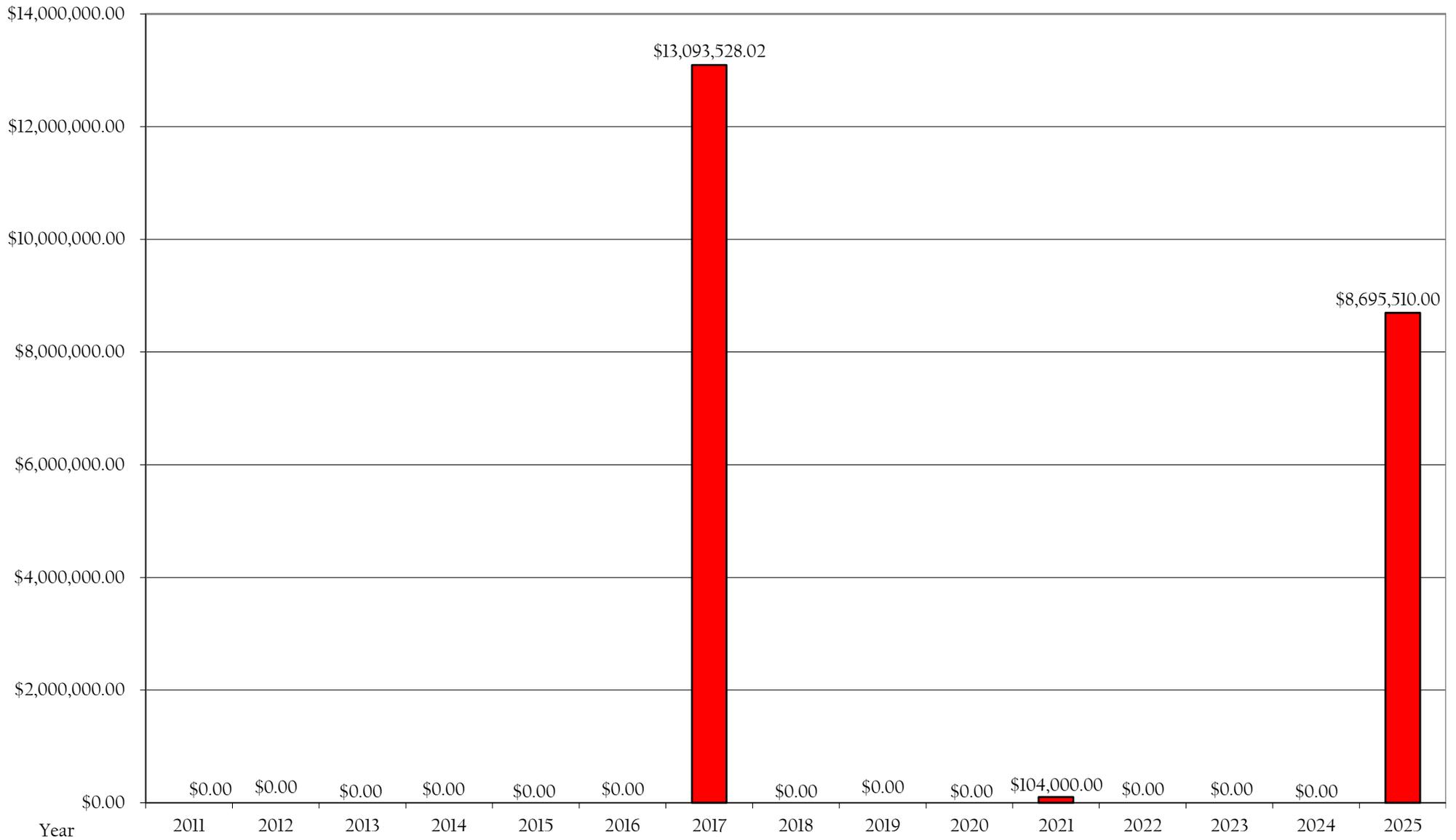
### Values of Multi Family Permits 5 Year (2021 - 2025)



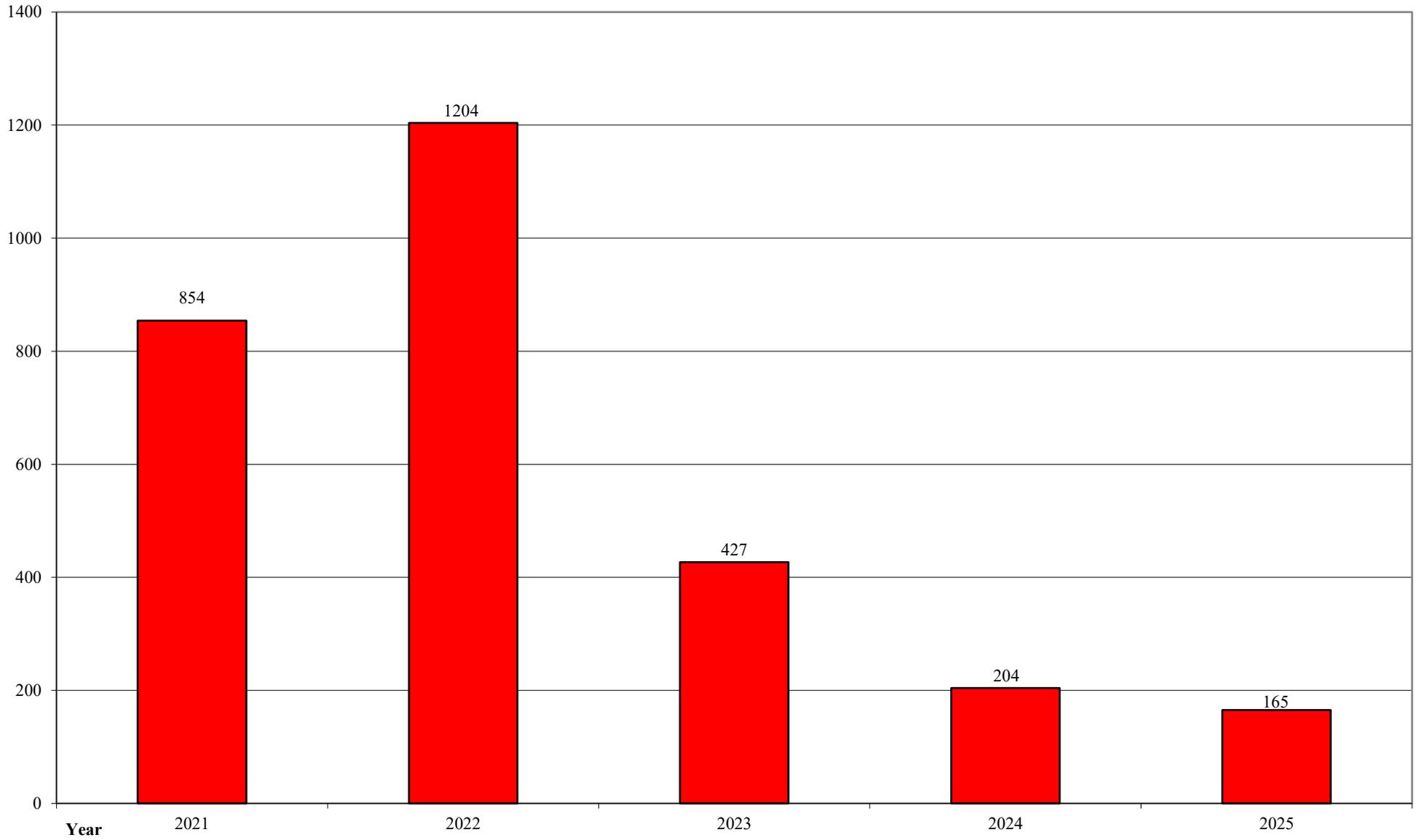
### Multi Family Permits 15 Year (2011 - 2025)



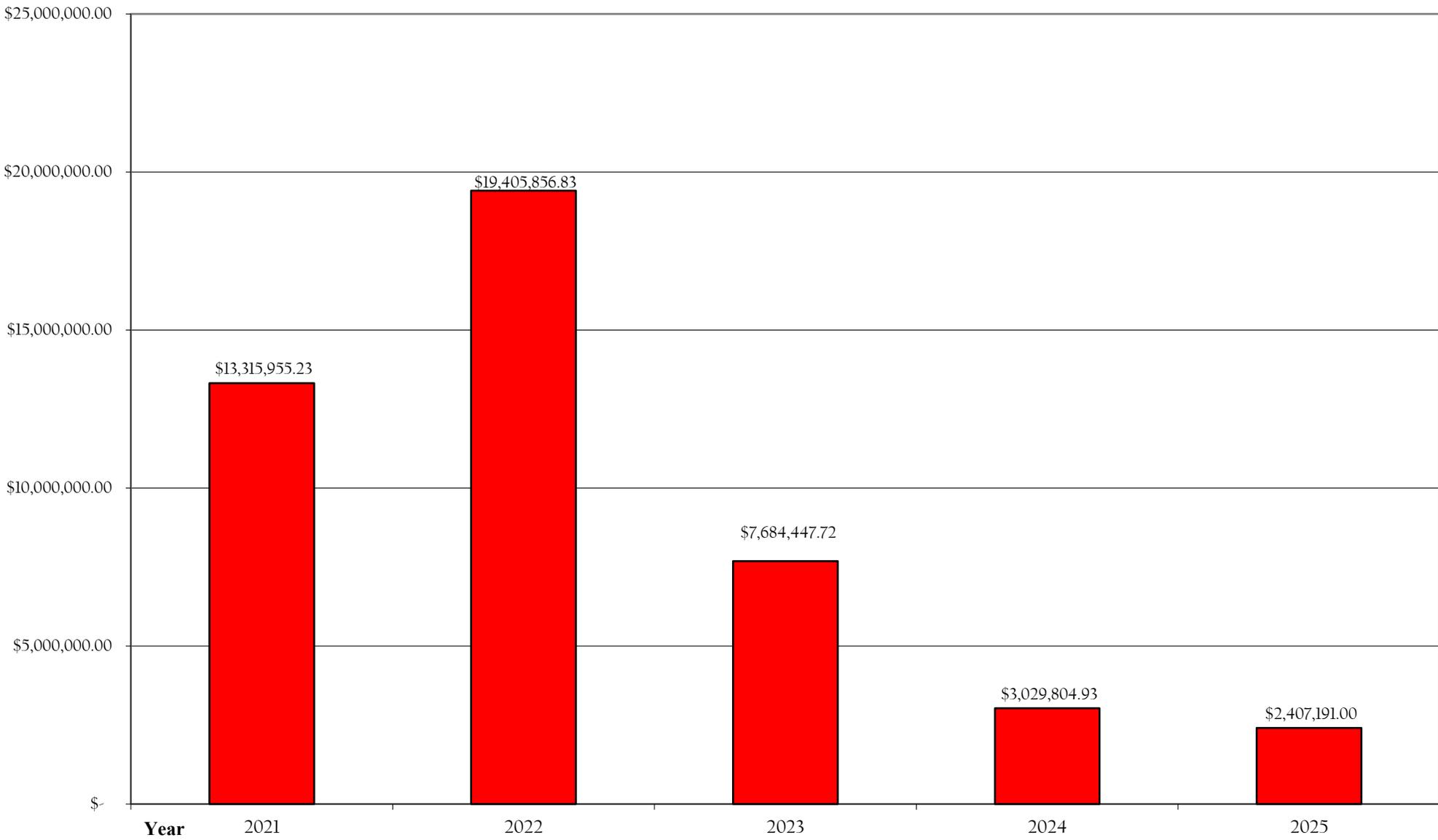
### Values of Multi Family Permits 15 Year (2011 - 2025)



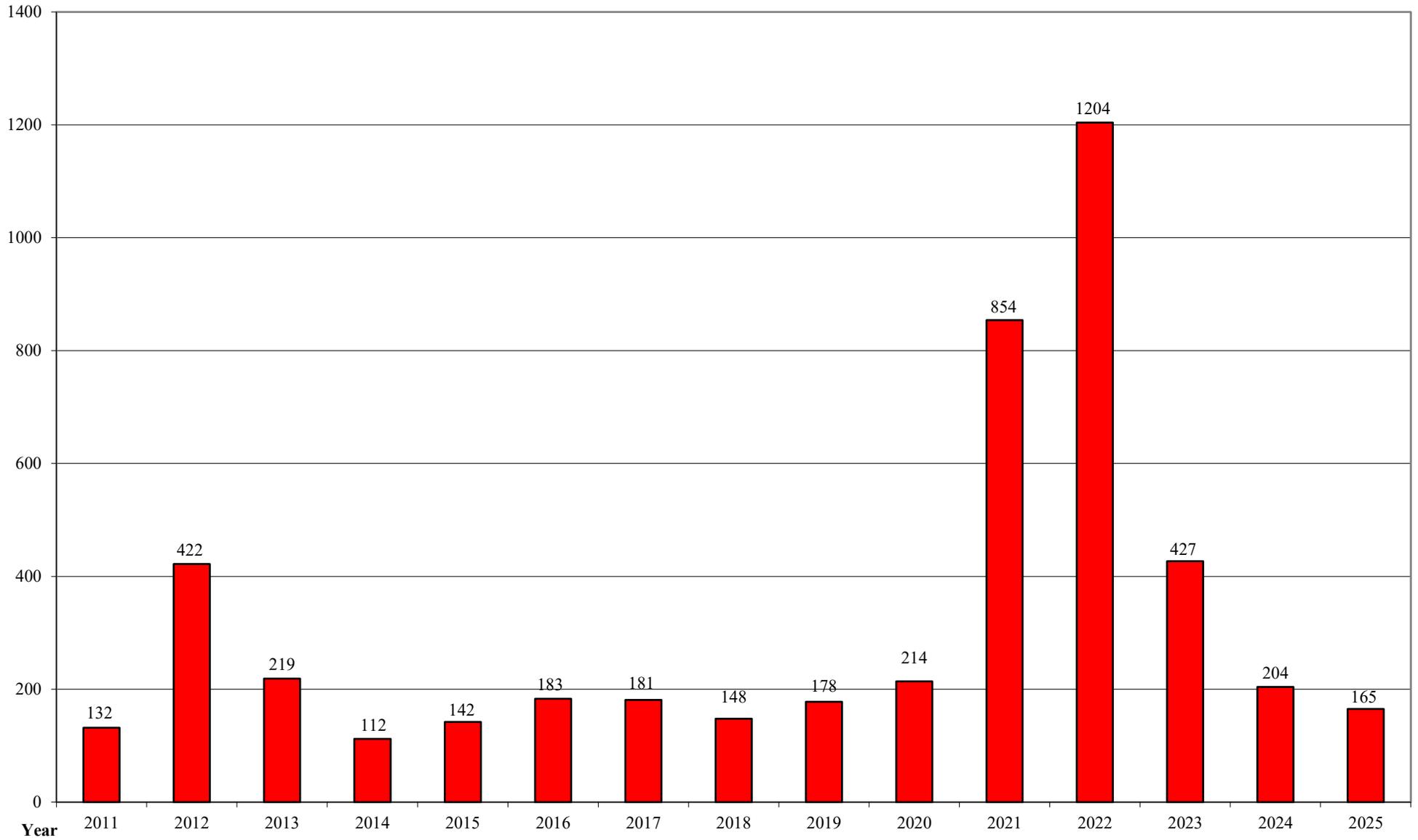
### Misc. Permits 5 Years (2021 - 2025)



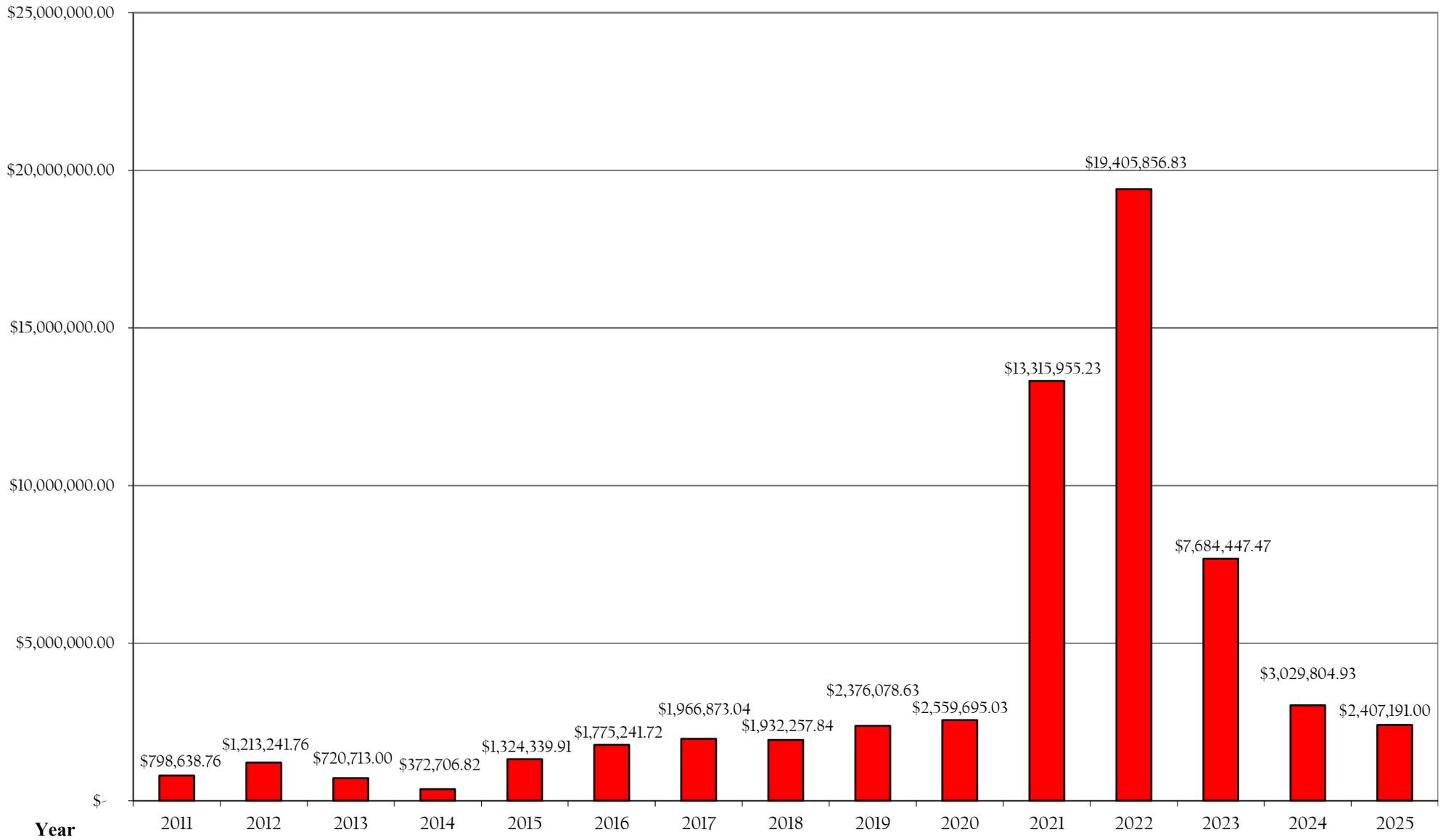
### Values of Misc. Permits 5 Year (2021 - 2025)



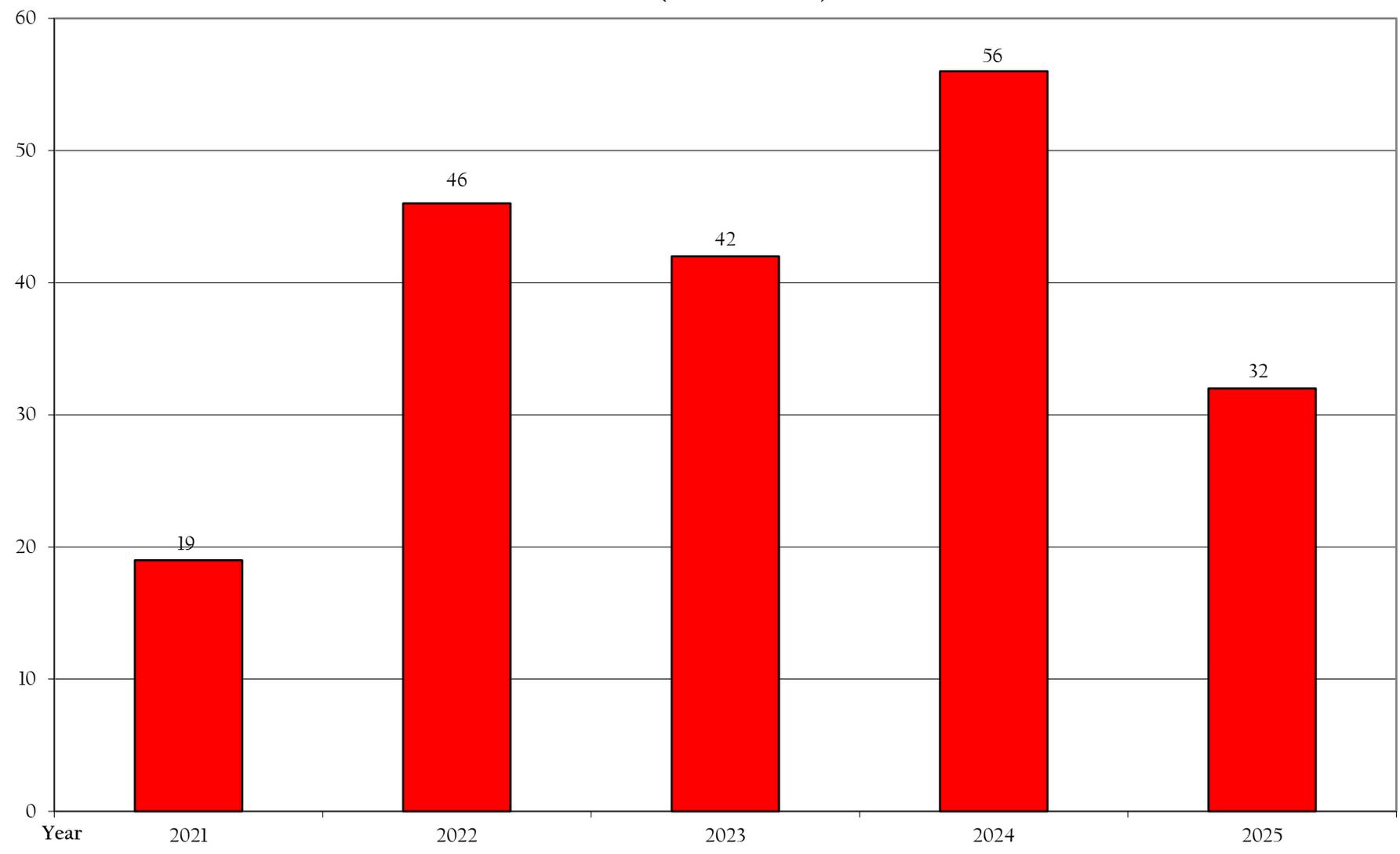
### Misc. Permits 15 Years (2011 - 2025)



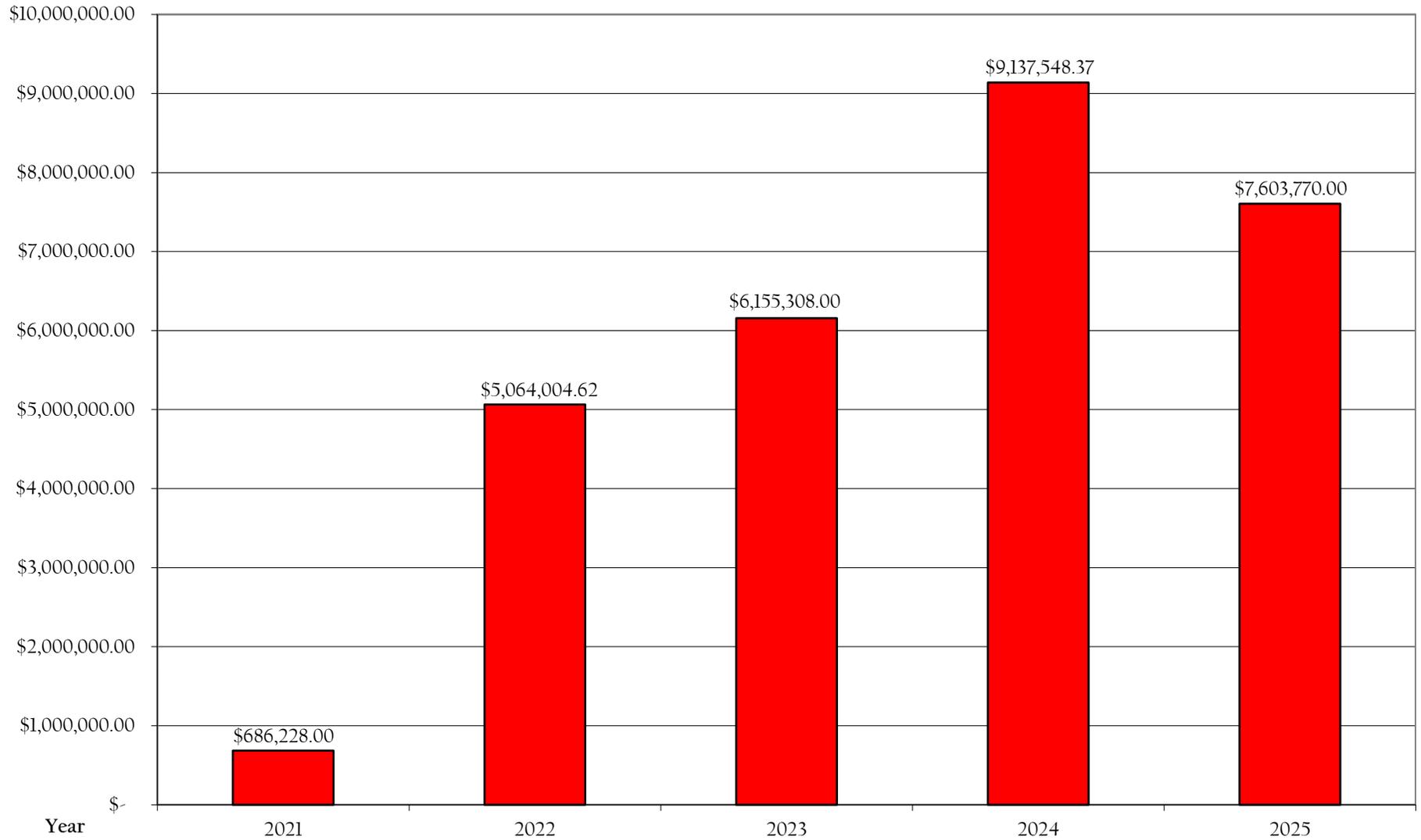
### Values of Misc. Permits 15 Year (2011 - 2025)



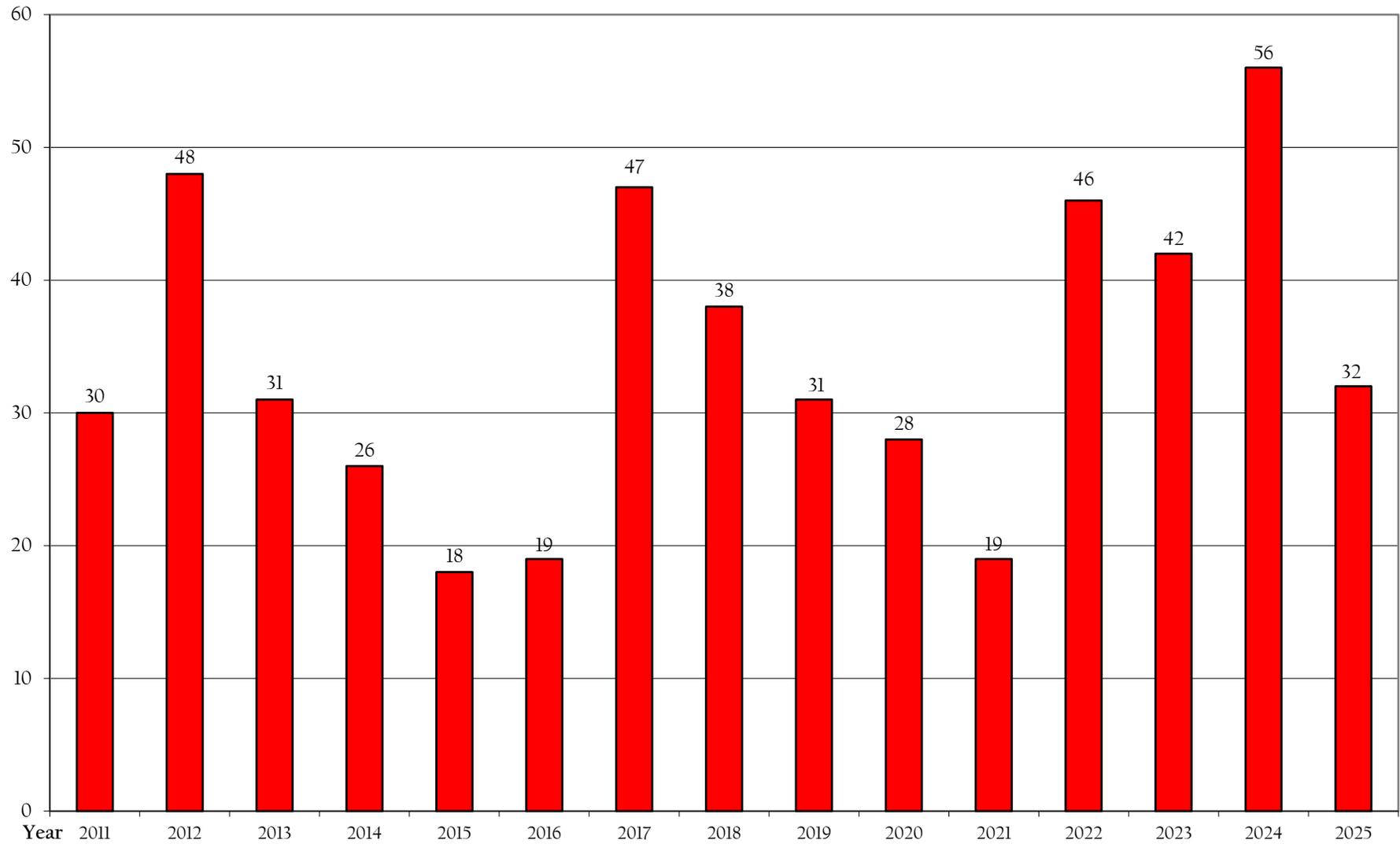
### Commercial / Industrial Permits 5 Year (2021 - 2025)



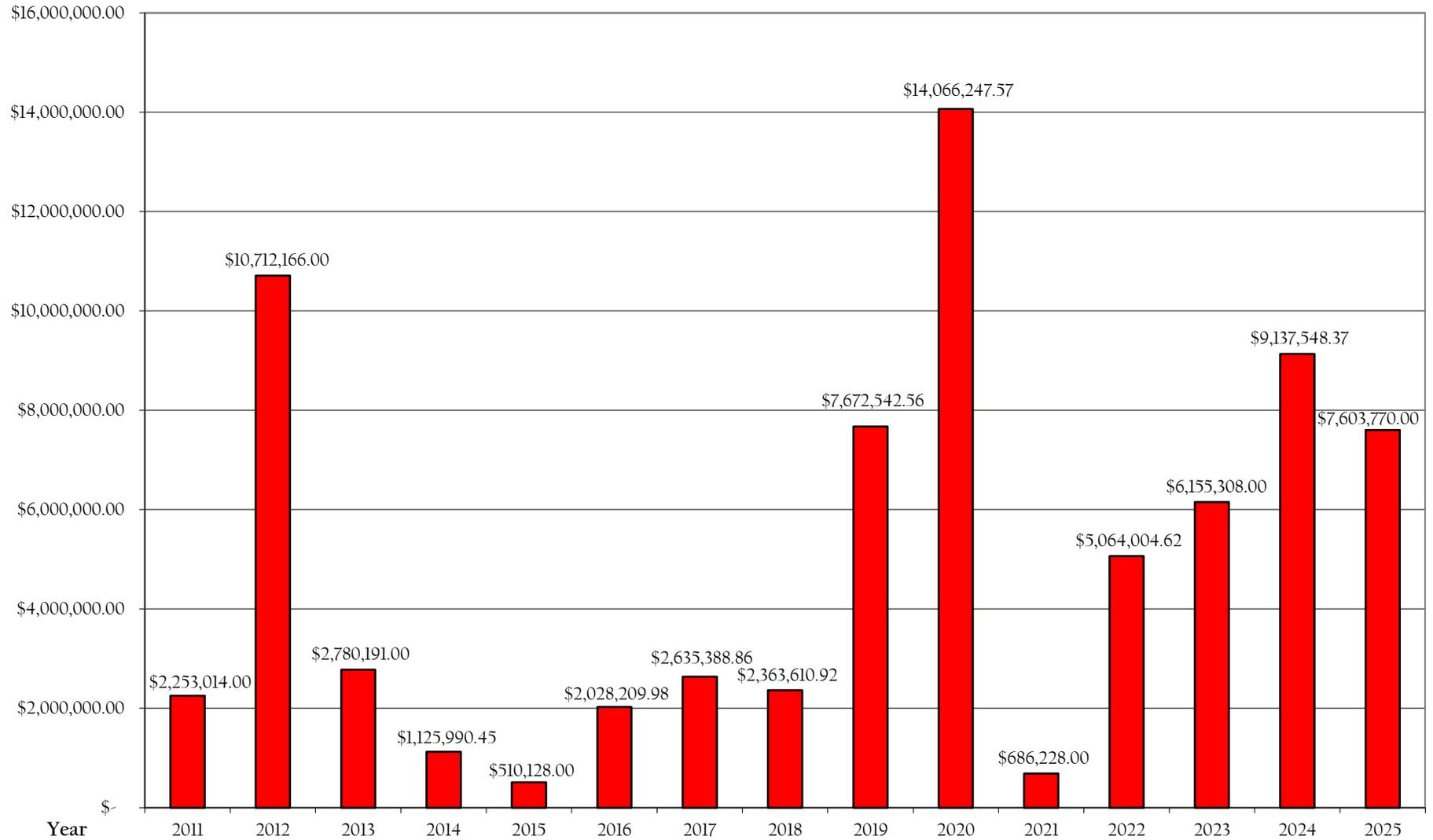
### Values of Commercial / Industrial Permits 5 Year (2021 - 2025)



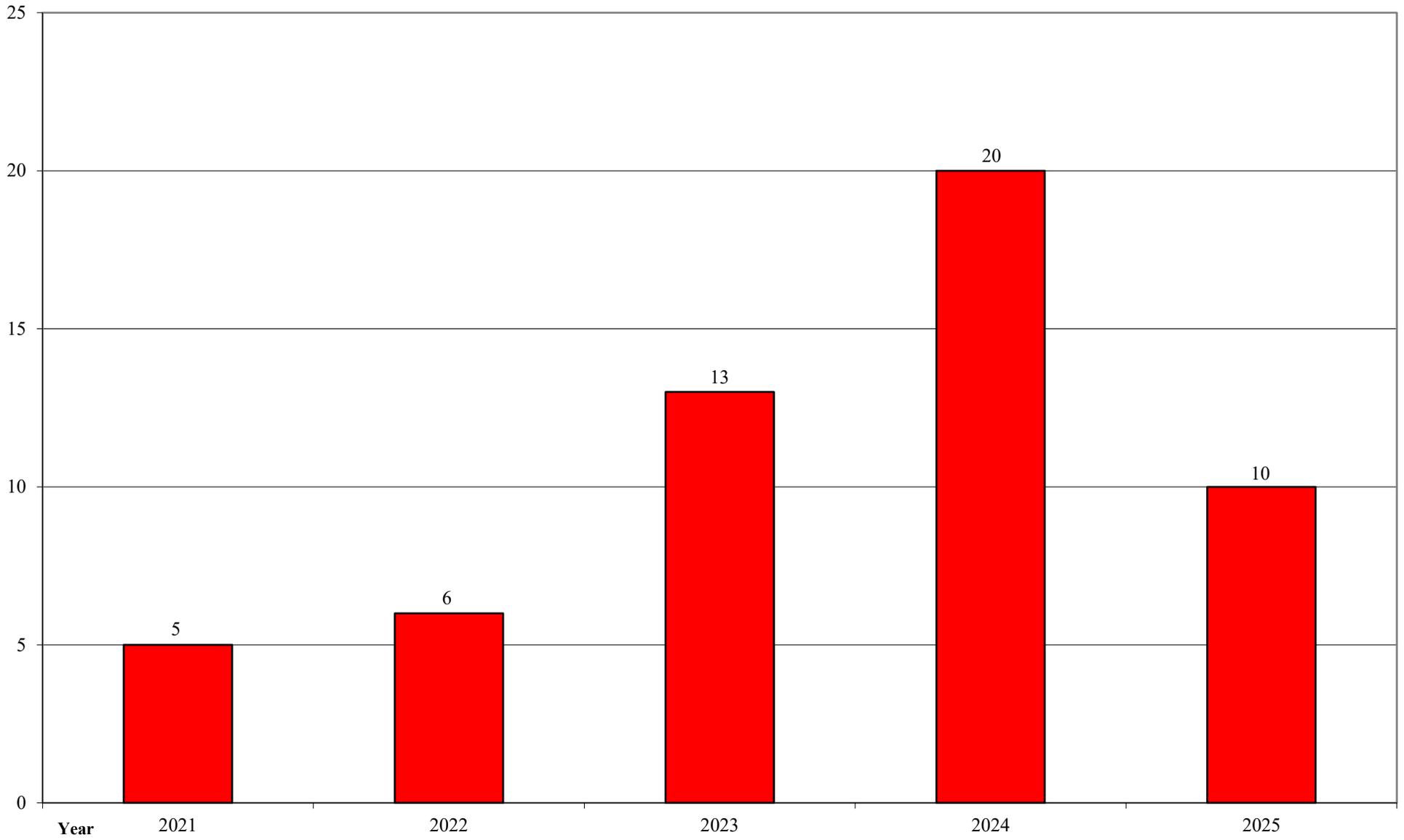
### Commercial / Industrial Permits 15 Year (2011 - 2025)



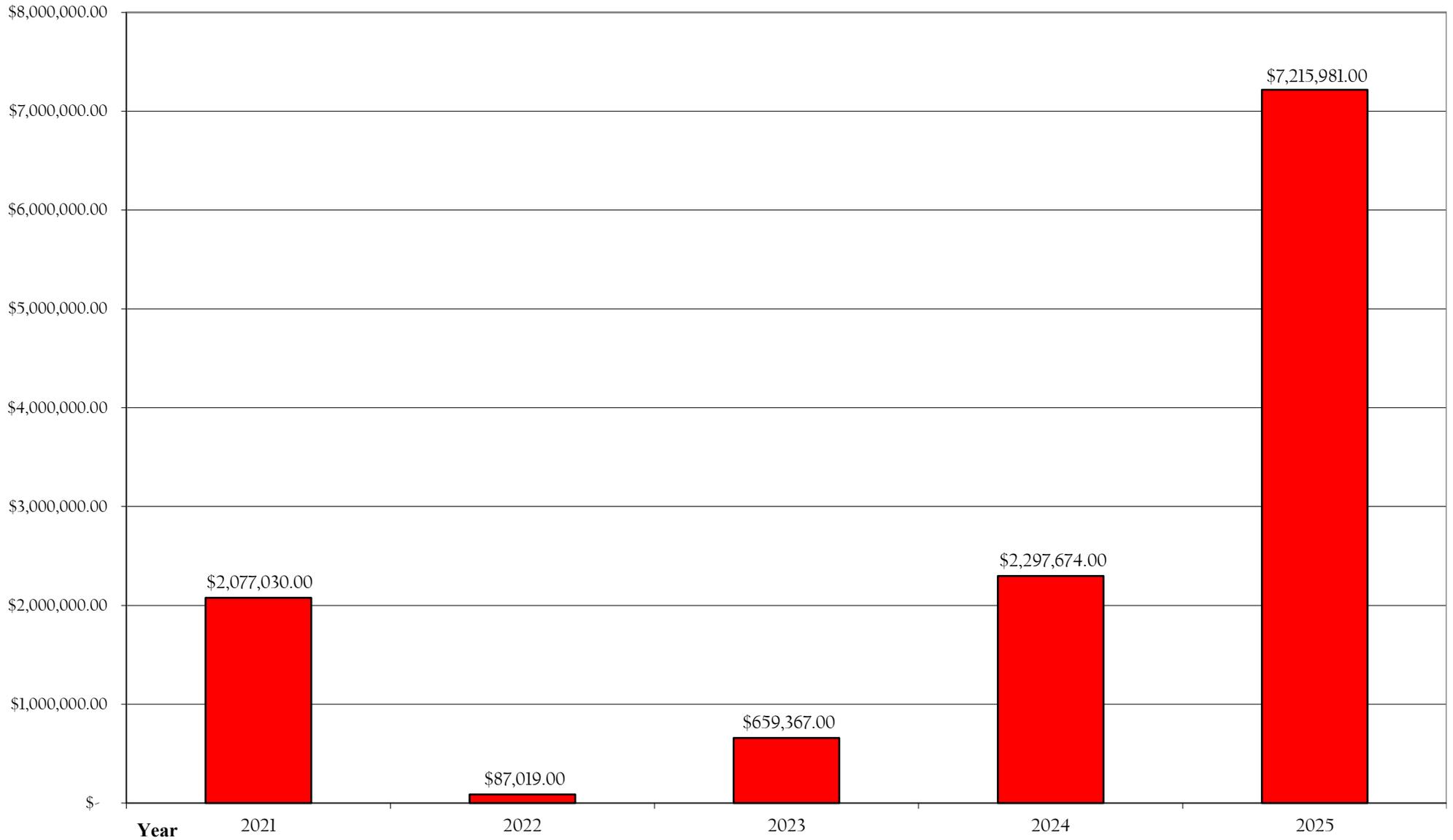
### Values of Commercial / Industrial Permits 15 Year (2011 - 2025)



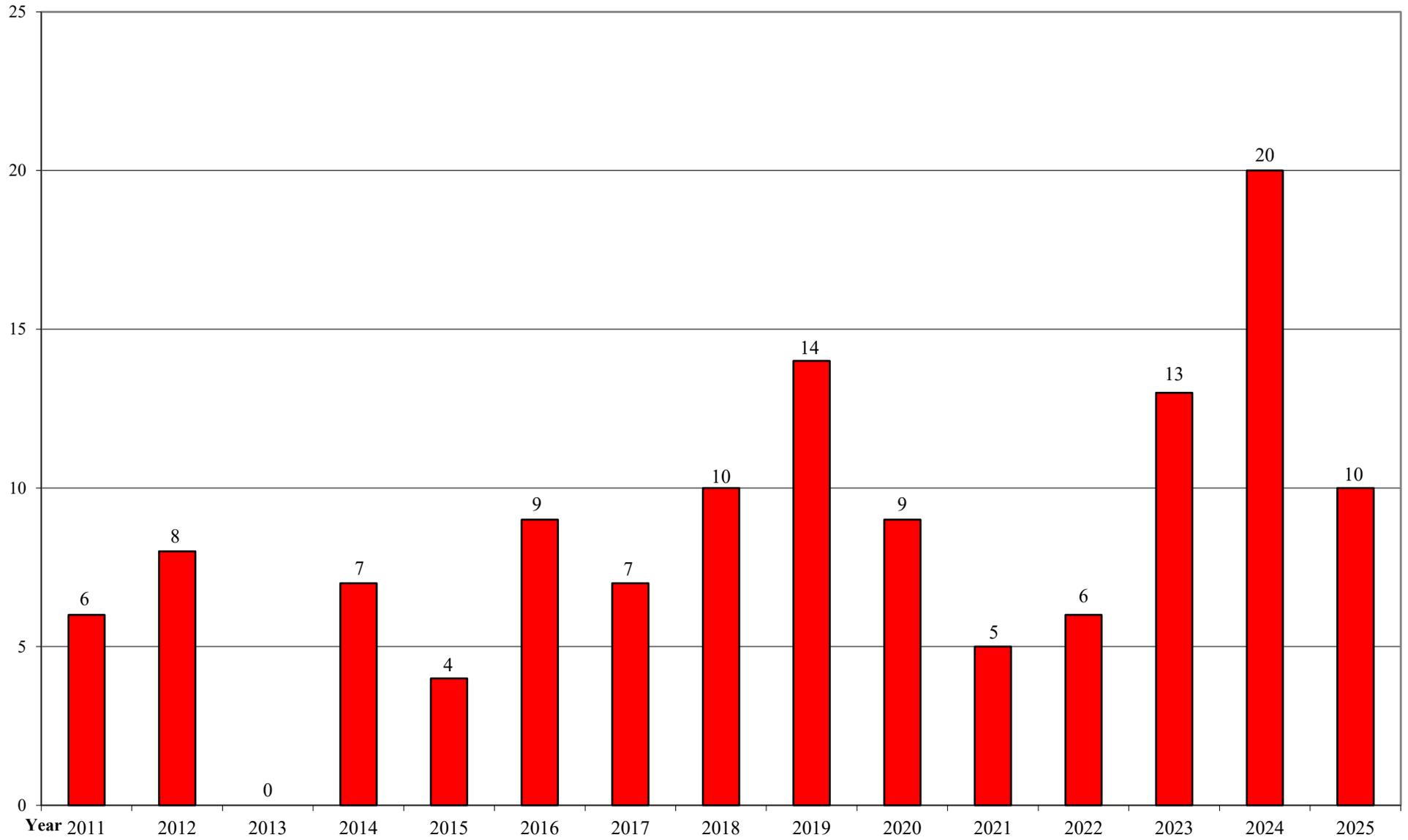
### Public Permits 5 Years (2021 - 2025)



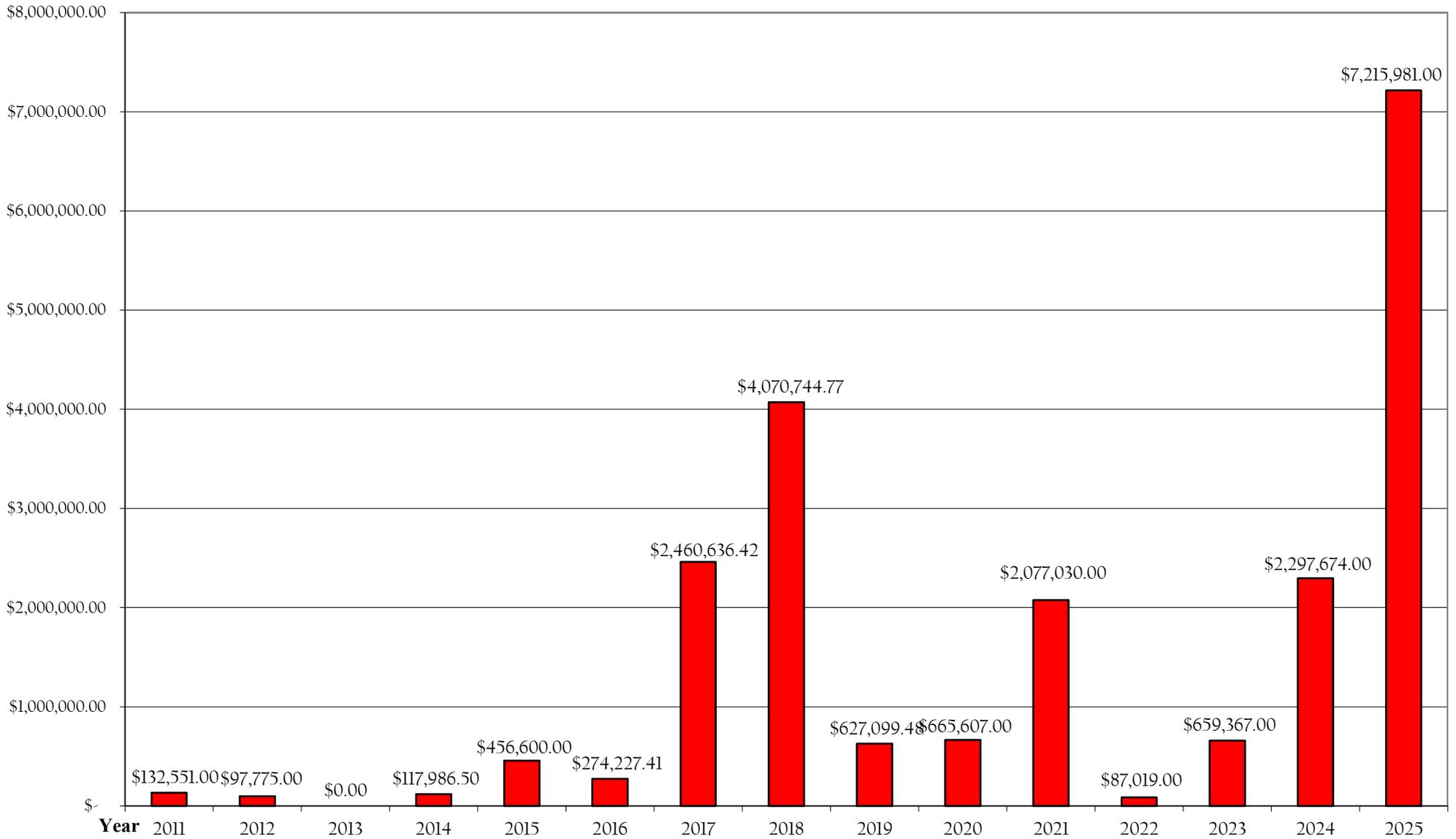
### Values of Public Permits 5 Year (2021 - 2025)



# Public Permits 15 Years (2011 - 2025)



### Values of Public Permits 15 Year (2011 - 2025)





**NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY**

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

**MEMORANDUM**

**TO:** NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY  
**FROM:** KEN ONDICH – PLANNING / COMMUNITY DEVELOPMENT DIRECTOR  
**DATE:** JANUARY 26, 2026  
**SUBJECT:** INDUSTRIAL PARK – SUMMARY OF BENEFITS OF EXISTING CITY/EDA INITIATED INDUSTRIAL PARK DEVELOPMENT

City staff have reviewed and summarized some of the benefits that the existing City/EDA initiated industrial park development provides to the community. Attached is a map showing the industrial park properties (outlined in blue) which these statistics were derived from. The results are listed in the table below.

**Industrial Park Benefits in 2025**

		<u>Per Acre Calculation</u>
Developed Acres (excluding rights-of-way and public land)	50.81	
Total Assessed Value of Land and Buildings (2025)	\$28,693,400.00	\$564,719.54
Total Assessed Value of Land (2025)	\$4,403,300.00	\$86,662.07
Total Assessed Value of Buildings (2025)	\$24,290,100.00	\$478,057.46
Total Taxes Paid to City of New Prague (from 2024 values)	\$222,628.73	\$4,381.59
Total Number of FTE Employees	301	5.92

**Industrial Park Benefits from 2023**

		<u>Per Acre Calculation</u>
Developed Acres (excluding rights-of-way and public land)	53.34	
Total Assessed Value of Land and Buildings (2023)	\$21,311,900.00	\$399,548.13
Total Assessed Value of Land (2023)	\$4,291,500.00	\$80,455.57
Total Assessed Value of Buildings (2023)	\$17,020,400.00	\$319,092.61
Total Taxes Paid to City of New Prague (from 2022 values)	\$129,299.58	\$2,424.06
Total Number of FTE Employees	227	4.26

The above compares to the same analysis completed in 2012 when the EDA was contemplating moving forward with the phase of land north of 6<sup>th</sup> Street NW.

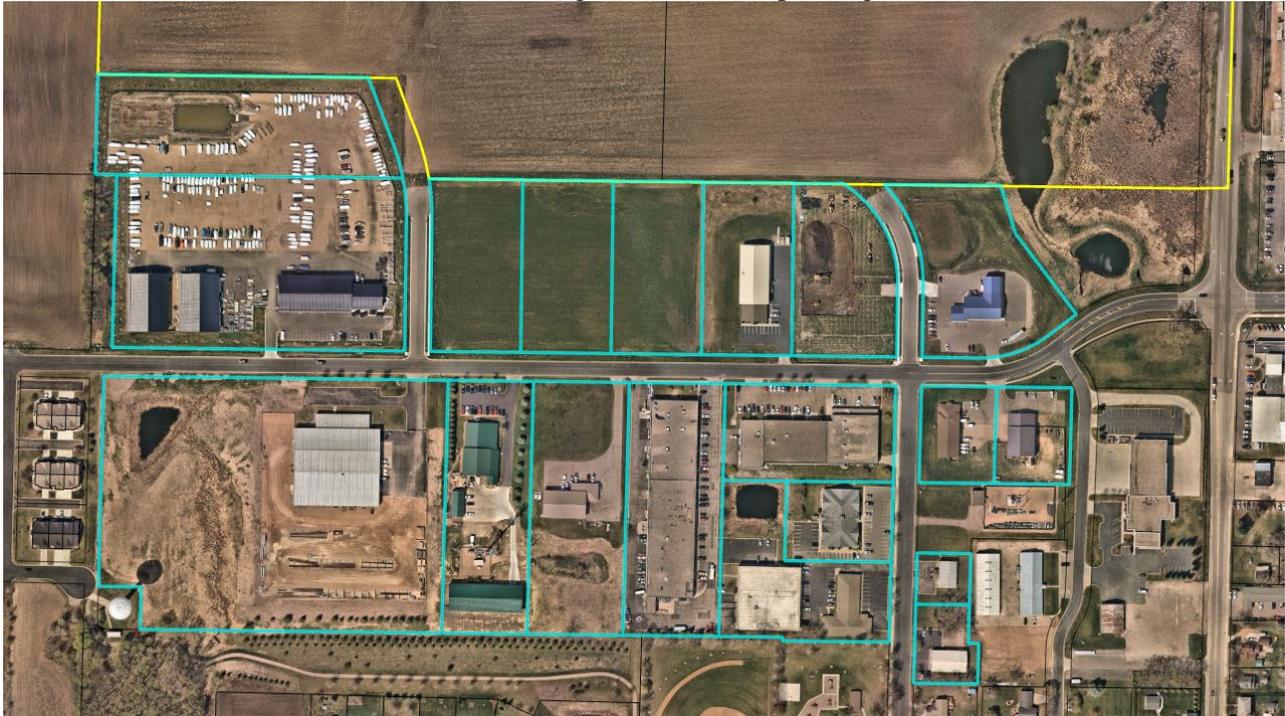
**Industrial Park Benefits from 2012**

		<u>Per Acre Calculation</u>
Developed Acres (excluding rights-of-way and public land)	30.79	
Total Assessed Value of Land and Buildings (2012)	\$8,095,000.00	\$262,910.03
Total Assessed Value of Land (2012)	\$1,418,000.00	\$46,053.91
Total Assessed Value of Buildings (2012)	\$6,677,600.00	\$216,875.60
Total Taxes Paid to City of New Prague (2012)	\$98,675.01	\$3,204.77
Total Number of FTE Employees	197	6.39

There are 25 parcels in the industrial park (including the Fire Station, Water Tower, Substation and Stormwater Pond properties). Of the 25 parcels, 5 are municipal (parks shop, EMS, pond, water tower, Substation) and another 3 are vacant (2 EDA lots and one Kubes lot north of the EMS site) There are 15 businesses operating in the industrial park with 301 FTEs. In 2023, there were 14 businesses operating in the industrial park. The top five employers in the industrial park in 2025 are: Electromed, CVF Racing, Quality Flow, Busch Bros and Scott Equipment. The top five employers in the industrial park in 2023 were Electromed, Quality Flow, CVF Racing, Busch Bros., and I.P.S.. The top five employers in the industrial park in 2012 were Electromed, Quality Flow, Busch Bros., Great River Energy, and Picha Electric.

The first lot purchased in the industrial park was the Fitness Center lot which was platted in 1991, followed by the Busch Brother’s Machining lot which was platted in 1994. The industrial park lots south of 6<sup>th</sup> Street NW were developed through 2005. The full build out of the industrial park south of 6<sup>th</sup> Street NW took approximately 15 years.

The second phase of the industrial park, along the north side of 6<sup>th</sup> Street NW, began with the property being purchased and platted in 2015 with 9 new lots being added. As of December 22, 2025, seven of the nine lots have been sold with two remaining, but which are pending sales to Aventus LLC.



2024 Air Photo of the Industrial Park



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:** FEBRUARY 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 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 Industrial Park

It would not be difficult to make an argument for additional industrial park expansion. Without the City offering land, the private sector does not seem interested in developing industrial lots for resale. And without lots the City has sold, the businesses that are currently in the industrial park would not be there, thus losing out on future tax growth. If history is any indication, we would not fully develop out any sort of expansion for at least five to ten years, but would that future growth in the tax base be worth holding the land and making it ready for sale when the right businesses inquire?

Anecdotally, staff has heard that available industrial land is drying up quickly in Scott County and that may push other businesses, further out to find space. This could be an opportunity to expand. We'd likely be subsidizing again but I don't think we should have an expectation of making money on industrial lots. It's more about the future play for tax base and employment growth, which indirectly would help with residential growth, than immediate profit on land development.

-

• Strategic Plan:

Expand Commercial Development

The EDA does not have to necessarily stick solely with industrial development. There are cities that also look into developing commercial lots for more retail or service type businesses. This is especially seen where the private sector has not done such. In New Prague, there are some commercial lots available but the number is limited. Does the EDA want to explore a more commercial oriented development?

• Strategic Plan:

Expand Residential Housing

Another possibility would be for the EDA to get into the housing market. While we have been very job focused, a strong piece of economic development is having people to actually work at the jobs created. To have more available labor, housing is needed. This could take the form of single family housing, attached housing (such as townhomes), or even multifamily housing. In New Prague, we are in need of all of it and the private sector does not seem keen on getting in. Unlike the industrial/commercial development, this could be an opportunity for the EDA to make money for other projects as lots/homes sell.

- Strategic Plan: Would align with Goal 1, Foster a Supportive Environment for New Prague’s Industrial & Commercial Business. Strategy 1.A is encouraging growth and diversification of the local tax base. By having shovel ready sites available, the City could specifically target various businesses or industries that it wants to attract to New Prague.

Buildout Industrial Property for Sale/Lease

Something that has been briefly discussed, among staff at least, is the possibility of building a spec building that could be lease/sold off to prospective businesses. Staff has been consistently receiving calls from prospective businesses looking for less than 10,000 SF of space who may not have the desire or capital to build or own themselves. This would be an opportunity to provide for those types of businesses. Doing a project like this could stand on its own or be part of a larger industrial development.

- Strategic Plan: Similar to the above project, this would align with Goal 1, Strategy 1.A, except on a smaller scale.

Purchase the Mill Property

Since I arrived, I have heard discussions around the community of what the Mill property could be. Whether it is people who are renovating all of it, a part of it, or taking it to the ground and starting over, there are a lot of thoughts on what that property could be. Ultimately, whoever is owning the property has the biggest say in its use. To that end, maybe the EDA is interested in purchasing the property and having direct control. The last owner purchased the property for \$200k. There are now three owners, as the previous owner sold of 25% of the stake to two others. There is money at the State level for both historic renovations as well as brownfield clearings, which I believe this site would be eligible for. If this is something the EDA is interested in, staff can start those conversations.

- Strategic Plan: This would align loosely with both Goal 1 and Goal 2, Promote Redevelopment Opportunities and Reinvestment in Existing Properties. Most potential funding mechanisms staff have been able to locate for redevelopment of brownfield areas have required local government participation in some form to access the funding.

Purchase Downtown Property, Improve, and Sell/Lease

The Mill isn’t the only property downtown. There is currently property all up and down Main Street. Maybe the EDA is interested in acquiring other property on Main Street for rehab or redevelopment. If some of these properties are historically designated, which some may be eligible for, there is likely money available for some of these projects. The City would then be in a position that it could either work with a private developer or work on the project themselves, and then sell or lease to create capital for future projects.

- Strategic Plan: Similar to above, this would align with Goal 1 and Goal 2, but on a smaller scale.

Purchase Property Surrounding City Center and Redevelop

Just off downtown, and north of the Mill property, is a large two-block area known as City Center. The City owns most of the property, though there are some lots on the west side that are owned by others, and a few businesses along Main Street that are owned by others. This may be an opportunity for the EDA to work with the City to either redevelop what is currently owned, or pursue ownership of additional lots in this area to create a larger, more cohesive project.

- Strategic Plan: This project would align more with Goal 2, in that it would be looking for redevelopment opportunities on the entire two block area.

Provide Improvement Funds to Downtown Businesses

Another opportunity for the EDA may be to provide funds for area businesses and property owners to rehab their own properties. This would be the least intensive project the EDA would likely take in as there wouldn't be the same risk as owning property. That being said, it would be completely dependent on property owners wanting to participate. This may be an opportunity to provide for area businesses on top of the EDA doing other projects.

- Strategic Plan: Aligning with Goal 1, this would encourage commercial growth and beautification of the downtown area for current and future prosperity.

Daycare Assistance

At a meeting a couple years ago with fellow administrators across south central Minnesota, one item came up that some EDAs/cities are considering as an economic development tool...daycare assistance. Some of these towns were not looking at daycare assistance in the form of helping families pay for daycare, but instead helping in-home care and care centers become established. The thought was many employees for companies are having trouble finding care for their kids and that if a city can help create more availability, it would help to drive further employment of their citizens.

- Strategic Plan: Also aligning with Goal 1, this would support businesses both through direct assistance to daycare businesses and indirectly supporting commercial and industrial by making childcare more readily available for employees of those businesses.

**February 2026 EDA Business Updates:**

- **0 new home permits** were issued in January (0 single family homes, 0 townhome units and 0 apartment units).
- **Cedar Press Coffee**, located at 108 Main St. E., was sold to new owners on 1/1/26. According to the article in the 1/8/26 New Prague Times, they plan to expand food offerings.
- **Heartland Credit Union** merged with Novation Credit Union. The merger will take effect this summer.
- **Collective Beauty** is in the process of remodeling 114 Main Street W. which was the former location of Bargain Lodge (who had previously moved to a new location at the end of 2025).
- SEH was hired by the City in January to complete an update of the **Alton Ave. corridor study** to determine appropriate access points and roadway design in coordination with Scott County and Helena Township. This study should be completed in early April and at that time will allow the annexation and rezoning application by Java Companies for a possible 8.5-acre commercial development on the east side of Alton Ave. NE to continue.