



ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

City of New Prague

Wednesday, August 12, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER
2. CONSENT AGENDA
 - [a.](#) July 8, 2026 Meeting Minutes
 - [b.](#) Claims for Payment: **\$665.41**
3. PRESENTATION BY SOUTHERN MINNESOTA INITIATIVE FOUNDATION (SMIF)
4. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM
5. BUSINESS UPDATES
 - [a.](#) August 2026
6. CDA UPDATE
7. SCHOOL DISTRICT UPDATE
8. EXECUTIVE DIRECTORS REPORT
9. MISCELLANEOUS
10. ADJOURNMENT

Next Meeting: Wednesday, September 9, 2026

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

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

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

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



ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

City of New Prague

Wednesday, July 08, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order by EDA President Brent Quast at 7:31 a.m. with the following members present: Brent Quast, Eric Krogman, Nick Slavik, Austin Reville, Bruce Wolf and Charles Nickolay. Absent was Troy Pint.

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 Reville, seconded by Quast.

Motion carried (6-0)

- a. June 10, 2026 EDA Meeting Minutes
- b. Claims for Payment: **\$5,959.60**

3. FUTURE EDA ENDEAVORS

Tetzlaff noted that the two main topics to discuss were to set up a program to help business owners do façade or building improvements as well as possible daycare assistance. Wolf noted that he supports the daycare assistance and believes SMIF would be a resource and that an article was in the StarTribune about the topic recent. Reville noted that during BRE visits the topic of assistance for low interest loans have been suggested such as Ettlins who noted their sign needs some repairs or replacement. Slavik noted that years ago when joining the EDA there was a loan program the City had. Tetzlaff noted that depending on the funding used, there would be different restrictions on what funds could be loaned for. Wolf stated that with a previous program local banks would do the loans but the EDA would write down the interest rate charged. Slavik stated that he would be more interested in an industrial park project based on past results and data, but that he's not opposed to a loan program or other related programs. Quast questioned the impact the small programs would make to building values or increase in revenues it could provide to small businesses. Reville questioned by the EDA can't both support existing businesses and new ones as well as both those that are small and large and that even a small impact would be worth it. He questioned continuing to do BRE visits if input was going to be ignored. Wolf questioned what need is being addressed by low interest loans to small businesses and what the goal would be and said that the BRE visits do collect valuable information, and they should keep being completed. Slavik stated that he doesn't want the EDA to be the first place businesses look for assistance. Nickolay stated that the EDA needs to have a plan for projects or the City Council may re-evaluate the \$75,000 annual levy, particularly when the EDA is sitting on over \$1,000,000 in funds. Tetzlaff stated that staff will explore industrial park expansion and other assistance programs.

- a. Future Endeavors Memo

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

Jo Foust stated that a visit was completed with Ettlin's Cafe where it was noted that not only low interest loan programs would be of interest but also that it is difficult to find workers. Noted that scheduling BRE visits in summer is difficult, but efforts continue to be made.

5. BUSINESS UPDATES

Ondich presented the monthly business updates update and supplemented the update in the packet with a short presentation of the proposed concept plan for the residential development called Harvest Fields on 60 acres with 185 single family lots.

a. July 2026

6. CDA UPDATE

Foust noted that they continue to sell and develop more community land trust homes as well as utilizing grants to rehab and resell homes within the County.

7. SCHOOL DISTRICT UPDATE

No update.

8. EXECUTIVE DIRECTORS REPORT

Tetzlaff noted that the CVF Racing TIF application review continues but it was noted that another community has also been contacted by CVF Racing. He also noted that the Alton Ave. NE study is nearing completion, but that discussion on updates to the MOU is ongoing.

9. MISCELLANEOUS

None.

10. ADJOURNMENT

Motion to adjourn the meeting at 8:44 a.m. was made by Reville, seconded by Quast.

Motion carried (6-0)

Respectfully Submitted,

Joshua M. Tetzlaff
City Administrator / EDA Executive Director

Vendor Name	Description	Net Invoice Amount
ABDO	OSA REPORTING FORM	9.17
CASELLE LLC	SEMI-ANNUAL SUPPORT FEES	4.06
LEAGUE OF MN CITIES INSURANCE	2026 WORKERS COMP	14.18
ROSS NESBIT AGENCIES INC.	AGENCY FEE	.50
Total EDA:		27.91
KENNEDY & GRAVEN CHARTERED	EDA - NEW PRAGUE BUSINESS PARK	120.00
KENNEDY & GRAVEN CHARTERED	AVENTUS INVESTMENT PURCHASE	187.50
KENNEDY & GRAVEN CHARTERED	EDA - BUSINESS PARK EXPANSION	330.00
Total EDA-INDUSTRIAL PARK:		637.50
Grand Totals:		665.41

EDA

Account	Account Code Description	2026 CURRENT Budget	Current Period	Year to Date Thru 6/30/2026	Budget Balance
680-3-0000-31010	CURRENT PROPERTY TAXES	\$ 75,000.00	\$ 39,457.79	\$ 39,457.79	\$ 35,542.21
680-3-0000-36210	INTEREST INCOME	\$ 1,000.00	\$ 1,450.11	\$ 4,684.28	\$ (3,684.28)
	TOTAL OPERATING REVENUE	\$ 76,000.00	\$ 41,175.30	\$ 44,410.50	\$ 31,589.50
680-4-4650-101	WAGES FULL-TIME	\$ 50,660.00	\$ 3,756.01	\$ 22,911.61	\$ 27,748.39
680-4-4650-121	EMPLOYER CONT. PERA	\$ 3,798.00	\$ 281.70	\$ 1,826.00	\$ 1,972.00
680-4-4650-122	EMPLOYER CONT. FICA	\$ 3,875.00	\$ 262.21	\$ 1,728.55	\$ 2,146.45
680-4-4650-123	EMPLOYER CONT. PFMLA(E)	\$ 223.00	\$ 16.24	\$ 104.61	\$ 118.39
680-4-4650-131	HEALTH INSURANCE	\$ 7,519.00	\$ 569.36	\$ 4,091.11	\$ 3,427.89
680-4-4650-132	DENTAL INSURANCE	\$ 670.00	\$ 43.02	\$ 258.12	\$ 411.88
680-4-4650-133	LIFE & S-T DISABILITY INS.	\$ 134.00	\$ 8.21	\$ 49.30	\$ 84.70
680-4-4650-151	WORKER'S COMPENSATION INS.	\$ 273.00	\$ -	\$ 153.68	\$ 119.32
680-4-4650-301	AUDIT	\$ 622.00	\$ 10.66	\$ 390.72	\$ 231.28
680-4-4650-310	PROFESSIONAL SERVICES	\$ 150.00	\$ -	\$ -	\$ 150.00
680-4-4650-322	COMPUTER COMM/MAINT	\$ 50.00	\$ 16.00	\$ 39.28	\$ 10.72
680-4-4650-340	ADVERTISING & PUBLICATIONS	\$ 1,000.00	\$ -	\$ 396.50	\$ 603.50
680-4-4650-369	INSURANCES	\$ 450.00	\$ 1.00	\$ 167.60	\$ 282.40
680-4-4650-433	DUES & SUBSCRIPTIONS	\$ 600.00	\$ -	\$ 575.00	\$ 25.00
680-4-4650-441	SPECIAL PROJECTS	\$ 5,976.00	\$ -	\$ -	\$ 5,976.00
	TOTAL OPERATING EXPENSES	\$ 76,000.00	\$ 4,964.41	\$ 32,692.08	\$ 43,307.92

EDA Industrial Park

Account	Account Code Description	2026 CURRENT Budget	Current Period	Year to Date	Budget Balance
681-3-0000-36210	INTEREST INCOME	\$ 1,000.00	\$ 644.49	\$ 2,082.69	\$ (1,082.69)
	TOTAL OPERATING REVENUE	\$ 1,000.00	\$ 644.49	\$ 2,082.69	\$ (1,082.69)
681-4-4650-305	CIVIL LEGAL FEES	\$ -	\$ 637.50	\$ 5,975.14	\$ (5,975.14)
	TOTAL OPERATING EXPENSES	\$ -	\$ 5,637.50	\$ 11,270.14	\$ (11,270.14)

EDA

		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
		6/30/2025	
ASSETS			
680-10101	CLAIM ON CASH	\$ 207,580.53	\$ 230,402.01
680-10120	MONEY MARKET-FIRST BK & TRUST	\$ 25,769.28	\$ -
680-10125	MONEY MARKET-4M	\$ 260,769.85	\$ 278,759.75
	TOTAL ASSETS	\$ 494,119.66	\$ 509,161.76
LIABILITIES			
680-20210	ACCOUNTS PAYABLE	\$ 120.81	\$ 15.79
	TOTAL LIABILITIES	\$ 120.81	\$ 15.79
RETAINED EARNINGS		\$ 493,998.85	\$ 509,145.97
	TOTAL LIABILITIES & FUND EQUITY	\$ 494,119.66	\$ 509,161.76

EDA Industrial Park

		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
CURRENT ASSETS			
681-10101	CLAIM ON CASH	\$ 285,586.27	\$ 654,025.48
681-10120	MONEY MARKET-FIRST BK & TRUST	\$ 12,885.73	\$ -
681-10125	MONEY MARKET-4M	\$ 115,074.49	\$ 123,203.34
	TOTAL CURRENT ASSETS	\$ 413,546.49	\$ 777,228.82
NON CURRENT ASSETS			
681-16100	LAND	\$ 240,898.86	\$ (62,549.92)
681-16300	INFRASTRUCTURE	\$ -	\$ -
681-16310	ACCUM. DEPRECIATION-INFRASTR	\$ -	\$ -
	TOTAL NON CURRENT ASSETS	\$ 240,898.86	\$ (62,549.92)
	TOTAL ASSETS	\$ 654,445.35	\$ 714,678.90
LIABILITIES			
681-20210	ACCOUNTS PAYABLE	\$ -	\$ 5,637.50
	TOTAL LIABILITIES	\$ -	\$ 5,637.50
RETAINED EARNINGS		\$ 654,445.35	\$ 709,041.40
	TOTAL LIABILITIES & FUND EQUITY	\$ 654,445.35	\$ 714,678.90

August 2026 EDA Business Updates:

- **1 new home permit** was issued in July (The year-to-date totals are: 3 single family homes, 0 townhome units and 0 apartment units). One additional new home permit is available for pick up at this time.
- **Chart Industries**, located at 407 7th Street NW, was acquired by Baker Hughes in July. Staff has not heard directly from the new owners at this time.
- Following the approval of a Conditional Use Permit for **Bold North Hemp, LLC** to locate a cannabis cultivation facility at the former mill located at 100 2nd Ave. SW, they have formally applied for a building permit to convert the space to the cannabis cultivation facility.
- **Tupy Insurance**, located at 410 Main Street W., applied for a building permit for internal alterations to add two offices.