



ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

City of New Prague

Wednesday, April 08, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. **CALL TO ORDER**
2. **CONSENT AGENDA**
 - a. March 11, 2026 EDA Meeting Minutes
 - b. Claims for Payment: **\$421.55**
3. **FUTURE EDA ENDEAVORS**
 - a. Future Endeavors Memo
4. **BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM**
5. **BUSINESS UPDATES**
 - a. April 2026
6. **CDA UPDATE**
7. **SCHOOL DISTRICT UPDATE**
8. **EXECUTIVE DIRECTORS REPORT**
9. **MISCELLANEOUS**
10. **ADJOURNMENT**

Next Meeting: Wednesday, May 13, 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, March 11, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order by EDA President Brent Quast at 7:30 a.m. with the following members present: Brent Quast, Eric Krogman, Nick Slavik, Troy Pint, Austin Reville, Charles Nickolay and Bruce Wolf. Staff Present: City Administrator Joshua Tetzlaff and Community Development Director Ken Ondich. Others Present: Jo Foust (Scott County CDA) and Tony Buthe (ISD 721)

2. CONSENT AGENDA

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

Motion carried (7-0)

- a. February 11, 2026 EDA Meeting Minutes
- b. Claims for Payment: **\$1,920.98**

3. 2025 SUMMARY REPORT

Tetzlaff provided a summary overview of the 2025 EDA Summary Report. Quast indicated that he would be willing to present the information to the City Council at a future meeting.

- a. 2025 EDA Summary Report

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

Jo Foust indicated that two visits were coming up next week on the 19th and 20th with Berg Direct Primary Care and The Broz Event Center and that more attendees were needed.

5. BUSINESS UPDATES

Ondich presented the monthly business updates.

- a. March 2026

6. CDA UPDATE

Jo Foust indicated that she would be touring the Mystic Lake Amphitheater in Shakopee and that they have quite a few job openings to fill for the 11,000-seat venue. She also indicated that their Drive For Five Grant has had 150 adults participate in education classes / job training and that the training is for those 18+ and has seen high demand.

7. SCHOOL DISTRICT UPDATE

Tony Buthe indicated that the State of the City / School District event occurred on 3/10 and was well attended and that he had recently attended the Elko New Market Home Show this past Saturday and noted that with expected declining enrollment that adding housing to the district is needed. He stated that the second YST grant application is being prepared for automotive related activities at this time. He also stated that spring sports started this past Monday and the School Finance Committee is seeking members.

8. EXECUTIVE DIRECTORS REPORT

Tetzlaff stated that next month the EDA will start doing deep dives into future endeavors.

9. MISCELLANEOUS

10. ADJOURNMENT

Motion to adjourn the meeting at 7:59 a.m. was made by Quast, seconded by Reville.

Motion carried (7-0)

Respectfully Submitted,

Joshua M. Tetzlaff
City Administrator / EDA Executive Director

Vendor Name	Description	Net Invoice Amount
ABDO	2025 AUDIT SERVICES	264.75
LEAGUE OF MN CITIES INSURANCE	PROPERTY & CASUALTY PREMIUM	147.00
ROSS NESBIT AGENCIES INC.	AGENCY FEE	9.30
ROSS NESBIT AGENCIES INC.	AGENCY FEE	.50
Total EDA:		421.55
Grand Totals:		421.55

EDA

Account	Account Code Description	2026 CURRENT Budget	Current Period	Year to Date Thru 2/28/2026	Budget Balance
680-3-0000-31010	CURRENT PROPERTY TAXES	\$ 75,000.00	\$ -	\$ -	\$ 75,000.00
680-3-0000-36210	INTEREST INCOME	\$ 1,000.00	\$ 595.77	\$ 1,014.19	\$ (14.19)
	TOTAL OPERATING REVENUE	\$ 76,000.00	\$ 595.77	\$ 1,014.19	\$ 74,985.81
680-4-4650-101	WAGES FULL-TIME	\$ 50,660.00	\$ 3,756.00	\$ 7,637.90	\$ 43,022.10
680-4-4650-121	EMPLOYER CONT. PERA	\$ 3,798.00	\$ 281.70	\$ 680.48	\$ 3,117.52
680-4-4650-122	EMPLOYER CONT. F I C A	\$ 3,875.00	\$ 274.14	\$ 660.22	\$ 3,214.78
680-4-4650-123	EMPLOYER CONT. PFMLA(E)	\$ 223.00	\$ 16.57	\$ 39.28	\$ 183.72
680-4-4650-131	HEALTH INSURANCE	\$ 7,519.00	\$ 569.35	\$ 1,986.23	\$ 5,532.77
680-4-4650-132	DENTAL INSURANCE	\$ 670.00	\$ 43.02	\$ 110.10	\$ 559.90
680-4-4650-133	LIFE & S-T DISABILITY INS.	\$ 134.00	\$ 10.53	\$ 32.01	\$ 101.99
680-4-4650-151	WORKER'S COMPENSATION INS.	\$ 273.00	\$ -	\$ 153.68	\$ 119.32
680-4-4650-301	AUDIT	\$ 622.00	\$ 264.75	\$ 264.75	\$ 357.25
680-4-4650-310	PROFESSIONAL SERVICES	\$ 150.00	\$ -	\$ -	\$ 150.00
680-4-4650-322	COMPUTER COMM/MAINT	\$ 50.00	\$ -	\$ 23.28	\$ 26.72
680-4-4650-340	ADVERTISING & PUBLICATIONS	\$ 1,000.00	\$ -	\$ 165.00	\$ 835.00
680-4-4650-369	INSURANCES	\$ 450.00	\$ 9.30	\$ 9.30	\$ 440.70
680-4-4650-433	DUES & SUBSCRIPTIONS	\$ 600.00	\$ -	\$ 575.00	\$ 25.00
680-4-4650-441	SPECIAL PROJECTS	\$ 5,976.00	\$ -	\$ -	\$ 5,976.00
	TOTAL OPERATING EXPENSES	\$ 76,000.00	\$ 5,225.36	\$ 12,337.23	\$ 63,662.77

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	\$ 265.18	\$ 451.54	\$ 548.46
	TOTAL OPERATING REVENUE	\$ 1,000.00	\$ 265.18	\$ 451.54	\$ 548.46
681-4-4650-305	CIVIL LEGAL FEES	\$ -	\$ 1,030.50	\$ 1,330.50	\$ (1,330.50)
	TOTAL OPERATING EXPENSES	\$ -	\$ 1,030.50	\$ 1,330.50	\$ (1,330.50)

EDA			
		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
		2/28/2025	
ASSETS			
680-10101	CLAIM ON CASH	\$ 186,268.05	\$ 152,101.93
680-10120	MONEY MARKET-FIRST BK & TRUST	\$ 25,737.99	\$ 25,821.53
680-10125	MONEY MARKET-4M	\$ 257,242.82	\$ 293,449.66
680-11500	ACCOUNTS RECEIVABLE	\$ -	\$ -
680-15501	PREPAID OTHER	\$ -	\$ -
680-15696	DEFERRED OUTFLOW - OPEB	\$ -	\$ -
680-15699	GERF DEFERRED OUTFLOW	\$ -	\$ -
	TOTAL ASSETS	\$ 469,248.86	\$ 471,373.12
LIABILITIES			
680-20210	ACCOUNTS PAYABLE	\$ 1,535.93	\$ 264.75
680-21717	OPEB LIABILITY	\$ -	\$ -
680-22296	OPEB DEFERRED INFLOW	\$ -	\$ -
680-22299	GERF DEFERRED INFLOW	\$ -	\$ -
680-23999	GERF PENSION LIABILITY	\$ -	\$ -
	TOTAL LIABILITIES	\$ 1,535.93	\$ 264.75
	RETAINED EARNINGS	\$ 467,712.93	\$ 471,108.37
	TOTAL LIABILITIES & FUND EQUITY	\$ 469,248.86	\$ 471,373.12

EDA Industrial Park			
		2025	2026
		YTD BALANCE	CURRENT YTD BALANCE
CURRENT ASSETS			
681-10101	CLAIM ON CASH	\$ 72,544.75	\$ 52,612.75
681-10120	MONEY MARKET-FIRST BK & TRUST	\$ 12,869.96	\$ 12,912.07
681-10125	MONEY MARKET-4M	\$ 113,516.34	\$ 129,732.19
	TOTAL CURRENT ASSETS	\$ 198,931.05	\$ 195,257.01
NON CURRENT ASSETS			
681-16100	LAND	\$ 453,940.38	\$ 240,898.86
681-16300	INFRASTRUCTURE	\$ -	\$ -
681-16310	ACCUM. DEPRECIATION-INFRASTR	\$ -	\$ -
	TOTAL NON CURRENT ASSETS	\$ 453,940.38	\$ 240,898.86
	TOTAL ASSETS	\$ 652,871.43	\$ 436,155.87
LIABILITIES			
681-20210	ACCOUNTS PAYABLE	\$ -	\$ 1,030.50
681-20610	CIP RETAINAGE PERCENTAGE	\$ -	\$ -
	TOTAL LIABILITIES	\$ -	\$ 1,030.50
	RETAINED EARNINGS	\$ 652,871.43	\$ 435,125.37
	TOTAL LIABILITIES & FUND EQUITY	\$ 652,871.43	\$ 436,155.87



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MEMORANDUM

TO: EDA BOARD
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: FUTURE EDA ENDEAVORS
DATE: MARCH 30, 2026

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

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

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

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

Expand the Industrial Park

In my opinion, it would not be difficult to make an argument for additional industrial park expansion. When using the existing Industrial Park phases as an example, the park has been arguably exactly what it was intended to be...a opportunity for the City to offer subsidized, shovel-ready land to business owners who need room to expand and in return, provide the City with increased jobs and increased tax base. Without the City offering land, the private sector does not seem interested in developing industrial lots for resale. With the size of New Prague, speculative building is not as lucrative as it is just twenty miles north of New Prague. That is where the EDA, and by extension the City, as the developer has an advantage that a private developer does not. The EDA isn't seeking its return on investment (ROI) with the sale of the land like a private developer is. The EDA's ROI comes from a combination of the sale of the land, the increased tax base, and the job growth that leads to additional investment in the City as a whole. Expanding the industrial park, with realistic timeframes of when it may build out, allows the EDA to seek that future ROI.

Solid arguments can also be made that without the EDA making investments into the industrial businesses that are currently in the industrial park would not be there, thus losing out on future tax growth. With the lack of private developers building shovel-ready industrial space, most of those businesses would have found a community that had space available. Business owners don't generally have any desire to build out streets and water pipes, instead looking to construct their buildings so that they can continue to expand. If New Prague has lots that are ready to be built on, those lots will get sold. It may take time, but the EDA would also have the ability to determine what businesses are able to build, further helping strengthen an expanded industrial park with businesses it wants to see in the community.

If history is any indication, we would not fully develop out any sort of expansion for at least ten years. The Question to the EDA, and by extension the City, is whether the future growth in the tax base and jobs would be worth holding the land and making it ready for sale when the right businesses inquire?

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

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. This may be seen in a true commercial setting, or in more of a hybrid type setting, usually called a Business Park, where you get a mix of commercial and light industrial. Business Parks don't usually feature much retail or heavy manufacturing, though you may include some support business, such as restaurants, that are able to serve the Business Park.

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: Goal 1 – Foster a supportive environment for New Prague’s industrial and commercial business.

Other Items on List

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



NEW PRAGUE ECONOMIC DEVELOPMENT AUTHORITY

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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 6th Street NW.

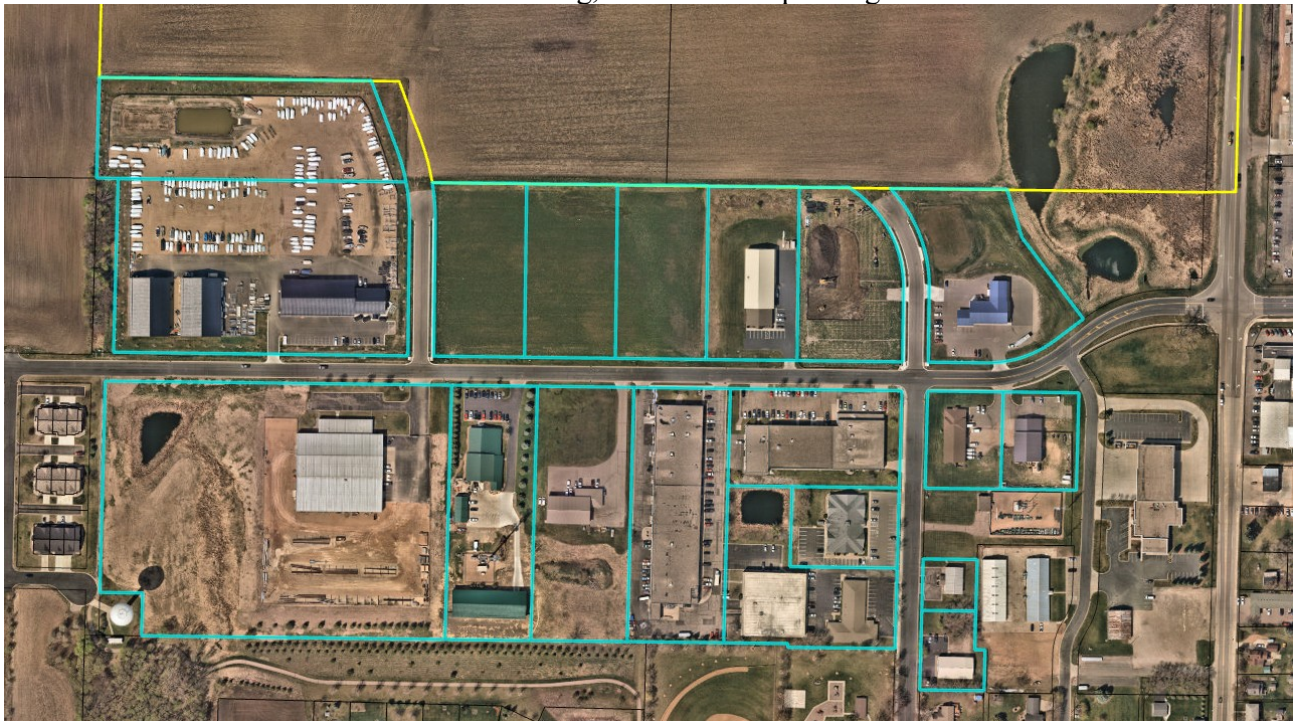
Industrial Park Benefits from 2012

		<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 6th Street NW were developed through 2005. The full build out of the industrial park south of 6th Street NW took approximately 15 years.

The second phase of the industrial park, along the north side of 6th 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

April 2026 EDA Business Updates:

- **0 new home permits** were issued in March (0 single family homes, 0 townhome units and 0 apartment units). Three new home permits are available for pick up at this time.
- An Administrative Subdivision application was received from **Mayo Clinic Health System** to accommodate the sale of some additional land (to possibly be used for additional parking) to the future new owner of the Queen's Court Apartments. A closing is scheduled for 3/31/26. Staff does not know the name of the new owner or what the plans are for improvements (if any) for the apartment building.
- A Conditional Use Permit application was received this week from **Bold North Hemp, LLC** to locate a cannabis cultivation facility at the former mill located at 100 2nd Ave. SW. The cultivation would be entirely indoors, and staff are currently collecting additional information on the request in anticipation of the request being reviewed by the Planning Commission at the April 22nd Planning Commission meeting. The precise location for the operation is proposed to be in the former warehouse space immediately north of 2 If By Sea Tactical.
- **Heartland Credit Union** opened up in their new location on 3/30/26.
- A building permit has been applied for to expand **Anytime Fitness** into the former Heartland Credit Union space at 201 Chalupsky Ave. SE.
- **Aventus Investments LLC** is working towards closing on the last two lots in the industrial park.
- A building permit was issued to **Electric Pump** for some minor internal remodeling at their location at 201 4th Ave. SW.
- **Alton Ave. corridor study update** - While still in draft form, the preliminary revisions to the corridor study include utilizing roundabouts similar to Alton Ave. south of TH19 (Main Street) with medians that can remain open but be closed off in the future pending traffic concerns.