



ECONOMIC DEVELOPMENT AUTHORITY MEETING AGENDA

City of New Prague

Wednesday, September 13, 2023 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

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1. **CALL TO ORDER**
 2. **CONSENT AGENDA**
 - [a.](#) August 9, 2023, Meeting Minutes
 - [b.](#) Claims for Payment: **\$12.25**
 3. **FUTURE EDA ENDEAVORS**
 - [a.](#) September 13, 2023
 4. **BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM**
 5. **BUSINESS UPDATES**
 - [a.](#) September 2023
 6. **EXECUTIVE DIRECTORS REPORT**
 7. **MISCELLANEOUS**
 - [a.](#) Greater MSP & Scott County Bus Tour
 8. **ADJOURNMENT**

Next Meeting: Wednesday, October 11, 2023

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
Duane Jirik, Mayor
Bruce Wolf, Councilmember
Joshua Tetzlaff, City Administrator & Executive Director

Term Ending 5/31/26 (*Partial Term)
Term Ending 5/31/27
Term Ending 5/31/25
Term Ending 5/31/24
Term Ending 5/31/29



ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

City of New Prague

Wednesday, August 09, 2023 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order at 7:28 a.m. by President Brent Quast with the following members present: Brent Quast, Duane Jirik, Nick Slavik, Bruce Wolf, Troy Pint, Eric Krogman, and Austin Reville.

City Staff Present: City Administrator Josh Tetzlaff and Planning/Community Development Director Ken Ondich

2. CONSENT AGENDA

Motion by Slavik, seconded by Krogman to approve. All voted in favor. Motion carried (7-0).

- a. Approval of July 12, 2023, Regular Meeting Minutes
- b. Approve Claims for Payment (July 2023): **\$1,776.91**
- c. Review Monthly Income Statement and Balance Sheet (July 2023)

3. FUTURE EDA ENDEAVORS

- a. August 2023 Update
Quast inquired about any updates. City Administrator Tetzlaff noted that with the Comprehensive Plan update that additional Industrial Park area may be added to the future land use plan. Quast noted that the Comprehensive Plan Steering Committee also noted this idea and to consider "flex zones" which could be a mix of commercial/industrial. Wolf inquired about if major changes to the land use plan would affect the sewer plan. Planning/Community Development Director Ondich stated that the sewer plan does look at land uses, but isn't so specific to not anticipate changes such as apartment buildings or high water using commercial uses, but that changes have to be monitored over time regardless.

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

5. BUSINESS UPDATES

- a. August 2023
Planning/Community Development Director Ondich provided the monthly update.

6. EXECUTIVE DIRECTOR'S REPORT

City Administrator Tetzlaff noted that the City is buying back the property at 412 5th Avenue NW, which is located in the Industrial Park.

7. MISCELLANEOUS

8. ADJOURNMENT

Motion made by Jirik, seconded by Quast to adjourn the meeting at 7:47 a.m. All voted in favor. Motion carried (7-0).

Respectfully Submitted,

Joshua M. Tetzlaff
City Administrator / EDA Executive Director

APPROVAL OF BILLS FOR PAYMENT
9/13/2023

EDA		
Name	Description	Amount
QUADIENT LEASING USA, INC	POSTAGE LEASE	\$2.95
ROSS NESBIT AGENCIES, INC.	AGENCY FEE	\$9.30
Sub-Total EDA Payables		\$12.25
EDA-INDUSTRIAL PARK		
Sub-Total EDA-Industrial Park Payables		-
Grand Total Payables		\$ 12.25

NEW PRAGUE EDA AND INDUSTRIAL PARK
INCOME STATEMENTS
JULY 31, 2023

Section 2, Item b.

EDA	2023 CURRENT MONTH	2023 YEAR TO DATE	ADOPTED 2023 BUDGET	BUDGET BALANCE
REVENUES				
PROPERTY TAX	\$ -	\$ 39,182.10	\$ 75,000.00	\$ 35,817.90
DELINQUENT PROPERTY TAX	\$ -	\$ 107.89	\$ -	\$ (107.89)
MISCELLANEOUS INCOME	\$ -	\$ -	\$ -	\$ -
INTEREST INCOME	\$ 286.35	\$ 3,627.31	\$ 250.00	\$ (3,377.31)
REIMBURSEMENTS	\$ -	\$ -	\$ -	\$ -
TOTAL OPERATING REVENUE	\$ 286.35	\$ 42,917.30	\$ 75,250.00	\$ 32,332.70
OPERATING EXPENSES				
WAGES FULL-TIME	\$ 2,819.20	\$ 20,036.88	\$ 38,412.00	\$ 18,375.12
EMPLOYEE BENEFITS	\$ -	\$ -	\$ 41.00	\$ 41.00
EMPLOYER CONT. PERA	\$ 211.44	\$ 1,552.69	\$ 3,246.00	\$ 1,693.31
EMPLOYER CONT. F I C A	\$ 211.01	\$ 1,551.19	\$ 3,311.00	\$ 1,759.81
HEALTH INSURANCE	\$ 241.21	\$ 1,938.84	\$ 9,377.00	\$ 7,438.16
DENTAL INSURANCE	\$ 21.34	\$ 149.38	\$ 965.00	\$ 815.62
LIFE & S-T DISABILITY INS	\$ 9.67	\$ 66.72	\$ 49.00	\$ (17.72)
WORKER'S COMPENSATION INS	\$ -	\$ 266.48	\$ 207.00	\$ (59.48)
SUPPLIES	\$ -	\$ 23.28	\$ 500.00	\$ 476.72
REPAIRS & MAINT. SUPPLIES	\$ -	\$ -	\$ 500.00	\$ 500.00
AUDIT	\$ -	\$ 516.95	\$ 521.00	\$ 4.05
ENGINEERING FEES	\$ -	\$ -	\$ -	\$ -
CIVIL LEGAL FEES	\$ -	\$ 16,958.84	\$ 3,000.00	\$ (13,958.84)
PROFESSIONAL SERVICES	\$ -	\$ -	\$ 1,500.00	\$ 1,500.00
POSTAGE	\$ -	\$ 102.68	\$ 200.00	\$ 97.32
COMPUTER COMM/MAINT	\$ -	\$ 24.28	\$ -	\$ (24.28)
TRAVEL, CONF, MILEAGE ALL	\$ -	\$ 41.40	\$ 300.00	\$ 258.60
ADVERTISING & PUBLICATION	\$ -	\$ 368.00	\$ 1,200.00	\$ 832.00
INSURANCES	\$ 9.30	\$ 2,443.70	\$ 225.00	\$ (2,218.70)
MISCELLANEOUS EXPENSE	\$ -	\$ -	\$ -	\$ -
DUES & SUBSCRIPTIONS	\$ -	\$ -	\$ 305.00	\$ 305.00
SPECIAL PROJECTS	\$ -	\$ -	\$ 6,391.00	\$ 6,391.00
DONATION OTHER CIVIC ORG.	\$ -	\$ 500.00	\$ -	\$ (500.00)
TRANSFER-OUT	\$ 416.67	\$ 2,916.65	\$ 5,000.00	\$ 2,083.35
TOTAL OPERATING EXPENSES	\$ 3,939.84	\$ 49,457.96	\$ 75,250.00	\$ 25,792.04
NET GAIN OR (LOSS)	\$ (3,653.49)	\$ (6,540.66)	\$ -	\$ 6,540.66

INDUSTRIAL PARK	2023 CURRENT MONTH	2023 YEAR TO DATE	ADOPTED 2023 BUDGET	BUDGET BALANCE
REVENUES				
INTEREST INCOME	\$ 126.66	\$ 1,602.65	\$ -	\$ (1,602.65)
TOTAL OPERATING REVENUE	\$ 126.66	\$ 1,602.65	\$ -	\$ (1,602.65)
OPERATING EXPENSES				
ENGINEERING FEES	\$ -	\$ 158.00	\$ -	\$ (158.00)
DEPRECIATION EXPENSE	\$ 147.79	\$ 1,034.53	\$ 1,773.00	\$ 738.47
CAPITAL PROJECTS	\$ -	\$ -	\$ 988,000.00	\$ 988,000.00
TOTAL OPERATING EXPENSES	\$ 147.79	\$ 1,192.53	\$ 989,773.00	\$ 988,580.47
NET GAIN OR (LOSS)	\$ (21.13)	\$ 410.12	\$ (989,773.00)	\$ (990,183.12)

NEW PRAGUE EDA AND INDUSTRIAL PARK
JULY 31, 2023

Section 2, Item b.

EDA		2022	2023 CURRENT
		YTD BALANCE	YTD BALANCE
ASSETS			
	CASH - CHECKING	\$ 199,483.20	\$ 146,295.85
	CASH - M/M	\$ 201,856.32	\$ 265,038.23
	DEFERRED OUTFLOW - OPEB	\$ -	\$ 147.00
	DEFERRED OUTFLOW - GERF	\$ -	\$ 5,912.00
	PREPAID OTHER	\$ 13.10	\$ -
	TOTAL ASSETS	\$ 401,352.62	\$ 417,393.08
LIABILITIES			
	ACCOUNTS PAYABLE	\$ 393.30	\$ -
	OPEB LIABILITY	\$ -	\$ 554.69
	DEFERRED INFLOW - OPEB	\$ -	\$ 142.00
	DEFERRED INFLOW - GERF	\$ -	\$ 296.00
	GERF PENSION LIABILITY	\$ -	\$ 19,266.00
	TOTAL LIABILITIES	\$ 393.30	\$ 20,258.69
RETAINED EARNINGS		\$ 400,959.32	\$ 397,134.39
	TOTAL LIABILITIES & FUND EQUITY	\$ 401,352.62	\$ 417,393.08

INDUSTRIAL PARK		2022	2023 CURRENT
		YTD BALANCE	YTD BALANCE
ASSETS			
	CURRENT ASSETS:		
	CASH - CHECKING	\$ 53,079.49	\$ 737,229.22
	CASH - M/M	\$ 100,928.18	\$ 118,467.34
	DUE FROM OTHER GOVERNMENTS	\$ -	\$ -
	TOTAL CURRENT ASSETS	\$ 154,007.67	\$ 855,696.56
	NONCURRENT ASSETS:		
	LAND	\$ 938,836.36	\$ 400,625.38
	INFRASTRUCTURE	\$ 88,675.68	\$ 88,675.68
	LESS DEPRECIATION	\$ (10,026.58)	\$ (11,800.06)
	TOTAL NONCURRENT ASSETS	\$ 1,017,485.46	\$ 477,501.00
	TOTAL ASSETS	\$ 1,171,493.13	\$ 1,333,197.56
LIABILITIES			
	ACCOUNTS PAYABLE	\$ -	\$ -
	TOTAL LIABILITIES	\$ -	\$ -
RETAINED EARNINGS		\$ 1,171,493.13	\$ 1,333,197.56
	TOTAL LIABILITIES & FUND EQUITY	\$ 1,171,493.13	\$ 1,333,197.56

\$ - \$ -



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

MEMORANDUM

TO: EDA BOARD
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: FUTURE EDA ENDEAVORS
DATE: SEPTEMBER 9, 2023

**** This will be a standing agenda item as we discuss the future of the EDA and what we'd like to pursue.****

With the remaining industrial lots pending sale, it is likely that by the end of the year, the EDA will need to be looking at a new endeavor. To that end, I would like to have a discussion as to where the EDA would like to go. Keep in mind, there is no one right or wrong answer. In fact, it is possible, and from my standing even advised, that the EDA should look at two or three projects or areas to consider.

The last eight years have been about developing the industrial park and from what I have been able to gleam, many thought it would develop out 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 or completely moved to other communities who had lots available. So while it took eight 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.

The following are ideas Ken and I have come up with as directions the EDA could look into. As I stated above, none of these are right/wrong. 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. And without lots, 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?

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.

- August 2023 Update: In June, staff spoke with a representative of the industrial land to the north about what it may look like for the City to purchase the property. The number that the representative

started with was the same price that Brick's Boatworks paid for the property (\$2.29 SF). Staff felt this was extremely high, and the EDA members at the July meeting agreed. Staff will be preparing information to include with a potential future offer that would justify why the amount is significantly less. Staff is also exploring funding options should the EDA decide to move forward.

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?

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.

- May 2023 Update: There has been interest from the private sector in potentially offering assistance through tax abatement to multi-family units. Is this something the EDA would be interested in pursuing?

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.

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 off 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.

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.

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.

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.

- April 2023 Update: During the March 2023 meeting, the EDA discussed that it did not have much interest in this item due to limited involvement during previous attempts to improve the downtown.

September 2023 EDA Business Updates:

- **1 new home permit** was issued in August (1 single family home and 0 townhome units). 8 residential home permits have been issued so far in 2023 (8 single family, 0 townhomes, 0 apartment units).
- **Corner Bar**, located at 100 Main St. W. was sold and is under new ownership.
- Pioneer Saloon, located at 103 Main St. W. was sold and is under new ownership. It was also renamed as **Outlaw Saloon**.
- A building permit was issued for **T-Mobile** to move into the former Sugar Rose Bakeshop location at 801 1st Street SE in the East Towne Plaza Strip Mall.
- A building permit application was received for **Hertaus Flooring** to move to the former Gerold Bros. Construction location at 1409 E. Main Street.
- A plat application has been filed for **Pond 3rd Addition**. This is a replat of 2.4 acres of land into 4 single family residential lots at the corner of 7th Street NE and Lexington Ave. N. by Michael Weinandt.
- A total of nearly **300 reroofing and residing permits has been issued in 2023** which is still a large number of these types of permits when a typical year would see approximately 75 of these types of permits.

GREATER MSP & Scott County Bus Tour

August 16, 2023



Agenda

- GREATER MSP Partnership Updates
- Scott County Bus Tour Observations
- Recommendations Discussion & Next Steps

GREATER MSP Partnership

Partnership Overview

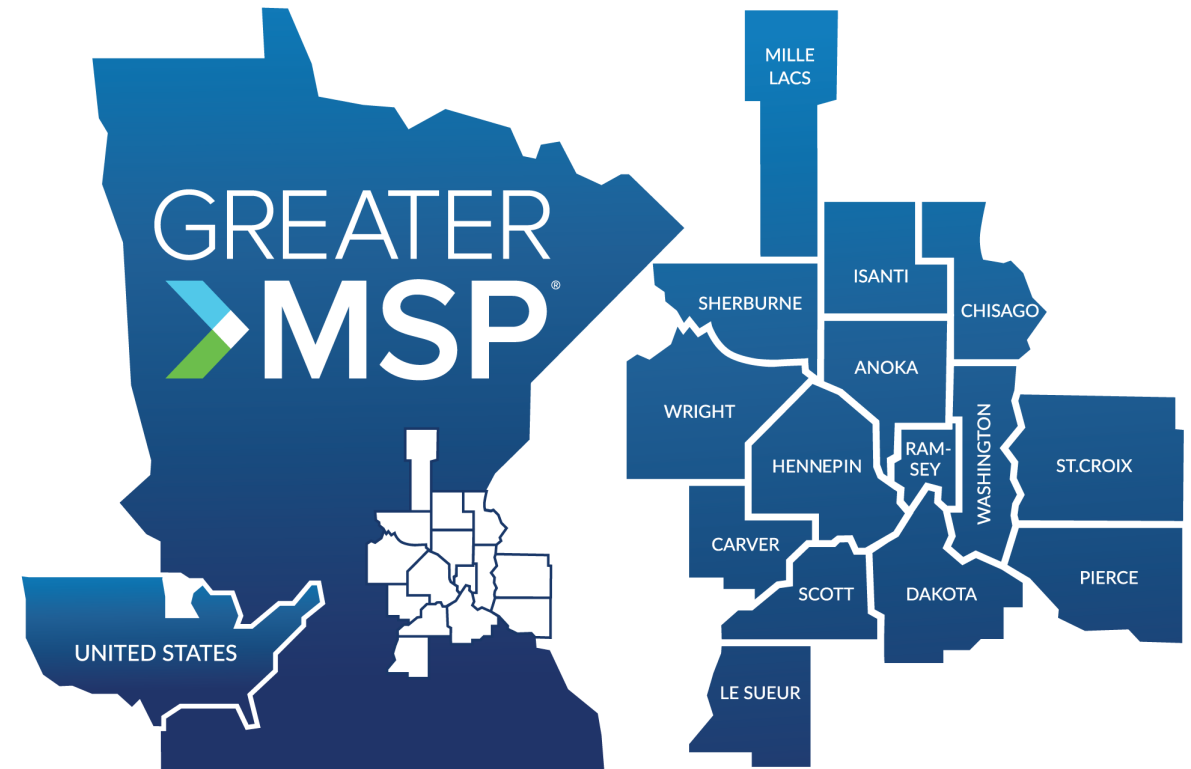
Economic opportunity for all

It takes leadership to build and grow an economy and, together, we are those leaders.

Our organizations are collaborating to solve global challenges, grow industries, and create inclusive economic opportunity that reaches residents across our region.

Together we are doing what none of us can do alone. We share ownership of this partnership and the successes it is producing.

We are GREATER MSP.



Our region takes a holistic approach to economic growth

Regional Economic Development Strategy



2022 Results

Last year, GREATER MSP executed 49 projects across the enterprise in pursuit of advancing inclusive economic growth and the region's global competitiveness. Over 550 leaders from across the region participated actively in this work.

OUTCOMES

Examples of
how we grew the economy



1,464 Good Jobs

created in the region through
11 completed business
expansion projects



\$173 Million

in new capital investments at new or
expanded MSP business locations



1000 Interns

connected to 25 companies in the
region with *Discover MSP*
summer event



246 angel investors

trained at Angel Fest events for local
startup investors; part of U.S. EDA
awarded campaign

INNOVATION

new solutions
shaping the next economy



First

Venture capital fund of funds
in MN focused on race, place &
gender launches: *MSP Equity Fund*



First

Black-owned bank in
Minnesota's history:
First Independence Bank



First

in US digital hub tracking local gov't
spending for federal recovery funds:
MSP ARPA Tracker



First

Industrial-scale circular economy for
plastic film in North America:
MyPlas project

CAPABILITY

Growing our ability to act
bigger, bolder & faster



Itasca Project

Becomes part of GREATER MSP,
accelerating work on long-term
issues



Talent

New solution for launching young
adults of color into great careers:
Apprentice Network



Bio Innovation

60 organizations created \$2bn
strategy to grow state's Bio sector



Buying Power

Business Bridge coalition of 18
corporations increasing spend with
local & diverse suppliers becomes
part of GREATER MSP

Scott County Bus Tour

Observations

Regional Site Strategy Opportunity

- GREATER MSP serves as aggregator of qualified sites for project RFP responses
- Cities, counties, and real estate partners are taking steps to prepare sites for industrial development, but visibility to these opportunities is a challenge
- Site development opportunities emerge through collaboration: cities, counties, utility providers, developers

Promoting
**SCOTT
COUNTY
INDUSTRIAL
SITES**



City & county representatives
showcased their communities to GreaterMSP



CDA
COMMUNITY
DEVELOPMENT
AGENCY
SCOTT COUNTY

Key Observations

- **OPPORTUNITY:** there are economic development assets in Scott County
 - Interstate and 4-lane highway accessible – I-35, Hwy 169
 - Navigable waterway – Port of Savage
 - Housing development
 - Lifestyle amenities – new amphitheater, Canterbury Park, Mystic Lake
- **THREATS:** There are immediate opportunities for large tract industrial development, but they are limited
 - Elko New Market – Park I-35 and Adelman Site
 - New Prague – New Prague Industrial Park
 - Shakopee – Spec Building Developments + Acreage

Key Observations

- **Some cities fully developed with infill / redevelopment opportunities**
 - Savage, Prior Lake
- **Annexation required in most communities in order to develop large industrial sites**
 - Belle Plaine – 160 acres
 - Elko New Market – Land near Elko Speedway
 - Jordan – Old 169/Delaware
 - New Prague – Highway 30 (sewer development)
 - Shakopee – Jackson Township
- **Utility and infrastructure capabilities at sites is unclear**
 - Multiple electric providers: Xcel, Dakota Electric and Municipal Power
 - Some, not all, of county utilize Met Council for wastewater treatment
 - Rail access in portions of county – unclear if any sites with rail access potential

Recommendations for Discussion

- **Countywide approach to site readiness**
 - Identify high priority/high impact industrial site opportunities that align with economic development priorities and sectors of strength
 - Develop comprehensive approach to infrastructure investments for high priority sites (water, wastewater, electric, gas, road, rail)
 - Continued collaboration with GREATER MSP, DEED, Utility Providers
- **Share best practices for landowner engagement and orderly annexation**
 - Share ways to bring local engagement into site development process, including education on why site readiness is so important to competitiveness
 - Share ideas for tracking/inventorying future site opportunities
 - Successful approaches to working with townships on orderly annexation
- **Enhance workforce development accessibility in the county**
 - Employer-responsive training/curriculum
 - Partnership with high schools, Dakota Technical College, etc.



Thank you for your ongoing partnership

REGIONAL DATA

Economic Competitiveness
in the 21st Century

The Minneapolis-Saint Paul economy functions as a region, stretching beyond municipal boundaries.

Talent

- 16th largest MSA in United States at 3.7 million residents.
- 8th largest manufacturing workforce in the United States.
- MSP experienced a net outmigration of 12,257 18-24 year olds from 2017-2021.
 - BIPOC young adults are more likely to stay. Non-Hispanic White 18-24 YOs net out-migrate from MSP at rate 4.5 times greater than BIPOC residents.

Economy

- \$297 billion in gross regional product (GRP)
- 15 Fortune 500 HQs
- If a country, MSP would have 46th largest economy in world.
- 2nd lowest 12-month inflation rate of any U.S. metro (top 21 MSAs)

MN #5 for business, competitiveness considerations ahead

- In 2023, Minnesota was ranked as the fifth-best state to do business in the country by CNBC.
- We are making the types of investments in our future that make this a great place to build for the long haul. Lessons from Minnesota: Investments in housing and inclusion are good business.
- Businesses are the foundation of economic opportunity and prosperity. Taxes, mandates, regulations are pushing boundaries of cost competitiveness and testing corporate tolerance.
- Minnesota's relative ranking increased by every measure except economy and access to capital. Opportunity to step back and reassess competitive position, strategies to attract and retain jobs and investment in our state.

MINNESOTA SCORE AND RANKING

CATEGORY ↕	2023 SCORE ↕	2023 RANK ↕	2022 RANK ↕	2023 GRADE ↕
WORKFORCE	228	17	21	B-
INFRASTRUCTURE	254	3	4	A-
ECONOMY	193	24	16	C
LIFE, HEALTH & INCLUSION	269	4	5	B+
COST OF DOING BUSINESS	103	39	41	D+
TECHNOLOGY & INNOVATION	212	4	6	A-
BUSINESS FRIENDLINESS	88	30	32	C-
EDUCATION	75	13	15	B+
ACCESS TO CAPITAL	28	20	13	C+
COST OF LIVING	33	17	26	B
OVERALL	1483	5	9	

Source: CNBC.com