



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: JUNE 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, 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 glean, 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.

Purchase the Mill Property

Purchasing the Mill Property has been an idea that has been discussed in the past by this group. This would have similar qualities to other ideas on the list, such as building spec industrial space, doing commercial development, or even exploring residential development. The Mill property offers the ability to redevelop a large, unique space into a variety of needs. The Mill also has a large redevelopment price tag hanging over it, with various mitigation measures needed to truly utilize the space.

At this time, the current owners of the Mill have been trying to renovate different areas as they are able to find tenants and there has not been an overall development goal of the property, at least that has been shared with the City. From a planning perspective, I believe the Mill offers an incredible opportunity for someone who is willing and able to tackle the project on a site-wide basis. The site offers a unique look and feel that, redeveloped correctly, could be incredible. But it will take a lot of funding to make a project like that happen. My recommendation at this time would be to not move forward on this project.

- Strategic Plan: Goal 2 – Promote Redevelopment Opportunities and Reinvestment in Existing Properties

Purchase Downtown Property, Improve, and Sell/Lease

A City's downtown is usually considered a hub, a place that the community is proud to have and a place that many support sustaining. The buildings are usually more historical in nature and that more urbanized feel, if even for a couple blocks total, creates a sense of pride in a town. Because of that, a popular discussion point since I came to New Prague has been "should the EDA do something with the downtown?"

There is certainly opportunity. Buildings do change owners and come up for sale. Other properties may be able to be purchased if the EDA has a larger vision and wants to approach owners about a potential sale. Outside of immediate downtown buildings, there are properties adjacent to downtown that could be opportunities if the EDA is looking to promote a larger project for redevelopment and either build themselves or to get into a public/private partnership that allows the EDA to invest in a private project that may not happen otherwise.

In my opinion, this is the next direction the EDA should be looking.

- Strategic Plan: Goal 2 – Promote Redevelopment Opportunities and Reinvestment in Existing Properties

Other Items on List

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