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MEMORANDUM

TO: EDA BOARD
FROM: JOSHUA TETZLAFF, CITY ADMINISTRATOR
SUBJECT: FUTURE EDA ENDEAVORS
DATE: MAY 7, 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.

Expand the Residential Housing

Last month, we discussed both industrial park expansion and commercial development. The third leg of this stool would be residential housing. As you are all aware, and as we have been discussing for a number of years now, the City is in desperate need for new housing stock, whether that is single-family, townhome, or multi-family. The addition of Bohemia Flats last year was certainly helpful and continues to be a great addition to the City. Now, additional help is needed. The question for the EDA is, is expanding into the residential housing game something the EDA wants to get involved with and if so, to what level?

Within the world of economic development, housing is a growing component. If a businesses is struggling to attract workers because the workers aren't able to find suitable places to live, that can affect the businesses output or the businesses ability to grow. The City or local EDA/EDC assisting with providing that housing is helping to expand the workforce and allow those businesses to be fully staffed, or even grow.

When many people hear possible government assistance with housing development, for some reason that conversation quickly veers into housing that brings crime and blight into a City and wanting to keep any sort of assistance for housing out. But assisting businesses with growth is, in my opinion, no different than targeted assistance with housing. Everyone person needs a place to live and if it isn't available in our community, they'll find it in another. And if people are constantly having to find their housing elsewhere, they may end up looking for their employment elsewhere as well.

What would housing assistance look like? The strategic plan calls for assessing existing housing stock and identifying needs. This can then be shared with the development community to gauge interest in development. The strategic plan also calls for collaboration with the City to proactively develop infrastructure support for future growth, making development easier.

Opportunities to support housing growth in New Prague across all housing types is a legitimate economic development tool and should be at least be considered.

- Strategic Plan: Goal 4 – Support housing opportunities to meet community needs.

Buildout Industrial Property for Sale/Lease

Similar to the expansion of the industrial park, but on a smaller scale, the EDA could look at individual properties. The idea with this would be to build a spec style building that could then be divided up and leased or sold to individual businesses. This would likely mean that the EDA would become a building owner and would be working with tenants on space improvements.

Is there an appetite for building a landlord? I would recommend that if the EDA wants to explore this route, part of the exploration is how much work is involved as a landlord. At the moment, City staff does not have a large amount of ongoing bandwidth should the project require it.

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

Other Items on List

- 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
- Expand the Industrial Park
- Expand Commercial Development