



ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

City of New Prague

Wednesday, April 09, 2025 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

1. CALL TO ORDER

The meeting was called to order at 7:30 a.m. by EDA President Brent Quast with the following members present: Brent Quast, Eric Krogman, Austin Reville, Nick Slavik, Troy Pint, Bruce Wolf and Duane Jirik.

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

Others Present: Jo Foust (CDA)

2. CONSENT AGENDA

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

Motion carried (7-0)

- a. March 12, 2025 EDA Meeting Minutes
- b. Claims for Payment: **\$686.07**

3. PROPOSED SHOP CONDOS

Tetzlaff provided overview of past inquiry that was turned down by the EDA for not meeting the goals of the EDA with the sale of the lot for shop condos that would include possible personal storage. Scott Oswald indicated that he and his business partner Bryan Bittner were general contractors and had built shop condos elsewhere and they believe there is a demand in New Prague. He said that they buy materials locally from Mach Lumber and that right now they operate out of a rental space in Prior Lake. He stated that the buildings they would build would be available for purchase (as condos) or for lease for smaller businesses such as plumbers, painters, etc. and for personal storage type uses. He said that they would build what there is a demand for in New Prague and would need to do some additional due diligence. He said the buildings would be 7,800 sq. ft. each and built as expansion is needed. He understands that the EDA was not in support of personal use. Quast indicated that this would be the first non-owner occupied project and his concern is that it would not control what amount of new jobs might be located in the building. Mr. Oswald indicated that they would need to do more due diligence to determine demand. Wolf stated that he would never want personal storage as a use on a lot the EDA is selling. Mr. Oswald stated that he believes the buildings would be a spark to small businesses in New Prague. Paul Kratochvil, owner of Mach Lumber, indicated that they have outgrown their existing space and see a building like this as an option to lease space for their needs. He said that he hears from a lot of smaller businesses that would like to move out of their home garages that this would be needed. Wolf indicated that his issue is with personal use and the possibility of high turnover and that tax base would not increase much of a lot of the space were just used for warehousing. Nick Slavik indicated that these lots are subsidized with tax dollars and that its difficult to justify any personal use. Mr. Oswald indicated that they will consider the input from the EDA.

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

Jo Foust indicated that visits occurred with Fishtale and Tikalsky Laser within the past month.

5. BUSINESS UPDATES

Ondich provided a summary of the monthly business update.

a. April 2025

6. CDA UPDATE

Foust indicated that they are offering a session for small business HR on April 16th from 11 to 12:30. She indicated that the CDA received 41 leads last year for 5,000 to 15,000 sq. ft. space needs from businesses. She indicated that DEED was offering a webinar on Foreign Trade Zones and that one New Prague Business already indicated possible interest due to recent tariffs. She indicated that the Community Land Trust is now rehabbing a house in Jordan.

7. SCHOOL DISTRICT UPDATE

None.

8. EXECUTIVE DIRECTORS REPORT

Tetzlaff indicated that the strategic planning with Ehlers will kick off with the City Council and EDA soon.

9. MISCELLANEOUS

-Ondich indicated that while Quality Flow had backed out of their lot purchase, they are exploring a building addition on their existing site in the industrial park.

-Discussion was had over the proposed shop condos.

10. ADJOURNMENT

Motion to adjourn the meeting at 8:51 a.m. was made by Slavik, seconded by Quast.

Motion carried (7-0)

Respectfully Submitted,

Joshua M. Tetzlaff
City Administrator / EDA Executive Director