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## MEMORANDUM

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**TO:** EDA MEMBERS  
**CC:** JOSHUA M. TETZLAFF, CITY ADMINISTRATOR  
**FROM:** KEN ONDICH – PLANNING / COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** CONSIDER EDA SALE OF LOT 5, BLOCK 2, NEW PRAGUE BUSINESS PARK 11<sup>TH</sup> ADDITION TO Q FIVE PROPERTIES, LLC  
**DATE:** NOVEMBER 7, 2024

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On November 13th, 2024, the New Prague EDA will be considering the sale of land owned by the EDA in the Industrial Park to Q Five Properties, LLC (Quality Flow).

Specifically, the lot to be sold is Lot 5, Block 2, New Prague Business Park 11<sup>th</sup> Addition. The lot is approximately 1.97 acres in size and is proposed to be purchased for \$184,498.38 (or \$2.15 sq. ft.) as outlined in the previously approved letter of intent from back in October 2024.

They plan to construct an approximately 6,120 sq. ft. building that includes offices and shop space. Similar to past purchase and development agreements, a provision is included that requires the building to have a 4' wainscoting along the bottom of the building where abutting a public right of way (in this case 6<sup>th</sup> Street NW and 6<sup>th</sup> Ave. NW).

A public hearing is required to be held by the EDA per M.S. 469.105 prior to the sale during the EDA meeting. Following the public hearing at 7:30AM, the EDA will need to consider adopting the attached resolution Approving Sale of Land and Purchase and Development Agreement between the EDA and Q Five Properties, LLC.

After approval of the resolution, the matter will be forwarded to the City Council for their review and approval on November 18<sup>th</sup>, 2024.

### **Staff Recommendation**

Hold the required public hearing and approve the attached resolution approving the sale of land to Q Five Properties, LLC.