



# ECONOMIC DEVELOPMENT AUTHORITY MEETING MINUTES

## City of New Prague

Wednesday, February 11, 2026 at 7:30 AM

City Hall Council Chambers - 118 Central Ave N

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### 1. CALL TO ORDER

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

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

Others Present: Jo Foust (Scott County CDA)

### 2. CONSENT AGENDA

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

Motion carried (5-0)

- a. January 14, 2026 EDA Meeting Minutes
- b. Claims for Payment: **\$1,354.92**

### 3. PUBLIC HEARING - PROPOSED SALE OF LAND

Ondich presented the background of the revised sale of the land. He indicated that the sale of the land and two purchase and development agreements were originally approved in late 2025, but since that time the purchaser decided to construct one building instead of two separate buildings which requires a single purchase and development agreement and with the City combining the lots and vacating a drainage and utility easement as part of the process. He stated that the terms of the agreement, other than the single building and combining the lots together, all remained the same but required a new hearing to be held. Mayor Nickolay asked if the old agreements will be cancelled. Ondich indicated that the resolution contained language cancelling the old agreements.

The public hearing was opened at 7:34 a.m.

No public comments were received.

The public hearing was closed at 7:35 a.m.

Motion to approve Resolution #EDA-26-02-11-01 was made by Quast, seconded by Slavik.

Reville abstained from voting.

Motion carried (4-0-1)

- a. Proposed Sale of Land to Aventus Investments LLC  
PID No. 24.124.0050 & 24.124.0060  
701 & 703 6th Street NW
- b. Resolution #EDA-26-02-11-01 - Approving Sale of Land and Purchase and Development Agreement between the Authority and Aventus Investments, LLC
- c. Purchase and Development Agreements - Lots 4 & 5

**4. ANNUAL COMMUNITY DEVELOPMENT REPORTS**

Ondich presented the annual community development reports relating to vacant lots, business inventory, rental licensing and growth statistics.

- a. Vacant Lot Inventory
- b. Annual Business Inventory
- c. Rental Licensing Map
- d. 2025 Growth Statistics

**5. INDUSTRIAL PARK**

Ondich presented the updated Industrial Park Analysis which compared the industrial park in 2012, 2023 and 2026. He indicated that it shows both employee and tax base growth and that he would like to revisit the report one more time in the next year or two to capture the full buildout of the current phase of the industrial park.

- a. Industrial Park Analysis

**6. FUTURE EDA ENDEAVORS**

Tetzlaff presented the list of possible future EDA Endeavors and noted that he added how it relates to the recently adopted EDA Strategic Plan. He stated that he would like to take a deeper dive into one or two topics at a time at upcoming meetings.

- a. February 11, 2026

**7. BUSINESS RETENTION AND EXPANSION (BR&E) PROGRAM**

Jo Foust indicated that they are working to schedule visits and asked for the EDA on what to focus on. The EDA indicated that new businesses should be the focus.

**8. BUSINESS UPDATES**

Ondich presented the monthly business updates.

- a. February 2026

**9. CDA UPDATE**

Jo Foust indicated that the EDA recently sold their former office location for a 40-unit affordable housing development and had some business and homeowner workshops coming up. She also indicated that the CDA had partnered with Shepherd of the Lake Church for transitional housing. Finally, she indicated that market studies for housing, commercial and industrial would be updated starting within the next month.

**10. SCHOOL DISTRICT UPDATE**

No update.

**11. EXECUTIVE DIRECTORS REPORT**

Tetzlaff indicated that there has been a lot of behind-the-scenes discussions on residential development and 4 new business start ups within city limits within the past month.

**12. MISCELLANEOUS**

**13. ADJOURNMENT**

Motion to adjourn the meeting at 8:18 a.m. was made by Slavik, seconded by Reville.

Motion carried (5-0)

Respectfully Submitted,

Joshua M. Tetzlaff  
City Administrator / EDA Executive Director