

**Meeting Minutes**  
**New Prague Economic Development Authority**  
**Wednesday, March 8, 2006**

Dirk Berger, Chairman, called the meeting to order at 8:00 a.m. with the following members present: Babione, Berger, Gassner, Kratochvil, Wolf, and Executive Director Morris. Renee Christianson was an invited guest.

1. Minutes of Last Meeting

The minutes were reviewed. Babione moved approval, Kratochvil seconded and the Committee approved unanimously.

2. Claims for Payment

The claims for payment were reviewed. Gassner moved approval of the claims for payment as submitted. Babione seconded and the committee approved unanimously.

3. Alco Store/Sears Store/Feedmill Property

Morris said the Alco project is on hold while the company considers other land options in the New Prague area. They are now projecting a fall opening. The Sears store decided to open in Dundas but they are still considering New Prague for 2008 or 2009. The Feedmill property prospect has backed off a New Prague site.

4. Commercial Property Survey

Morris provided preliminary results of the 2006 Commercial Property. He noted we have only four vacant properties on Main Street. The retail/services part of our economy is vibrant and more specialty shops are being opened in the town.

5. Czech Area Heritage Trail Project

Morris summarized the work of this committee which is being put on hold until new leadership steps forward. Most of the original objectives for the project are now complete.

6. County 37/6<sup>th</sup> Street/Hwy. 21 Intersection

Renee presented the plans for revising this intersection. The project will be funded by MN DOT grants. She said that current traffic counts on Hwy. 21 are 5,000 to 6,000, counts are 12,000 on Highway 19. After considerable discussion, the committee determined that we should complete a more detailed plan for the remaining 6 ½ acres of property owned by the EDA that addresses the following issues:

- a. Potential need for land for a new firehouse.
- b. Ponding on the property.
- c. Access into the property from the north.

- d. Vacating of the existing 6<sup>th</sup> Street where it enters Hwy. 21.
- e. Pricing of the property and determination of whether the City will “Buy” the property from the EDA or simply “take back what is theirs”.
- f. Because the 6 ½ acres is the primary remaining asset of the EDA, a long range plan for the funding of the EDA must be a part of the plan.

Following the meeting, Jim Morris and Renee Christianson met with Jerry Bohnsack to discuss the need for a plan. Jerry said that the Council needed to meet to consider space for a new firehall to provide direction to the EDA. He is planning to call a special meeting of the Council to consider the firehall and other facility issues. Following that meeting, the EDA will receive a clear picture from the Council on what their property needs are in the Business Park and then a detailed plan for the intersection and the Business Park property can be created.

#### 7. Executive Directors Report

Morris provided the Executive Directors report for January and February. He said he would welcome calls at 758-1130 about anything in the reports.

#### 8. Next Meeting

The next meeting will be held at 8:00 a.m. on April 12, 2006.

9. Gassner moved to adjourn, Babione seconded and the committee unanimously approved adjournment.