

**Meeting Minutes**  
**New Prague Economic Development Authority**  
**Wednesday, March 14, 2007**

Dirk Berger, Chairman, called the meeting to order at 8:00 a.m. with the following members present: Berger, Gassner, Kratochvil, Wolf, and Executive Director Morris. Renee Christianson, Kathy Novotny and Bink Bender were invited guests.

1. Minutes of Last Meeting

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

2. EDA Election

For 2007, the EDA elected Dirk Berger as President, Kim Gassner as Vice President and Bruce Wolf as Treasurer. Kathy Novotny was appointed Assistant Treasurer and Jim Morris was appointed recording secretary. Checks will be signed by two of the elected officers. The Assistant Treasurer will be authorized to sign checks if only one elected officer is available. Action: Morris to send documentation provided by Bender to all EDA members. They are attached to these minutes.

3. Long Range Financing of EDA

Bender suggested that the EDA consider recommending to the Council that the EDA be financed in the future thru a property tax mechanism. A committee was formed to review our financing options.

Action: Morris to schedule a meeting with Berger, Bohnsack, Christianson, Bender, Novotny and Morris to consider this matter.

4. Claims for Payment

The claims for payment for February were reviewed. Wolf moved approval of the claims for payment, Kratochvil seconded and the Committee approved unanimously. The committee requested that the January claims for payment be added to the agenda for the April meeting so they can be formally approved.

5. Balance Sheet

The balance sheet and income statement for February were reviewed.

Action: Morris to document the loan with George Winn.

6. Alco Store Status

Christianson and Morris reported the status of the potential siting of an Alco Store on the east side of town, south of the McDonalds Store. The Paces Lodging Company, who will build and lease the store to Alco, has acquired the land and is going thru the preliminary steps before construction begins. In addition to the 25,000 square foot Alco Store, another 10,000 square foot building will be built on the site for lease to another tenant. Christianson provided the EDA members a sketch showing how the buildings would be located on the site. The sketch is attached to these minutes.

#### 7. Purina Store

Christianson and Morris reported on continuing discussions with Purina Stores and related investors interested in building a 10,000 to 15,000 square foot facility to house an upscale feed store, tackle store and veterinary clinic. Their search is down to a location in New Prague and one in Lonsdale. A decision should be made by early May.

#### 8. Transfer of EDA Property to Randy Kubes

In connection with the planned 2007 reconstruction and realignment of the State Highway 21, County Road 37 and New Prague Streets 6<sup>th</sup> Street NW intersection, the EDA agreed upon the following language to transfer certain property rights to Randy Kubes that are necessary to make it possible to complete the project.

“The Economic Development Authority of the City of New Prague approved deeding a portion of 6<sup>th</sup> Street NW property to Kubes for the specific purpose of constructing a new road consistent with the Short Elliott Henderson Inc. (S E H) engineering document dated 11/3/06 and numbered File No. ANEWPRO606.00, subject only to formal vacation of the roadway by the New Prague City Council, and subject to review and approval of the City Attorney. The EDA authorized the officers of the EDA to sign the agreement in favor of Kubes or the City of New Prague.”

A copy of the March 1, 2007 memo to the City Council from Renee Christianson with relevant supporting documents is attached to these minutes.

#### 9. Executive Directors Report

Copies of the Executive Directors report for January and February were provided to the members.

#### 10. Remaining Business Park Property

The EDA requested guidance from the City Council on whether the EDA should proceed with the sale of property remaining in the Business Park after the requirements for the new public safety building have been met.

Action: Bender and Kratochvil will take up the matter with the Council.

#### 11. Next Meeting

The next meeting will be April 11, 2007.

#### 12. Adjournment

The meeting was adjourned at 9:20 a.m.