

Meeting Minutes
New Prague Economic Development Authority
Wednesday, June 9, 2004

Chairman Wolf called the meeting to order at 8:00 a.m. with the following members present: Babione, Jacobson, Gassner, Kratochvil, Wolf, and Executive Director Morris. Patty Solheid and Kathy Novotny were invited guests.

1. Minutes of Last Meeting

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

2. Claims for Payment

The claims for payment were reviewed. Jacobson moved approval of the claims for payment as submitted, Gassner seconded and the Committee approved unanimously.

3. Note to City - \$66,988.58

The Committee discussed an outstanding note to the City for \$66,988.58. This note represents debt incurred for construction of streets in the Business Park. Novotny noted we are paying 6% on the note. Solheid pointed out we are earning 1.5% on the cash we have in the bank. She also noted the E.D.A. is in a strong cash position. The Committee directed Morris to pay the remaining balance of \$66,988.58 to the City.

4. Business Park

- a. Marv Deutsch Property – Morris informed the EDA about the potential for a new business in the Business Park. The discussion centered on Marv building a 40,000 square foot facility on his property. Based on preliminary discussions with the prospective business owners, it does not look like that business is going to start in New Prague. Marv still intends to build a 10,000 square foot building this year.

The Committee requested more information about a \$571.50 charge for stormwater engineering costs related to the Deutsch site. Bohnsack said the bill was paid by the City but will be charged back to Deutsch at the time the property sale is closed.

Morris to provide the EDA members a copy of the agreement between Deutsch and the E.D.A. (See Attached)

b. Demolition of Business Park Buildings – The Committee discussed a proposed RFP for the destruction and removal of buildings in the Business Park. It was agreed that we would focus our attention on the MVE Office Building because it is empty and offers little potential for use. A motion was made by Kratochvil and seconded by Gassner to secure a consultants report on removal of hazardous material. The report to include a set of specifications that can be used to solicit bids for removal and disposal of the hazardous material in the building. Morris to use this set of specifications to create a specific RFP for removal and disposal of hazardous material. Morris to then solicit bids for this part of the demolition project and present to the EDA in their August meeting. The motion was approved. The Committee went on to discuss the third step in the process which would involve removal of the rest of the building. Morris provided a draft RFP for this part of the process that was reviewed by the committee. A number of suggestions were offered that will be included in the revised RFP.

c. Insurance – Morris presented a schedule of insurance costs for each building in the Business Park. The committee requested the opportunity to talk to Gene Schmid about the insurance package. Morris to arrange the discussion for the August meeting.

d. Map of the Business Park – Morris provided a map for the wall that can be used to guide discussions on the Business Park.

e. Depreciation Schedule – The Committee reviewed a depreciation schedule for business park properties prepared by our Auditor, Gary Groen.

f. Late Rent Payments – Novak reported that rent payments from All Paper Recycling were now up to date. Morris reported the Peterman rent will be brought current over the next four months. Peterman has agreed to pay 150% of his normal rent each month.

5. Economic Development Director Activity Report

The EDA received a copy of the Economic Development Directors monthly report and discussed various aspects of the report.

6. Open Agenda

Morris answered questions about the Golf Course Business Plan that was sent to all EDA members. He also discussed two articles sent to the members.

7. Next Meeting

There will be no EDA meeting in July. The next meeting will be August 11, 2004. Note this is a change from our original schedule.

8. Adjournment

Gassner moved, Jacobson seconded and the committee unanimously approved adjournment.