

**Meeting Minutes**  
**New Prague Economic Development Authority**  
**Wednesday, October 8, 2008**

Dirk Berger, Chairperson, called the meeting to order at 8:00 a.m. with the following members present: Berger, Bender, Slavik, Puente, Wolf, and Executive Director Morris. Patty Solheid and Mike Johnson were invited guests.

1. Minutes of Last Meeting

The minutes were reviewed. Slavik moved approval, Bender seconded and the Committee approved unanimously.

2. Patty's Place Presentation

Patty Peterson, owner-operator of Patty's Place, spoke to the EDA about her business and the key issues downtown retail/service businesses are facing. Patty started her business eleven years ago and remains in the same location operating successfully today. She said it was very difficult to get started but she was fortunate to have the assistance of her family. She said the last three years have been the toughest for her with new coffee shop competition on both the east and west side of town and the new Coburns. She said she understands the concept of free enterprise that says anybody who wants to start a business can but the existing businesses must be flexible enough to cope with new competition. She said the City Council should work hard to pass regulations that will preserve our small town atmosphere and help our existing businesses to survive. She also noted parking is a serious problem for downtown businesses. When Patty was asked what the EDA, City Council and Chamber could do to help downtown businesses, she suggested the following:

- a. Aggressively address the downtown parking issue to identify new parking areas and appropriate parking regulations.
- b. Develop and implement a year round "buy at home" campaign that includes information and incentives.
- c. Conduct a small business financing seminar to assist small business owners on how to secure financing in very tight times.
- d. Start a forum designed for downtown businesses to share their common concerns and search for solutions to their common problems.

3. Claims for Payment

The claims for payment for September were reviewed. Wolf moved approval of the claims for payment. Puente seconded and the Committee approved unanimously.

4. Balance Sheet and Income Statement

The balance sheet and income statement for September was reviewed.

5. EDA Membership

It was decided to not recommend a replacement for the 2009 vacant seat on the EDA. The normal process of placing an ad and completing an application for City Council review will be followed.

6. Electro-Med

The 20,000 square foot addition to the Electro-Med building has been finalized. The Company had an Open House to share the building with the community. Bob Hanson, Electro-Med President, indicated the building was sized to make room for another company.

7. State Bank

Wolf said the 3.3 acres of land owned by the Bank immediately south of the new building has been sold to a company that will build a senior citizen facility with eighty units. It will be three stories high with underground parking. It will offer assisted living, independent living, and memory loss care.

8. Schumacher Hotel

Morris reported that John Schumacher is reconsidering his plan for the Hotel and may restart with a restaurant only.

9. Wal-Mart

Johnson gave the committee an update on the Wal-Mart project. He noted a primary focus is currently on a potential traffic circle at the intersection entering the school from the south.

10. Walgreen's Store

Johnson indicated this project will require property re-platting. Construction will begin in spring of 2009.

11. Public Safety Building

Johnson reported good progress on the building. Projected completion date is late January of 2009.

12. Water Treatment Plant

Johnson said the ground breaking took place on September 23<sup>rd</sup>. The project is now underway. Johnson said he continues to work on the financing to assure we get the optimal deal.

13. Executive Directors Report

The Executive Directors report for September was reviewed.

14. Adjournment

The meeting was adjourned at 9:30 a.m.

Next Meetings

November 12, 2008

December 10, 2008