

Richland Wilkin Joint Powers Authority
Special Board Meeting
January 26, 2026 at 11:00 AM
Held via Zoom

Members Present: Nathan Berseth, Eric Klindt, Perry Miller, and Jon Braton

Members Absent: None

Also Present: Fred Strege, Amy Clark, Sydney Wiertzema, Lisa Mauch, Guy Miller, Paige Kjesbo, Madison Schuler

The meeting started with a suggestion from Berseth to reorder the agenda items to allow consideration of the home offers to occur last. Braton made a motion to reorder the agenda items accordingly, Klindt seconded the motion, and the motion carried.

1. Children's Discovery Center – Documentation of Pledge/Match Amounts. Clark explained that the Children's Discovery Center ("CDC") submitted an Excel spreadsheet from Dan Julson as documentation of their raised funds. Clark is looking for the board's approval to accept the spreadsheet as proof of funds raised without further documentation so long as the accuracy of the spreadsheet is certified. Strege suggested that the Julson and a CDC representative sign an affidavit representing that the spreadsheet is true and correct. Klindt made a motion to accept the spreadsheet and affidavit as proof of funds raised, and Braton seconded. The motion carried pursuant to a unanimous roll call vote.
2. Children's Discovery Center – Advancement of Previously Approved Funds. Clark explained that a \$1M grant for matching funds was previously approved by the board, and the CDC wishes to receive an advancement of those funds prior to raising the full match amount. Madison Schuler explained that the advancement will allow them to proceed with construction and allow existing exhibit equipment to be installed. The board discussed that this is simply an authorization to distribute the \$1M early, and it should not be viewed as a loan. Klindt made a motion to authorize the early distribution of the \$1M that was previously approved for the project, Braton seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
3. Bois de Sioux Golf Course Project. Strege provided an update to the Board regarding the status of this project. The City of Wahpeton intends to obtain a \$1.4M bond instead of the \$1M that was previously discussed due to expected increased costs. Because of the additional cost, the City of Wahpeton plans to seek a 20 year repayment schedule instead of a 15 year repayment schedule. Strege informed the Board that no additional funds are being requested of the RWJPA, but the RWJPA's consent to these modifications is being requested. The draft Distribution Agreement was reviewed. Miller made a motion to approve the following changes to what was previously approved for the project: (a) that the repayment schedule be not less than 10 years, as opposed to a fixed 15 year term, and (b) that the bond amount not be specified in the Distribution Agreement so long as the total contribution from the RWJPA remains the same. Berseth seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

4. Consideration of Home Offer – 205 16th St. N., Breckenridge, MN. Lisa Mauch presented an offer on 205 16th St. N., Breckenridge to the Board. The Board discussed the offer, determined that the requested seller concessions were too significant, and determined that a counteroffer should be made. Braton made a motion as follows: (a) to accept the \$399,000.00 purchase price, (b) to accept the 2.5% commission for the buyer's agent, and (c) to counteroffer to allow for \$16,000.00 of seller concessions to be utilized as the buyer may choose. Klindt seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
5. Consideration of Home Offer – 108 16th St. N., Breckenridge, MN. Lisa Mauch presented an offer on 108 16th St. N., Breckenridge, MN. The Board discussed the offer, determined that the requested seller concessions were too significant, and determined that a counteroffer should be made. Braton made a motion as follows: (a) to accept the \$398,000.00 purchase price, and (b) to counteroffer to allow for \$16,000.00 of seller concessions to be utilized as the buyer may choose. Klindt seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
6. Negotiation Authority. Klindt made a motion to authorize Braton to have full and unlimited authority to handle further negotiations pertaining to the above home offers. Braton seconded the motion. Discussion occurred, and Strege clarified that Berseth should still be the person to sign contracts on behalf of the RWJPA as Chairman. The motion carried pursuant to a unanimous roll call vote.

Thereafter the meeting adjourned.

Respectfully submitted,
Amy Clark