

Richland Wilkin Joint Powers Authority

Board Meeting

February 10, 2026 at 9:00 AM

Richland County Courthouse

Members Present: Dennis Larson, Jon Braton, Nathan Berseth, and Perry Miller

Members Absent: None

Also Present: Fred Strege, Amy Clark, Shawn Paczkowski, Sydney Wiertzema, Mike Rosley, Jason Semerad, Rick Busko, Jason Butts, Andrew Yaggie, Guy Miller, Neil Crocker, Russ Wilson,

1. Review/Approve of Meeting Minutes: Klindt made a motion to approve the January 13, 2026 and January 26, 2026 meeting minutes, and Braton seconded the motion. The motion carried.
2. Review/Approve of Financial Reports: Miller made a motion to approve Sarah Erickson's January 31, 2026 financial reports, and Braton seconded. The motion carried.
3. Old Business:
 - a. Updates.
 - i. Mario Cristaldo Updates. Berseth and Miller updated the board on the status of the red house project. Berseth explained that Mario has his money tied up in his Rothsay house, which hasn't sold yet. Because of this, Berseth told the board to expect a request from Mario to increase his line of credit from the JPA so that the red house project can be finished. Miller gave an update on various design discussions that have taken place.
 - ii. Housing Program Updates. Berseth stated that an offer was accepted on the home located at 115 16th Street North in Breckenridge. Braton noted that an offer on an additional Breckenridge house is expected to come in today. If that additional offer comes in and is accepted, then only two Burchill houses will remain available in Breckenridge.
 - iii. Other Project Updates. The board discussed the status of JPA homes that remain available for sale. There is some interest in the Colfax homes, but not much activity in Hankinson. Berseth noted that the Hohenstein twin homes are turning into rental properties.
 - b. Realtor for Breckenridge Houses.
 - i. The board discussed the status of the remaining Burchill homes in Breckenridge. Braton made a motion to extend the Miller Realty listings for 108 16th Street Breckenridge, 115 16th Street Breckenridge, and 205 16th Street Breckenridge for a period of 90 days. Klindt seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

- ii. The board then discussed listing the homes located at 102 16th Street Breckenridge and 105 16th Street Breckenridge with Andrew Yaggie. Andrew Yaggie introduced himself and described his company. He proposed listing the two homes for the RWJPA on the following terms: 6% commission (to be shared with a buyer realtor), \$5K retainer to be credited against the commission on the 1st home to sell, and that the term of the contract would extend through the 2026 calendar year. Klindt made a motion to approve the proposal, seconded by Braton, and the motion carried pursuant to a unanimous roll call vote.
- c. Pre-approval by Wilkin County Commission of JPA's Wilkin Fund Spending. The Board discussed whether there should be a pre-approval process for spending from Wilkin County's fund, where the Wilkin County Commissioners would pre-approve certain expenditures. The board discussed a spending threshold, and whether there should be set terms for loans. Strege suggested that applications for Wilkin County projects should be submitted to both the Wilkin County Commissioners and the JPA simultaneously, and that the JPA could sit tight until it receives direction from Wilkin County. No decisions were made. The board noted that this topic is in Wilkin County's court to discuss further at its next commission meeting.

4. New Business:

- a. Wilkin County – Land Acquisition. Braton explained that Wilkin County received an offer from the Fair to purchase 13 acres for a purchase price of \$100,000. The property includes a 60X80 pole barn, which the County intends to use for law enforcement storage, and which could eventually be developed into a county shop. Braton made a motion to approve the distribution of \$100,000 to Wilkin County to use for the property acquisition, Klindt seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
- b. Application – City of Breckenridge for \$1M of Infrastructure Costs. The Board considered an application from the City of Breckenridge to fund \$1M of infrastructure costs related to the development of the Infinity Center and the Northport subdivision. Sydney Wiertzema and Jason Butts explained the application and described how the funds would benefit City development. Various discussion occurred regarding the status of the project, the need for an access easement, and ideas on how the project could be structured. Strege noted that he has a conflict in that he is currently doing work for both Mike Yaggie and The Infinity Center. Klindt made a motion to approve a term loan to the City of Breckenridge on the following terms: (a) principal amount of \$1M, (b) term of 20 years, (c) the loan will accrue no interest for the first 2 years, and 2% interest thereafter, (d) payments will be due annually; (e) the loan will be unsecured, and (f) the loan proceeds will be used for infrastructure costs as proposed in the City of Breckenridge's application. Braton seconded the motion. The Board discussed whether the loan should be forgivable to provide an incentive for development. The Board did not approve any loan forgiveness terms at this meeting, but noted that it

would be open to considering the topic in the future. The motion to approve the loan to the City of Breckenridge carried pursuant to a unanimous roll call vote.

- c. Updated Application – Breckenridge Legacy Development Project. Clark noted that an updated application from the Breckenridge Legacy Development group had not yet been received, therefore, no action was taken.
 - d. JPA Homes – Furnace Servicing/Cleaning. Berseth noted that some of the homes owned by the JPA in both counties were in need of furnace servicing and cleaning. Braton made a motion to approve the furnace servicing/cleaning work, and Klindt seconded the motion. The motion carried pursuant to a unanimous roll call vote.
 - e. Aquifer Discussion. Berseth and Miller informed the board that Richland County wants to explore options on how to alleviate some pressure on the Wahpeton Buried Aquifer. Miller explained that the County has been in discussions with Hemenway Groundwater Engineering, Inc. to conduct a study and prepare a report that provides recommendations for (i) blending water with the Colfax aquifer, which is known to have high salinity, and (ii) treating the blended water. The cost of the report is expected to be between \$10K and \$20K. Miller made a motion to authorize Hemenway Groundwater Engineering, Inc. to proceed with the study in an amount not to exceed \$20,000.00. Berseth seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
5. Misc. Berseth recognized Mike Rosley in the audience and asked him to give an update. The property purchase is expected to close by the end of the month. The hope is for construction on the front part of the building to start this fall, and for the movie theater to be open in 2027.
6. Approve Bills: The Board reviewed the current RWJPA bills. Klindt made a motion to approve and pay the bills, and Miller seconded. The motion carried by a unanimous roll call vote.

Thereafter the meeting adjourned.

Respectfully submitted,
Amy Clark