

Richland Wilkin Joint Powers Authority

Board Meeting

March 19, 2026 at 9:00 AM

Richland County Courthouse

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

Members Absent: None

Also Present: Fred Strege, Amy Clark, Shawn Paczkowski, Brad Abel, Steve Dale, Mario Cristaldo

1. Review/Approve of February 10, 2026 Meeting Minutes: Klindt made a motion to approve the February 10, 2026 meeting minutes, and Miller seconded the motion. The motion carried.
2. Review/Approve of Sarah Erickson's February 28, 2026 Financial Reports: Klindt made a motion to approve Sarah Erickson's February 28, 2026 financial reports, and Braton seconded. The motion carried.
3. Old Business:
 - a. Bois de Sioux Golf Course – Development Agreement. Strege made a request to modify the previously approved Development Agreement for the Bois de Sioux golf course project. The bid for the project is \$1,255,000.00, which is higher than Strege initially thought. Strege has visited with the City of Wahpeton, and the City is willing to pay \$205,000 toward project costs upfront. Strege is requesting the RWJPA to pay \$50,000.00 toward the project upfront, and increase its commitment toward annual payments from \$45,000.00 to \$50,000.00. Miller made a motion to approve the requested modification, and Berseth seconded the motion. The motion carried pursuant to a unanimous roll call vote.
 - b. Pre-Approval by Wilkin County Commission of JPA's Wilkin Fund Spending. Klindt and Braton informed the board that the Wilkin County Commission has not taken any action on this item. The item can be removed from future RWJPA agendas until further notice.
 - c. Updates.
 - i. Legacy Lakes Bid Results. Berseth informed the Board of the Legacy Lakes bid results. Only one bid came in for roughly \$20M. The engineer's estimate was \$16.6M, or \$18.5M with contingencies. The engineer and KPH (bidder) would like the contract to be awarded, and they believe there's an ability to a couple million somehow. Berseth does not believe the bid is marketable. A week from Tuesday is the next public works meeting, and at that meeting, a recommendation will be made to decline all bids. Berseth noted that there's interest in having the SPARC center go into the North side of the Legacy Lakes development, so a potential idea is to redesign the development to include the SPARC center and rebid it this fall.

If this happens, hopefully the bid could come in around the \$16.5M mark, and hopefully PRG is still willing to move forward with the land purchase despite the delay.

- ii. Breckenridge Legacy Project. Klindt and Braton noted that the Legacy Lakes representatives have not reached out to them. This item can be taken off the RWJPA agenda until further notice.
- iii. Red House Project. Mario Cristaldo gave an update on the status of the Red House project. Mario stated that his cash flow is tight due to extra funds being spent on his Rothsay project, which hasn't yet sold. He estimates an additional \$91K needed to finish the project. Clark noted that the line of credit for this project is \$110K total, of which approximately \$30K remains to be drawn. Discussion was had regarding potential terms to increase the loan amount. Berseth made a motion as follows: (a) to increase Mario's line of credit from the RWJPA by \$60K; (b) to make the \$60K be due and payable on the earlier of (i) the date provided in the line of credit note; or (ii) upon the sale of the Rothsay house. Miller seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
- iv. Housing Program. Berseth informed the Board that the RWJPA has a signed sale agreement on 108 16th Street in Breckenridge, 700 Blaine Street in Colfax, and he is currently negotiating a sale agreement on 709 Blaine Street in Colfax. An offer was received on a Silver Line building in Colfax, which Berseth declined. Berseth noted that the housing market appears to be heating up substantially.
- v. Other. Brad Abel was welcomed by the Board, and the Board requested an update on his projects. Brad informed the board that his 2 bedroom apartment in Wahpeton was finished and will be rented as of the 1st of April. The 2 bedroom will be rented by an existing tenant, which will open up a 1 bedroom apartment, and then Brad intends to do work on the 1 bedroom apartment. Regarding his Breckenridge project, Brad stated that the real estate purchase has closed. He is beginning demolition work now, and he is on track with no issues.

4. New Business:

- a. Thor Buildings LLC Application. The Board considered an application from Thor Buildings LLC to take part in the RWJPA's housing program. The project involves a shouse/barndominium located in Colfax, which is already underway. Miller made a motion to approve the application under the RWJPA's usual housing program terms except for the assignment/buyout price, which assignment/buyout price should be as follows: (i) the amount of the bank loan to be assigned to the RWJPA will not exceed the lesser of 80% of the construction costs or \$631,734.05; and (ii) the buyout amount shall be the lowest of the following amounts: 90% of appraised

value, actual construction costs, or \$631,734.05. Braton seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

- b. Review Legacy Lakes Zoning. Due to Legacy Lakes bids coming in high and the project being delayed, this agenda item was bypassed. Strege encouraged the board to still look at the zoning drafts that were circulated, as they will be needed eventually.

5. Misc.:

- a. Berseth informed the Board that the Hankinson Housing Authority owns a 4-Plex and wants to sell it to Jake Dahl. The lead lender will be loaning \$900K, and Jake would like the JPA to loan the down payment funds of \$380K for 5 years at 2% interest, secured by a second mortgage. The JPA's loan would be contingent on the Hankinson Housing Authority building a new 4-Plex. No application has been received yet.
- b. Berseth informed the Board that he met with the Wyndmere Senior Citizens group on Monday, and the group wants to build a new Senior Citizens Center. The cost of the building is \$250K, and the group already has \$150K. If the JPA paid \$10K per year for 10 years toward the project, the City could take over the old building and demolish it, at which point the city would own $\frac{3}{4}$ of a city block to build apartments on in the future. The JPA would be in second position to a lead lender on the project. No application has been received yet, as only preliminary chats have occurred. The board responded favorably toward the idea.
- c. Berseth informed the Board that the JPA has an opportunity to purchase the vacant bank building in Wahpeton at a price of \$275K. It's a good price for the building, opens up parking spaces by the courthouse, and could be a good location for Richland County departments. Miller made a motion to purchase the bank building for \$275K, Berseth seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
- d. Strege stated that he is concerned about redesigning Legacy Lakes to incorporate the SPARC project if the SPARC project isn't an official go. Berseth stated that bonding allows for a \$16.5M project, and the City is looking at getting 2% financing from the State of ND. If the City can get 2% financing, the project could be a \$30M project instead of a \$16.5M project based on just the sales tax. A \$30M project was what was initially sold to taxpayers when the new sales tax measure was proposed. With NDSCS no longer being a viable location for the project, the City has some things to reevaluate, but the project will be a go, so there is no reason to be concerned about incorporating the project into plans for Legacy Lakes.
- e. Strege updated the Board on the status of the Red Door project. Strege informed the Board that he is representing the Red Door group and has assisted with their real estate closing. The group has a phased plan for work to be completed after closing. Strege encouraged the group to secure a loan and make any RWJPA

requests for funding in a manner similar to the Bois de Sioux project (referring to the RWJPA contributing toward annual payments rather than a single lump sum).

6. Approve Bills: The Board reviewed the current RWJPA bills. Miller made a motion to approve and pay the bills, and Klindt seconded. The motion carried by a unanimous roll call vote.

Thereafter the meeting adjourned.

Respectfully submitted,
Amy Clark