

Richland Wilkin Joint Powers Authority
Board Meeting
June 9, 2026 at 9:00 AM
Richland County Law Enforcement Center

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

Members Absent: None

Also Present: Amy Clark, Casey Koenig, Inger Holdman, Bruce Yaggie, Mario Cristaldo, Shawn Paczkowski, Bob Wurl, Brad Edwardson, Jason Schuler, Jay Schuler, Robert Schuler, Amanda Miller, Steve Dale, Jason Smesrud, Carrie Christopher, Mike Yaggie, Lori Christianson

1. Review/Approve of May 12, 2026 Meeting Minutes: Braton made a motion to approve the May 12, 2026 meeting minutes, and Miller seconded the motion. The motion carried.
2. Review/Approve of Sarah Erickson's May 31, 2026 Financial Reports: Klindt made a motion to approve Sarah Erickson's May 31, 2026 financial reports, and Braton seconded. The motion carried.
3. Old Business:
 - a. Lidgerwood Housing Authority Project Update: Berseth gave an update regarding the Lidgerwood Housing Authority project. Concrete went in last year. Schmidt & Sons is moving the house from Kindred to Lidgerwood today.
 - b. Breckenridge Legacy Project Update: Clark informed that Board that Breckenridge Legacy has not yet submitted an updated application to the JPA. Berseth noted that the JPA is not holding up the project.
 - c. Housing Program Update (Generally):
 - i. Berseth informed the Board that Hohenstein owns 7 twin home units, plus additional lots. Hohenstein has a loan to the City of Wahpeton for infrastructure. Berseth is currently negotiating with Hohenstein regarding potential purchase terms, and if the JPA does purchase the twin home units, the JPA may want to turn them into rental units.
 - ii. Mario Cristaldo gave a status update to the Board regarding the red house project. New sewer and water lines are being installed. Mario expects to be finished with the entire house by the end of July. He plans to add a detached 2 car garage. Mario expects to list the home for around \$475K.
 - iii. In Breckenridge, one house remains available for sale. In Wyndmere, two units are available for sale, and the JPA may look to rent them. There are a few homes for sale in Colfax and Hankinson. In Hankinson, the house located at 305 Prairie Drive North will become a rental, and the house located at 300 Prairie Drive North has received some significant interest. Berseth received an application by a contractor to take part in the housing

program, but he let the builder know that we aren't looking at doing more housing projects until we move some properties.

d. Other Updates:

- i. Bruce Yaggie gave an update on the status of The Infinity Center project, and he expressed concerns regarding potential competition between The Infinity Center and the SPARC in Wahpeton. Brad Edwardson provided information about what the current design of the SPARC project would include. Various discussion was had by the Board and members of the audience regarding the two projects and concern regarding potential competition. After lengthy discussion, Berseth encouraged the two groups to hash out their concerns directly, as these are business concerns that do not directly involve the JPA. The JPA's only involvement at this time is in regard to a potential sale being considered by the JPA to the City of Wahpeton, which would be for property within the Legacy Lakes development on which the SPARC could be built.

4. New Business:

- a. ERF Application – Wahpeton Park Board: Brad Edwardson appeared on behalf of the Wahpeton Park Board in support of its application for funds to refurbish the Wahpeton Community Center basketball court. Berseth and Miller noted that the JPA generally does not approve maintenance or infrastructure projects, especially for taxing entities. Berseth suggested that Edwardson explore whether funding could be obtained through City of Wahpeton sales tax dollars instead. No action was taken.
- b. ERF Application – Hankinson Housing Authority – Construction Line of Credit: The Hankinson Housing Authority submitted a request for a construction line of credit in the amount of \$2M to construct four twin homes (8 units) on property located in Hankinson. Berseth noted that Signature Homes is the contractor, and that Lincoln State Bank will provide permanent financing upon completion. He also noted that the JPA's 8-Plex project in Hankinson is now completely filled with renters. Miller made a motion to approve the construction line of credit, with an initial interest rate of 1% that would increase to 4% after 8 months. Braton seconded the motion, and the motion carried.
- c. ERF Application – Hankinson CDC – Doc's Pub: Bob Wurl appeared on behalf of the Hankinson CDC regarding a sale involving Doc's Pub and Eatery, which is owned by Mark Schaffer. He informed the board that Schaffer approached the Hankinson CDC about his intention to close Doc's Pub, and to see if the Hankinson CDC was interested in purchasing or had a path forward. Wurl informed the Board that a young couple plan to form an LLC and approach the Richland County JDA to finance the purchase of Doc's Pub assets. The Hankinson CDC would purchase the building and real estate and lease it to the young couple at an affordable rate, with graduated rent once the business is established. The Hankinson CDC has

applied for a Bank of ND flex loan, and is requesting the JPA to cover the 25% community share, which is approximately \$29K. Berseth stated that he would be interested in entertaining the request as a loan to the Hankinson CDC, but not a grant at this time. Miller made a motion to approve the request as a loan instead of a grant, Klindt seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

d. Bank Building:

i. Approval of Expenses: Clark informed the Board that the JPA has paid some post-closing expenses for the recently purchased bank building. She asked the Board to retroactively approve the already paid expenses, and for approval of the Chairman to incur additional expenses. Berseth explained that the intent is to pass on any expenses that are incurred to the County when it leases the building from the JPA. Miller made a motion to approve the already incurred expenses, and to authorize the Chairman to incur any additional improvement expenses that are necessary to get the building ready to rent. Klindt seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

ii. Lease: Berseth informed the Board that Perry is negotiating a lease of the bank building to Richland County. Berseth made a motion to approve a lease to Richland County on any terms that Miller and the County may negotiate. Braton seconded the motion, and the motion carried.

e. Hankinson House – Lease/Option Agreement: Clark reviewed the terms of a lease and option agreement for the home located at 305 Prairie Drive North, Hankinson. The proposed terms include a lease term of 5 years, \$2K a month rent, an option to purchase the home for \$380K, an initial \$10K option fee, and a portion of the rental proceeds going toward the purchase price in the event the option is exercised. Miller made a motion to approve the lease and option agreement, Braton seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

f. Cristaldo Application: Mario Cristaldo then asked the Board to reconsider his prior request for financing to build twin homes in Wahpeton. Berseth noted that the JPA is in support of the twin home project, but wants to see the red house project to the finish line before beginning a new project. Berseth stated that he would like to wait another month to see additional progress take place on the red house project, and he instructed Clark to add the topic to next month's agenda.

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

6. Misc. – Wilkin County Fair. Braton informed the Board that the Wilkin County Fair would like to bring in money to cover the gate fee at the Wilkin County fair. He asked if the JPA could dedicate \$20K to a program that covers gate fees. Braton also noted that there are

private businesses who have expressed interest in providing the support. The Board discussed the idea and agreed that the JPA could provide the funding if a private business does not. Braton made a motion to approve \$20K a year to the Wilkin County Fair for 5 years to cover gate fees if the other interested group doesn't contribute. Klindt seconded the motion. The motion was approved pursuant to a unanimous roll call vote.

The meeting adjourned at 10:31.

Respectfully submitted,
Amy Clark