

Richland Wilkin Joint Powers Authority

Board Meeting

July 14, 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, Casey Koenig, Justin Neppl, Steve Dale, and Mario Cristaldo

1. Review/Approve of June 9, 2026 Meeting Minutes: Braton made a motion to approve the June 9, 2026 meeting minutes, and Miller seconded the motion. The motion carried.
2. Review/Approve of Richland County Treasurer's May 31, 2026 Financial Reports: Klindt made a motion to approve the Richland County Treasurer's May 31, 2026 financial reports, and Miller seconded. The motion carried.
3. Old Business:
 - a. ERF Application – Cristaldo Twin Home Project. Skilled Craft Remodeling & Design LLC submitted an application for the JPA for a construction line of credit to build twin homes in Wahpeton, which was previously tabled by the JPA due to the red house project not yet being complete. Cristaldo informed the board that, while the red house project is not yet complete, he wishes to proceed with property acquisition, platting, and other items to get the project ready for construction. Cristaldo explained that he wishes to construct 5 twin homes (10 units) total, and he plans to build one at a time. Cristaldo answered questions about the status of the red house project and explained that he is targeting a completion date of mid-August. Miller noted that he has a conflict of interest due to him being one of the people who would sell land to Mario for this project.

Discussion was had regarding the loan structure. Braton made a motion to approve a revolving line of credit for Skilled Craft Remodeling & Design LLC on the following terms:

- i. A single recurring line of credit not to exceed \$378,000.00, which is intended to provide property acquisition funds in the amount of \$119,000, and construction funds of \$259,000 (enough to cover construction of 1 twin home at a time).
- ii. No more than \$119,000 (i.e. the amount of the property acquisition funds) may be drawn until the red house project is completed.
- iii. 1% interest shall accrue.

- iv. 1/5 of the property acquisition funds, all outstanding construction funds, plus interest shall be due and payable at the time each twin home is completed / receives a certificate of occupancy.
- v. Each twin home shall be completed within 6 months.
- vi. All five twin homes shall be completed within 2 years.

Klindt seconded the motion. Braton, Klindt, and Berseth approved the motion, and Miller abstained. The motion carried.

- b. ERF Application – Breckenridge Legacy Project. Breckenridge Legacy Development submitted an application to construct a twin home in Breckenridge, Minnesota. Klindt stated that the Wilkin County Commissioners did not approve the terms in the application – specifically, the Commissioners did not approve a 30 year loan, and rather understood that the JPA was to be taken out once construction is complete. No action was taken.
- c. Lease of Bank Building to Richland County. Berseth explained that Richland County wishes to lease the bank building that was recently purchased from the JPA. Proposed terms are as follows: 6 month term, \$1.00 rent, Lessee to pay the following: taxes, insurance, utilities, and general maintenance. The expectation is that the County will want to purchase the building following the lease period.
- d. Approval of Hankinson CDC PACE Loan Documents. Clark explained that the JPA previously approved its participation in a PACE loan for the Hankinson CDC, whereby the JPA would participate by providing the community share of the PACE loan, which amounts to approximately \$29,000. Clark explained that the PACE loan documents have now been prepared, and Clark requested the Board to specifically approve the PACE loan documents and authorize Berseth to sign the same on behalf of the JPA as Chairman. Berseth made a motion to approve the PACE loan documents and authorize himself to sign as Chairman, Miller seconded, and the motion carried pursuant to a unanimous roll call vote.

4. New Business:

- a. Posting Minutes / Agendas. Discussion occurred regarding notice and posting of JPA agendas and minutes. Clark explained that the Richland County Auditor offered to post the agendas and minutes for the JPA on Richland County's website, just as she does for the Richland County Commissioners. The Board instructed Clark to take the Auditor up on this offer. Going forward, the JPA will have its agendas and meeting minutes posted online.
- b. Mortgage Buydown. Berseth asked the Board to consider entering into a contract with Rate, Inc. to buy down mortgage payments, which could be used as a marketing effort for the JPA's housing program. Berseth stated that interest rates are the big stumbling block in selling homes right now, and he explained that this is a marketing technique that F-M builders have used to address it. Specifically, if

the JPA contracts with Rate, Inc., the JPA would purchase a block (which is the total mortgage amount subject to the rate buydown) to secure lower rates for a specific period of time for a fee, which could be marketed by the JPA's realtors. By way of example, if the JPA purchased a \$1M block, the cost might be \$80K total to reduce the interest rate to less than 5% for the block. Half the fee would be paid upfront, and the remaining half (or a portion of it, if not fully used) is paid when the block closes. Berseth made a motion to approve a contract with Rate, Inc. for a \$1M mortgage block for a cost of \$40K upfront and \$40K when the block closes, contingent on attorney approval of the contract documents. The board discussed that this would be for the JPA's homes in North Dakota only, since most of the Minnesota homes have sold. Miller seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

5. Misc.:

- a. Housing Updates. Berseth gave the Board an update regarding the status of the Hohenstein twin homes. One unit sold, two are rented, and as of yesterday, Hohenstein had received an offer on another, with potentially a second offer coming soon. Berseth noted that there has been interest in the Wyndmere twin homes, and there have been a few showings of the Hankinson homes.
- b. Rothsay Update. Braton stated that Shane Balken called about Rothsay potentially purchasing land, which was a topic discussed by the JPA at prior meetings. Rothsay has a new city council who may be more open to the land purchase idea. Berseth noted that it could be structured similarly to what the JPA approved for the City of Mooreton.

6. Approve Bills:

- a. The Board reviewed the current RWJPA bills. Klindt made a motion to approve and pay the bills, and Braton seconded. The motion carried by a unanimous roll call vote.
- b. Miller stated that a bid will be coming in soon from Red River for the bank building that was recently purchased. He expects the bid to come in at around \$1,600, which will provide cameras that will tie into the courthouse system. Klindt made a motion to approve the payment for the Red River work, Braton seconded it, and a motion carried pursuant to a unanimous roll call vote.

Thereafter the meeting adjourned.

Respectfully submitted,
Amy Clark