

Richland Wilkin Joint Powers Authority

Board Meeting

August 11, 2026 at 9:00 AM

Richland County Courthouse

Members Present: Eric Klindt, Jon Braton (Acting Chair), and Perry Miller

Members Absent: Nathan Berseth

Also Present: Amy Clark, Shawn Paczkowski, Jason Semerud, Mike Rosley, Steve Dale, Brittany Hatting, Brett Lambrecht, Justin Nepl, Mario Cristaldo, Laurie Drewlow, Claire Althoff, Jan Halvorson

1. **Review/Approve Meeting Minutes.** Miller made a motion to approve the 7/14/26 and 7/29/26 meeting minutes, and Klindt seconded the motion. The motion carried.
2. **Review/Approve of Richland County Treasurer's 7/31/26 Financial Reports.** Klindt made a motion to approve the Richland County Treasurer's 7/31/26 financial reports, and Miller seconded. The motion carried.
3. **Old Business.**
 - a. ***ERF Application: Breckenridge Legacy Development LLC.*** The Board reconsidered the ERF Application submitted by Breckenridge Legacy Development LLC, on which no action was taken at the prior meeting. A construction line of credit in the amount of \$605,000.00 was requested. Nepl explained that the proposed 30 year loan term in the submitted application was a typo. His intention is that the loan will be amortized over 30 years, with a balloon payment after 3 years. Nepl explained that the project involves construction of a single modular duplex for approximately \$600K, or \$300K per unit, with approximately 1,500 square feet per side. Nepl plans to list the units for \$320K and sell them for around \$300K. Nepl is a minority owner of the modular home company that will construct the units. Klindt and Braton noted that the Wilkin County Commissioners have given their approval for this project. Klindt moved to approve the application on the following terms: \$605K construction line of credit, 30 year amortization, all principal and interest will become due and payable in a balloon payment after 3 years, 1% interest shall accrue, the JPA will receive a first mortgage, and the JPA's other standard loan terms shall apply. Miller seconded the motion, and the motion carried pursuant to a unanimous roll call vote.
 - b. ***Housing Program Status Update.*** Paczkowski gave a summary of the JPA's housing program status. Remaining homes available are as follows: one in Breckenridge, one twin home in Wyndmere, four homes in Hankinson, and five homes in Colfax. Clark informed the Board that the Rate, Inc. contract, which was discussed at last month's board meeting, did not proceed.
4. **New Business.**
 - a. ***ERF Application: Richland-Wilkin Emergency Food Pantry.*** Laurie Drewlow, Claire Althoff, and Jan Halvorson presented their request for funding on behalf of

the Richland-Wilkin Emergency Food Pantry to construct a garage, which will house the Food Pantry's food rescue truck and mobile food pantry. The total cost of the garage is approximately \$200,000.00. Approximately half of the money has been secured to date, and the Food Pantry wishes to receive the remaining \$100K from the JPA so that it can proceed with construction this fall. Discussion was had regarding the need for the garage, the individuals served by the Food Pantry, and the JPA's prior distribution to the Food Pantry for the new addition. Miller made a motion to distribute \$50K to the Food Pantry, with an additional \$50K on a 1-to-1 matching basis, contingent on Wilkin County Commissioner approval. The distribution shall be made 60% from the Richland County fund and 40% from the Wilkin County fund. Klindt seconded the motion. The motion carried pursuant to a unanimous roll call vote.

- b. ***ERF Application: Hankinson 16 Plex.*** Clark informed the Board that Elissa Novotny intended to submit an application for construction of a new 16-plex project in Hankinson, however, construction costs were not received in time for today's meeting. Novotny intends to submit an application to be considered at next month's meeting instead.
- c. ***Realtor Contract – Hankinson Properties.*** Clark and Semerad informed the board that Semerad's listing agreements for the Hankinson properties expired. Semerad wishes to renew his listing agreements for a period of 1 year. Miller made a motion to approve the extension, which was seconded by Klindt. The motion carried pursuant to a unanimous roll call vote.
- d. ***Jason Semerad Commission.*** The Hankinson house that was recently approved for a rental arrangement with an option to purchase was one that Semerad had been listing for the JPA. Semerad informed the Board that he brought the renter to the deal. Semerad has requested a commission of 1% now, with an additional 1.5% commission in the future if the option is exercised, for a total potential commission of 2.5%. The Board believed this to be a reasonable request. Miller moved to approve a 1% commission now, with an additional 1.5% commission if the option is exercised, and Klindt seconded. The motion carried pursuant to a unanimous roll call vote.

5. **Misc.**

- a. ***Wahpeton Theater Project.*** Mike Rosley provided the Board with an update regarding the Wahpeton theater project. The building has been purchased and is being cleaned out of debris. The project is being called the "Valley Theater & Arts Center". The project is in need of funds to obtain architectural drawings, and Rosley would like the JPA to match the City of Wahpeton's contribution of \$48K. The Board will consider this request at its September meeting.

b. *Cristaldo Updates.*

- i. *Red House.* Cristaldo provided an update on the status of his red house project. One of his workers moved away, which caused a setback. The drywalling is done, and steps were installed last week. He expects the project to take another 2 or 3 weeks to finish, including construction of a garage, if he works non-stop.
- ii. *Twin Homes.* Cristaldo provided an update on the status of his twin home project. Cristaldo had some trouble confirming a location for the project, and he is now looking at building a single twin home (two units) in a different area of Wahpeton, which will reduce his costs. Cristaldo now needs \$40K for land acquisition, \$10K for architectural fees, and \$38K for concrete. He would like to get the property secured and the foundation installed prior to winter. Miller made a motion to modify the previously approved construction loan for this project as follows: (a) reduce the amount of the construction line of credit by \$69K due to the reduction in land acquisition costs; (b) allow for up to \$88K to be drawn prior to completion of the Red House project, which shall be used only for land acquisition, architectural fees, and concrete work; and (c) no additional draws may be taken until the red house is complete. Klindt seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

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 pursuant to a unanimous roll call vote.

Thereafter the meeting adjourned.

Respectfully submitted,
Amy Clark