Richland Wilkin Joint Powers Authority
Board Meeting
September 8, 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, Amanda Fisher, Steve Dale, Brett Lambrecht, Dennis Miranowski, Roger Jensen, Bruce Yaggie, Mike Rosley

1. **8/11/26 Meeting Minutes**: Klindt made a motion to approve the August 11, 2026 meeting minutes, and Miller seconded the motion; the motion carried.

2. **Revised 6/9/26 Meeting Minutes**: Miller made a motion to approve the revised June 9, 2026 meeting minutes, and Klindt seconded the motion; the motion carried.

3. **Financial Reports**: Braton made a motion to approve the Richland County Treasurer's 8/31/26 financial reports, and Miller seconded; the motion carried. The JPA project summary spreadsheet was also reviewed.

4. **Old Business**:

   a. ***Food Pantry Application.*** At last month's meeting, a distribution to the Richland-Wilkin Emergency Food Pantry was approved, contingent on the approval of the Wilkin County Commissioners. Klindt and Braton confirmed that the Wilkin County Commissioners provided its approval.

   b. ***The Infinity Center Update.*** Bruce Yaggie gave an update to the Board regarding the status of The Infinity Center construction project. The total project cost is approximately $21.8M, and $21.1M has been received in cash and pledges to date. Fundraising continues. The project is on or ahead of schedule, with the back building being enclosed this week. The expected move-in date of the front building is January 2027, with the full project expected to be completed in February/March. The JPA's draw process is going well.

   c. ***SPARC Update.*** Brett Lambrecht gave an update to the Board regarding the SPARC project. The first Comstock estimate for the whole facility was $49M. The estimate for the reduced project was between $30-32M. The City is now considering some scaled down options having an expected cost of $20M. The City can obtain approximately $16.5M through bonding, and the rest will need to be raised. The City would like to nail down a floor plan, potentially bid out the project this winter, and get into the ground next spring. Discussion was had regarding location, financing, building materials, building features, renderings, profitability, and memberships.

   d. ***Housing Program Update***. The JPA's housing program was discussed. Breckenridge no longer has any homes for sale. 4 homes are left in Hankinson, and

there have been multiple showings. 4 homes in Colfax and 3 Hohenstein twin home units in Wahpeton remain available for sale, as well as the Wyndmere twin home. Cristaldo is no longer purchasing the Meide lots and is instead purchasing lots in Westdale Third for his twin home project.

At a prior meeting, the Board previously approved an interest buydown contract at a cost of up to $80K. Berseth informed the board that the cost exceeded $80K, so the contract was not entered into. There is another company out of Arizona that also offers interest rate buydown contracts, and it's a little cheaper. Berseth is expecting the Wyndmere twin home to sell, so he'd like to wait on pursuing an interest rate buydown contract at this time.

5. **New Business**:

a. ***ERF Application – Wahpeton Theater.*** Mike Rosley submitted an application for $48K of funds for the Wahpeton Theater project, which would be used to hire an architect. Strege noted that Smith & Strege has a conflict because it does work for this project. Discussion occurred regarding the need for a business plan and city commitment. The Board directed Rosley to work on a business plan and to see if the City of Wahpeton would commit funds, then to come back to the JPA for the funding request.

b. ***Hohenstein Twin Home.*** Hohenstein is under contract to sell the twin home unit located at 1390 Prairie Lane, Wahpeton. The sale is contingent on the JPA providing a $25K credit on the JPA's loan and mortgage. Miller made a motion to approve a $25K credit, Braton seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

c. ***Wyndmere Twin Home.*** Berseth informed the Board that Suzanna Kuchera wishes to purchase the twin home located in Wyndmere. Kuchera wishes to rent out the twin home and build some equity. The terms Berseth and Kuchera discussed are as follows: $570K sale price for both units; at closing, the JPA will receive a note and first mortgage on the property; the loan will be amortized over 30 years at 1% interest, with a balloon payment at year 5. Miller made a motion to approve the sale on the terms outlined above, Berseth seconded the motion, and the motion carried pursuant to a unanimous roll call vote.

d. ***West Central Rural Water District.*** Braton explained that Wilkin County is interested in joining the West Central Rural Water District at an estimated cost of $150K. There is a grant that comes out around November that could provide up to $300K of funding that, if approved, could be used toward the cost. Braton would like the JPA to commit to providing funding now so that Wilkin County can then commit to joining the Water District by signing an MOU, and then the JPA could be reimbursed if the grant funds are obtained later. Further discussion was had regarding water challenges in the county. Braton made a motion to provide JPA funding of up to $150K to allow Wilkin County to join the West Central Rural

Water District, 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. Klindt made a motion to approve and pay the bills, and Braton seconded. The motion carried by a unanimous roll call vote.

Thereafter the meeting adjourned.

Respectfully submitted,
Amy Clark