

NELSON COUNTY JOB DEVELOPMENT AUTHORITY

March 12, 2025

Friends and Neighbors Café, Tolna, ND

MINUTES

CALL TO ORDER

A meeting of the Nelson County Job Development Authority (NCJDA) was held on Wednesday, March 12, 2025 at Friends and Neighbors Café, Tolna, ND. The meeting was called to order at 5:30 p.m. by Amie Vasichek.

Members and Others Present

Members: Paul Retzlaff, Nancy Charles, Mike Haugland, Amie Vasichek, Steve Forde, Kevin Sundre, Elaine Brooks, Anna Halvorson, Lindsay Maresh, and Scott Sand. *Others:* Dawn Mandt, NCJDA / Red River Regional Council.

Members Absent

Dennis Fahey and Jay Vasichek.

APPROVAL OF THE MINUTES

Retzlaff moved to approve the meeting minutes as written, Maresh seconded. Motion carried.

ACCEPTANCE OF THE FINANCIAL REPORT

The Board reviewed the financial report as provided. Retzlaff moved, and Halvorson seconded filing the report. Motion carried.

MICHIGAN HOMETOWN FOODS

Michigan Hometown Foods requested a \$6,000 grant to assist with purchase and installation of a new walk-in freezer. The community had raised \$29,727 and the total project cost is \$35,727. Mandt provided an update on a \$1 million Rural Food Access grant program currently under consideration by the ND Legislature however, if approved, the program would likely not accept applications until fall 2025. Retzlaff moved, and Halvorson seconded approval of the request. Motion carried.

REALITY CHECK – SCHOLARSHIP COMMITTEE

Lisa Haines is requested a JDA representative to serve on a scholarship committee. Sand agreed to serve on this committee.

NELSON / PEMBINA COUNTY FOOD ACCESS STUDY

Mandt shared information on the study and the need for more Nelson County public survey respondents. The outcomes of the study will be reviewed at the next JDA meeting.

RURAL LEGISLATIVE ADVOCACY UPDATE

Mandt reviewed a written report on the rural development bills that are currently under consideration in the legislature and the advocacy efforts of the Red River Regional Council. Bills included rural development capacity, rural grocery sustainability, rural catalyst challenge grant, rural endowment fund, housing infrastructure and blight removal, housing incentive fund, and NE Regional Wellness Center and Master Redevelopment Planning at the Life Skills and Transition Center in Grafton. The rural grocery sustainability

program was used to fund the Nelson/Pembina Food Access Study and the housing incentive fund was used to support the two new houses built in Lakota by the Red River Community Housing Development Organization in partnership with the City of Lakota.

NELSON COUNTY HOUSING REHABILITATION PROJECT UPDATE

Mandt reviewed the written report provided by Lori Estad of the RRRC. Eight homes have been fully rehabilitated and four are in progress with the possibility of one more to be added with full project completion by fall 2025. Four grants from USDA Rural Development totaling \$354,425 have been secured for this project.

The RRRC was awarded \$1.1 million by the Federal Home Loan Bank in January 2025 for a Region 4 housing rehabilitation program that will rehabilitate an estimated 20 homes. This program will prioritize low/moderate income senior citizen and veteran homeowners.

JDA DIRECTOR POSITION

Mandt reviewed the JDA and RRRC partnership as well as staffing plan. The RRRC has delayed posting this position to develop a pathway to create a full-time position with additional RRRC. Pending state legislation to support increasing rural development capacity is expanded to pass. The position is now ready to post with interviews expected in April 2025. In the meantime, Mandt and other RRRC staff have been providing interim assistance. As a result of the delay in filling this position, Mandt offered to forgo one quarterly payment from the JDA to the RRRC. Retzlaff motioned to accept this one quarter payment discount and Brooks seconded, motion carried.

WANGLER LOAN REPAYMENT

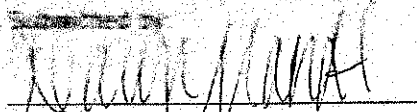
Mandt provided an update on the Wangler JDA loan repayment. This loan has a \$13,514.81 balance. A \$3,000 installment was made on January 12, 2025. Proposed repayment terms for the balance is 2% for three years, which equates to \$418.50 per month. Sand motioned to accept these terms, Sundre seconded. Motion carried.

BOARD MEMBER UPDATES

- Aneta
 - \$4 million water and sewer project
 - \$1 million nursing home addition
- McVille
 - Water and sewer project for \$12 million pending. AE2S is the engineering firm.
- Petersburg has had staff changes.


ADJOURNMENT

Sundre moves to adjourn and Charles seconded and the meeting adjourned at 6:52 p.m.



Dawn Mandt
Interim Executive Director

Attested by:



Annie Vasichek
Chairwoman