



McVile Market, McVile, ND
Proudly owned and operated by the Horneck family

Pictured (left to right): Levi, Nathan and Luke Horneck
Not pictured: Connie Horneck

what **WE DO**

**Nelson County Job
Development Authority (NCJDA)**

in partnership with the
Red River Regional Council (RRRC)
516 Cooper Ave., Suite 101; Grafton, ND 58237

MISSION

To assist business development opportunities, support local community development efforts, and provide financial and technical assistance for development projects.



VISION

To make Nelson County a better place to live, work, and play, through economic and community development initiatives.

who WE ARE



Amie Vasichek
Chairwoman
Member At Large



Paul Retzlaff
Vice Chair
Member At Large



Elaine Brooks
Executive Committee
Member At Large

NCJDA Board of Directors 2025



Jay Vasichek
Executive Committee
Member At Large



Kevin Sundre
Cities Under 500 Council
Member



Scott Sand
Township Officer



Nancy Charles
Township Officer



Dennis Fahey
Cities over 500 Council
Member



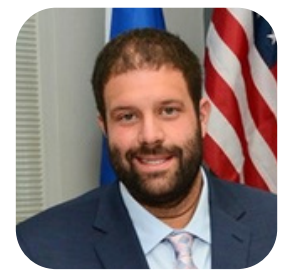
Nathan Flom
Member At Large



Mike Haugland
County Commission



Lindsay Engen Maresh
Member at Large



Cody Johnson
County Commission

A MESSAGE FROM THE EXECUTIVE DIRECTOR



Anna V. Halvorson
Executive Director

Since joining the Red River Regional Council in July 2025 as Executive Director of the Nelson County JDA—one of five independent partners in a shared regional model—these past months have been both busy and rewarding.

This partnership unites the Walsh, Pembina, and Nelson County JDAs, the Red River Community Housing Development Organization, and RRRRC. Each maintains its own governance while contracting with RRRRC for staff, creating efficiencies and strengthening collaboration.

NCJDA supported storefront improvements in Lakota, business loan assistance, and over **\$70,000 in housing rehabilitation**, along with **support for the Michigan grocery store** and the **"Reality Check"** youth program.

Rural grocery sustainability remained a focus. A **regional study** confirmed the essential role of Nelson County's four stores, despite challenges with aging infrastructure, staffing, and modernization. While local projects were not selected for a competitive state grant, the effort reinforced the need for **continued investment in food access**.

Partnerships like the **Nelson County Arts Council**, including the Stump Lake Fine Arts Youth Camp, helped strengthen community vitality.

As we look ahead to 2026, we welcome new board members **Faye Brosy Nelson, Taylor Schaley** and **Andi Wohlers**, and thank outgoing board members **Dennis Fahey** and **Nancy Charles** for their service.

Financial Summary

2025 NCJDA Financial Report

As of December 31, 2025

REVENUE

County Mill Levy	\$127,369.79
Loan Repayments	\$11,066.50
Savings Account Interest	\$383.53

TOTAL REVENUE

\$138,819.82

EXPENSES

Operating	\$61,713.08
Board Member Mileage	\$892.77
FlexPACE Match/Interest Buydowns	\$10,178.00
Storefront Improvement (includes some 2024 expense transacted in 2025)	\$18,450.00
Grants	\$6,000.00
Reality Check Program	\$1,200.00

TOTAL EXPENSES

\$98,433.85

.....➔	
Restricted Project Funds (Committed)	\$20,000.00
Future Loan Interest Payments (Approved FlexPACE projects)	\$32,497.74
Future Loan Receivables	\$79,464.10

Tri-County Snowdusters Snowmobile Club



ECONOMIC DEVELOPMENT

- Support 5+ businesses through storefront improvements
- Assist 3 businesses with BND Flex PACE financing
- Increase outreach, marketing & direct business engagement

our 2026 GOALS

COMMUNITY VITALITY

- Support 3 local grocery stores through strategic funding
- Launch beautification projects in 2 communities
- Strengthen pride, identity & community connection

HOUSING

- Improve 10+ homes through rehabilitation funding
- Expand new home construction via Spark Build
- Identify 2 additional communities for development

WORKFORCE DEVELOPMENT

- Launch a countywide apprenticeship program
- Participate in Region 4 RWIP workforce initiatives
- Assist 2 businesses with apprenticeships
- Host 1+ career-focused community event

our 2025 **IMPACT**



Lakota Hardware in Lakota was awarded \$2,500 from both the City of Lakota and the NCJDA for exterior/window renovations.



The Bins Coffee & Spirits in Lakota was awarded \$2,500 from both the City of Lakota and the NCJDA for exterior renovations.

Storefront Improvement Grant Program

The Nelson County Job Development Authority's **Storefront Improvement Grant Program** provides matching grants of **up to \$5,000** (50% of project costs) to help Nelson County businesses and property owners enhance the exterior appearance of commercial buildings. Eligible improvements include doors, windows, awnings, signage, lighting, exterior finishes, and entrance reconfigurations. The **\$5,000 JDA awarded to both businesses supported \$106,000 in business investment.**

2 storefronts revitalized



\$106,000 IMPACT

BND FLEXPACE PROGRAM

The **Bank of North Dakota's FlexPACE Program** helps businesses access low-interest financing through partnerships with local banks, NCJDA, and other community partners.

In 2025, NCJDA supported a new FlexPACE loan for **KDQ Sales - NAPA**, leveraging financing from First United Bank, the RRRF Catalyst Fund, Bank of North Dakota, and NCJDA.

\$2,107,975 IMPACT

5 businesses supported



FlexPACE Program Impact in Nelson County

Leading Edge	\$10,178 in 2025 NCJDA funds supported
McVille Market	
Lyndi's Market	
KDQ - NAPA	
Pekin Lodge	
	↓
	\$2,107,975 in business investment

NELSON COUNTY housing REHAB



This home (in picture) was awarded new windows, doors, storm doors, shingles, soffits, gutters and bathroom ceiling

In 2025, the final five homes were rehabilitated as part of the **Nelson County Housing Rehabilitation** program.



5 homes restored

A total of **14 homes** were rehabilitated between **2022 and 2025**.

\$71,566 IMPACT

Region 4 Housing Rehabilitation program will rehabilitate an estimated **20 homes between 2026-2027**. This program prioritizes low/moderate income **senior citizen and veteran homeowners**.

SPECIAL PROJECTS



\$43,227 IMPACT

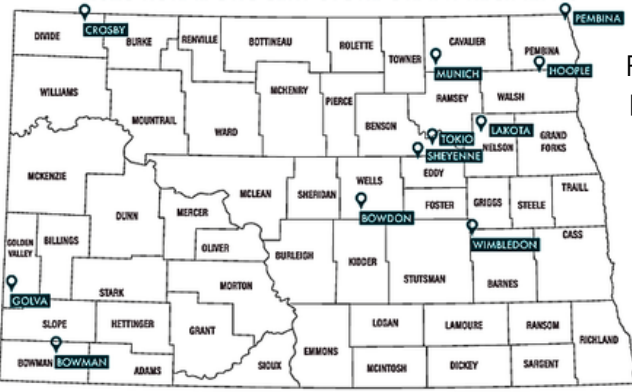
2 projects supported

Michigan Hometown Foods was awarded a **\$6,000 grant** from the NCJDA to assist with purchase and installation of a new walk-in freezer. A total of \$29,727 had been raised by the community to go toward the **\$35,727 project cost**.



Reality Check continued building workforce and financial literacy among youth through its 4th annual interactive decision-making event in 2025, engaging students from **Dakota Prairie, Lakota, Midkota, Four Winds, Fessenden/Bowman, and New Rockford/Sheyenne** in real-world personal finance scenarios. In the future, the program plans to award **four \$500 scholarships** to selected student applicants.

2025 RURAL GROCERY STORE GRANT RECIPIENTS



Nelson County Grocery Store Support

From 47 applications totaling \$4.8 million out of a pool of \$1 million, **only 11 projects statewide were awarded** funding through North Dakota’s Rural Grocery Sustainability Grant in the Fall of 2025, including the **Farmers Union Oil Co. of Lakota**. The project supported expanded and modernized grocery operations through new coolers, updated equipment, and pricing technology to improve fresh food access and long-term sustainability.

The NCJDA also supported three other Nelson County grocery stores that were not initially funded and continues to provide support and resources to those stores.

NCJDA Strengthens Relationship with Nelson County Arts Council



Stump Lake Park Fine Arts Youth Camp

The **Nelson County Arts Council (NCAC)**, a volunteer-driven nonprofit based in Pekin, continues to play a vital role in supporting arts and community life through a wide range of events including art shows, auctions, student exhibits, and programs in nursing homes.

In August, the NCAC provided NCJDA board members a tour of the **Stump Lake Fine Arts Youth Camp**, a multi-day summer experience for students in grades 3-12 that offers hands-on learning in art and drama, meals and transportation, and a final showcase – engaging dozens of youth and supported by strong volunteer involvement. Overall, NCAC’s work is sustained through art sales, fundraising events, grants, and community support, helping keep the arts accessible and thriving in Nelson County and beyond.



McVile Market



Farmer’s Union Oil Co. of Lakota (Genex)

Nelson and Pembina Counties join forces to address food sustainability

In June, Pembina County JDA director Angelle French and Dr. Kendra Rosencrans, Red River Regional Council’s Research and Data Director, **completed a study on rural food sustainability in Nelson and Pembina Counties**. The study examined shopping habits, grocery access, and store operations to identify solutions that could improve food access and support the long-term sustainability of small-town grocery stores.

The study found that Nelson County’s four grocery stores – **Lakota Genex, Michigan Hometown Foods, Lyndi’s Market in Tolna, and McVile Market** – **are critical to local communities and continue to see steady customer use**. Survey results showed residents value convenience, fresh food, and personal service, while stores have adapted by offering fresh meats, deli items, and grab-and-go meals.

However, the study also identified shared challenges, including **aging buildings, outdated refrigeration and equipment, limited staffing, and minimal use of modern technology or marketing**. Continued investment in infrastructure, modernization, and community support will be important to ensure these stores remain sustainable and continue providing reliable food access in Nelson County.



Find the full food sustainability study here!



2025 NCJDA Total Impact

	JDA Contribution	Total Business Investment
Storefront Improvement	\$5,000	\$106,000
BND FlexPACE	\$10,178	\$2,107,975
Housing Rehabilitation		\$71,566
Special Projects	\$7,200	\$43,227
	\$22,378	\$2,328,768



Getting the Word Out...

NORTHEAST NORTH DAKOTA IS GREAT PLACE TO **LIVE, WORK & PLAY!**

Using funds from the Regional Workforce Impact Program (RWIP) and matching funds from the Nelson County JDA, the Real. Good. talent attraction campaign targeted external market candidates in manufacturing and healthcare as well as boomerangs with ties to the region.

50
Employers
Attended

Real. Good. also hosted four employer workforce strategy information sessions: *Global Talent Gateway*; *Resources for Veteran-Ready Workplaces*; *State Workforce Programs*; and *Dakota Roots Initiative*.


Real. Good.
NORTHEAST NORTH DAKOTA
www.realgoodnd.com

SEE THE
VIDEO ADS:



SCAN HERE

EXPOSURE & RESULTS

Digital ads, billboards, print media & sponsorships

16K+

visits to RealGoodND.com
website in 2025

434K+

impressions of Real. Good. digital
content and advertisements
delivered to people in 2025



NELSON COUNTY JDA
 516 COOPER AVE, SUITE 101
 GRAFTON, ND 58237

PRSR STD
 US Postage
 PAID
 Grafton, ND
 Permit #12

*It's always a beautiful day
 in Nelson County*

Meet Our **NEWEST BOARD MEMBERS**

As of January 1, 2026



TAYLOR SCHALEY

Taylor is a licensed insurance agent and owner of Lakota Farm Services, a local insurance agency. She oversees operations, compliance, payroll and advises clients. Taylor's experience in human resources, administration and financial management will serve her well as part of the NCJDA.

FAYE BROSY NELSON

Faye is employed with USDA as a Program Analyst, is a farmer and entrepreneur. She is also a former long-time educator serving as a school counselor and vocational educator with a Master's in School Counseling. Faye's experience in agriculture and leadership, alongside her enthusiasm for rural economic vitality will be great assets to the NCJDA.



ANDI WOHLERS

Andi is the owner of Rubin Roots, a local floral growing operation, and is a Registered Nurse serving as school nurse and hospice visit nurse. Her experience in healthcare, education, leadership and entrepreneurship will provide diverse and insightful perspectives to the NCJDA.



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FACEBOOK
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