Regular Board Meeting

October 14, 2026

Aneta Senior Center, Aneta, ND

M I N U T E S (D R A F T)

CALL TO ORDER

A meeting of the Nelson County Job Development Authority (NCJDA) was held on Wednesday, October 14, 2026, at the Aneta Senior Center in Aneta, ND. The meeting was called to order at 5:38 p.m. by Board Chairwoman Amie Vasichek.

Members and Others Present

Members: Amie Vasichek, Paul Retzlaff, Jay Vasichek, Lindsay Engen Maresh, Taylor Schaley, Andi Wohlers, Faye Brosy Nelson, Cody Johnson, Nathan Flom, Kevin Sundre, Mike Haugland, Scott Sand

RRRC/NCJDA Staff: Anna Halvorson, *NCJDA Executive Director*

Others: Marilyn Dehne and Bonnie Aaser, *McVille Community Library*; Sheri and Mass Pedersen, *Sheri's Design Studio*; Kenzie Engen, *Nelson County Health Systems Foundation*; Rod Fisk, *Michigan JDA*; Maria Vasichek and Daniel Bielinksi, *City of Michigan/Grain of Wheat Productions;* Paul Knudson, Mary Ralston, Joyce Landeis, *Dahlen Fire Department*; Derrick and Maggie Marquart, *Blackswan Outdoors*; Beth Huso, *Sissy's Sandwiches*; Jalicia Hanson, *Michigan Hometown Foods*; Nathan and Luke Horneck, *McVille Market*

Members Absent

Elaine Brooks

APPROVAL OF THE MINUTES

The August 12, 2026 minutes were approved by the board. Motion made by Retzlaff, seconded by J. Vasichek. All in favor, none opposed. The motion carried.

APPROVAL OF THE AGENDA

The October 14, 2026 agenda was approved by the board, with two changes: Dahlen Fire Department was in attendance, and the 2027 NCJDA Goals Discussion would be moved to the December meeting. Motion made by J. Vasichek, seconded by Sundre. All in favor, none opposed. The motion carried.

GUEST PRESENTATIONS

Storefront Improvement Application - Library Entrance Mural Request, Marilyn Dehne, McVille Community Library

Dehne explained that the current entrance to the McVille Library will be updated with mural of a book, and welcoming visitors to McVille on the opposite side. The mural will be tall enough for people to take pictures in front of it. Since the library is in the basement, the mural will also help identify where the library is located. Jennifer Parker will paint the mural. The total project cost is $1,000, with $500 requested from NCJDA and the remaining $500 to be provided by the library.

Storefront Improvement Application - Roof Replacement, Sheri and Mass Pedersen, Sheri's Design Studio

Sheri's Design Studio requested funding for a new roof. The building currently has a flat roof and is experiencing leaks. The owners are requesting help replacing it with a pitched roof to reduce maintenance and preserve the building. The project would also change the appearance of the business by adding overhang and lighting to make it more noticeable to people driving through Michigan. The owners have obtained quotes from four to five different contractors, with the

quote provided coming from Custom Creation Builders. They are requesting $15,000 from General Funding or $5,000 from the Storefront Improvement Program. The couple anticipates investing an amount equal to or greater than the requested funding into the project, with the goal of saving the building.

Storefront Improvement Application - NCHS Clinic-Lakota Door and Window Replacement, Kenzie Engen, Nelson County Health Systems Foundation

The NCHS Lakota Clinic, owned by the City of Lakota and rented to the clinic, is requesting $2,500 from NCJDA toward improvements to the building. The project includes installing a new ADA-compliant front door and adding a window to the right of the doorway to bring in more natural light. The City of Lakota would contribute an additional $2,500, bringing the total project funding request to $5,000.

Storefront Improvement Application - Michigan Kite Building Windows, Rod Fisk, Michigan JDA

Rod Fisk of the Michigan JDA requested funding for replacing the front windows in the old Kite Building, specifically near Vasichek Insurance and the NCHS Clinic, as there are currently holes in the existing windows. The applicant is requesting funding to cover half of the bid provided by Anderson. The funding request total is $3,785.74.

General Funding Request - Michigan Movie Proposal, Maria Vasichek, City of Michigan and Daniel Bielinski, Grain of Wheat Productions

Daniel, founder of Grain of Wheat Productions, presented a proposal for a film about the 1945 Michigan Train Wreck. The two-phase project has raised $75,000 for initial research and documentary work, with a full-length motion picture planned as Phase II. The total budget is $1.75 million, with $25,000 requested from NCJDA. Discussion focused on potential tourism and economic benefits, the need for additional funding commitments, and supporting data on projected visitor impacts. Maria Vasichek expressed support for the project and its potential to promote Nelson County and attract tourism. She also invited attendees to a Medora movie screening at Stump Lake on October 30, followed by a Q&A session.

General Funding Request – New Fire Building, Paul Knudson and Mary Ralston, Dahlen Fire Department

Discussion focused on funding options for the Dahlen Fire Department's proposed new building, including grants, donations, and fundraising. Several funding sources had eligibility or timing limitations. The department has received approximately $50,000 in donations and requested financial assistance in any amount, emphasizing the need for additional space to safely store its equipment.

General Funding Request – Maggie and Derrick Marquart, Blackswan Outdoors

Blackswan Outdoors requested $25,000 toward electrical and plumbing improvements, highlighting the opportunity to attract hunters and outdoor recreation visitors to Nelson County. The business has secured hunting, fishing, and off-sale licenses and received a $22,000 signage quote. Board members supported the business's economic potential and discussed financing assistance through a Bank of North Dakota interest buy-down program.

General Funding Request – Prior Obligations, Beth Huso, Sissy's Sandwiches

The owner of Sissy's Sandwiches requested $1,000 toward prior obligations, citing increased event orders but decreased foot traffic. She emphasized her commitment to continuing the business and serving the community. Halvorson noted that the McVille Legion had agreed to provide an additional $1,000 in support.

General Funding Request – Various Equipment, Jalicia Hanson, Michigan Hometown Foods

Hanson presented an additional funding request totaling $3,151.18 for equipment and improvements, including a meat slicer, vacuum sealer, entryway rugs, and card display. Discussion included whether the Michigan Legion had been approached for assistance, noting that the McVille Legion provides funding to the Michigan Legion.

General Funding Request – Furnace Installation, Nathan and Luke Horneck, McVille Market

The Horneck's joined the meeting at 6:40 p.m. and requested assistance with a new furnace and electrical hookup, quoted at $10,500. Halvorson noted the McVille Legion offered an additional $1,000 toward the request. The Horneck's explained that winter temperatures inside the store reach approximately 50°F, creating discomfort for customers and affecting merchandise.

Following the presentations, A. Vasichek said Halvorson would be in contact as soon as possible with responses to grants. The guests were thanked for attending and dismissed so the board could discuss all requests.

APPROVAL OF THE FINANCIAL REPORTS

A. Vasichek reviewed the August and October financials and discussed the Storefront Improvement Program and funding provided over the past five years. Halvorson noted the return of Lyndi's Market's American Express grant and the voiding of its separate $10,000 NCJDA grant. Board discussion focused on NCJDA's mission, limited funding, and the future direction of the organization. Members discussed shifting from general grants toward loans, matching funds, and leveraging other funding resources, with greater emphasis on job creation and economic impact.

Motion made by J. Vasichek to approve the August and October 2026 Financials, seconded by Johnson. All in favor, none opposed. The motion carried.

BOARD DISCUSSION OF REQUESTS

Regarding the McVille Library, the board approved $500 towards the project with the McVille Library also contributing $500 towards the exterior mural Storefront Improvement Project. Motion made by J. Vasichek, seconded by Nelson. All in favor, none opposed. The motion carried.

Regarding Sheri's Design Studio, the board did not feel this project for a new roof fell under a Storefront Improvement Project. The board reviewed this as a General Funding Request. The board felt we could provide BND Flex PACE and other resources, and this request would be denied.

Regarding the NCHS Clinic in Lakota, the Board approved $2,500 towards a new ADA door and nearby window, while the City of Lakota would also contribute $2,500. Motion made by Retzlaff, seconded by J. Vasichek. All in favor, none opposed. The motion carried.

Regarding the Michigan JDA request for new windows on the Kite Building, the total ask being half of the proposed $7,571.49 renovation. A motion was made by J. Vasichek to support 50% of the proposed project, totaling $3,785.74, seconded by Haugland. All in favor, none opposed. The motion carried.

Regarding the Michigan Movie Proposal, the board discussed the lack of funding available for a large request. The board agreed to deny this request due to lack of funding.

Regarding the Dahlen Fire Department building ask, Johnson suggested the taxing district may not be correct and should be looked at for increased revenue. The board recognized that this project was already started, and grant funding may present an issue due to this. This ask was denied.

Regarding Blackswan Outdoors, the board inquired about their interest in the Bank of North Dakota Flex PACE loan, and the board would assist in the future with a storefront improvement. This request was denied.

Regarding Sissy's Sandwiches operating expenses, the board denied this request simply because the board does not support operating expenses as a rule.

Regarding Michigan Hometown Foods, the board felt the ask for meat slicer, rugs, misc. funding, and vacuum was not warranted as they have had previous funding in recent years from the NCJDA, and so therefore this request was denied.

Regarding the McVille Market furnace installation, the McVille Legion would give $1,000, and the NCJDA proposed a motion to give the McVille Market $9,500 for the furnace installation. Motion made by Sand, seconded by Wohlers. All in favor, none opposed. The motion carried.

The NCJDA Board expressed a proposed change in approach towards funding requests, such as offering applicable resources, as well as the Bank of North Dakota's Flex PACE loans, instead of first mentioning funding from the NCJDA.

EXECUTIVE DIRECTOR REPORT

The Executive Director provided updates on 2026 strategic goals, including business assistance, storefront improvements, loans, apprenticeships, housing, and community beautification. The 2027 budget, based on four mills, was approved by the Nelson County Commission. The Board will establish 2027 priorities at its December meeting.

An update was provided on Lyndi's Market flooring project. The $20,000 American Express grant could not be used by the September 30 deadline due to insufficient matching funds. An extension or change in scope was requested, and the business was asked to submit a new funding request with contractor quotes for the December meeting.

Preliminary apprenticeship survey results showed positive feedback on skill development, career advancement, and employer support. Apprentices indicating they were very likely to remain with their employer increased from 60% initially to 100% at the mid-point and final surveys. Results reflect retention intentions rather than confirmed employment outcomes due to limited responses.

ADJOURNMENT

Sundre made a motion to adjourn the meeting, seconded by Johnson. None opposed. The motion carried. The meeting adjourned at 7:44 p.m. The board agreed that the next NCJDA meeting on December 9, 2026, would be held in Pekin, ND.

Submitted by:

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Anna V. Halvorson *Date*

Executive Director

Attested by:

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Amie Vasichek *Date*

Chairwoman