Ransom County Job Development Authority (RCJDA)

August 5th, 2026 – Enderlin VFW Enderlin, ND @ 7:00 pm

Members Present: Tim Kennedy, Greg Schwab, Rick Mairs, Jo Stulz, Tara Gillespie, Tracy Ekeren, Terri Egan, Steve Thorfinnson

Guests: Shelly Schwab, Teresa Olson, Cami Lindemann, Kari Hejtmanek, Jason Lindemann, Teresa Perleberg

(Sign in sheet passed around for all in attendance for official record)

Meeting called to order: 7:00 pm Tara Gillespie - Chairperson

Reading of Previous Meeting Minutes (from August 5th, 2026): Jo Stulz, Secretary

Approval of Minutes from August 5th, 2026: (with no corrections or additions noted)

Motion to approve Minutes: Tracy Ekeren

Second: Rick Mairs

Motion: PASSED- AVF

Treasurer Report: Rick Mairs reported that the current balance is **$ 50,736.47** in the bank account after paying approved grants from April 15th,2026 meeting to:

$ 7,500.00 to Meat Wizards LLC (Greg Pfaff & Martin Briss)

$ 10,000.00 to Braaten-Kennedy LLC (Marshall Braaten & Tim Kennedy)

Motion to approve Treasure's Report: Steve Thorfinnison

Second: Tracy Ekeren

Motion: PASSED- AVF

OLD BUSINESS:

NONE

Funding Requests Received for current quarter (JUNE, JULY, AUGUST 2026):

Standing Rock Lutheran Church of Fort Ransom, ND representative Teresa Olson appeared before the Ransom County JDA Board and guests in attendance to ask for $ 10,000 to help with the undertaking a vital project to update and improve their parking lot. The space plays a critical role as an emergency landing pad for Life Flight services when needed as well as serves as a place for congregational and community parking. The planned updates include grading, leveling, and paving, with an estimated cost of$65,000. These improvements will ensure safer access for all visitors and maintain the lot's readiness for emergency medical use—a function that has proven invaluable to our rural community. Teresa stated that it would not be completed this calendar year, that they were seeking funding for the next year and the costs they had projected were estimated from the previous year when they had researched the project. Prior to the meeting Secretary Jo Stulz researched options that might also help with this cost and was able to give Teresa some options of grants to look into such as the CHI Community Health Rural Healthcare Initiative Grant and a half dozen through the ND Dept of Health to help. Due to the rules and guidelines of the JDA program requiring the funds be used within the calendar year, and no estimates supplied with application, other pending grant applications and funding unknown at the time, it was recommended that Standing Rock Lutheran Church re-present when the project is ready for completion, and supply estimates with firm costs still needed for the JDA Board consideration at that time.

Motion to deny (with ability to represent again with supporting documentation) by: Jo Stulz

Second: Tracy Ekeren

Motion: PASSED- AVF

Wildflower Child Care LLC of Enderlin, ND representative Cami Lindemann of Kathryn, ND (future owner of Wildflower Child Care LLC) appeared before the Ransom County JDA Board and guest along with her mother Kari Hetjmanek (future Office Manager/backup provider for Wildflower Child Care LLC) of Kathryn, ND and her father Jason Lindermann (Investing party and guarantor for Wildflower Child Care LLC) to ask for $ 50,000.00 of the projected $185,00.00 costs to help with purchasing the existing childcare facility along with the building, furniture, appliances, kitchen items, toys, materials, and outdoor equipment in Enderlin, ND.

Cami and Kari presented an additional updated business plan and information they had from working with their loan officer at Gate City Bank. Discussion from the Ransom County Board Members to Cami and Kari about the number of enrolled children, the plans for adding preschool program and the costs associated such as payroll with 3-5 employees with the numbers presented to the Ransom County Board. Further discussion found other grants had been applied for and received also.

Based on discussions with applicants, a motion was made to approve $ 10,000 grant contingent on a purchase agreement and receipts submitted showing items purchased for the daycare qualification under the JDA program guidelines. Applicant was asked if they understood what was required before they could receive the funding check, how to submit the paperwork, and if they should need anything from the Ransom County JDA showing the approval for their Loan Officer to contact the Secretary and a document would be drafted on the behalf of the minutes of the meeting for the applicant.

Motion to approve $ 10,000 by: Tracy Ekeren

Second: Rick Mairs

Motion: PASSED- AVF

Bear Creek Felting of Fort Ransom, ND representative and owner Teresa Perleberg of Fort Ransom ND appeared before the Ransom County JDA Board and guests seeking $10,000.00 to help modernize Bear Creek Felting's ecommerce infrastructure through a mitigation of their website to a more stable and scalable platform. The funds would be used to support the website development and ecommerce platform along with booking groups that come for weekends and week-long retreats in the Fort Ransom area. The current ecommerce site is slow, has multiple plug-ins that are no longer supported and may potentially be causing lost revenue and opportunities.

Discussion with Teresa and the Ransom County JDA Board found that due to changes in software, and IT conversions over time the ecommerce site and processor and "hired" help she was using was become beyond financially responsible for her business. She had explored options within her industry and found an ecommerce site (Aeolidia LLC) that was able to mitigate her current site and set up the new website, maintain it and do the updates required allowing for a much smoother check out process and less issues for her clients and customers. The original estimate supplied for the grant application was lower than what was found to be required when starting the process, and upon discussion she was able to share that the total cost of the project not be the project $ 20,000 but much more.

Motion to approve the grant request upon receipts showing applicant payment to Aeolidia, LLC to the Secretary of the Ransom County JDA, and approval by the Ransom County Treasurer that satisfies the requirements agreement before sending payment to applicant.

Motion to approve $ 10,000 by: Steve Thorfinnson

Second: Tim Kennedy

Motion: PASSED- AVF

New Business:

Jo Stulz, Secretary, asked for input from the Board and guests still in attendance, about the past lack of involvement in attending meetings or applicants, and thoughts or concerns on possibly creating some additional avenues and areas to help bring awareness to what the Ransom County JDA is, what exactly the purpose is for the Board, and what may qualify. Jo asked for approval from the Board to make a mockup for a social media draft site, and potential new media that cleans up what is out there PRIOR to anything being presented to the public, would be brought to the Ransom County Commissions for input and approval and then back to the Ransom County JDA for input and approval so that FAQ's and information would be for only that. There would be rules and guidelines created before any public social or webpage changes other than what is currently done now. Since Jo has been in her position there has been work done with the County to adjust positioning of the dates of meetings, updating the Board meetings, making the meeting minutes available for the public and an overall cleaner site to help make a more compliant awareness. Creating a social media platform would also help with showing the community what the dollars were used for. Creating a good platform and helping answer many questions that the public often ask due to just not being aware. The goal would be to have something to look at for input and recommendations prior to the next meeting if time allows the Ransom County Commissioners. No true timeline was established. No formal motion or vote was needed as this was not a formal request yet before the Ransom County JDA Board.

Next Meeting: **October 21st, 2026, at Thrill Hills at 7:00 pm.** Steve Thorfinnson agreed to make the arrangements for the location for the meeting with Thrill Hills.

*Notice will be posted online on the Ransom County website along with the applications deadline date of **October 7th, 2026** will be handled by Jo Stulz, Secretary.

Adjourn meeting at 7:54 pm:

Motion: Terri Egen

Second: Tracy Ekern

Motion: PASSED -AVF

Meeting adjournment at 7:54 pm: Tara Gillespie- Chairperson

Tara Gillespie – Chairperson

Jo Stulz - Secretary