Appendix C. Transmitted source documents

The pages that follow reproduce the iCloud Mail printouts of the September 9, 2026 messages, the working files from that message that are included in this Board copy, the October 9, 2026 preservation notice, and later text-message screenshots that quote the Mayor. These are earlier working files, mailbox printouts, and screenshots. They are included so that the Board can see what was transmitted. They are not certified audits, they are not legal advice, and they are not accusations or findings of wrongdoing.

On these appendix copies, visible employer identification numbers have been replaced with the phrase EIN ending 3694, and telephone numbers have been redacted. Official IRS and USAspending figures in the main report supersede any older working-file figure. Bank of Winona appears only as a public-records subject in the transmitted working file. This report does not describe that bank as a partner. On the grants-payouts working file, the original cover role label has been replaced with regional planning district.

Index of Appendix C

Item	Document	Pages in this package
1	KEN S EMAIL WITH FILES 9-9-2026.pdf (iCloud printout of the 11:54:03 AM message, telephone number redacted)	60 to 61
2	KEN S EMAIL NCPDD HELP.pdf (iCloud printout of the 8:39:31 PM follow-up, telephone number redacted)	62 to 65
3	NCPDD-Grant-Money-Brief-North-Carrollton-Carrollton-Carroll-County.pdf (working file; identifiers masked)	66 to 72
4	NCPDD-WINONA-GRANTS-PAYOUTS-2021-2026.pdf (working file on the regional planning district; identifiers masked)	73 to 89
5	WINONA-BANK-AND-NCPDD-CONNECTION.pdf (working file; identifiers masked; not a claim of partnership)	90 to 98
6	winona-ncpdd-variables-and-citations.md, typeset copy with identifiers masked	99 to 101
7	SENT-ICLOUD-MAIL-2026-11-12-upload.pdf (October 9, 2026 preservation notice, telephone number and Bcc line redacted)	102 to 103
8	Mayor text screenshots holding the four quoted lines, plus the September 9, 2026, 11:54 AM email screenshot	104 to 108

Source: Documents.eml, SENT-ICLOUD-MAIL-2026-11-12-upload.pdf, the Ken text screenshots listed above, and the files in the index, all read in full on November 12, 2026.

From: bdesigned@mac.com bdesigned@mac.com
Subject: Documents
Date: September 9, 2026 at 11:54:03 AM
To: Ken Strachan kenstrachan74@yahoo.com

pdf
WINONA-BA...ECTION.pdf
468 KB

pdf
NCPDD-WIN...21-2026.pdf
746 KB

winona-ncp...citations.md
10 KB

pdf
104-EAST-M...UILDING.pdf
9.5 MB





Thank you,
Becky Bruckner
[telephone number redacted]

From: bdesigned@mac.com bdesigned@mac.com
Subject: Suggested next steps - Re: Documents
Date: September 9, 2026 at 8:39:31 PM
To: Ken Strachan kenstrachan74@yahoo.com

I looked this up to help you. It's not bible or totally verified. You can use this when you talk to the city attorney to help you have conversations on this. It's not legal advice. It's preliminary research only to help. Your city attorney is the one that needs to drive this, keeping you looped in with every step taken.

Suggestions of what the mayor should do this week:

1. **Treat his own statement as the start of a paper trail, not the end of one. Have the City Attorney put in writing what he was told, by whom if he remembers, and when. A short memo to the file is enough. Do not turn it into a press charge.**

2. **Pull the Town's copies of every NCPDD agreement, every board minute that authorized NCPDD to package or administer, and every award letter that names the Town. Those documents decide who the payee is. If the Town never signed an administration contract, that is a different problem than if it did and NCPDD underperformed.**

3. **Build the project table: award, payee on the letter, administrator, draws, work in place, unspent. George and Morgan overlay already started 15 June 2026. That file is live. The December 2025 FEMA street approval is live. Those are where money can still hit dirt.**

4. **Ask MDA, in the Town's name, for status sheets on the 2020-21 CDBG sewer and the 2024 $600,000 request. Lisa Maxwell's shop holds those**

files. The question is "was it awarded, denied, withdrawn, or still pending," not "pay us the $600,000."

5. Keep using NCPDD where it is useful and stop treating it as mandatory where it is not. A town can stay in the LDD system for DRA and CDBG packaging and still send FEMA, USDA, and TAP work down the direct channels. That is normal.

6. If the Board wants a different administrator on a future CDBG round, say so in minutes before the next MDA cycle. Changing mid-project on an open award needs the grantor's sign-off or the Town can lose the file.

What he should not do:

1. Demand that NCPDD "reimburse the grants" as if the 501(c)(3) stole an entitlement. There is no published ledger that shows NCPDD received North Carrollton awards as the named recipient and then failed to remit them.

2. Mix this with Bank of Winona CDFI awards. Different payee, different file.

3. Accuse a person of fraud on the strength of bad onboarding advice. Bad advice is common. Withholding a Town award after it was written to the Town would be a different fact pattern, and that fact is not in the public pages yet.

The useful correction for the mayor is this:

NCPDD was a vendor and a packager, not the Town's grantor. The Town was supposed to keep the award letters, the draws, and the official file.

If those papers are thin, the fix is to reconstruct them from MDA, FEMA, DRA, and the Town clerk, then decide project by project whether to finish the work, replace the administrator, or close out. That is the version that matches both what he was told and what the records actually show.

> On Sep 9, 2026, at 11:54 AM, Rebecca Bruckner <bdesigned@mac.com> wrote:
>
> <WINONA-BANK-AND-NCPDD-CONNECTION.pdf>
>
> <NCPDD-WINONA-GRANTS-PAYOUTS-2021-2026.pdf>
>
> <winona-ncpdd-variables-and-citations.md>
>
> <104-EAST-MAIN-BUILDING.pdf>

> <Carroll County Current Property Tax - <a href="http-:www.carrollcountyms.org">Ta.pdf>
>
> <NCPDD-Grant-Money-Brief-North-Carrollton-Carrollton-Carroll-County.pdf>
>
> Thank you,
> Becky Bruckner

[telephone number redacted]