



**Meeting of the Housing and
Redevelopment Authority
Held at the Elk River City Hall
Monday, November 3, 2025**

Members Present: Chair Dennis Chuba, Commissioner John Dietz, Commissioner Lynn Caswell, Commissioner Mel Beaudry, Commissioner Nate Ovall

Members Absent: None.

Staff Present: Economic Development Director Brent O'Neil, Economic Development Specialist Joshua Mollan, and Recording Secretary Katie Porath

1. CALL MEETING TO ORDER

Pursuant to due call and notice thereof, the meeting was called to order at 5:30 p.m.

2. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

3. CONSIDER AGENDA

Mr. O'Neil commented that there should have been no work session listed on the agenda. He also added that an "Open Discussion" section was added to the agenda for staff or commission discussion.

Moved by Commissioner Dietz and seconded by Commissioner Beaudry to approve the agenda, as amended. Motion carried 5-0.

4. CONSENT AGENDA

Moved by Commissioner Caswell and seconded by Commissioner Dietz to approve the following consent items as outlined in their respective staff reports. Motion carried 5-0.

4.1 DRAFT Minutes - October 6, 2025

4.2 Check Register

4.3 Balance Sheet

4.4 Revenue/Expenditure Reports

5. OPEN FORUM

No one appeared for open forum.

6. GENERAL BUSINESS

6.1 Housing Rehabilitation Loan Program Update

Mr. Mollan stated that the packet listed \$150,000 available but, with the loan in June 2025, the amount is reduced to roughly \$140,000. Mr. Mollan stated he had received some inquiries from the Center for Energy and Environment (CEE) which may result in new loans by the new year.

Mr. Mollan also mentioned that the contract with the CEE expires at the end of 2025. The CEE origination fee is proposed to increase \$75 per loan. The Commission was in favor of continuing the agreement and an agreement will come to a future HRA meeting for approval.

Chair Chuba asked if the agreement should be longer than one year. Mr. O'Neil stated that having the agreement annually gives more flexibility.

7. OPEN DISCUSSION

Mr. O'Neil stated that Associated Oral and Maxillofacial Surgeons (AOMS) have moved into their building. Mr. Mollan has worked to complete an agreement with Main Street Family Services to distribute \$50,000 of Statewide Affordable Housing Aid (SAHA) funds to the group over 18 months.

Mr. O'Neil stated that he has continued a conversation with Habitat for Humanity on a list of potential sites. Habitat for Humanity would want a decision on a site by spring 2026 in order to work with the school district on their timeline.

Commissioner Beaudry clarified that Habitat for Humanity was looking for a lot, not a building to remodel. Mr. O'Neil confirmed that the lot in question would require demo and cleanup.

8. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Beaudry and seconded by Commissioner Dietz to adjourn the meeting. Motion carried 5-0.

The regular meeting adjourned at 5:38 p.m. Chair Chuba called the work session to order at 5:40 p.m.

9. CLOSED MEETING

Commissioners Present: Chair Dennis Chuba, Commissioner Nate Ovall, Commissioner Mel Beaudry, Commissioner Lynn Caswell, Commissioner John Dietz

Staff Present: Economic Development Director Brent O'Neil, Economic Development Specialist Josh Mollan, and Recording Secretary Katie Porath

Chair Chuba read the following statement:

9.1 Statement to be read by the Chair:

"The Housing and Redevelopment Authority will be holding a closed meeting per MN Statute 13D.05, subd. 3(c)(3) to develop or consider offers or counteroffers for the purchase or sale of real property. The properties being discussed are within The Village of Elk River plat:

- PID 75-00405-1110, 365 Jackson Ave NW
- PID 75-00405-1115, unaddressed
- PID 75-00405-1155, 618 Railroad Dr NW
- PID 75-00405-1120, 616 Railroad Dr NW
- PID 75-00405-1135, 612 Railroad Dr NW
- PID 75-00405-1150, 600 Railroad Dr NW

9.2 Motion Calling Closed Meeting

Moved by Commissioner Ovall and seconded by Commissioner Caswell to call the closed meeting to order. Motion carried 5-0.

9.3 Hold Closed Meeting

9.4 Motion to Adjourn Closed Meeting

Moved by Commissioner Caswell and seconded by Commissioner Dietz to adjourn the closed meeting. Motion carried 5-0.

The meeting adjourned at 6:16 p.m.

Minutes prepared by Katie Porath.



Denny Chuba, Chair



Tina Allard, City Clerk