



Housing and Redevelopment Authority

Monday, February 2, 2026

5:30 PM

Elk River City Hall

Regular Meeting & Work Session Agenda

- Regular meeting in Council Chambers
- Work Session meeting in Upper Town Conference Room immediately following regular meeting

1. CALL MEETING TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CONSIDER AGENDA

4. CONSENT AGENDA

Considered to be routine and noncontroversial and will be approved by one motion. There will be no separate discussion of these items unless there is a request to remove the item from the consent agenda to the regular agenda.

4.1 DRAFT Minutes - January 5, 2026

4.2 Check Register

4.3 Balance Sheet December 2025

4.4 Revenue/Expenditure Reports December 2025

4.5 Balance Sheet January 2026

4.6 Revenue/Expenditure Reports January 2026

5. OPEN FORUM

An opportunity to provide comments and feedback regarding items not on the agenda. Information provided in Open Forum will not be discussed at this meeting; rather, the information will be referred to staff and/or scheduled for discussion at a future meeting.

6. GENERAL BUSINESS

Items in which the information is presented by city staff or consultants, then deliberation and action occur. General Business items are not opportunities to receive or provide public input. However, the presiding officer may, at its sole discretion, solicit public feedback.

6.1 SAHA - Main Street Family Services Allocation Update

6.2 Housing Rehabilitation Loan Program Update

6.3 Discuss Regular Meeting Schedule

7. OPEN DISCUSSION

This section is reserved for the board and staff to discuss relevant topics, updates, and other non-action items of the board.

8. MOTION TO ADJOURN REGULAR MEETING

9. WORK SESSION

Work Sessions are less formal meetings to encourage dialog. Official action or votes are not typically taken. At the conclusion of a discussion, a simple consensus provides staff direction for execution of the item. This portion of the agenda is audio recorded but not video recorded or broadcast. Work Sessions are open to the public; however, visitors who wish to provide input must be invited by the presiding officer, assume a seat at the discussion table and provide their full name and address for the official record.

9.1 King Avenue Parking Lot Plans

10. MOTION TO ADJOURN

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





**Meeting of the Housing and
Redevelopment Authority
Held at the Elk River City Hall
Monday, January 5, 2026**

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

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. OATH OF OFFICE

2.1 Commissioner Nate Ovall

The oath of office was administered to Commissioner Nate Ovall.

3. PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

4. CONSIDER AGENDA

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

5. ANNUAL MEETING BUSINESS

5.1 Annual Election of Officers

Chair Chuba announced his intention to resign from the HRA board and said he'd serve until a replacement is appointed.

Commissioner Beaudry nominated Nate Ovall for the position of chair.

Moved by Commissioner Beaudry and seconded by Commissioner Dietz to nominate and elect Nate Ovall as the HRA Chair for 2026. Motion carried 5-0.

Moved by Commissioner Ovall and seconded by Commissioner Caswell to nominate and elect the HRA Vice Chair for 2026. Motion carried 5-0.

Moved by Chair Chuba and seconded by Commissioner Ovall to nominate and elect the HRA Secretary for 2026. Motion carried 5-0.

5.2 Committee Appointments

Moved by Commissioner Dietz and seconded by Commissioner Beaudry to designate Commissioners Nate Ovall and Lynn Caswell to serve on the EDA-HRA Joint Finance Committee for 2026. Motion carried 5-0.

5.3 Annual Review of Bylaws and Enabling Resolution

The Commission had no changes to the bylaws or enabling resolution at this time.

5.4 2026 Meeting Schedule

Moved by Commissioner Dietz and seconded by Commissioner Caswell to set the regular meeting schedule of the HRA for 2026. Motion carried 5-0.

Commissioner Beaudry remembered a past discussion about changing the day of the month the HRA board meets. Mr. O'Neil discussed some options, including having the HRA and EDA meet on the same day, either in conjunction with a council meeting or on a different night.

Commissioner Dietz stated that the council may object to having meetings on an additional day in the month.

Mr. O'Neil stated, if the Commission was interested, they could continue this discussion. Commissioner Beaudry was not in favor of making a change.

6. 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.

6.1 DRAFT Minutes - December 1, 2025

6.2 Check Register

6.3 Balance Sheet

6.4 Revenue/Expenditure Reports

7. OPEN FORUM

No one appeared for open forum.

8. GENERAL BUSINESS

8.1 Housing Rehabilitation Loan Program Update

Mr. Mollan stated all accounts look good and there are no new loans.

Mr. O'Neil followed up on Commission questions regarding Center for Energy and Environment (CEE) fees. The HRA pays a per-loan origination fee and the borrower pays a 1% origination fee to cover what the CEE needs to close the loan.

Point of Order: Commissioner Ovall referenced the Consent Agenda and observed that the Balance Sheet and Revenue/Expenditure Reports from the packet were for the EDA rather than the HRA.

Staff recommended amending the approval of the Consent Agenda to remove these items.

Moved by Commissioner Dietz and seconded by Commissioner Caswell to remove Item 6.3 Balance Sheet and 6.4 Revenue/Expenditure Reports from the approved Consent Agenda. Motion carried 5-0.

9. OPEN DISCUSSION

Mr. O'Neil updated the HRA that he had received some contacts from residential developers. He also stated a TIF application may be coming to the Joint Finance Commission in the next couple months.

10. MOTION TO ADJOURN

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

The meeting adjourned at 5:51 p.m.

Minutes prepared by Katie Porath.

Denny Chuba, Chair

Jolene Richter, Deputy City Clerk

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number
CENTER FOR ENERGY & ENVIRONMENT								
910								
27577	1	FORREST - 11137 167TH AVE. NW	Invoice	11/15/2025	12/15/2025	35,000.00	35,000.00	910-1190
27577	2	ORINATION FEE - FORREST	Invoice	11/15/2025	12/15/2025	750.00	750.00	910-4-6100-4409
Total 13846 CENTER FOR ENERGY & ENVIRONMENT:						35,750.00	35,750.00	
Total 910:						35,750.00	35,750.00	
GILLETTE SIGNWORKS LLC								
910								
7378	1	NAME PLATE - DAVE KLUTCH	Invoice	01/22/2026	02/21/2026	27.00	27.00	910-4-6100-4201
Total 19953 GILLETTE SIGNWORKS LLC:						27.00	27.00	
Total 910:						27.00	27.00	
GOLDEN SHOVEL AGENCY LLC								
910								
INV-2026001	1	GATEKEEPER SERVICE-HRA	Invoice	01/15/2026	02/14/2026	6,228.00	6,228.00	910-4-6100-4349
Total 12878 GOLDEN SHOVEL AGENCY LLC:						6,228.00	6,228.00	
Total 910:						6,228.00	6,228.00	
J P COOKE CO								
910								
913441	1	SIGNATURE STAMP-HRA/OVALL	Invoice	01/12/2026	02/11/2026	55.30	55.30	910-4-6100-4201
Total 15025 J P COOKE CO:						55.30	55.30	
Total 910:						55.30	55.30	
Total :						42,060.30	42,060.30	
Grand Totals:						42,060.30	42,060.30	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
910-1190	35,000.00	.00	35,000.00
910-4-6100-4201	82.30	.00	82.30
910-4-6100-4349	6,228.00	.00	6,228.00
910-4-6100-4409	750.00	.00	750.00
Grand Totals:	42,060.30	.00	42,060.30

Summary by General Ledger Posting Period

<u>GL Posting Period</u>	<u>Debit</u>	<u>Credit</u>	<u>Net</u>
12/25	35,750.00	.00	35,750.00
01/26	6,310.30	.00	6,310.30
Grand Totals:	<u>42,060.30</u>	<u>.00</u>	<u>42,060.30</u>

CITY OF ELK RIVER

Balance Sheet

December 31, 2025

Fund 910 - HRA

Assets

910-1000	Cash - HRA	1,769,709.56
910-1190	Loans Receivable	153,650.15
910-1193	Forgivable Loan	75,000.00
910-1194	Allow for Forgivable Loan	(75,000.00)
910-1195	Note Receivable	400,000.00
910-1310	Due From Other Funds	148,310.75

Total Assets 2,471,670.46

Liabilities

910-2020	A/P - HRA	9,252.31
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Total Liabilities 9,252.31

Fund Equity

910-2400	Fund Balance	2,176,896.63
	Revenues over Expenditures - YTD	285,521.52

Total Fund Equity 2,462,418.15

Total Liabilities & Equity 2,471,670.46

CITY OF ELK RIVER
 Revenues with Comparison to Budget
 For the Month Ending December 31, 2025

Fund 910 - HRA

		Period Actual	YTD Actual	Budget	Unearned	PCNT
910-3-0000-3111	Property Taxes	205,064.94	432,551.31	439,950.00	(7,398.69)	98%
910-3-0000-3322	MV Credit	115.04	230.09	-	230.09	#DIV/0!
910-3-0000-3621	Interest Income	4,281.78	49,300.28	5,000.00	44,300.28	986%
	Total Fund Revenue	209,461.76	482,081.68	444,950.00	37,131.68	108%

CITY OF ELK RIVER
Expenditures with Comparison to Budget
For the Month Ending December 31, 2025

Fund 910 - HRA

	Period Actual	YTD Actual	Budget	Unearned	PCNT
910-4-6100-4101 Regular Pay	13,502.77	83,110.49	87,200.00	(4,089.51)	95%
910-4-6100-4103 Part-time Pay	750.00	2,925.00	-	2,925.00	0%
910-4-6100-4104 PERA	1,012.70	6,236.72	6,550.00	(313.28)	95%
910-4-6100-4105 FICA	837.18	5,171.60	5,400.00	(228.40)	96%
910-4-6100-4107 Medicare	195.80	1,211.66	1,250.00	(38.34)	97%
910-4-6100-4108 Insurance	1,927.20	12,283.20	17,000.00	(4,716.80)	72%
910-4-6100-4109 Workers Comp	-	348.00	450.00	(102.00)	77%
910-4-6100-4201 Office Supplies	-	154.64	50.00	104.64	309%
910-4-6100-4219 Operating Supplies	-	-	500.00	(500.00)	0%
910-4-6100-4304 Legal Fees	1,554.00	2,461.50	6,500.00	(4,038.50)	38%
910-4-6100-4319 Professional Services	-	-	27,000.00	(27,000.00)	0%
910-4-6100-4322 Postage	-	2.86	50.00	(47.14)	6%
910-4-6100-4331 Travel, Conferences & Schools	53.48	83.83	200.00	(116.17)	42%
910-4-6100-4349 Advertising/Marketing	-	7,277.96	9,500.00	(2,222.04)	77%
910-4-6100-4359 Publishing	86.00	172.00	300.00	(128.00)	57%
910-4-6100-4401 Bldg Repair/Maint Services	-	3,001.14	4,000.00	(998.86)	75%
910-4-6100-4404 Software Services	-	5,211.00	6,500.00	(1,289.00)	80%
910-4-6100-4409 Contractual Services	102.00	23,908.56	27,000.00	(3,091.44)	89%
910-4-6100-4433 Dues & Subscriptions	-	-	2,500.00	(2,500.00)	0%
910-4-6100-4440 Miscellaneous	-	-	200,000.00	(200,000.00)	0%
910-4-6100-4721 Transfer-General Fund	-	39,000.00	39,000.00	-	100%
910-4-6100-4735 Transfer-EDA	-	4,000.00	4,000.00	-	100%
Total Fund Expenditures	20,021.13	196,560.16	444,950.00	(248,389.84)	44%
Net Revenue Over Expenditures	189,440.63	285,521.52	-	285,521.52	0%

CITY OF ELK RIVER

Balance Sheet
January 31, 2026

Fund 910 - HRA

<u>Assets</u>			
910-1000	Cash - HRA	1,765,655.88	
910-1190	Loans Receivable	153,650.15	
910-1193	Forgivable Loan	75,000.00	
910-1194	Allow for Forgivable Loan	(75,000.00)	
910-1195	Note Receivable	400,000.00	
910-1310	Due From Other Funds	143,229.98	
		<hr/>	
	Total Assets		<u><u>2,462,536.01</u></u>
<u>Fund Equity</u>			
910-2400	Fund Balance	<u>2,462,536.01</u>	
	Total Fund Equity		<u><u>2,462,536.01</u></u>
	Total Liabilities & Equity		<u><u>2,462,536.01</u></u>

CITY OF ELK RIVER
 Revenues with Comparison to Budget
 For the Month Ending January 31, 2026

Fund 910 - HRA

		Period Actual	YTD Actual	Budget	Unearned	PCNT
910-3-0000-3111	Property Taxes	-	-	469,450.00	(469,450.00)	0%
910-3-0000-3621	Interest Income	-	-	40,000.00	(40,000.00)	0%
	Total Fund Revenue	-	-	509,450.00	(509,450.00)	0%

CITY OF ELK RIVER
 Expenditures with Comparison to Budget
 For the Month Ending January 31, 2026

Fund 910 - HRA

	Period Actual	YTD Actual	Budget	Unearned	PCNT
910-4-6100-4101	-	-	92,000.00	(92,000.00)	0%
910-4-6100-4103	-	-	4,500.00	(4,500.00)	0%
910-4-6100-4104	-	-	6,950.00	(6,950.00)	0%
910-4-6100-4105	-	-	6,000.00	(6,000.00)	0%
910-4-6100-4107	-	-	1,400.00	(1,400.00)	0%
910-4-6100-4108	-	-	20,750.00	(20,750.00)	0%
910-4-6100-4109	-	-	450.00	(450.00)	0%
910-4-6100-4112	-	-	500.00	(500.00)	0%
910-4-6100-4201	-	-	100.00	(100.00)	0%
910-4-6100-4304	-	-	3,000.00	(3,000.00)	0%
910-4-6100-4319	-	-	30,000.00	(30,000.00)	0%
910-4-6100-4331	-	-	1,000.00	(1,000.00)	0%
910-4-6100-4349	-	-	9,750.00	(9,750.00)	0%
910-4-6100-4359	-	-	500.00	(500.00)	0%
910-4-6100-4401	-	-	500.00	(500.00)	0%
910-4-6100-4404	-	-	7,500.00	(7,500.00)	0%
910-4-6100-4409	-	-	27,000.00	(27,000.00)	0%
910-4-6100-4433	-	-	2,500.00	(2,500.00)	0%
910-4-6100-4510	-	-	200,000.00	(200,000.00)	0%
910-4-6100-4530	-	-	50,000.00	(50,000.00)	0%
910-4-6100-4721	-	-	40,550.00	(40,550.00)	0%
910-4-6100-4735	-	-	4,500.00	(4,500.00)	0%
Total Fund Expenditures	-	-	509,450.00	(509,450.00)	0%
Net Revenue Over Expenditures	-	-	-	-	0%



Request for Action

To
Housing and Redevelopment Authority

Item Number
6.1

Meeting Date
February 2, 2026

Prepared By
Joshua Mollan, Economic Development Specialist

Item Description
SAHA - Main Street Family Services Allocation
Update

Reviewed by
Brent O'Neil
Cal Portner

Action Requested

Receive an update on Main Street Family Service's Statewide Affordable Housing Aid (SAHA) allocation.

Background/Discussion

In November, the first \$10,000 installment of Elk River's SAHA allocation was issued to Main Street Family Services. Through January 15, \$9,080.50 has been deployed to assist seven Elk River households in need of housing support. The individual amounts ranged from \$250 to \$2,500 for various requests, including late rent/eviction notices, water bills, and utility bills.

The next \$10,000 installment is scheduled for issuance to Main Street Family Services in February.

Financial Impact

N/A

Mission/Policy/Goal

Provide and support suitable housing for the community.

Attachments

None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





Request for Action

To
Housing and Redevelopment Authority

Item Number
6.2

Meeting Date
February 2, 2026

Prepared By
Joshua Mollan, Economic Development Specialist

Item Description
Housing Rehabilitation Loan Program Update

Reviewed by
Brent O'Neil
Cal Portner

Action Requested
Receive updates on the Housing Rehabilitation Loan Program.

Background/Discussion
CEE reports that all accounts are current, and the HRA's portfolio is performing as expected with no delinquencies or late payments.

There have been no new loans issued during this period. \$150,000 remains available for new loan disbursements in 2026.

Financial Impact
N/A

Mission/Policy/Goal
Improve housing stock by offering incentives or programs to repair or maintain residential properties.

- Attachments**
1. CEE Monthly Loan Activity Summary
 2. CEE Monthly Loan Servicing Report

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity

CEE Monthly Loan Activity Summary

2/2/26

Loan #	Loan Amount	Contract	Maturity	Status	Rate	Nov Pymt	Dec Pymt	Balance
19-015204	\$ 22,069.00	1/25/2017	1/1/2027	Current	2.50%	\$ 208.04	\$ 208.04	\$ 2,607.22
19-015209	\$ 19,665.00	9/22/2017	9/1/2027	Current	2.75%	\$ 187.63	\$ 187.63	\$ 3,733.66
19-015217	\$ 21,640.00	5/4/2018	5/1/2033	Current	4.25%	\$ 162.79	\$ 162.79	\$ 12,441.44
19-016564	\$ 15,252.22	7/15/2019	7/15/2029	Current	4.00%	\$ 154.43	\$ 154.43	\$ 6,180.64
23-029012	\$ 34,749.06	4/21/2023	4/21/2038	Current	4.00%	\$ 260.00	\$ 260.00	\$ 29,890.61
23-028654	\$ 33,925.67	6/16/2023	6/16/2038	Closed	4.00%	\$ 28,639.09	\$ -	\$ -
23-029085	\$ 30,223.00	6/20/2023	6/20/2033	Current	4.00%	\$ 306.00	\$ 306.00	\$ 23,763.18
23-029618	\$ 23,780.00	10/2/2023	10/2/2038	Current	4.00%	\$ -	\$ 201.00	\$ 16,979.30
24-032189	\$ 19,290.00	4/22/2024	4/22/2039	Current	4.00%	\$ 142.69	\$ 142.69	\$ 17,657.01
24-033299	\$ 35,000.00	4/22/2024	4/22/2039	Current	4.00%	\$ 258.90	\$ 258.90	\$ 32,039.44
25-039214	\$ 8,151.00	6/23/2025	6/23/2028	Current	4.00%	\$ 240.66	\$ 240.66	\$ 6,854.30
25-040378	\$ 35,000.00	10/3/2025	10/3/2040	Current	4.00%	\$ -	\$ 258.90	\$ 34,715.62
Total	\$ 298,744.95					\$ 30,560.23	\$ 2,381.04	\$ 186,862.47



CITY OF ELK RIVER LOAN SERVICING REPORT

December 2025

Data Set: January 1st, 2026

CONTENTS



- 1 Invoice Report
- 2 Trial Balance Report (Loan Detail)
- 3 New Loan Count
- 4 Total Loan Count (Monthly Detail)
- 5 Trial Balance Report (Monthly Detail in USD)
- 6 Monthly Payment Collection Per Loan
- 7 Total Payment Collection in USD (Monthly Detail)
- 8 Total Principal Collection in USD (Monthly Detail)
- 9 Total Interest Collection in USD (Monthly Detail)

CITY OF ELK RIVER
 INVOICE SUMMARY
 Detail for December 2025

POOL	TOTAL COUNT OF ACTIVE LOANS	COUNT OF NEW LOANS	COUNT OF ACTIVE AMORTIZING LOANS	COUNT OF ACTIVE DEFERRED LOANS	COUNT OF ACTIVE DELINQUENT LOANS	COUNT OF PAYOFFS RECEIVED	TOTAL AMOUNT RECEIVED	PRINCIPAL RECEIVED	INTEREST RECEIVED	LATE FEES AND OTHER FEES RECEIVED	3RD PARTY FEES COLLECTED	NEW LOAN FEES	DELINQUENCY MANAGEMENT FEES	SATISFACTION DRAFTING FEES	SERVICING FEES	TOTAL FEES TO SERVICER	FUNDS TO THE CITY OF ELK RIVER
HRA REHAB	11	0	11	0	0	0	\$2,381.04	\$1,758.93	\$621.11	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$66.00	\$67.00	\$2,314.04
Grand Total	11	0	11	0	0	0	\$2,381.04	\$1,758.93	\$621.11	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$66.00	\$67.00	\$2,314.04

CITY OF ELK RIVER

PAYMENT BREAKDOWN PER LOAN

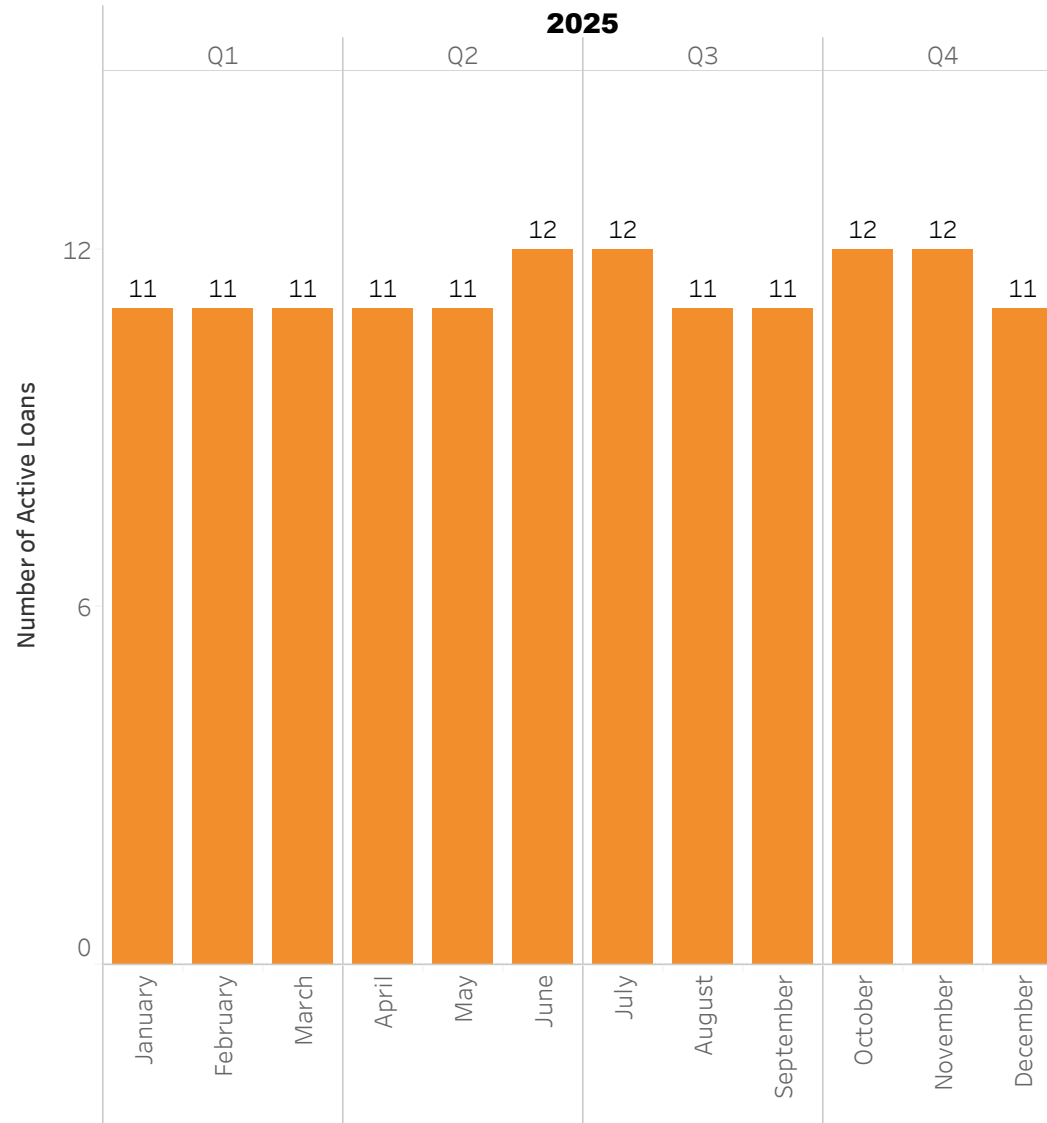
Detail for December 2025

Source Company	Loan #	Address	TOTAL AMOUNT RECEIVED	PRINCIPAL RECEIVED	INTEREST RECEIVED	LATE FEES AND OTHER FEES RECEIVED	3RD PARTY FEES COLLECTED
ELK RIVER	19-015204	1420 5TH ST NW	\$208.04	\$202.26	\$5.78	\$0.00	\$0.00
	19-015209	609 GATES AVE NW	\$187.63	\$178.79	\$8.84	\$0.00	\$0.00
	19-015217	1811 MAIN ST	\$162.79	\$118.92	\$43.87	\$0.00	\$0.00
	19-016564	403 3RD ST NW	\$154.43	\$133.67	\$20.76	\$0.00	\$0.00
	23-029012	18990 TWIN LAKES RD NW	\$260.00	\$161.20	\$98.80	\$0.00	\$0.00
	23-029085	17931 GARY ST NW	\$306.00	\$227.13	\$78.87	\$0.00	\$0.00
	23-029618	13366 181ST LN NW	\$201.00	\$139.96	\$60.04	\$0.00	\$0.00
	24-032189	14270 191ST AVE NW	\$142.69	\$84.36	\$58.33	\$0.00	\$1.00
	24-033299	17812 CONCORD CT NW	\$258.90	\$153.06	\$105.84	\$0.00	\$0.00
	25-039214	18471 TROTT BROOK PKWY NW	\$240.66	\$226.70	\$13.96	\$0.00	\$0.00
	25-040378	11137 167TH AVE NW	\$258.90	\$132.88	\$126.02	\$0.00	\$0.00
Grand Total			\$2,381.04	\$1,758.93	\$621.11	\$0.00	\$1.00

CITY OF ELK RIVER
 TRIAL BALANCE REPORT
 Monthly Detail

Loan #	Address	2025											
		Q1			Q2			Q3			Q4		
		January	February	March	April	May	June	July	August	September	October	November	December
19-015215	606 JEFFERSON LN NW	\$1,127.92	\$937.75	\$747.03	\$556.12	\$364.75	\$173.14	\$0.00					
19-015204	1420 5TH ST NW	\$4,808.51	\$4,610.69	\$4,411.49	\$4,212.82	\$4,013.44	\$3,813.92	\$3,613.72	\$3,413.35	\$3,212.56	\$3,011.12	\$3,011.12	\$2,607.22
19-015209	609 GATES AVE NW	\$5,676.95	\$5,502.58	\$5,326.56	\$5,151.37	\$4,975.38	\$4,799.37	\$4,622.59	\$4,445.76	\$4,268.51	\$4,090.53	\$3,912.45	\$3,733.66
19-015217	1811 MAIN ST	\$13,721.08	\$13,607.82	\$13,489.39	\$13,375.30	\$13,259.23	\$13,144.29	\$13,027.42	\$12,911.66	\$12,795.48	\$12,677.39	\$12,560.36	\$12,441.44
19-016564	403 3RD ST NW	\$7,624.26	\$7,495.73	\$7,364.30	\$7,234.89	\$7,104.25	\$6,973.95	\$6,842.45	\$6,711.27	\$6,579.64	\$6,446.84	\$6,314.31	\$6,180.64
23-029012	18990 TWIN LAKES RD NW	\$31,621.94	\$31,469.37	\$31,305.94	\$31,152.29	\$30,994.71	\$30,840.01	\$30,681.40	\$30,525.64	\$30,369.34	\$30,209.18	\$30,051.81	\$29,890.61
23-028654	13222 179 1/2 AVE NW	\$30,339.90	\$30,142.97	\$29,935.46	\$29,737.16	\$29,534.93	\$29,335.27	\$29,131.71	\$28,930.68	\$28,728.96	\$28,523.41	\$0.00	
23-029085	17931 GARY ST NW	\$26,210.46	\$25,993.50	\$25,767.26	\$25,548.80	\$25,326.80	\$25,106.84	\$24,883.38	\$24,661.92	\$24,439.70	\$24,214.05	\$23,990.31	\$23,763.18
23-029618	13366 181ST LN NW	\$19,573.56	\$19,573.56	\$19,142.21	\$18,700.94	\$18,262.42	\$18,126.46	\$18,003.93	\$17,555.23	\$17,405.25	\$17,119.26	\$17,119.26	\$16,979.30
24-032189	14270 191ST AVE NW	\$18,562.22	\$18,482.59	\$18,396.61	\$18,316.42	\$18,233.95	\$18,153.21	\$18,070.20	\$17,988.90	\$17,907.32	\$17,823.51	\$17,741.37	\$17,657.01
24-033299	17812 CONCORD CT NW	\$33,681.81	\$33,537.34	\$33,381.35	\$33,235.85	\$33,086.22	\$32,939.72	\$32,789.12	\$32,641.61	\$32,493.60	\$32,341.53	\$32,192.50	\$32,039.44
25-039214	18471 TROTT BROOK PKWY NW						\$8,151.00	\$7,935.35	\$7,721.65	\$7,509.76	\$7,290.49	\$7,081.00	\$6,854.30
25-040378	11137 167TH AVE NW										\$35,000.00	\$35,000.00	\$34,715.62
Grand Total		\$192,948.61	\$191,353.90	\$189,267.60	\$187,221.96	\$185,156.08	\$191,557.18	\$189,601.27	\$187,507.67	\$185,710.12	\$218,747.31	\$188,974.49	\$186,862.42

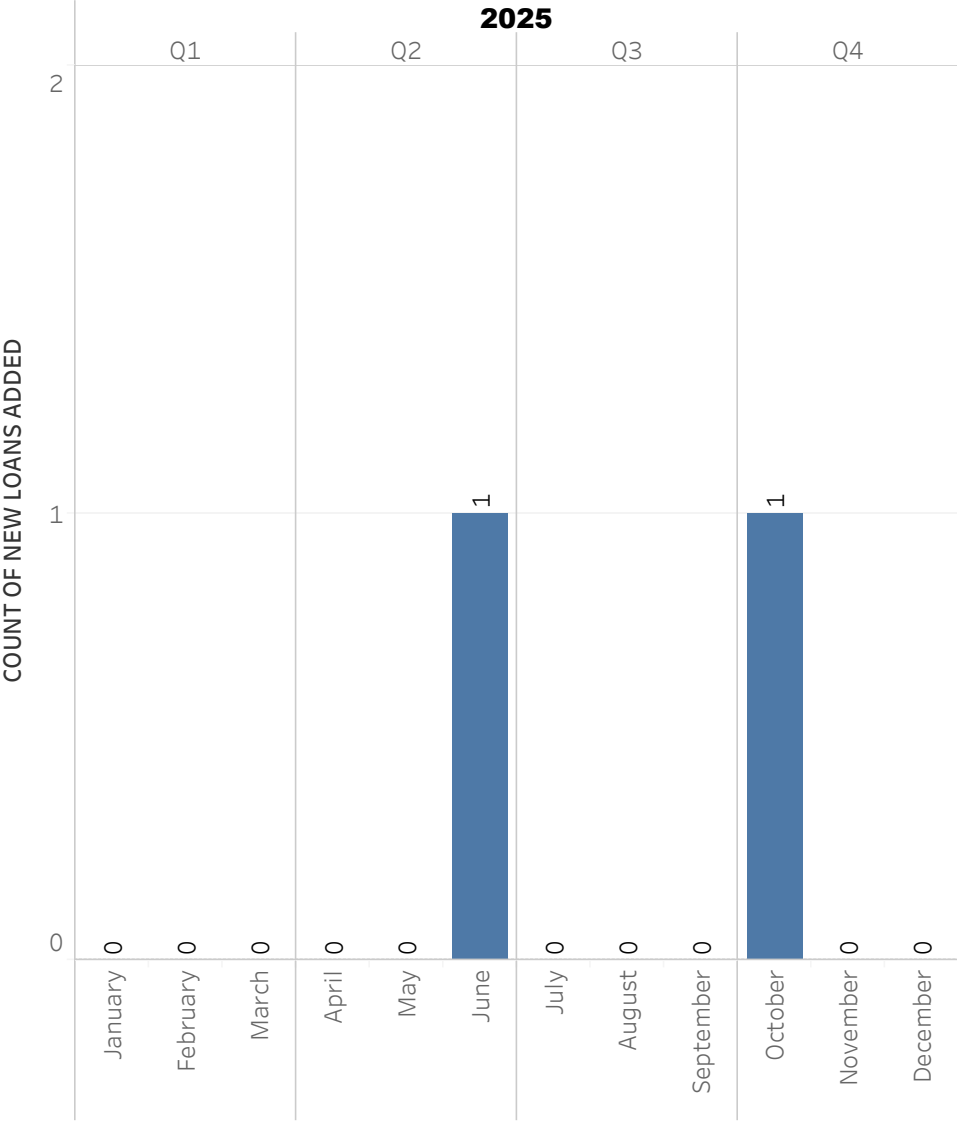
CITY OF ELK RIVER
TOTAL LOAN COUNT
Monthly Detail



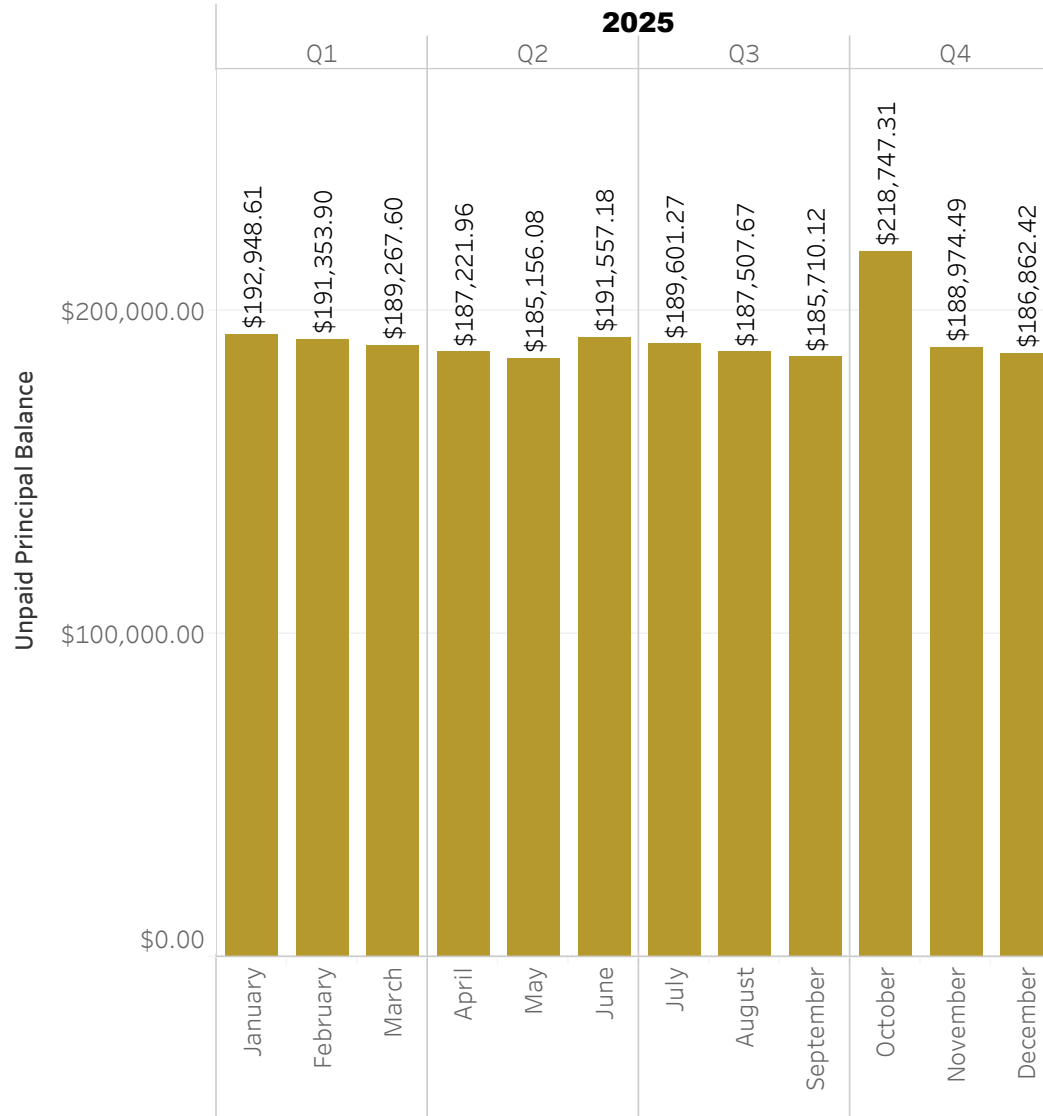
CITY OF ELK RIVER

NEW LOAN COUNT

Monthly Detail



CITY OF ELK RIVER
TRIAL BALANCE
 Monthly Detail in USD



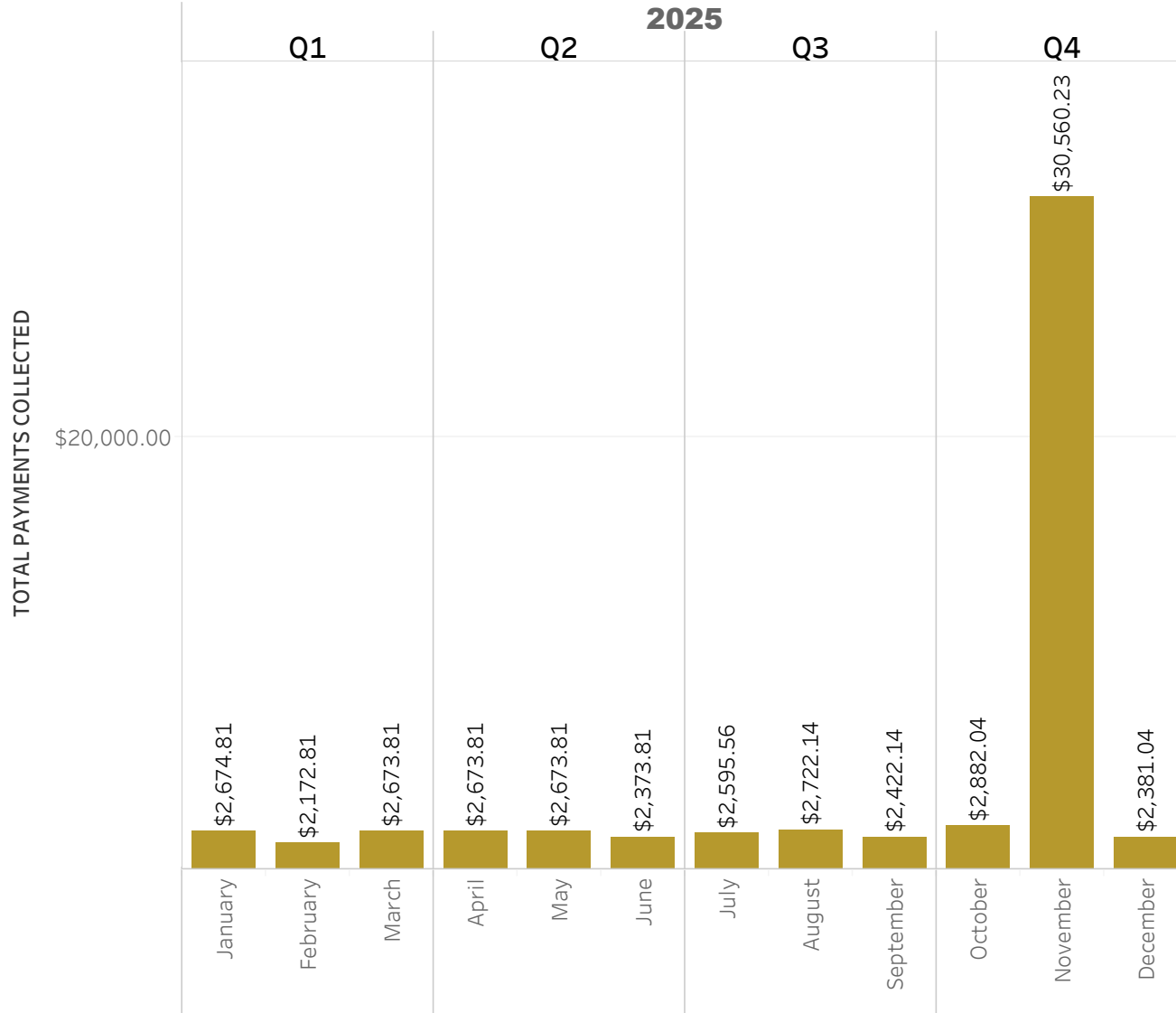
CITY OF ELK RIVER

PAYMENT COLLECTION PER LOAN

Monthly Detail

			2025											
			Q1			Q2			Q3			Q4		
			January	February	March	April	May	June	July	August	September	October	November	December
ELK RIVER	19-015204	1420 5TH ST NW	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04	\$208.04
	19-015209	609 GATES AVE NW	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63	\$187.63
	19-015215	606 JEFFERSON LN NW	\$192.33	\$192.33	\$192.33	\$192.33	\$192.33	\$192.33	\$173.42					
	19-015217	1811 MAIN ST	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79	\$162.79
	19-016564	403 3RD ST NW	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43	\$154.43
	23-028654	13222 179 1/2 AVE NW	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$300.00	\$28,639.09	
	23-029012	18990 TWIN LAKES RD NW	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00	\$260.00
	23-029085	17931 GARY ST NW	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00	\$306.00
	23-029618	13366 181ST LN NW	\$502.00	\$0.00	\$501.00	\$501.00	\$501.00	\$201.00	\$201.00	\$501.00	\$201.00	\$402.00	\$0.00	\$201.00
	24-032189	14270 191ST AVE NW	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69	\$142.69
	24-033299	17812 CONCORD CT NW	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90
	25-039214	18471 TROTT BROOK PKWY NW						\$0.00	\$240.66	\$240.66	\$240.66	\$240.66	\$240.66	\$240.66
	25-040378	11137 167TH AVE NW										\$258.90	\$0.00	\$258.90
Grand Total			\$2,674.81	\$2,172.81	\$2,673.81	\$2,673.81	\$2,673.81	\$2,373.81	\$2,595.56	\$2,722.14	\$2,422.14	\$2,882.04	\$30,560.23	\$2,381.04

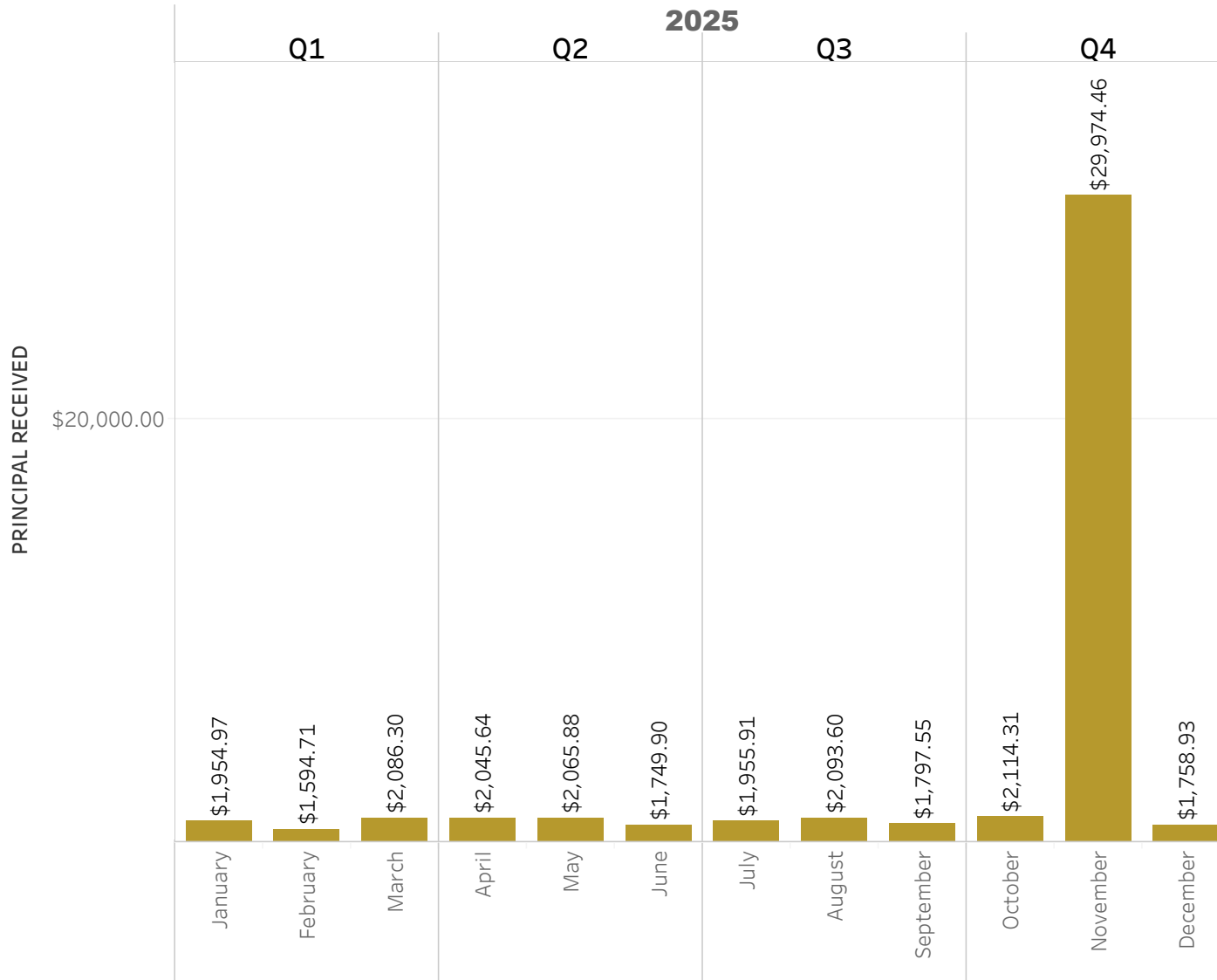
CITY OF ELK RIVER
 TOTAL PAYMENT COLLECTION (USD)
 Monthly Detail



CITY OF ELK RIVER

TOTAL PRINCIPAL COLLECTION (USD)

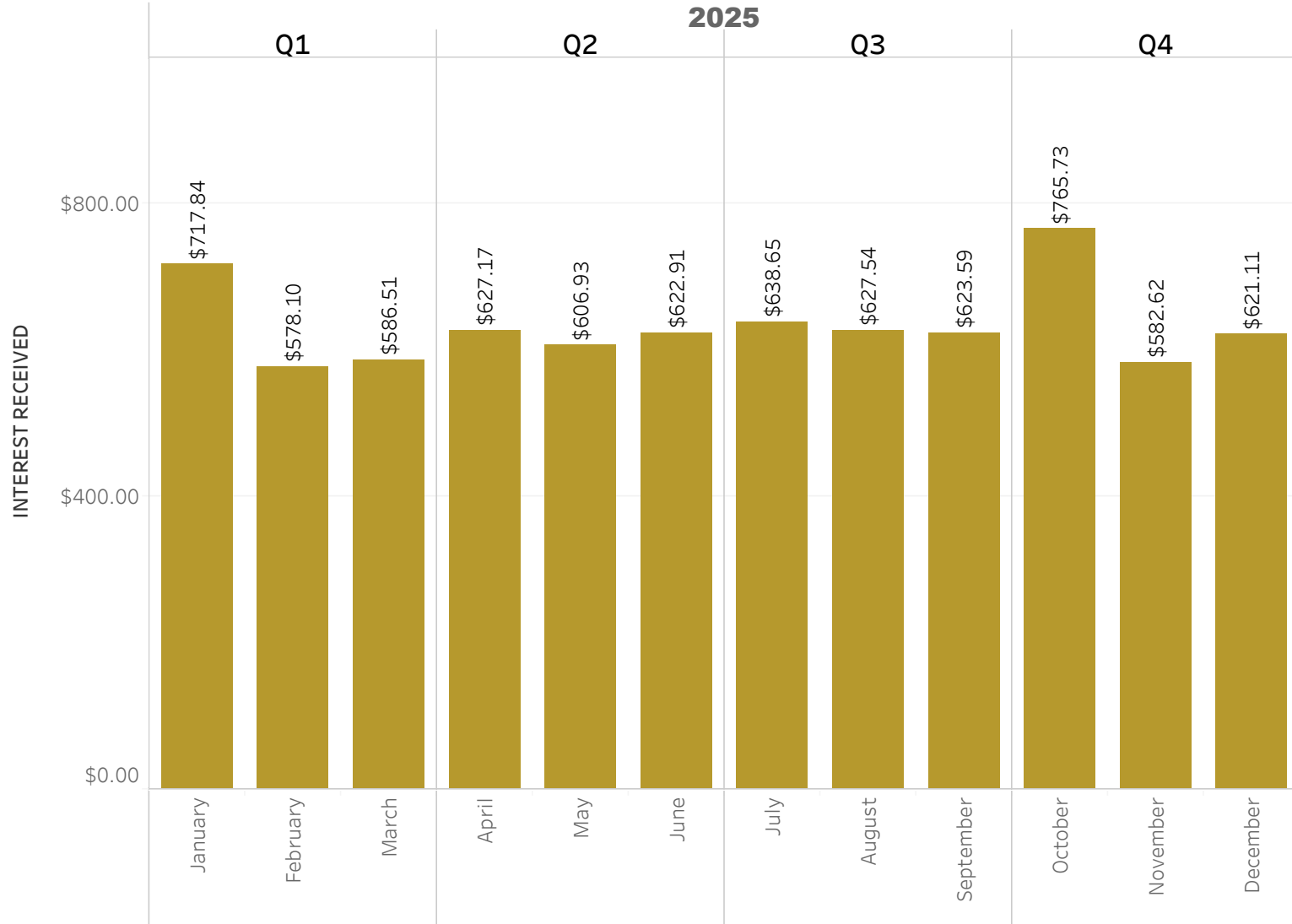
Monthly Detail



CITY OF ELK RIVER

TOTAL INTEREST COLLECTION(USD)

Monthly Detail



CITY OF ELK RIVER
 AGING DELINQUENCY
 Detail for December 2025

Source Company	Loan #	Address	DAYS PAST DUE	AMOUNT DUE 30+ DAYS	TOTAL AMOUNT DUE
ELK RIVER	19-015204	1420 5TH ST NW	0	\$0.00	\$0.00
	19-015209	609 GATES AVE NW	0	\$0.00	\$0.00
	19-015217	1811 MAIN ST	0	\$0.00	\$0.00
	19-016564	403 3RD ST NW	0	\$0.00	\$0.00
	23-029012	18990 TWIN LAKES RD NW	0	\$0.00	\$0.00
	23-029085	17931 GARY ST NW	0	\$0.00	\$0.00
	23-029618	13366 181ST LN NW	0	\$0.00	\$0.00
	24-032189	14270 191ST AVE NW	0	\$0.00	\$0.00
	24-033299	17812 CONCORD CT NW	0	\$0.00	\$0.00
	25-039214	18471 TROTT BROOK PKWY NW	0	\$0.00	\$0.00
	25-040378	11137 167TH AVE NW	0	\$0.00	\$0.00
Grand Total			0	\$0.00	\$0.00



Request for Action

To
Housing and Redevelopment Authority

Item Number
6.3

Meeting Date
February 2, 2026

Prepared By
Brent O'Neil, Economic Development Director

Item Description
Discuss Regular Meeting Schedule

Reviewed by
Cal Portner

Action Requested
Provide direction for future meetings times and coordination with the EDA regular meetings.

Background/Discussion

Multiple times in the past couple of years, we have broached the subject of aligning the HRA and EDA board meeting times. The HRA meets on the first Monday of each month, and the EDA meets on the third Monday, both starting at 5:30. We have received some feedback from the EDA about coordination, and they are supportive of aligning meeting times, with a strong preference for meetings to remain on the same night as City Council meetings.

The most likely scenarios are:

- 1) Move the HRA start time to 4:30 or 5:00 and keep meeting on the first Monday of each month.
- 2) Similar change in start time, and move the meeting date to the third Monday.
- 3) No change.

With feedback and direction, we'd coordinate as needed to make adjustments to the meeting times. With notice and coordination requirements, we'd envision any adopted changes being ready for as early as the April meetings.

Financial Impact

N/A

Mission/Policy/Goal

The HRA supports housing and redevelopment projects in Elk River.

Attachments

None

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





Request for Action

To
Housing and Redevelopment Authority

Item Number
9.1

Meeting Date
February 2, 2026

Prepared By
Brent O'Neil, Economic Development Director

Item Description
King Avenue Parking Lot Plans

Reviewed by
Cal Portner

Action Requested
This item is presented for information and discussion purposes.

Background/Discussion

The City of Elk River operates the King Avenue parking lot and intends to resurface the lot in summer 2026. This project will incorporate a change in the lot layout. As the HRA owns three of the parcels comprising the lot, we will share the initial concepts and take any feedback from the board back to the design team.

Financial Impact
N/A

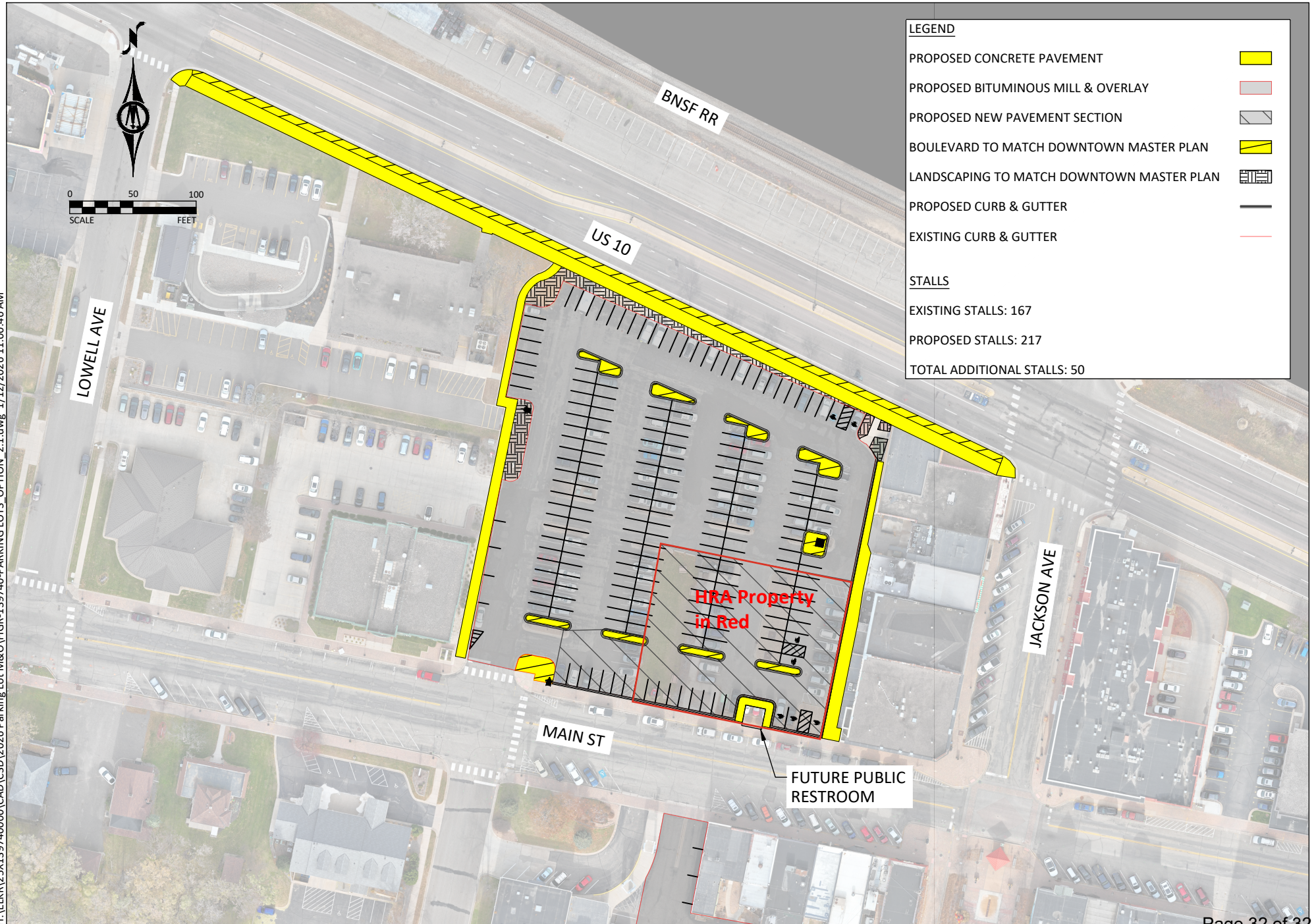
Mission/Policy/Goal
The HRA supports a vibrant downtown.

Attachments
I. King Avenue Parking Lot Figure

The Elk River Vision

A welcoming community with revolutionary and spirited resourcefulness, exceptional service, and community engagement that encourages and inspires prosperity





LEGEND	
PROPOSED CONCRETE PAVEMENT	
PROPOSED BITUMINOUS MILL & OVERLAY	
PROPOSED NEW PAVEMENT SECTION	
BOULEVARD TO MATCH DOWNTOWN MASTER PLAN	
LANDSCAPING TO MATCH DOWNTOWN MASTER PLAN	
PROPOSED CURB & GUTTER	
EXISTING CURB & GUTTER	
STALLS	
EXISTING STALLS: 167	
PROPOSED STALLS: 217	
TOTAL ADDITIONAL STALLS: 50	

H:\ELKR\25\13974000\CAD\C3D\2026 Parking Lot M&O\FIGR-139740-PARKING LOTS_OPTION_2.1.dwg 1/12/2026 11:00:46 AM