



**Meeting of the Housing and  
Redevelopment Authority  
Held at the Elk River City Hall  
Monday, February 2, 2026**

**Members Present:** Chair Nate Oval, Commissioner Mel Beaudry, Commissioner Denny Chuba, Commissioner Lynn Caswell, Commissioner 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. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was recited.

**3. CONSIDER AGENDA**

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

Mr. O'Neil commented that the work session would be brief and could be held in the Council Chambers.

**4. CONSENT AGENDA**

Commissioner Chuba asked that the minutes be changed to reflect that he "retired" from the HRA rather than "resigned".

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

4.1 DRAFT Minutes - January 5, 2026

4.2 Check Register

4.3 Balance Sheet December 2025

4.4 Revenue/Expenditure Reports December 2025

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4.5 Balance Sheet January 2026

4.6 Revenue/Expenditure Reports January 2026

5. OPEN FORUM

No one appeared for open forum.

6. GENERAL BUSINESS

6.1 SAHA - Main Street Family Services Allocation Update

Mr. Mollan presented the staff report. He has received the first report of Statewide Affordable Housing Aid (SAHA) disbursements from Main Street Family Services. They have distributed nearly \$10,000 in the community so far.

Commissioner Caswell asked about the detail of the report. Mr. Mollan stated he could request a more robust report. Commissioner Caswell will consider that option.

6.2 Housing Rehabilitation Loan Program Update

Mr. Mollan presented the staff report. There are no new loans to report.

Commissioner Caswell asked if the borrower pays the origination fee. Mr. Mollan responded that the HRA pays the fee. The Commission asked to review the Housing Rehabilitation Loan Program guidelines. Mr. O'Neil stated the program guidelines could be brought to the March HRA work session for discussion with any changes adopted at the April HRA meeting.

6.3 Discuss Regular Meeting Schedule

Mr. O'Neil presented the staff report.

**Moved by Commissioner Beaudry and seconded by Commissioner Caswell that the HRA scheduled meeting date and time remain the same. Motion carried 4-0. Commissioner Chuba abstained.**

7. OPEN DISCUSSION

Mr. O'Neil stated that Dave Klutch was nominated as part of the HRA board and would be sworn in at the March 3, 2026 HRA meeting.

Mr. O'Neil stated real estate agent Ryan Hardin has had some good discussions regarding his current agreement.

Mr. Mollan commented that the board may update their group photo at the March or April meeting. Details will be shared with the board at a later date.

8. MOTION TO ADJOURN REGULAR MEETING

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

The regular meeting adjourned at 5:55 p.m. Chair Ovall called the work session to order at 5:55 p.m.

9. WORK SESSION

9.1 King Avenue Parking Lot Plans

Mr. O'Neil gave information on the updates to the King Ave parking lot plan during spring and summer 2026. The HRA owns a portion of the parking lot and Mr. O'Neil felt they would have a say in the final plan.

Commissioner Dietz reviewed that the parking lot plan would add 50 additional parking spaces and had a target completion date of mid-June. Commissioner Dietz stated the green space would be removed and new lighting would be added.

Commissioner Beaudry liked the idea of a restroom in the downtown area but asked who would maintain the restroom. Commissioner Dietz stated it would be serviced every day the same as every other city-owned restroom facility.

Chair Ovall asked if the city had ever considered consolidating the ownership of the parcels in the parking lot. Mr. O'Neil stated current ownership of the parking lot includes Elk River Municipal Utilities, the HRA, the city, and John Houlton.

Commissioner Dietz asked if staff could do research on consolidating the parking lot ownership between the three government entities.

10. MOTION TO ADJOURN

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

The meeting adjourned at 6:12 p.m.

Minutes prepared by Katie Porath.



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Nate Ovall, Chair



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Jolene Richter, Deputy City Clerk