



**Meeting of the Housing and
Redevelopment Authority
Held at the Elk River City Hall
Monday, May 4, 2026**

Members Present: Commissioner Nate Ovall, Commissioner Lynn Caswell, Commissioner Mel Beaudry, Mayor John Dietz, Commissioner Dave Klutch

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 Caswell to approve the agenda. Motion carried 5-0.

4. CONSENT AGENDA

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

4.1 DRAFT Minutes - April 6, 2026

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 SAHA - Main Street Family Services Allocation Update

Mr. Mollan reviewed the allocation of Statewide Affordable Housing Aid (SAHA) funds to Main Street Family Services.

Commissioner Caswell asked how many families were served with the funds. Mr. Mollan responded 11 families this quarter.

Commissioner Beaudry asked if the money given out has been what was expected. Mr. Mollan responded that it has met expectations. He added that there was one repeat applicant but the total given to one household is limited to \$3,000 per year.

Commissioner Dietz confirmed that all money is given to Elk River residents.

6.2 Housing Rehabilitation Loan Program Update

Mr. Mollan stated there were no new loans and the current loans are being paid off. He also stated there was an ad placed in the Star News home improvement edition.

7. OPEN DISCUSSION

Mr. Mollan stated he received a letter from the Downtown Elk River Business Association in regard to the HRA contribution toward the light up snowflake decor. He also stated, with the repavement of the parking lot, the big red chair located in the downtown area will need to be relocated.

Mr. Mollan stated the Garden Gem awards are back for a second year with a new category for rural/non-traditional/prairie/meadow/grove plantings. There are now four residential categories recognized by the HRA. Judging will be in July with awards in August.

8. MOTION TO ADJOURN REGULAR MEETING

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

The regular meeting adjourned at 5:38 p.m. Chair Oval called the closed meeting to order at 5:40 p.m.

9. CLOSED MEETING

HRA Present: Chair Nate Oval, Commissioners Dave Klutch, Mel Beaudry, Lynn Caswell, and John Dietz

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

Others Present: Ryan Hardin, Hardin Companies

Chair Oval 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 75-00405-1120, 616 Railroad Dr NW
- PID 75-00405-1125, 611 4th St
- PID 75-00405-1135, 612 Railroad Dr NW
- PID 75-00405-1140, 331 Irving Ave NW
- PID 75-00405-1145, 315 Irving Ave NW
- PID 75-00405-1150, 600 Railroad Dr NW
- PID 75-00405-1155, 618 Railroad Dr NW

9.2 Motion Calling Closed Meeting

9.3 Hold Closed Meeting

9.4 Motion to Adjourn Closed Meeting

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

The meeting adjourned at 6:08 p.m.

Minutes prepared by Katie Porath.



Nate Ovall, Chair



Justin Dunford, City Clerk