



# Housing and Redevelopment Authority

Monday, July 6, 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 - June 1, 2026

#### 4.2 Check Register

#### 4.3 Balance Sheet

#### 4.4 Revenue/Expenditure Reports

### 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 Placer.ai Updates

#### 6.2 Housing Rehabilitation Loan Program Update

### 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 Review Agreement with Elk River Municipal Utilities for Downtown Coordination

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, June 1, 2026**

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

**Members Absent:** Commissioner Dave Klutch

**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 Dietz and seconded by Commissioner Caswell to approve the agenda. Motion carried 4-0.**
4. CONSENT AGENDA  
**Moved by Commissioner Dietz and seconded by Commissioner Beaudry to approve the following consent items as outlined in their respective staff reports. Motion carried 4-0.**
  - 4.1 DRAFT Minutes - May 4, 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 Housing Rehabilitation Loan Program Update

Mr. Mollan gave an update on the Housing Rehabilitation Loan Program stating no new loans were submitted this period.

Chair Oval asked about two loans that did not show payment in April. Mr. Mollan stated the two overpaid and then did not pay. The Center for Energy and Environment (CEE) does not view these as delinquent.

## 7. OPEN DISCUSSION

Mr. Mollan stated that the flower baskets have gone up downtown. The Garden Gem award nomination period went live on May 1 and a rural category has been added this year.

Mr. Mollan stated that the downtown parking lot reconstruction has begun with a proposed 45 day construction window. The Downtown Elk River Business Association (DERBA) red Adirondack chair located downtown will need to be moved. New location options include Rivers Edge Commons, the area in the downtown parking lot where a future restroom may go, or the chair could be stored by Plants and Things until the construction is completed.

Mr. Mollan stated a letter has been sent to resident Joe John in regard to his property.

Mr. O'Neil added that the downtown parking lot project includes three parking stalls totaling 600-700 square feet that could potentially be used as a future restroom site. In the meantime, the site could be used for picnic tables, the red Adirondack chair, or other uses.

Mr. O'Neil discussed the renewal of the Placer.ai contract. The EDA pays for 2/3 of the cost (approximately \$11,000) and the HRA 1/3 (\$5,000). The renewal will come to the July check register unless the HRA objects.

Chair Oval asked if the fee was the same as last year. Mr. O'Neil stated that historically Placer.ai has increased their fee 5% each year. This year, Mr. O'Neil negotiated with Placer.ai to get a higher tier of features included with the 5% increase.

Chair Oval asked if there are other AI programs that might be cheaper. Mr. O'Neil stated Placer.ai is data intensive and there is a discount for being a city user. Typical clientele are brokers or franchise entities and cities are not as profitable using the data.

Chair Oval stated part of the rationale for getting Placer.ai was to aid in attracting investors and giving them tangible data. Mr. O'Neil stated the city has used Placer.ai for some properties downtown and King Ave. A new feature includes a hospitality report.

The Commission was interested in seeing a demonstration of Placer.ai during a future HRA work session.

Mr. O'Neil stated ISD 728 is trying to create a staging area to construct Habitat for Humanity homes in the parking lot of the High School. In addition, Habitat for Humanity has been looking for a property in Elk River to use for these houses, but progress has been slow.

Commissioner Dietz asked if the school district has a goal of building and locating the home in the next school year. Mr. O'Neil stated that was the intent of ISD 728 and they are hoping to find a lot by August. Commissioner Dietz asked if Habitat for Humanity was looking for the city to find a site or finding a site themselves. Mr. O'Neil stated that both entities are trying to locate a property. Mr. O'Neil stated that Statewide Affordable Housing Aid (SAHA) funds could be used.

Commissioner Dietz asked if the home would go to a family in Elk River. Mr. O'Neil stated, as financial contributors, the HRA may be able to add conditions to the agreement when giving SAHA funds to Habitat for Humanity and he would research to confirm.

Commissioner Beaudry asked about the redevelopment of the downtown parking lot. Mr. O'Neil reviewed that the intent of the construction company was to balance open parking spots versus getting the project done as quickly as possible.

8. MOTION TO ADJOURN REGULAR MEETING

**Moved by Commissioner Caswell and seconded by Commissioner Dietz to adjourn the meeting. Motion carried 4-0.**

The regular meeting adjourned at 5:49 p.m. Chair Ovall called the work session to order at 5:51 p.m.

9. CLOSED MEETING

**HRA Present: Chair Nate Ovall, Commissioners Mel Beaudry, Lynn Caswell, and John Dietz**

**HRA Absent: Commissioner Dave Klutch**

**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 Ovall 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

Commissioner Dietz left at 6:24 p.m.

Mr. Mollan left at 6:31 p.m.

**Moved by Commissioner Beaudry and seconded by Commissioner Caswell to adjourn the meeting. Motion carried 3-0.**

The meeting adjourned at 6:32 p.m.

Minutes prepared by Katie Porath.

---

Nate Oval, Chair

---

Justin Dunford, City Clerk

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number
<b>CITY OF ELK RIVER</b>								
<b>910</b>								
6-2026 HRA	1	HRA SALARIES - JUN 2026	Invoice	06/25/2026	07/06/2026	6,937.08	6,937.08	910-4-6100-4101
6-2026 HRA	2	HRA SALARIES - JUN 2026	Invoice	06/25/2026	07/06/2026	300.00	300.00	910-4-6100-4103
6-2026 HRA	3	HRA SALARIES - JUN 2026	Invoice	06/25/2026	07/06/2026	520.28	520.28	910-4-6100-4104
6-2026 HRA	4	HRA SALARIES - JUN 2026	Invoice	06/25/2026	07/06/2026	430.10	430.10	910-4-6100-4105
6-2026 HRA	5	HRA SALARIES - JUN 2026	Invoice	06/25/2026	07/06/2026	100.59	100.59	910-4-6100-4107
6-2026 HRA	6	HRA SALARIES - JUN 2026	Invoice	06/25/2026	07/06/2026	1,008.00	1,008.00	910-4-6100-4108
6-2026 HRA	8	W/C - JUL/SEP 2026 HRA	Invoice	06/25/2026	07/06/2026	87.00	87.00	910-4-6100-4109
6-2026 HRA	7	HRA SALARIES - JUN 2026	Invoice	06/25/2026	07/06/2026	32.56	32.56	910-4-6100-4112
Total 17440 CITY OF ELK RIVER:						9,415.61	9,415.61	
Total 910:						9,415.61	9,415.61	
<b>YARDWORX OUTDOOR SERVICES</b>								
<b>910</b>								
21051	1	BASKET UPKEEP JULY 2026	Invoice	06/01/2026	07/01/2026	3,001.14	3,001.14	910-4-6100-4409
Total 14715 YARDWORX OUTDOOR SERVICES:						3,001.14	3,001.14	
Total 910:						3,001.14	3,001.14	
<b>PLACER LABS, INC.</b>								
<b>910</b>								
INUS10286 - HRA	1	ANNUAL PLATFORM ACCESS-HRA	Invoice	05/31/2026	06/30/2026	5,443.68	5,443.68	910-4-6100-4404
Total 14728 PLACER LABS, INC.:						5,443.68	5,443.68	
Total 910:						5,443.68	5,443.68	
Total :						17,860.43	17,860.43	
Grand Totals:						17,860.43	17,860.43	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
910-4-6100-4101	6,937.08	.00	6,937.08
910-4-6100-4103	300.00	.00	300.00
910-4-6100-4104	520.28	.00	520.28
910-4-6100-4105	430.10	.00	430.10
910-4-6100-4107	100.59	.00	100.59
910-4-6100-4108	1,008.00	.00	1,008.00
910-4-6100-4109	87.00	.00	87.00
910-4-6100-4112	32.56	.00	32.56
910-4-6100-4404	5,443.68	.00	5,443.68
910-4-6100-4409	3,001.14	.00	3,001.14
Grand Totals:	17,860.43	.00	17,860.43

Summary by General Ledger Posting Period

---

<u>GL Posting Period</u>	<u>Debit</u>	<u>Credit</u>	<u>Net</u>
00/00	17,860.43	.00	17,860.43
Grand Totals:	<u>17,860.43</u>	<u>.00</u>	<u>17,860.43</u>

**CITY OF ELK RIVER**

Balance Sheet

June 30, 2026

Fund 910 - HRA

Assets

910-1000	Cash - HRA	1,658,919.29
910-1190	Loans Receivable	212,193.37
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	<u>143,229.98</u>

Total Assets 2,414,342.64

Fund Equity

910-2400	Fund Balance	2,464,862.29
	Revenues over Expenditures - YTD	<u>(50,519.65)</u>

Total Fund Equity 2,414,342.64

Total Liabilities & Equity 2,414,342.64

**CITY OF ELK RIVER**  
 Revenues with Comparison to Budget  
 For the Month Ending June 30, 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	549.13	26,509.03	40,000.00	(13,490.97)	66%
910-3-0000-3629	Miscellaneous Revenue	(6,372.75)	-	-	-	0%
<b>Total Fund Revenue</b>		<b>(5,823.62)</b>	<b>26,509.03</b>	<b>509,450.00</b>	<b>(482,940.97)</b>	<b>5%</b>

**CITY OF ELK RIVER**  
Expenditures with Comparison to Budget  
For the Month Ending June 30, 2026

Fund 910 - HRA

		Period Actual	YTD Actual	Budget	Unearned	PCNT
910-4-6100-4101	Regular Pay	6,937.08	33,991.69	92,000.00	(58,008.31)	37%
910-4-6100-4103	Part-time Pay	375.00	1,875.00	4,500.00	(2,625.00)	42%
910-4-6100-4104	PERA	520.28	2,548.57	6,950.00	(4,401.43)	37%
910-4-6100-4105	FICA	430.10	2,117.27	6,000.00	(3,882.73)	35%
910-4-6100-4107	Medicare	100.59	494.96	1,400.00	(905.04)	35%
910-4-6100-4108	Insurance	1,008.00	5,040.00	20,750.00	(15,710.00)	24%
910-4-6100-4109	Workers Comp	-	174.00	450.00	(276.00)	39%
910-4-6100-4112	PFML	32.56	161.61	500.00	(338.39)	32%
910-4-6100-4201	Office Supplies	-	82.30	100.00	(17.70)	82%
910-4-6100-4219	Operating Supplies	-	5,932.00	-	5,932.00	0%
910-4-6100-4304	Legal Fees	-	-	3,000.00	(3,000.00)	0%
910-4-6100-4319	Professional Services	-	-	30,000.00	(30,000.00)	0%
910-4-6100-4331	Travel, Conferences & Schools	-	-	1,000.00	(1,000.00)	0%
910-4-6100-4349	Advertising/Marketing	-	6,598.00	9,750.00	(3,152.00)	68%
910-4-6100-4359	Publishing	-	-	500.00	(500.00)	0%
910-4-6100-4401	Bldg Repair/Maint Services	-	-	500.00	(500.00)	0%
910-4-6100-4404	Software Services	-	-	7,500.00	(7,500.00)	0%
910-4-6100-4409	Contractual Services	3,073.14	18,013.28	27,000.00	(8,986.72)	67%
910-4-6100-4433	Dues & Subscriptions	-	-	2,500.00	(2,500.00)	0%
910-4-6100-4510	Land	-	-	200,000.00	(200,000.00)	0%
910-4-6100-4530	Improvement Project Contract	-	-	50,000.00	(50,000.00)	0%
910-4-6100-4721	Transfer-General Fund	-	-	40,550.00	(40,550.00)	0%
910-4-6100-4735	Transfer-EDA	-	-	4,500.00	(4,500.00)	0%
Total Fund Expenditures		<u>12,476.75</u>	<u>77,028.68</u>	<u>509,450.00</u>	<u>(432,421.32)</u>	<u>15%</u>
Net Revenue Over Expenditures		<u>(18,300.37)</u>	<u>(50,519.65)</u>	<u>-</u>	<u>(50,519.65)</u>	<u>0%</u>



# Request for Action

**To**  
Housing and Redevelopment Authority

**Item Number**  
6.1

**Meeting Date**  
July 6, 2026

**Prepared By**  
Brent O'Neil, Economic Development Director

**Item Description**  
Placer.ai Updates

**Reviewed by**  
Cal Portner

**Action Requested**  
Receive presentation.

## **Background/Discussion**

Following the Authority's discussion on Placer.ai in May, we plan to present data generated by the Placer tool.

**Financial Impact**  
N/A

## **Mission/Policy/Goal**

Support the growth and development of 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**  
July 6, 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.

No new loans have been closed during this period, and \$115,000 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

7/6/26

Loan #	Loan Amount	Contract	Maturity	Status	Rate	Apr Pymt	May Pymt	Balance
19-015204	\$ 22,069.00	1/25/2017	1/1/2027	Current	2.50%	\$ 208.04	\$ 208.04	\$ 1,589.81
19-015209	\$ 19,665.00	9/22/2017	9/1/2027	Current	2.75%	\$ 187.63	\$ 187.63	\$ 2,833.92
19-015217	\$ 21,640.00	5/4/2018	5/1/2033	Current	4.25%	\$ 162.79	\$ 162.79	\$ 11,842.08
19-016564	\$ 15,252.22	7/15/2019	7/15/2029	Current	4.00%	\$ 154.43	\$ 154.43	\$ 1,682.10
23-029012	\$ 34,749.06	4/21/2023	4/21/2038	Current	4.00%	\$ 260.00	\$ 260.00	\$ 29,079.95
23-029085	\$ 30,223.00	6/20/2023	6/20/2033	Current	4.00%	\$ 306.00	\$ 306.00	\$ 22,618.92
23-029618	\$ 23,780.00	10/2/2023	10/2/2038	Current	4.00%	\$ -	\$ 201.00	\$ 16,175.43
24-032189	\$ 19,290.00	4/22/2024	4/22/2039	Current	4.00%	\$ 142.69	\$ 142.69	\$ 17,232.97
24-033299	\$ 35,000.00	4/22/2024	4/22/2039	Current	4.00%	\$ 258.90	\$ 258.90	\$ 31,270.11
25-039214	\$ 8,151.00	6/23/2025	6/23/2028	Current	4.00%	\$ 240.66	\$ 240.66	\$ 5,761.62
25-040378	\$ 35,000.00	10/3/2025	10/3/2040	Current	4.00%	\$ 258.90	\$ 258.90	\$ 33,990.87
25-041322	\$ 35,000.00	1/8/2026	1/8/2041	Current	4.00%	\$ -	\$ 259.80	\$ 34,375.21
<b>Total</b>	<b>\$ 299,819.28</b>					<b>\$ 2,180.04</b>	<b>\$ 2,640.84</b>	<b>\$ 208,452.99</b>



**Data Set: June 1st, 2026**

---

# **CITY OF ELK RIVER LOAN SERVICING REPORT**

*May 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 May 2026

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	12	0	12	0	0	0	\$2,640.84	\$1,836.11	\$802.73	\$0.00	\$2.00	\$0.00	\$0.00	\$0.00	\$72.00	\$74.00	\$2,566.84
<b>Grand Total</b>	<b>12</b>	<b>0</b>	<b>12</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>\$2,640.84</b>	<b>\$1,836.11</b>	<b>\$802.73</b>	<b>\$0.00</b>	<b>\$2.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$72.00</b>	<b>\$74.00</b>	<b>\$2,566.84</b>

# CITY OF ELK RIVER

## PAYMENT BREAKDOWN PER LOAN

Detail for May 2026

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	\$204.36	\$3.68	\$0.00	\$0.00
	19-015209	609 GATES AVE NW	\$187.63	\$180.82	\$6.81	\$0.00	\$0.00
	19-015217	1811 MAIN ST	\$162.79	\$121.00	\$41.79	\$0.00	\$0.00
	19-016564	403 3RD ST NW	\$154.43	\$149.41	\$5.02	\$0.00	\$0.00
	23-029012	18990 TWIN LAKES RD NW	\$260.00	\$163.85	\$96.15	\$0.00	\$0.00
	23-029085	17931 GARY ST NW	\$306.00	\$230.88	\$75.12	\$0.00	\$0.00
	23-029618	13366 181ST LN NW	\$201.00	\$93.03	\$106.97	\$0.00	\$1.00
	24-032189	14270 191ST AVE NW	\$142.69	\$85.75	\$56.94	\$0.00	\$0.00
	24-033299	17812 CONCORD CT NW	\$258.90	\$155.58	\$103.32	\$0.00	\$0.00
	25-039214	18471 TROTT BROOK PKWY NW	\$240.66	\$219.68	\$20.98	\$0.00	\$0.00
	25-040378	11137 167TH AVE NW	\$258.90	\$146.67	\$112.23	\$0.00	\$0.00
	25-041322	9624 209TH AVE NW	\$259.80	\$85.08	\$173.72	\$0.00	\$1.00
<b>Grand Total</b>			<b>\$2,640.84</b>	<b>\$1,836.11</b>	<b>\$802.73</b>	<b>\$0.00</b>	<b>\$2.00</b>

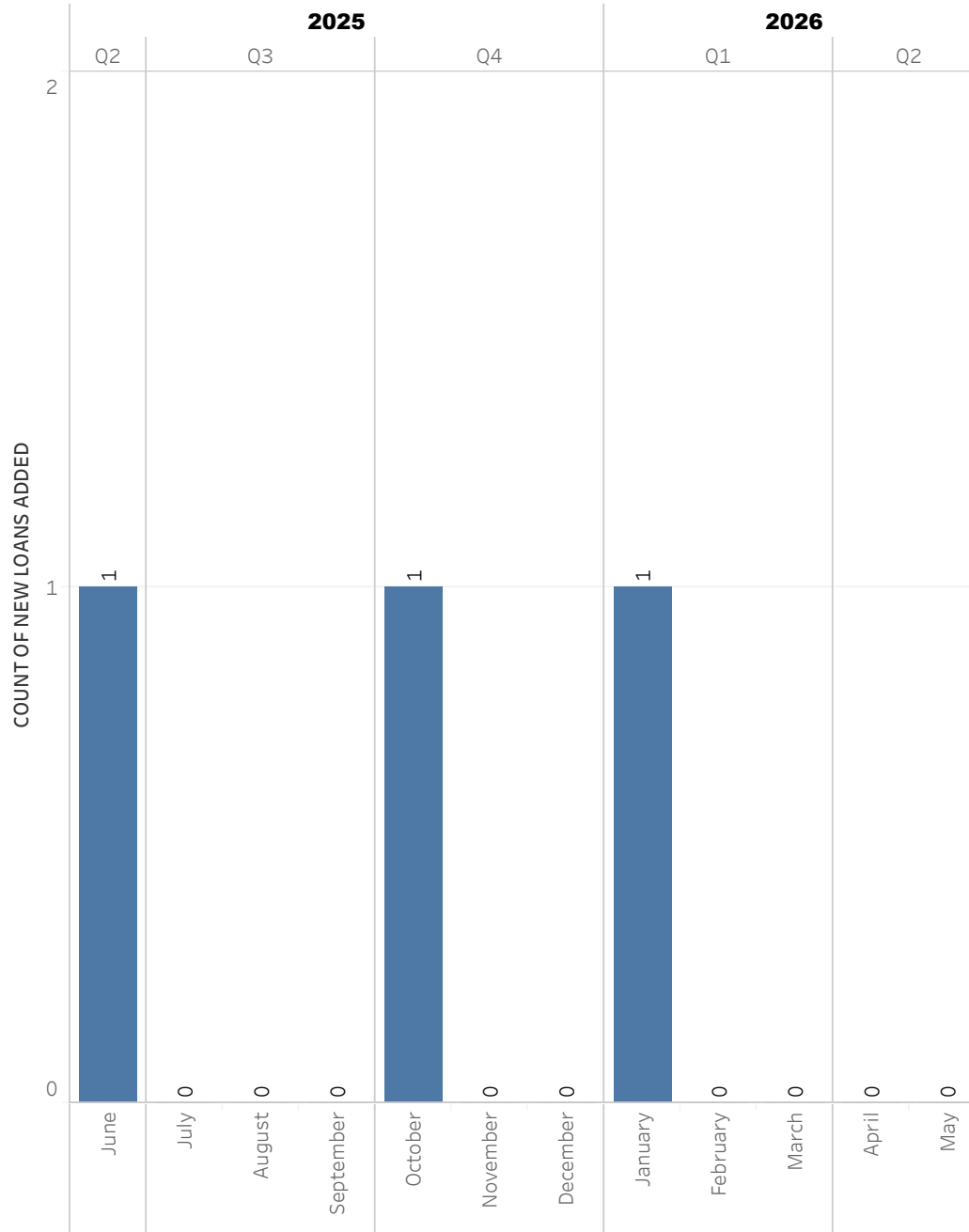
CITY OF ELK RIVER  
 TRIAL BALANCE REPORT  
 Monthly Detail

Loan #	Address	2025						2026			Q2		
		Q2 June	Q3 July August		Q4 September October		Q1 November December January February			Q2 March April May			
19-015215	606 JEFFERSON LN NW	\$173.14	\$0.00										
19-015204	1420 5TH ST NW	\$3,813.92	\$3,613.72	\$3,413.35	\$3,212.56	\$3,011.12	\$2,809.48	\$2,607.22	\$2,404.71	\$2,201.78	\$1,997.97	\$1,794.17	\$1,589.81
19-015209	609 GATES AVE NW	\$4,799.37	\$4,622.59	\$4,445.76	\$4,268.51	\$4,090.53	\$3,912.45	\$3,733.66	\$3,554.75	\$3,375.42	\$3,194.91	\$3,014.74	\$2,833.92
19-015217	1811 MAIN ST	\$13,144.29	\$13,027.42	\$12,911.66	\$12,795.48	\$12,677.39	\$12,560.36	\$12,441.44	\$12,323.56	\$12,205.25	\$12,082.26	\$11,963.08	\$11,842.08
19-016564	403 3RD ST NW	\$6,973.95	\$6,842.45	\$6,711.27	\$6,579.64	\$6,446.84	\$6,314.31	\$6,180.64	\$6,047.21	\$5,913.32	\$1,977.03	\$1,831.51	\$1,682.10
23-029012	18990 TWIN LAKES RD NW	\$30,840.01	\$30,681.40	\$30,525.64	\$30,369.34	\$30,209.18	\$30,051.81	\$29,890.61	\$29,732.15	\$29,573.16	\$29,403.91	\$29,243.80	\$29,079.95
23-028654	13222 179 1/2 AVE NW	\$29,335.27	\$29,131.71	\$28,930.68	\$28,728.96	\$28,523.41	\$0.00						
23-029085	17931 GARY ST NW	\$25,106.84	\$24,883.38	\$24,661.92	\$24,439.70	\$24,214.05	\$23,990.31	\$23,763.18	\$23,537.91	\$23,311.87	\$23,077.40	\$22,849.80	\$22,618.92
23-029618	13366 181ST LN NW	\$18,126.46	\$18,003.93	\$17,555.23	\$17,405.25	\$17,119.26	\$17,119.26	\$16,979.30	\$16,836.98	\$16,715.33	\$16,268.46	\$16,268.46	\$16,175.43
24-032189	14270 191ST AVE NW	\$18,153.21	\$18,070.20	\$17,988.90	\$17,907.32	\$17,823.51	\$17,741.37	\$17,657.01	\$17,574.30	\$17,491.31	\$17,402.30	\$17,318.72	\$17,232.97
24-033299	17812 CONCORD CT NW	\$32,939.72	\$32,789.12	\$32,641.61	\$32,493.60	\$32,341.53	\$32,192.50	\$32,039.44	\$31,889.39	\$31,738.83	\$31,577.31	\$31,425.69	\$31,270.11
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	\$6,644.44	\$6,421.26	\$6,198.19	\$5,981.30	\$5,761.62
25-040378	11137 167TH AVE NW					\$34,848.50	\$34,848.50	\$34,715.62	\$34,574.66	\$34,433.22	\$34,279.98	\$34,137.54	\$33,990.87
25-041322	9624 209TH AVE NW								\$35,000.00	\$34,863.84	\$34,460.29	\$34,460.29	\$34,375.21
<b>Grand Total</b>		<b>\$191,557.18</b>	<b>\$189,601.27</b>	<b>\$187,507.67</b>	<b>\$185,710.12</b>	<b>\$218,595.81</b>	<b>\$188,621.35</b>	<b>\$186,862.42</b>	<b>\$220,120.06</b>	<b>\$218,244.59</b>	<b>\$211,920.01</b>	<b>\$210,289.10</b>	<b>\$208,452.99</b>

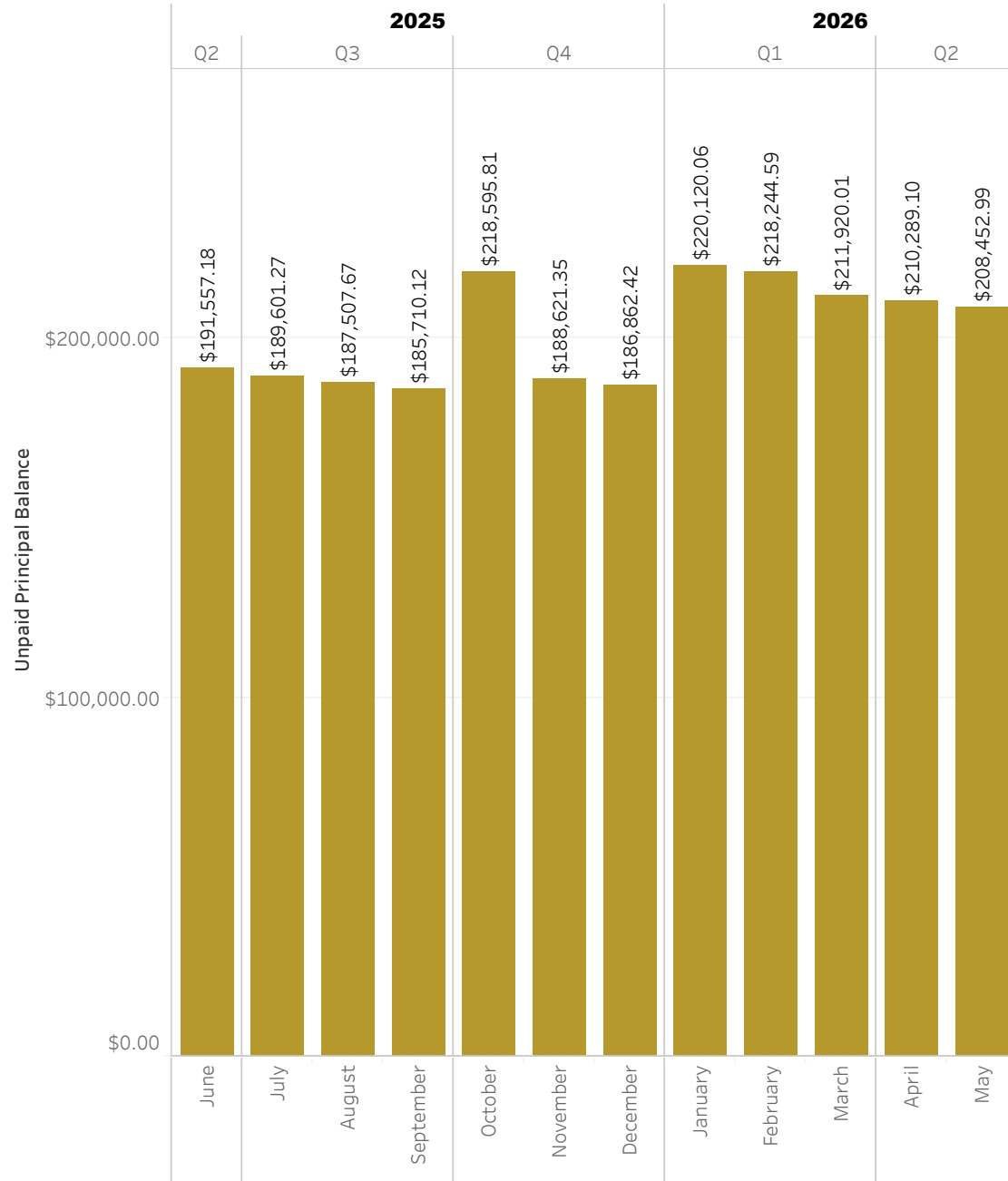
CITY OF ELK RIVER  
 TOTAL LOAN COUNT  
 Monthly Detail



CITY OF ELK RIVER  
 NEW LOAN COUNT  
 Monthly Detail



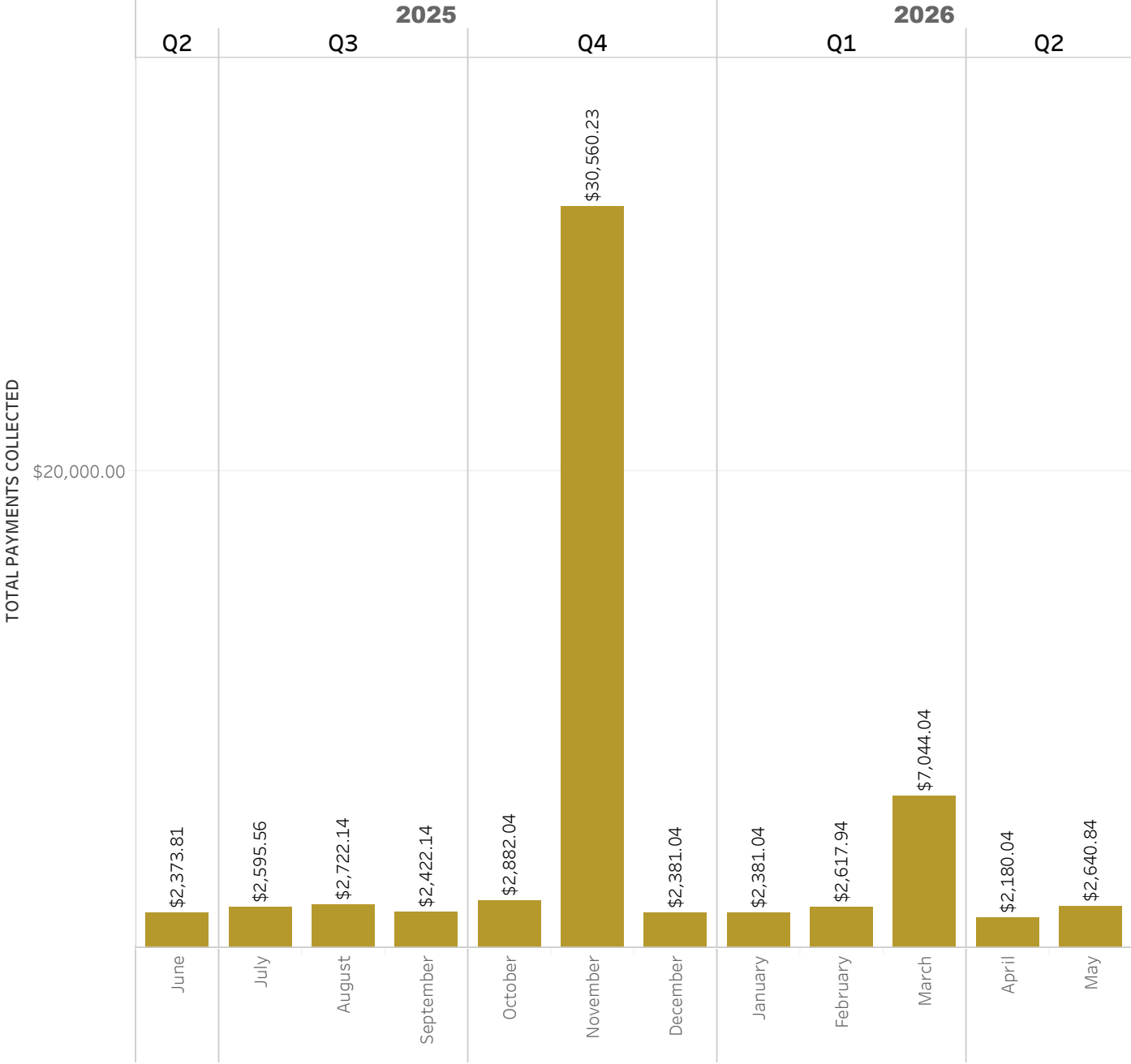
CITY OF ELK RIVER  
 TRIAL BALANCE  
 Monthly Detail in USD



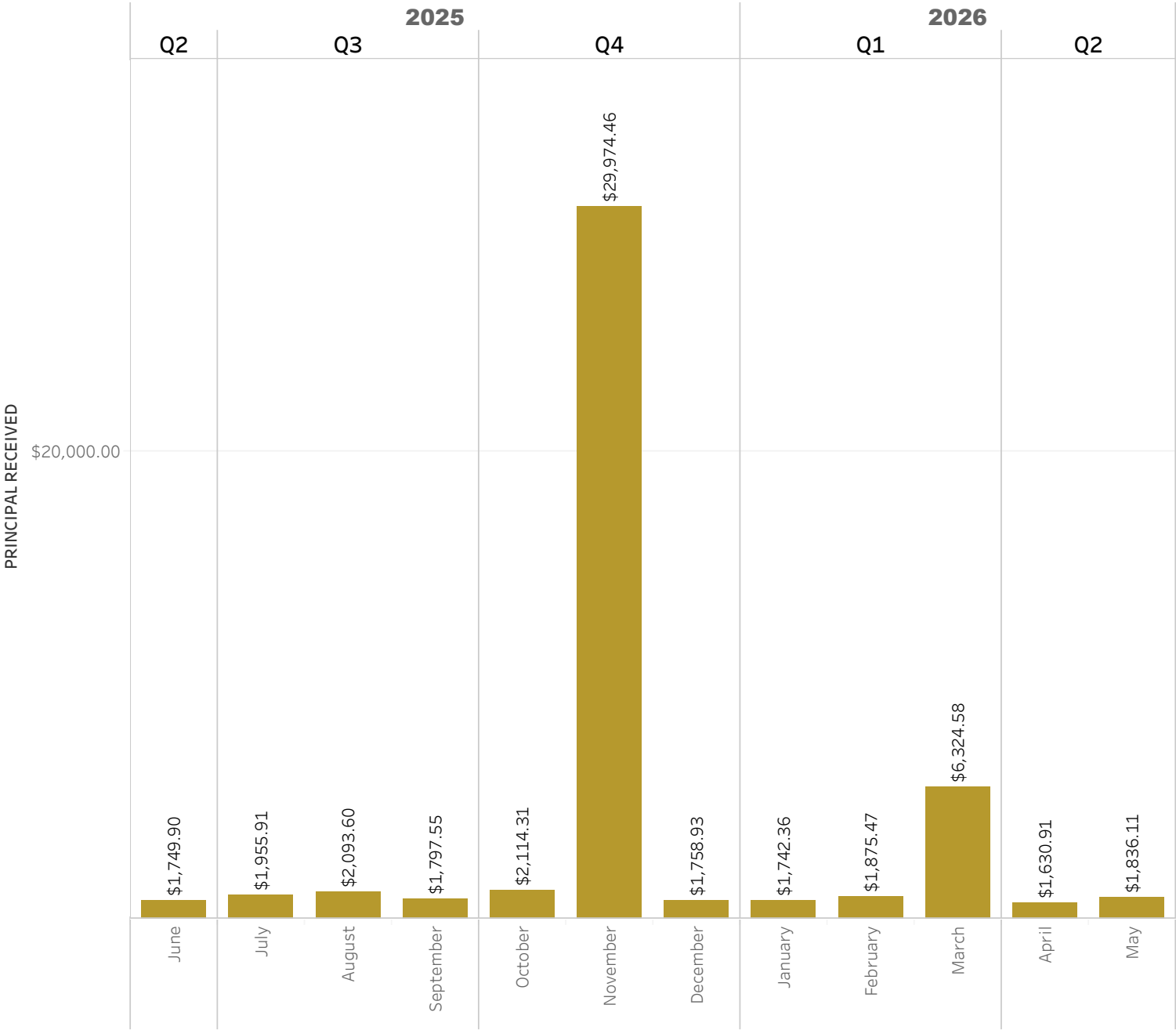
**CITY OF ELK RIVER**  
 PAYMENT COLLECTION PER LOAN  
 Monthly Detail

			2025							2026				
			Q2	Q3			Q4			Q1			Q2	
			June	July	August	September	October	November	December	January	February	March	April	May
<b>ELK RIVER</b>	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	\$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	\$3,955.43	\$154.43	\$154.43
	23-028654	13222 179 1/2 AVE NW	\$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	\$201.00	\$201.00	\$501.00	\$201.00	\$402.00	\$0.00	\$201.00	\$201.00	\$178.00	\$501.00	\$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	\$240.66	\$240.66	\$240.66	\$240.66	\$240.66
	25-040378	11137 167TH AVE NW					\$258.90	\$0.00	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90
	25-041322	9624 209TH AVE NW								\$0.00	\$259.90	\$562.00	\$0.00	\$259.80
<b>Grand Total</b>			<b>\$2,373.81</b>	<b>\$2,595.56</b>	<b>\$2,722.14</b>	<b>\$2,422.14</b>	<b>\$2,882.04</b>	<b>\$30,560.23</b>	<b>\$2,381.04</b>	<b>\$2,381.04</b>	<b>\$2,617.94</b>	<b>\$7,044.04</b>	<b>\$2,180.04</b>	<b>\$2,640.84</b>

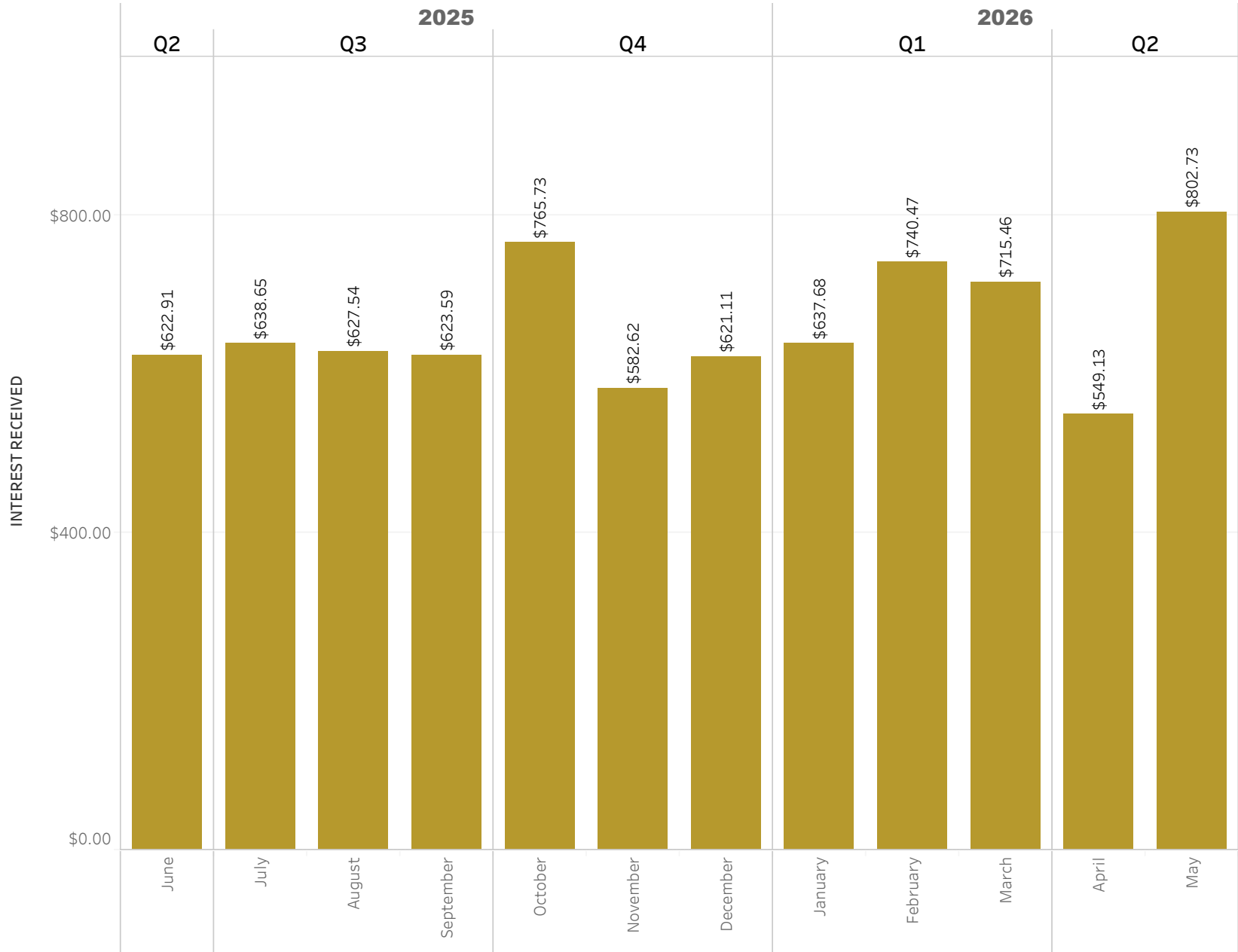
**CITY OF ELK RIVER**  
 TOTAL PAYMENT COLLECTION (USD)  
 Monthly Detail



**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 May 2026

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
	25-041322	9624 209TH AVE NW	0	\$0.00	\$0.00
	<b>Grand Total</b>			<b>0</b>	<b>\$0.00</b>



# Request for Action

**To**  
Housing and Redevelopment Authority

**Item Number**  
9.1

**Meeting Date**  
July 6, 2026

**Prepared By**  
Brent O'Neil, Economic Development Director

**Item Description**  
Review Agreement with Elk River Municipal Utilities for Downtown Coordination

**Reviewed by**  
Cal Portner

**Action Requested**  
Discuss and provide direction.

## Background/Discussion

Elk River Municipal Utilities (ERMU) has provided various support and services to the Downtown Elk River Business Association, the EDA and HRA, primarily for utilizing streetlight poles and hanging decorations. These services have been provided based on an informal arrangement, and ERMU has requested to formalize that relationship in writing. We have received a draft proposal from ERMU and will discuss some of the components ahead of bringing a final agreement forward.

**Financial Impact**  
N/A

**Mission/Policy/Goal**  
Ethical, efficient, and responsible.

**Attachments**  
None

## The Elk River Vision

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