



**Meeting of the Housing and
Redevelopment Authority
Held at the Elk River City Hall
Monday, June 1, 2026**

Members Present: Chair Nate Oval, 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 Ovall 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 Ovall 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 Ovall 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 Ovall 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 Oval called the work session to order at 5:51 p.m.

9. CLOSED MEETING

HRA Present: Chair Nate Oval, 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 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

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