



Housing and Redevelopment Authority

Monday, July 7, 2025
5:30 PM
Elk River City Hall

Regular Meeting Agenda

- Regular meeting in Council Chambers

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 HRA Minutes - June 2, 2025

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 Housing Rehabilitation Loan Program Update

6.2 SAHA Allocation Update

6.3 General Updates

7. MOTION TO ADJOURN



**Meeting of the Housing and
Redevelopment Authority
Held at the Elk River City Hall
Monday, June 2, 2025**

Members Present: Commissioner Dennis Chuba, Commissioner Nate Oval, 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 Jennifer Green

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

4.1 Draft Minutes - May 5, 2025

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 Presentation from Central Minnesota Habitat for Humanity

Mr. O'Neil presented the staff report. He introduced Chad Bouley, Executive Director for Central Minnesota Habitat for Humanity, along with Amy Lord, Career and Technical Education Coordinator with ISD 728. Together, they outlined a collaboration between both entities to provide hands-on experience for high school students to learn the home-building trade, while providing an affordable home for a family. This partnership, along with the HRA naming Habitat as a likely recipient of the city's allocation of State Affordable Housing Aid dollars, will help aid the Habitat goals by assisting them in identifying land for future Habitat homes.

Both Mr. Bouley and Ms. Lord expressed excitement about this partnership. It not only provides students with additional construction experience, but the HRA can help fund the purchase of the lot, which can be an expensive part of homeownership. Mr. Bouley explained how Habitat now partners with Stearns Bank to hold the mortgage. The recently approved MHFA funding grant of \$100,000 received by ISD 728 can be applied for each year but may not always receive the same amount. Those annual funds will be additional financial aid to this program. The HRA discussed the process of finding a lot to ensure a home could be constructed on it and met the size of the lot. The partnership details will continue to be finalized, and the program will begin in September 2026.

6.2 Addendum to 724 Main Street MOU

Mr. Mollan presented the staff report.

Moved by Commissioner Caswell and seconded by Commissioner Dietz to approve the First Addendum to the Memorandum of Understanding allowing the Downtown Elk River Business Association (DERBA) to utilize the HRA property at 724 Main Street. Motion carried 5-0.

6.3 Housing Rehabilitation Loan Program Update

Mr. Mollan presented the staff report.

Commissioner Caswell asked about the inconsistent payments on a particular property.

Mr. Mollan stated the inconsistent payments for the property has been discussed with CEE and they don't see it as a delinquency because the property, even though the property oscillates between overpayment and no payment, it is not behind on principal owed. The payments are current and Mr. Mollan stated if the HRA would like to re-visit the topic, they could discuss it at the upcoming worksession.

6.4 General Updates

The following updates were provided to the HRA:

- Mr. Mollan shared the Garden Gem Awards will launch this week with an article and announcement on social media.
- Mr. O'Neil stated Ron Touchette has stated he is drawing up plans for building a 9000 ft. building on the corner of Main and Gates and would like to connect with the EDA and HRA to market the building.
- Staff has received a resignation from a member of the Joint Finance Committee, and another member will also be resigning. Mr. O'Neil stated he and Mr. Mollan will work together prior to soliciting new

members if the 9 members (2 HRA, 2 EDA, 5 at-large) is an appropriate number and if the professional representations are adequate.

-The downtown small area plan will be on the City Council agenda for this evening for a vote.

7. MOTION TO ADJOURN REGULAR MEETING

Moved by Commissioner Dietz and seconded by Commissioner Beaudry to adjourn the meeting and go into worksession at 6:01 p.m. Motion carried 5-0.

8. WORK SESSION

The HRA work session was called to order at 6:06 p.m.

8.1 Housing Rehabilitation Loan Program Discussion

Mr. Mollan presented the staff report. The commission discussed changing the debt to income ratio and minimum credit score qualifiers to ensure applicants have the ability to repay the loan but noted there are loans with consistent payments from borrowers and no one is in default.

Commissioner Ovall discussed the purpose of the HRA loan program, noting that the HRA was not meant to compete with banks or to be a bank, but rather help the city's aging housing stock. The HRA does this by providing low-interest money to make improvements to houses in the Urban Service District on homes at least 20 years old. Critical improvements include energy-efficient windows and doors, sewer and water improvements, and exterior structural items like roofing and siding.

The commission also discussed consideration of providing a different type of loan program to offer funds for other types of home improvements for homes outside the Urban Service District.

It was the consensus of the HRA to keep the program parameters with a 43% debt to income ratio and credit score no lower than 620. The program area will remain in the Urban Service District and continue to be serviced by CEE.

9. MOTION TO ADJOURN

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

The meeting adjourned at 6:30 P.M

Minutes prepared by Jennifer Green.

Denny Chuba, Chair

Tina Allard, City Clerk

Report Criteria:

Invoice Detail.GL account = {>=} "910"
Invoice Detail.GL account = {<=} "920"

Invoice Number	Sequence Number	Description	Type	Invoice Date	Due Date	Invoice Amount	Net Invoice Check Amount	GL Account Number
CITY OF ELK RIVER								
910								
6-2025 HRA	1	HRA SALARIES - JUNE 2025	Invoice	07/07/2025	07/11/2025	6,652.74	6,652.74	910-4-6100-4101
6-2025 HRA	2	HRA SALARIES - JUNE 2025	Invoice	07/07/2025	07/11/2025	375.00	375.00	910-4-6100-4103
6-2025 HRA	3	HRA SALARIES - JUNE 2025	Invoice	07/07/2025	07/11/2025	498.96	498.96	910-4-6100-4104
6-2025 HRA	4	HRA SALARIES - JUNE 2025	Invoice	07/07/2025	07/11/2025	412.47	412.47	910-4-6100-4105
6-2025 HRA	5	HRA SALARIES - JUNE 2025	Invoice	07/07/2025	07/11/2025	97.55	97.55	910-4-6100-4107
6-2025 HRA	6	HRA SALARIES - JUNE 2025	Invoice	07/07/2025	07/11/2025	963.60	963.60	910-4-6100-4108
7-2025 GF TRANSF	1	TRANSFER - GENERAL FUND	Invoice	07/01/2025	07/07/2025	39,000.00	39,000.00	910-4-6100-4721
Total 17440 CITY OF ELK RIVER:						48,000.32	48,000.32	
Total 910:						48,000.32	48,000.32	
ECONOMIC DEVELOPMENT AUTH								
910								
7-2025 EDA TRANS	1	TRANSFER - EDA	Invoice	07/01/2025	07/07/2025	4,000.00	4,000.00	910-4-6100-4735
Total 17202 ECONOMIC DEVELOPMENT AUTH:						4,000.00	4,000.00	
Total 910:						4,000.00	4,000.00	
PLACER LABS, INC.								
910								
INUS03113 HRA	1	ANNUAL PLATFORM ACCESS-HRA	Invoice	05/31/2025	07/07/2025	5,211.00	5,211.00	910-4-6100-4404
Total 14728 PLACER LABS, INC.:						5,211.00	5,211.00	
Total 910:						5,211.00	5,211.00	
YARDWORX OUTDOOR SERVICES								
910								
17270	1	BASKET UPKEEP - JUL	Invoice	06/01/2025	07/07/2025	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	
KUTAK ROCK LLP								
910								
3570022	1	LEGAL SVS - HRA COMPENSATION	Invoice	05/31/2025	07/01/2025	907.50	907.50	910-4-6100-4304
Total 52416 KUTAK ROCK LLP:						907.50	907.50	
Total 910:						907.50	907.50	
Total :						61,119.96	61,119.96	
Grand Totals:						61,119.96	61,119.96	

CITY OF ELK RIVER

Balance Sheet

June 30, 2025

Fund 910 - HRA

Assets

910-1000	Cash - HRA	1,385,873.98
910-1190	Loans Receivable	189,276.16
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>152,710.43</u>

Total Assets

2,127,860.57

Fund Equity

910-2400	Fund Balance	2,176,896.63
	Revenues over Expenditures - YTD	<u>(49,036.06)</u>

Total Fund Equity

2,127,860.57

Total Liabilities & Equity

2,127,860.57

CITY OF ELK RIVER
 Revenues with Comparison to Budget
 For the Month Ending June 30, 2025

Fund 910 - HRA

		Period Actual	YTD Actual	Budget	Unearned	PCNT
910-3-0000-3111	Property Taxes	-	-	439,950.00	(439,950.00)	0%
910-3-0000-3621	Interest Income	-	17,678.28	5,000.00	12,678.28	354%
	Total Fund Revenue	-	17,678.28	444,950.00	(427,271.72)	4%

CITY OF ELK RIVER
Expenditures with Comparison to Budget
For the Month Ending June 30, 2025

Fund 910 - HRA

	Period Actual	YTD Actual	Budget	Unearned	PCNT
910-4-6100-4101 Regular Pay	6,652.74	32,598.42	87,200.00	(54,601.58)	37%
910-4-6100-4103 Part-time Pay	375.00	375.00	-	375.00	0%
910-4-6100-4104 PERA	502.40	2,448.33	6,550.00	(4,101.67)	37%
910-4-6100-4105 FICA	412.47	2,039.83	5,400.00	(3,360.17)	38%
910-4-6100-4107 Medicare	97.55	478.13	1,250.00	(771.87)	38%
910-4-6100-4108 Insurance	963.60	5,538.00	17,000.00	(11,462.00)	33%
910-4-6100-4109 Workers Comp	-	174.00	450.00	(276.00)	39%
910-4-6100-4201 Office Supplies	-	-	50.00	(50.00)	0%
910-4-6100-4219 Operating Supplies	-	-	500.00	(500.00)	0%
910-4-6100-4304 Legal Fees	-	-	6,500.00	(6,500.00)	0%
910-4-6100-4319 Professional Services	-	-	27,000.00	(27,000.00)	0%
910-4-6100-4322 Postage	-	-	50.00	(50.00)	0%
910-4-6100-4331 Travel, Conferences & Schools	30.35	30.35	200.00	(169.65)	15%
910-4-6100-4349 Advertising/Marketing	-	6,412.00	9,500.00	(3,088.00)	67%
910-4-6100-4359 Publishing	-	86.00	300.00	(214.00)	29%
910-4-6100-4401 Bldg Repair/Maint Services	-	-	4,000.00	(4,000.00)	0%
910-4-6100-4404 Software Services	-	-	6,500.00	(6,500.00)	0%
910-4-6100-4409 Contractual Services	3,001.14	16,534.28	27,000.00	(10,465.72)	61%
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)	0%
910-4-6100-4735 Transfer-EDA	-	-	4,000.00	(4,000.00)	0%
Total Fund Expenditures	12,035.25	66,714.34	444,950.00	(378,235.66)	15%
Net Revenue Over Expenditures	(12,035.25)	(49,036.06)	-	(49,036.06)	0%



Request for Action

To
Housing and Redevelopment Authority

Item Number
6.1

Meeting Date
July 7, 2025

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, and \$150,000 is available for new loan disbursements in 2025.

Staff continues to field inquiries from eligible applicants.

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 Servicing Report
 2. CEE Monthly Loan Activity Summary

The Elk River Vision

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



CITY OF ELK RIVER LOAN SERVICING REPORT

April 2025

Data Set: May 1st, 2025

LOAN SERVICING DEPARTMENT



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 April 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	\$2,673.81	\$2,045.64	\$627.17	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$66.00	\$67.00	\$2,606.81
Grand Total	11	0	11	0	0	0	\$2,673.81	\$2,045.64	\$627.17	\$0.00	\$1.00	\$0.00	\$0.00	\$0.00	\$66.00	\$67.00	\$2,606.81

CITY OF ELK RIVER

PAYMENT BREAKDOWN PER LOAN

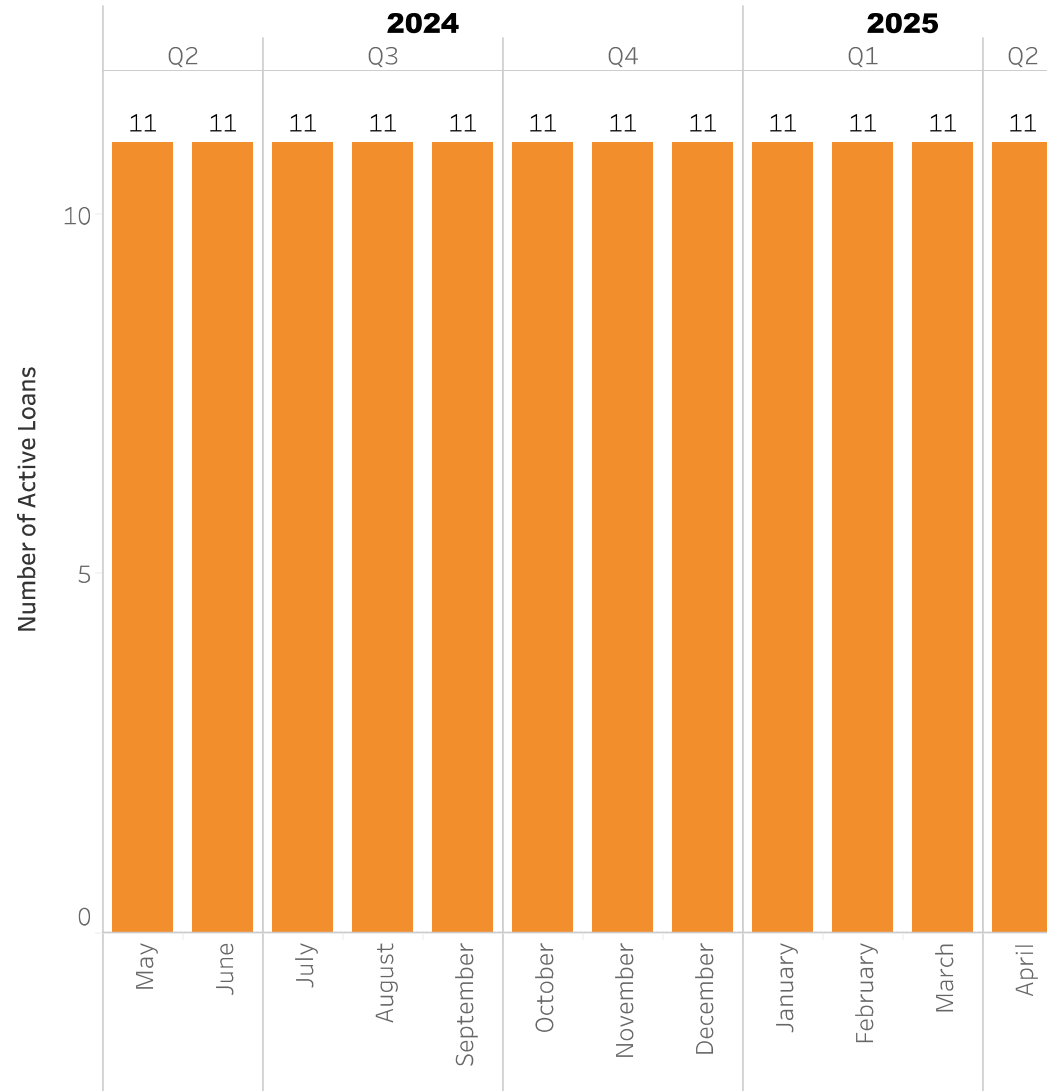
Detail for April 2025

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	\$198.67	\$9.37	\$0.00	\$0.00
	19-015209	609 GATES AVE NW	\$187.63	\$175.19	\$12.44	\$0.00	\$0.00
	19-015215	606 JEFFERSON LN NW	\$192.33	\$190.91	\$1.42	\$0.00	\$0.00
	19-015217	1811 MAIN ST	\$162.79	\$114.09	\$48.70	\$0.00	\$0.00
	19-016564	403 3RD ST NW	\$154.43	\$129.41	\$25.02	\$0.00	\$0.00
	23-028654	13222 179 1/2 AVE NW	\$300.00	\$198.30	\$101.70	\$0.00	\$0.00
	23-029012	18990 TWIN LAKES RD NW	\$260.00	\$153.65	\$106.35	\$0.00	\$0.00
	23-029085	17931 GARY ST NW	\$306.00	\$218.46	\$87.54	\$0.00	\$0.00
	23-029618	13366 181ST LN NW	\$501.00	\$441.27	\$58.73	\$0.00	\$1.00
	24-032189	14270 191ST AVE NW	\$142.69	\$80.19	\$62.50	\$0.00	\$0.00
	24-033299	17812 CONCORD CT NW	\$258.90	\$145.50	\$113.40	\$0.00	\$0.00
Grand Total			\$2,673.81	\$2,045.64	\$627.17	\$0.00	\$1.00

CITY OF ELK RIVER
 TRIAL BALANCE REPORT
 Monthly Detail

Loan #	Address	2024											
		Q2		Q3			Q4			2025			Q2
		May	June	July	August	September	October	November	December	January	February	March	April
19-015215	606 JEFFERSON LN NW	\$2,636.64	\$2,449.34	\$2,261.84	\$2,073.42	\$1,885.05	\$1,696.44	\$1,507.46	\$1,317.74	\$1,127.92	\$937.75	\$747.03	\$556.12
19-015204	1420 5TH ST NW	\$6,377.29	\$6,182.79	\$5,987.46	\$5,792.13	\$5,596.39	\$5,399.84	\$5,203.27	\$5,005.92	\$4,808.51	\$4,610.69	\$4,411.49	\$4,212.82
19-015209	609 GATES AVE NW	\$7,058.81	\$6,887.67	\$6,715.60	\$6,543.65	\$6,371.31	\$6,198.08	\$6,024.92	\$5,850.92	\$5,676.95	\$5,502.58	\$5,326.56	\$5,151.37
19-015217	1811 MAIN ST	\$14,617.52	\$14,507.49	\$14,395.37	\$14,284.55	\$14,173.32	\$14,060.04	\$13,948.00	\$13,833.94	\$13,721.08	\$13,607.82	\$13,489.39	\$13,375.30
19-016564	403 3RD ST NW	\$8,639.58	\$8,514.50	\$8,388.06	\$8,262.13	\$8,135.77	\$8,008.09	\$7,880.87	\$7,752.35	\$7,624.26	\$7,495.73	\$7,364.30	\$7,234.89
23-029012	18990 TWIN LAKES RD NW	\$32,834.52	\$32,686.06	\$32,533.52	\$32,384.05	\$32,234.07	\$32,080.04	\$31,929.03	\$31,773.99	\$31,621.94	\$31,469.37	\$31,305.94	\$31,152.29
23-028654	13222 179 1/2 AVE NW	\$31,901.60	\$31,709.98	\$31,514.23	\$31,321.29	\$31,127.70	\$30,930.04	\$30,735.11	\$30,536.15	\$30,339.90	\$30,142.97	\$29,935.46	\$29,737.16
23-029085	17931 GARY ST NW	\$27,928.66	\$27,717.54	\$27,502.67	\$27,290.10	\$27,076.81	\$26,859.83	\$26,645.08	\$26,426.68	\$26,210.46	\$25,993.50	\$25,767.26	\$25,548.80
23-029618	13366 181ST LN NW	\$22,013.60	\$21,581.15	\$21,145.00	\$21,033.06	\$20,599.91	\$20,599.91	\$19,938.52	\$19,938.52	\$19,573.56	\$19,573.56	\$19,142.21	\$18,700.94
24-032189	14270 191ST AVE NW	\$19,176.91	\$19,118.28	\$19,038.44	\$18,960.42	\$18,882.15	\$18,801.53	\$18,722.72	\$18,641.58	\$18,562.22	\$18,482.59	\$18,396.61	\$18,316.42
24-033299	17812 CONCORD CT NW	\$34,856.17	\$34,690.65	\$34,545.81	\$34,404.27	\$34,262.25	\$34,116.00	\$33,973.00	\$33,825.79	\$33,681.81	\$33,537.34	\$33,381.35	\$33,235.85
Grand Total		\$208,041.30	\$206,045.45	\$204,028.00	\$202,349.07	\$200,344.73	\$198,749.84	\$196,507.98	\$194,903.58	\$192,948.61	\$191,353.90	\$189,267.60	\$187,221.96

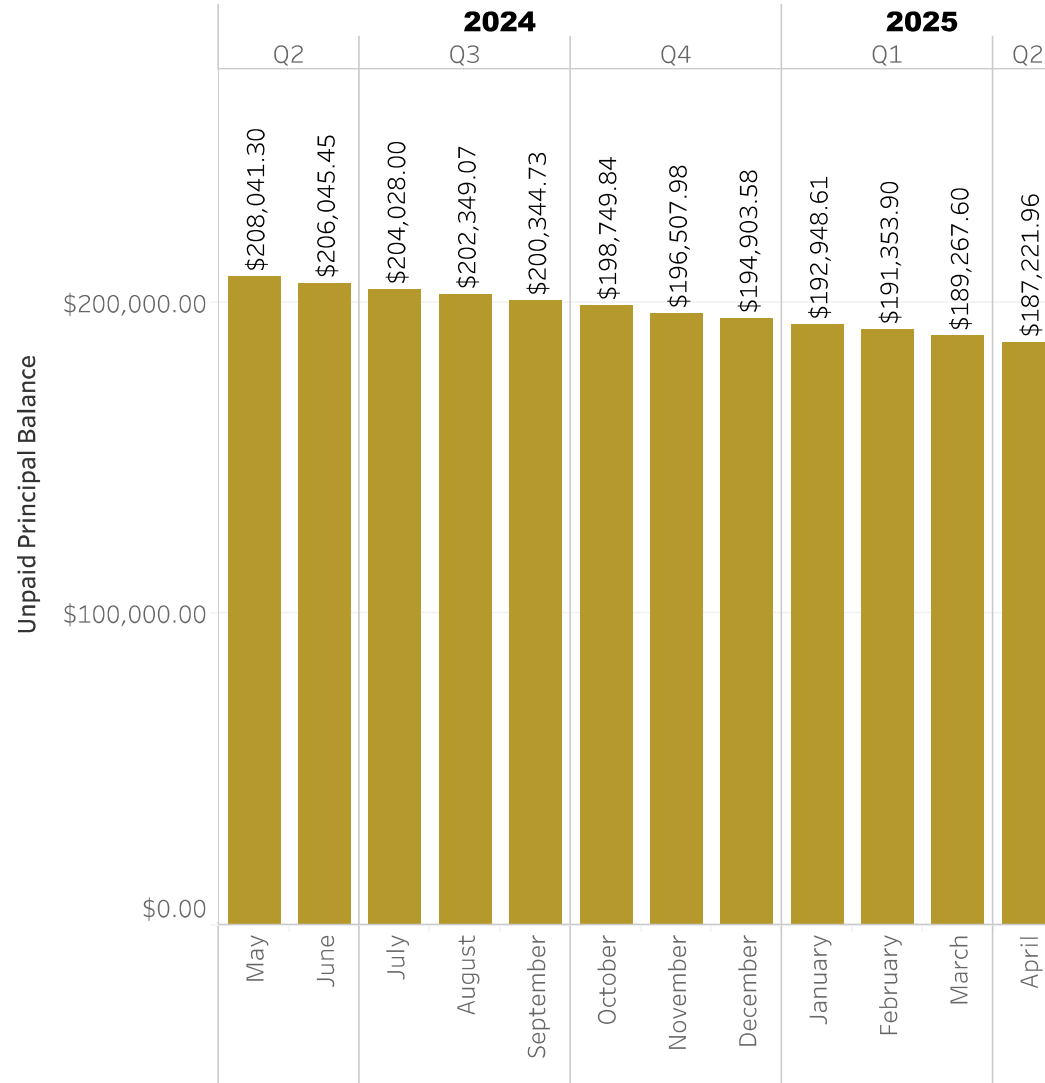
CITY OF ELK RIVER
 TOTAL LOAN COUNT
 Monthly Detail



CITY OF ELK RIVER
 NEW LOAN COUNT
 Monthly Detail

		2024			2025		
		Q2	Q3	Q4	Q1	Q2	
COUNT OF NEW LOANS ADDED	3						
	2						
	1						
	0						
		May 0					
		June 0					
		July 0					
		August 0					
		September 0					
		October 0					
		November 0					
		December 0					
	January 0						
	February 0						
	March 0						
	April 0						

CITY OF ELK RIVER
TRIAL BALANCE
 Monthly Detail in USD



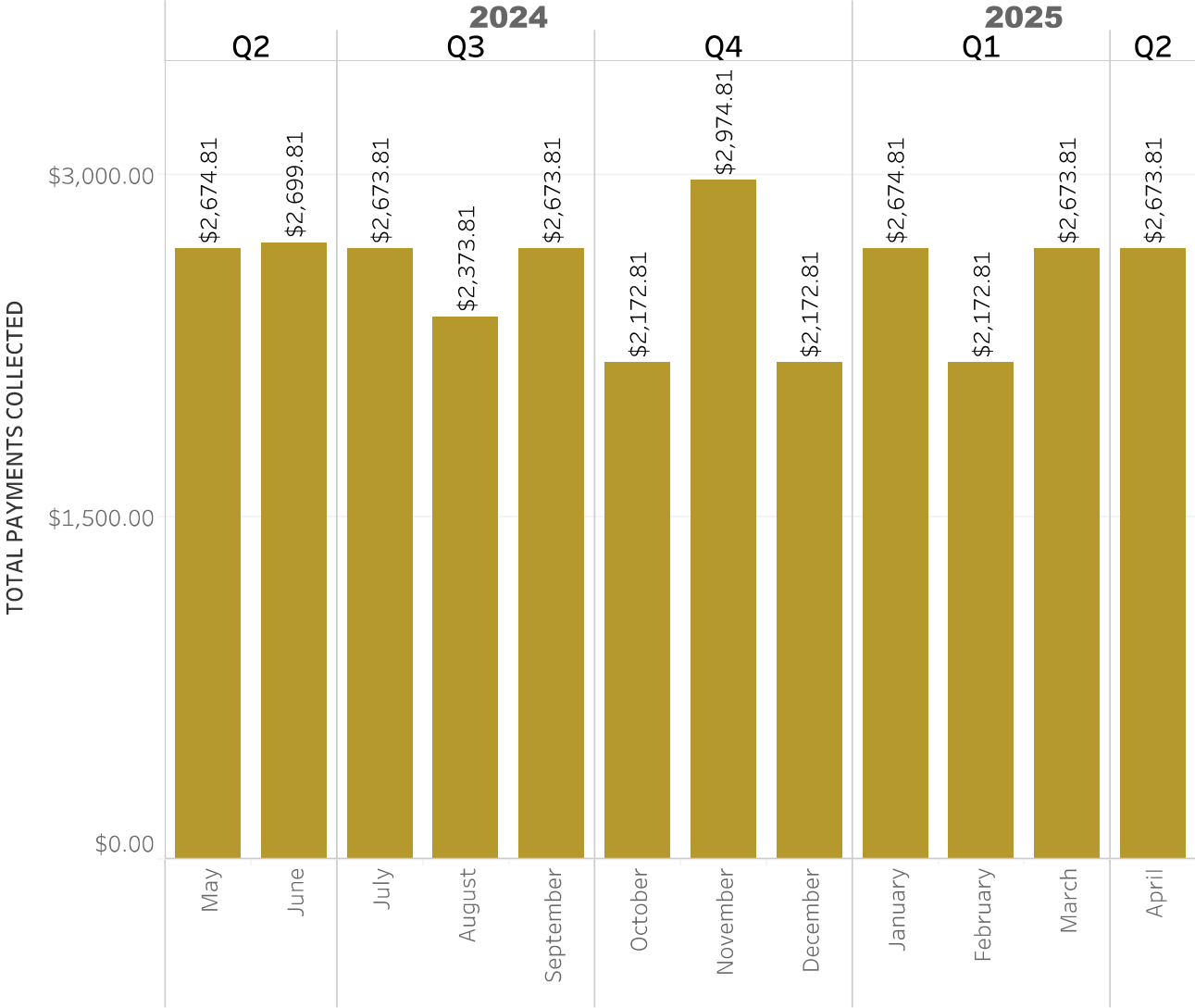
CITY OF ELK RIVER

PAYMENT COLLECTION PER LOAN

Monthly Detail

			2024									2025			
			Q2		Q3			Q4			Q1			Q2	
			May	June	July	August	Septemb..	October	Novemb..	December	January	February	March	April	
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	\$192.33	\$192.33	\$192.33	\$192.33	\$192.33	\$192.33	
	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	\$300.00	\$300.00	
	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	\$501.00	\$501.00	\$201.00	\$501.00	\$0.00	\$802.00	\$0.00	\$502.00	\$0.00	\$501.00	\$501.00	
	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	\$284.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	\$258.90	
Grand Total			\$2,674.81	\$2,699.81	\$2,673.81	\$2,373.81	\$2,673.81	\$2,172.81	\$2,974.81	\$2,172.81	\$2,674.81	\$2,172.81	\$2,673.81	\$2,673.81	

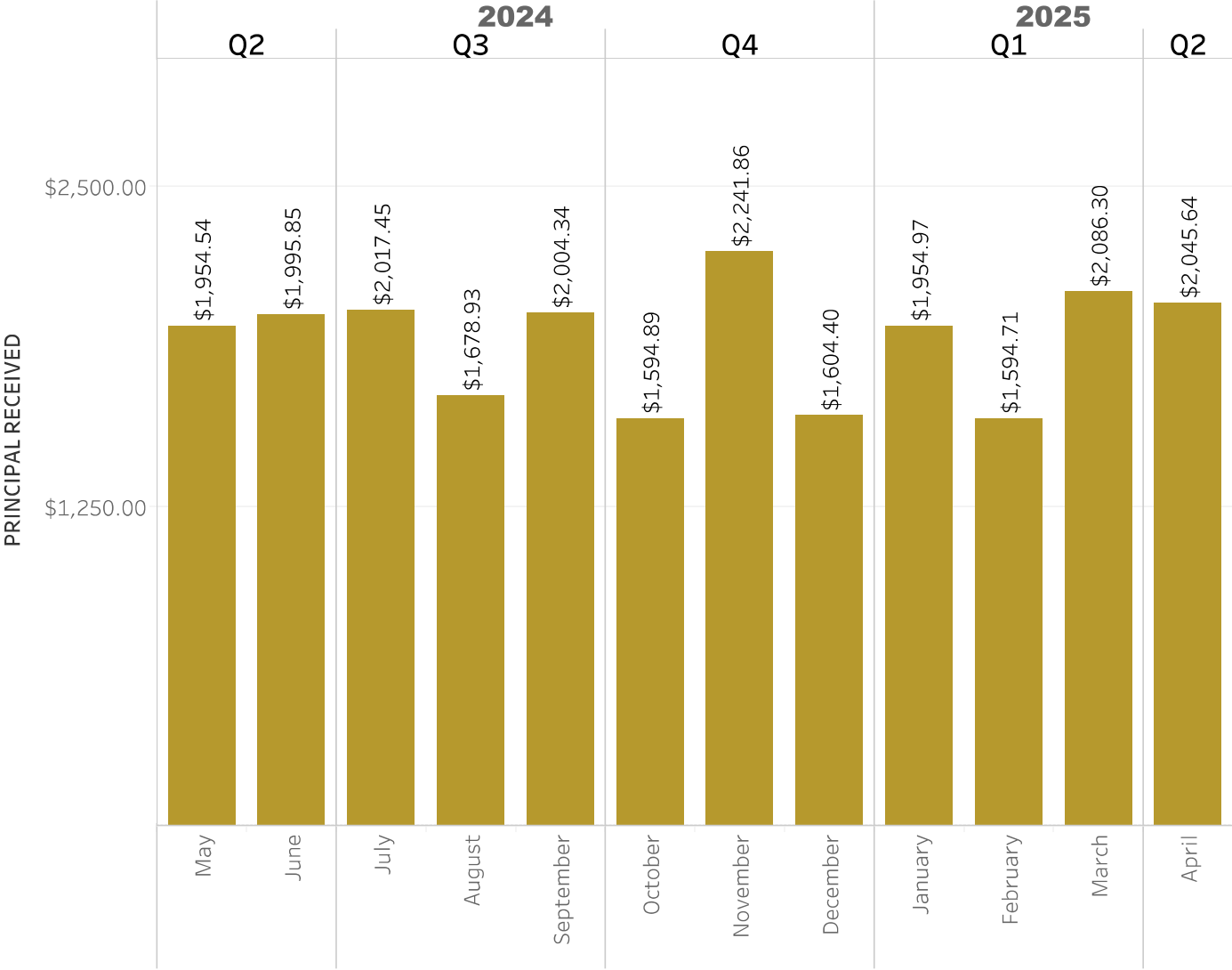
CITY OF ELK RIVER
 TOTAL PAYMENT COLLECTION (USD)
 Monthly Detail



CITY OF ELK RIVER

TOTAL PRINCIPAL COLLECTION (USD)

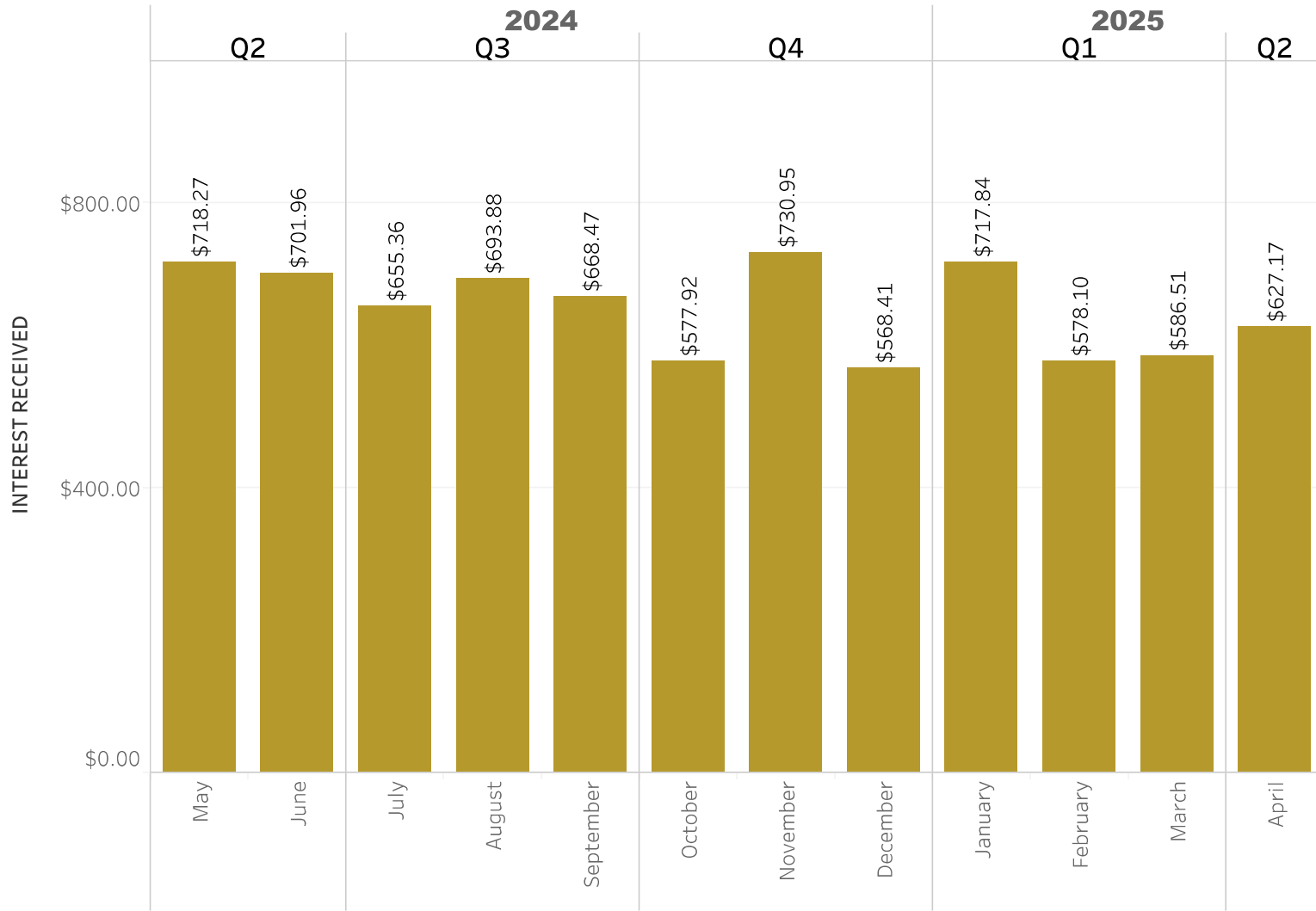
Monthly Detail



CITY OF ELK RIVER

TOTAL INTEREST COLLECTION(USD)

Monthly Detail



CITY OF ELK RIVER
 AGING DELINQUENCY
 Detail for April 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	
	19-015215	606 JEFFERSON LN 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	
	23-028654	13222 179 1/2 AVE 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	
	Grand Total			0	\$0.00	\$0.00

CEE Monthly Loan Activity Summary

7/7/25

Loan #	Loan Amount	Contract	Maturity	Status	Rate	Mar Pymt	Apr Pymt	Balance
19-015215	\$ 20,650.00	8/3/2015	8/1/2025	Current	2.25%	\$ 192.33	\$ 192.33	\$ 556.12
19-015204	\$ 22,069.00	1/25/2017	1/1/2027	Current	2.50%	\$ 208.04	\$ 208.04	\$ 4,212.82
19-015209	\$ 19,665.00	9/22/2017	9/1/2027	Current	2.75%	\$ 187.63	\$ 187.63	\$ 5,151.37
19-015217	\$ 21,640.00	5/4/2018	5/1/2033	Current	4.25%	\$ 162.79	\$ 162.79	\$ 13,375.30
19-016564	\$ 15,252.22	7/15/2019	7/15/2029	Current	4.00%	\$ 154.43	\$ 154.43	\$ 7,234.89
23-029012	\$ 34,749.06	4/21/2023	4/21/2038	Current	4.00%	\$ 260.00	\$ 260.00	\$ 31,152.29
23-028654	\$ 33,925.67	6/16/2023	6/16/2038	Current	4.00%	\$ 300.00	\$ 300.00	\$ 29,737.16
23-029085	\$ 30,223.00	6/20/2023	6/20/2033	Current	4.00%	\$ 306.00	\$ 306.00	\$ 25,548.80
23-029618	\$ 23,780.00	10/2/2023	10/2/2038	Current	4.00%	\$ 501.00	\$ 501.00	\$ 18,700.94
24-032189	\$ 19,290.00	4/22/2024	4/22/2039	Current	4.00%	\$ 142.69	\$ 142.69	\$ 18,316.42
24-033299	\$ 35,000.00	4/22/2024	4/22/2039	Current	4.00%	\$ 258.90	\$ 258.90	\$ 33,235.85
Total	\$ 276,243.95					\$ 2,673.81	\$ 2,673.81	\$ 187,221.96



Request for Action

To
Housing and Redevelopment Authority

Item Number
6.2

Meeting Date
July 7, 2025

Prepared By
Joshua Mollan, Economic Development Specialist

Item Description
SAHA Allocation Update

Reviewed by
Brent O'Neil
Cal Portner

Action Requested

Discuss potential allocations of State Affordable Housing Aid (SAHA) funds.

Background/Discussion

In April, the HRA supported supplementing Sherburne County's Health and Human Services programs with \$50,000 in SAHA funds for eligible SAHA activities. After multiple discussions with Sherburne County, they suggested considering a direct partnership with Main Street Family Services, which is a preferred family resource center in Elk River. Staff met with Main Street Family Services and were advised that they would also be open to a partnership to implement a portion of the city's SAHA funds.

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
6.3

Meeting Date
July 7, 2025

Prepared By
Joshua Mollan, Economic Development Specialist

Item Description
General Updates

Reviewed by
Brent O'Neil
Cal Portner

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

Background/Discussion
This item is an opportunity to discuss relevant topics and other non-action items of the board.

Financial Impact
N/A

Mission/Policy/Goal
The goal of the HRA is to promote certain housing and redevelopment projects.

Attachments
None

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