



Housing and Redevelopment Authority

Monday, August 4, 2025

5:30 PM

Elk River City Hall

Regular Meeting, Work Session, & Closed Meeting Agenda

- Regular meeting in Council Chambers
- Work Session and Closed 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 HRA Minutes - July 7, 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 Satisfaction of Mortgage - Stimpson

6.2 Housing Rehabilitation Loan Program Update

6.3 Presentation from Main Street Family Services and Sherburne County Health and Human Services

7. MOTION TO ADJOURN REGULAR MEETING

8. 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.

8.1 2026 Budget Workshop

9. MOTION TO ADJOURN

10. CLOSED MEETING - PID 75-00131-1460

10.1 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)(5) to develop or consider offers relating to the possible purchase of real property at:

13690 186th Ave NW - PID 75-00131-1460

10.2 Motion Calling Closed Meeting

10.3 Hold Closed Meeting

10.4 Motion to Adjourn Closed Meeting

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, July 7, 2025**

Members Present: Commissioner Dennis Chuba, Commissioner Nate Ovall, Commissioner Lynn Caswell, Commissioner Mel Beaudry, Mayor John Dietz

Members Absent: None

Staff Present: 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 Ovall and seconded by Commissioner Beaudry to approve the agenda. Motion carried 5-0.

4. CONSENT AGENDA

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

4.1 Draft HRA Minutes - June 2, 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 Housing Rehabilitation Loan Program Update

Mr. Mollan presented the staff report. He indicated a loan closed in June and those details will appear in next month's reports. Mr. Mollan updated the HRA on the loan making sporadic payments previously discussed has overpaid their loan by nearly \$3200.00, so they are satisfactory on their loan account.

6.2 SAHA Allocation Update

Mr. Mollan presented the staff report. He explained that the framework for this program, shared a few months ago by Mr. O'Neil, was that these funds would be provided to housing programs managed by the Sherburne County Health and Human Services department. Mr. Mollan stated he and Mr. O'Neil met with county staff, who then recommended staff contact Main Street Family Services, an Elk River non-profit in the community for the past 8 years, who supports families in need and is a Sherburne County's preferred provider. After meeting with Main Street Family Services staff, they were advised that their staff would also be open to a partnership to implement a portion of the city's SAHA funds. Mr. Mollan asked the HRA to discuss a potential partnership to allocate those funds.

The HRA discussed this partnership and asked questions about Main Street Family Services. Staff had a video call with Julie Schultz, the executive director, who explained their offices are located on Jackson Street, and they provide emergency flex funding that goes directly to a landlord or bank for a person in need of housing funds. Most recently, they became a Community Resource Center which opens themselves up for these types of partnerships, according to Debbi Rydberg, who was present and answered a few questions about what she knew of Main Street Family Services.

Chair Chuba asked if there were residency requirements for working with this entity. Mr. Mollan and Ms. Rydberg weren't sure.

Commissioner Ovall asked to have Julie Schultz at next month's meeting. He expressed his reservations with Sherburne County not receiving the funds and asked if the city has a burden to determine if the resources are being properly distributed and an entity has been properly vetted. He wondered if the city has any obligation to use another community resource. He is aware there are other non-profits in the community that do similar things.

Mr. Mollan stated this entity came as a recommendation from Sherburne County since they direct their families to Main Street Family Services for assistance.

Chair Chuba asked if there was a dollar amount.

Mr. Mollan stated the amount was \$50,000 and the amount and guidelines can still be adjusted. The agreement with Sherburne County or Main Street Family Services would run through 2027 and then reviewed annually to adjust for a lower amount of state funding.

Commissioner Dietz asked that someone from Sherburne County Health and Human Services also attend next month's meeting to answer questions.

Commissioner Caswell asked if another loan organization could receive these funds.

Commissioner Dietz stated they wanted Sherburne County to be in receipt of these funds because they wanted them to distribute the resources without the city having to vet an entity.

It was the consensus of the commission to have a representative from both Sherburne County and Main Street Family Services presented at the next meeting to answer these questions.

6.3 General Updates

Mr. Mollan provided the following updates:

- Mr. Mollan stated the August HRA meeting would have a budget workshop following the regular meeting.
- There may be a future meeting regarding a partnership between the HRA and a city property with code enforcement requirements.
- The Garden Gem Awards are now live and staff have already received two nominations. Mr. Mollan indicated he is working on social media videos and posts outlining details with a deadline for nominations of July 31. There will also be an article on the city website and postcards distributed.
- Mr. Mollan updated the HRA that the Downtown Small Area Plan was approved at last month's City Council meeting.

Chair Chuba asked if the city still has a booth at the Farmers Market. He wondered if the city could promote upcoming events and the Garden Gem award program.

Mr. Mollan indicated the city does have a booth at the Farmers Market and flyers are distributed there for the Garden Gem program and Elk Riverfest, among other things.

Commissioner Dietz updated the HRA that the long grass needing mowing at the Main and Gates properties is the responsibility of the developer.

7. MOTION TO ADJOURN

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

The meeting adjourned at 05:45 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
YARDWORX OUTDOOR SERVICES								
910								
17468	1	BASKET UPKEEP - AUG	Invoice	07/01/2025	08/04/2025	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	
CENTER FOR ENERGY & ENVIRONMENT								
910								
26849	1	BEHNE - 18471 TROTT BROOK PKW	Invoice	07/15/2025	08/14/2025	8,151.00	8,151.00	910-1190
26849	2	ORINATION FEE - BEHNE	Invoice	07/15/2025	08/14/2025	750.00	750.00	910-4-6100-4409
Total 13846 CENTER FOR ENERGY & ENVIRONMENT:						8,901.00	8,901.00	
Total 910:						8,901.00	8,901.00	
PRINTING SYSTEMS								
910								
238437	1	A/P CHECK STOCK - HRA	Invoice	07/21/2025	08/04/2025	154.64	154.64	910-4-6100-4201
Total 30205 PRINTING SYSTEMS:						154.64	154.64	
Total 910:						154.64	154.64	
Total :						12,056.78	12,056.78	
Grand Totals:						12,056.78	12,056.78	

Summary by General Ledger Account Number

GL Account Number	Debit	Credit	Net
910-1190	8,151.00	.00	8,151.00
910-4-6100-4201	154.64	.00	154.64
910-4-6100-4409	3,751.14	.00	3,751.14
Grand Totals:	12,056.78	.00	12,056.78

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
00/00	12,056.78	.00	12,056.78

Summary by General Ledger Posting Period

GL Posting Period	Debit	Credit	Net
Grand Totals:	12,056.78	.00	12,056.78

Report Criteria:

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

CITY OF ELK RIVER

Balance Sheet

July 31, 2025

Fund 910 - HRA

Assets

910-1000	Cash - HRA	1,561,174.62
910-1190	Loans Receivable	185,184.88
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

2,299,069.93

Fund Equity

910-2400	Fund Balance	2,176,896.63
	Revenues over Expenditures - YTD	<u>122,173.30</u>

Total Fund Equity

2,299,069.93

Total Liabilities & Equity

2,299,069.93

CITY OF ELK RIVER
 Revenues with Comparison to Budget
 For the Month Ending July 31, 2025

Fund 910 - HRA

		Period Actual	YTD Actual	Budget	Unearned	PCNT
910-3-0000-3111	Property Taxes	227,484.65	227,484.65	439,950.00	(212,465.35)	52%
910-3-0000-3621	Interest Income	627.17	22,654.95	5,000.00	17,654.95	453%
Total Fund Revenue		228,111.82	250,139.60	444,950.00	(194,810.40)	56%

CITY OF ELK RIVER
Expenditures with Comparison to Budget
For the Month Ending July 31, 2025

Fund 910 - HRA

	Period Actual	YTD Actual	Budget	Unearned	PCNT
910-4-6100-4101 Regular Pay	6,652.74	39,251.16	87,200.00	(47,948.84)	45%
910-4-6100-4103 Part-time Pay	375.00	750.00	-	750.00	0%
910-4-6100-4104 PERA	498.96	2,947.29	6,550.00	(3,602.71)	45%
910-4-6100-4105 FICA	412.47	2,452.30	5,400.00	(2,947.70)	45%
910-4-6100-4107 Medicare	97.55	575.68	1,250.00	(674.32)	46%
910-4-6100-4108 Insurance	963.60	6,501.60	17,000.00	(10,498.40)	38%
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	907.50	907.50	6,500.00	(5,592.50)	14%
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	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	5,211.00	5,211.00	6,500.00	(1,289.00)	80%
910-4-6100-4409 Contractual Services	3,067.14	19,667.42	27,000.00	(7,332.58)	73%
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	39,000.00	-	100%
910-4-6100-4735 Transfer-EDA	4,000.00	4,000.00	4,000.00	-	100%
Total Fund Expenditures	61,185.96	127,966.30	444,950.00	(316,983.70)	29%
Net Revenue Over Expenditures	166,925.86	122,173.30	-	122,173.30	0%

Request for Action



To
Housing and Redevelopment Authority

Item Number
6.1

Meeting Date
August 4, 2025

Prepared By
Joshua Mollan, Economic Development Specialist

Item Description
Satisfaction of Mortgage - Stimpson

Reviewed by
Brent O'Neil
Cal Portner

Action Requested

Approve, by motion, the Satisfaction of Mortgage for Marlin and Victoria Stimpson.

Background/Discussion

On April 13th, 2015, Marlin and Victoria Stimpson received a loan from the HRA through the Rehabilitation Loan Program for \$20,650 to make improvements to their property located at 606 Jefferson Lane NW.

As of July 18th, the Mortgage and Repayment Agreement has been fully paid and satisfied.

Financial Impact

N/A

Mission/Policy/Goal

Improve housing stock by offering incentives or programs to repair or maintain residential properties.

Attachments

1. Stimpson Mortgage and Repayment Agreement
2. Stimpson Satisfaction of Mortgage

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EXEMPT FROM REGISTRATION TAX.
SHERBURNE COUNTY
AUDITOR/TREASURER

*Dane Arnold by:
C. Arnold 8/10/15*

Office of the County Recorder
Sherburne County, MN

Doc. No. **807919**

Certified, Filed, and/or recorded on

August 10, 2015 2:15 PM

Michelle Ashe, County Recorder

By *ema* Deputy

Fees: **\$46.00**



807919

Mortgage and Repayment Agreement (Elk River HRA Owner-Occupied Housing Rehabilitation Program)

This mortgage is exempt from Mortgage Registration Tax imposed by Minnesota Statutes, §287.035, pursuant to Minnesota Statutes, §287.04, because the principal amount of the mortgage loan referred to herein is made under an affordable housing program and the mortgagee is the Housing and Redevelopment Authority in and for the City of Elk River, a Minnesota body corporate and politic.

THIS MORTGAGE AND REPAYMENT AGREEMENT (this "Mortgage"), is made and entered into this 13th day of April, 2015 (the "Effective Date"), by and between Marlin W. Stimpson and Victoria L. Stimpson, a married couple (the "Owner") the owner of the property located at 606 Jefferson Lane NW, Elk River, MN 55330, and legally described as set forth in the attached **Exhibit A** (the "Property") and the Housing and Redevelopment Authority in and for the City of Elk River, (the "HRA"), having its principal office at 13065 Orono Pkwy NW, Elk River, MN 55330.

NOW THEREFORE, in consideration of the Installment Loan described below and for other good and valuable consideration, the parties do hereby agree as follows:

1. In accordance with the Elk River Owner-Occupied Housing Rehabilitation Policies and Procedures (the "Procedures") and the Owner's Application dated August 25th, 2014 (the "Application"), both of which are incorporated herein by reference as if fully set forth herein, the HRA has agreed to make to Owner a Housing Rehabilitation Loan, (the "Installment Loan"), relating to the Property, in the amount of Twenty Thousand Six Hundred Fifty and 00/100 (\$20,650.00) Dollars. The Installment Loan shall be disbursed directly to the contractor performing the work on the Property described in the Application in accordance with the Procedures. The Owner agrees to repay to the HRA in the Installment Loan plus interest thereon at the rate of 2.25% per annum in installments of principal and interest of \$ 192.33 per month, beginning on September 1st, 2015 through and including August 1st, 2025 (the "Final Maturity Date") in accordance with the amortization schedule and the Truth in Lending Statement signed by Owner both attached as **Exhibit B**. The Owner may prepay the Installment Loan in whole, together with accrued interest thereon, to the HRA on any business day.
2. Owner covenants and agrees with the HRA that if the Property is transferred or otherwise conveyed, voluntarily or involuntarily, either while the Owner is living or by reason of the death of the Owner prior to the Final Maturity Date, the Installment Loan and all accrued interest thereon shall be immediately due and payable and shall be repaid in full to the HRA.
3. As security for Owner's obligation to repay the Installment Loan and accrued interest thereon, and the cost, including reasonable attorney's fees, of collecting the same, and subject to the terms and conditions of this Mortgage, Owner hereby grants, and HRA shall and hereby does have, a statutory mortgage on the Property in accordance with Minnesota Statutes, Section 507.15.

4. The Owner covenants with the HRA the following statutory covenants;
 - a. To warrant the title to the Property; subject to permitted encumbrances as set forth in **Exhibit C**.
 - b. To pay the indebtedness as herein provided.
 - c. To pay all taxes.
 - d. That the Property shall be kept in repair and no waste shall be committed.
 - e. That the whole of the principal sum shall become due after default, in the payment of any installment of principal or interest, or of any tax, or in the performance of any other covenant, at the option of the HRA.
 - f. To pay principal and interest on prior mortgages.
5. If default be made in any payment or covenant herein, the HRA shall have the statutory power of sale, and on foreclosure may retain statutory costs and attorney's fees.
6. For the protection of the HRA, the Owner will, during all the time until the indebtedness secured by this mortgage is fully paid, maintain all risk property insurance, naming the HRA as an additional insured, in an amount not less than the full insurable replacement value of the Property. Said insurance shall be written by a company or companies licensed to do business in Minnesota and rated Class A-VII or better by A.M. Best Company. The term "full insurable replacement value" shall mean the actual replacement cost of the Property (excluding foundation and excavation costs and costs of underground flues, pipes, drains, and other items customarily omitted from replacement cost valuation for insurance purposes), without deduction for depreciation. The Owner will assign and deliver the policies of such insurance to the HRA so and in such manner and form that the HRA shall at all times, until the full payment of said indebtedness, have and hold the said policies as a collateral and further security for the payment of said indebtedness, or at the option of the HRA will make such policies payable in case of loss to the HRA as its interest may appear and will deposit them with the HRA, and in default of so doing, that the HRA may, but has no obligation to, obtain such insurance from year to year, or for one or more years at a time, and pay the premiums therefor, and that the Owner will forthwith repay to the HRA the same, with interest at the mortgage rate, and that the same shall become a part of the debt secured by this mortgage in like manner as the principal sum. The Owner may retain any moneys received by him/her on the policies, but the same shall apply in part payment of this mortgage.
7. This Mortgage shall terminate and shall be of no further force or effect upon payment in full of the Installment Loan and accrued interest thereon.
8. The Owner will indemnify, save, and hold harmless the HRA, the City of Elk River, Minnesota, Central Minnesota Housing Partnership, Inc., their officers, agents, and employees, from and against any claim, cause of action, damage, liability, loss or expense, including attorney's fees incurred by the HRA, made by any party in connection with or arising from (i) the presence, if any, of hazardous wastes or pollutants on the Property; (ii) any loss or damage to property or any injury to or death of any person occurring at or about or resulting from any defect in the Property, (iii) the performance of, or failure to perform, this Mortgage. Nothing herein shall be deemed a waiver of any statutory limitations of liability or immunity.
9. This Mortgage shall run with the aforesaid real estate and shall inure to the benefit of and be binding upon the parties hereto and their respective heirs, executors, representatives, successors, and assigns.
10. Any forbearance by the HRA in exercising any right or remedy shall not be a waiver of or preclude the exercise of any right or remedy.

11. This Mortgage shall be governed by the law of the state of Minnesota. In the event that any provision or clause of this Mortgage conflicts with applicable law, such conflict shall not affect other provisions of this Mortgage which can be given effect without the conflicting provision. To this end, the provisions of this Mortgage are declared to be severable.
12. This Agreement may be executed in any number of counterparts, each of which shall constitute one and the same instrument.

Exhibit A
Legal Description of Property

Real Property in Sherburne County, Minnesota, described as follows:

Lot 1, Block 1, PRESIDENTIAL ESTATES, according to the map or plat thereof on file and of record in the office of the County Recorder in and for Sherburne County, Minnesota.

Exhibit B
Amortization Schedule and Truth in Lending Statement



Request for Action

To
Housing and Redevelopment Authority

Item Number
6.2

Meeting Date
August 4, 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.

On June 23, CEE closed on a new loan for \$8,151 for an air conditioner project. \$141,849 remains available for new loan disbursements in 2025. Additionally, the quarterly report shows a CEE-leveraged loan closed for \$12,025 for another HVAC project. CEE has also advised that there are four new applications in process.

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
 3. CEE Loan Activity Report Q2 2025

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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

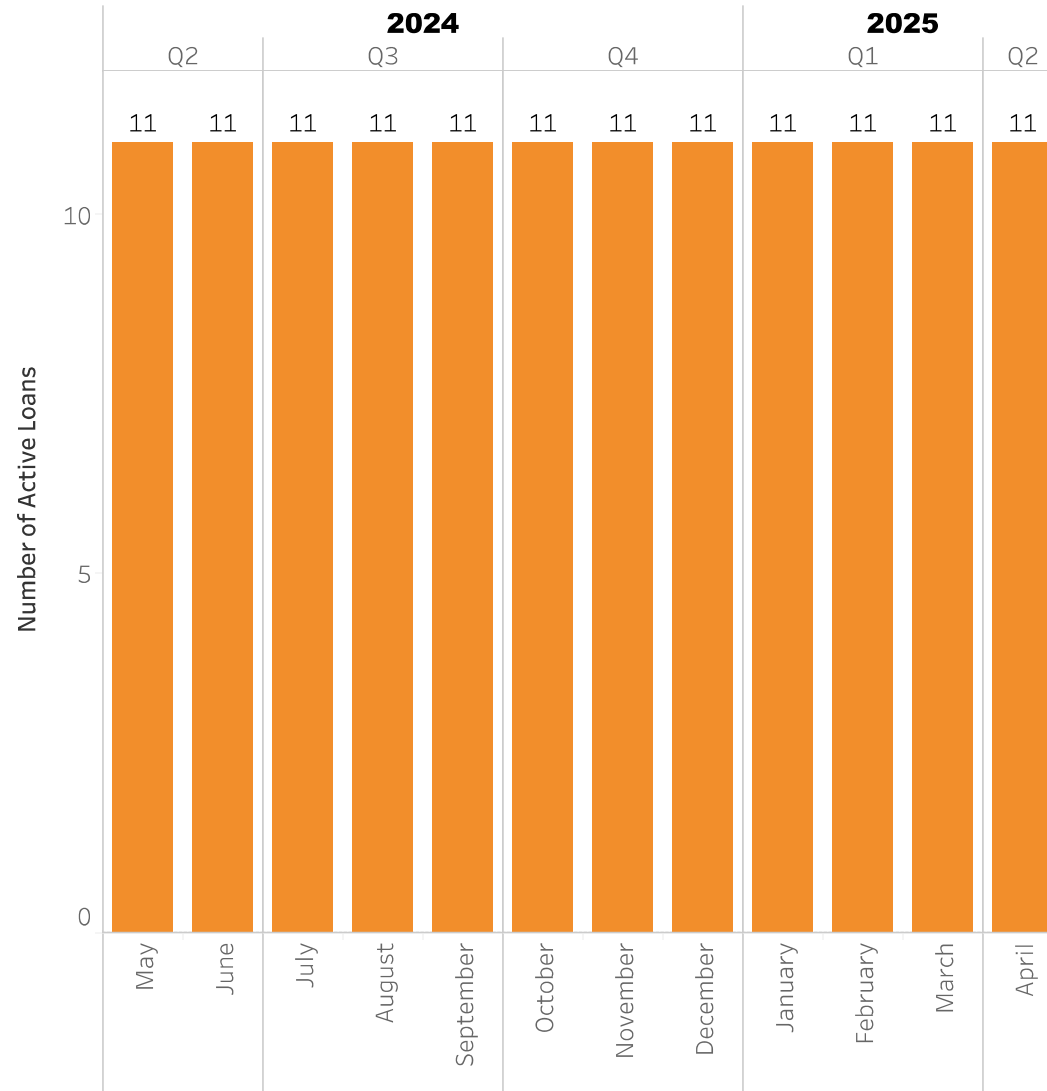
Detail for April 2025

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

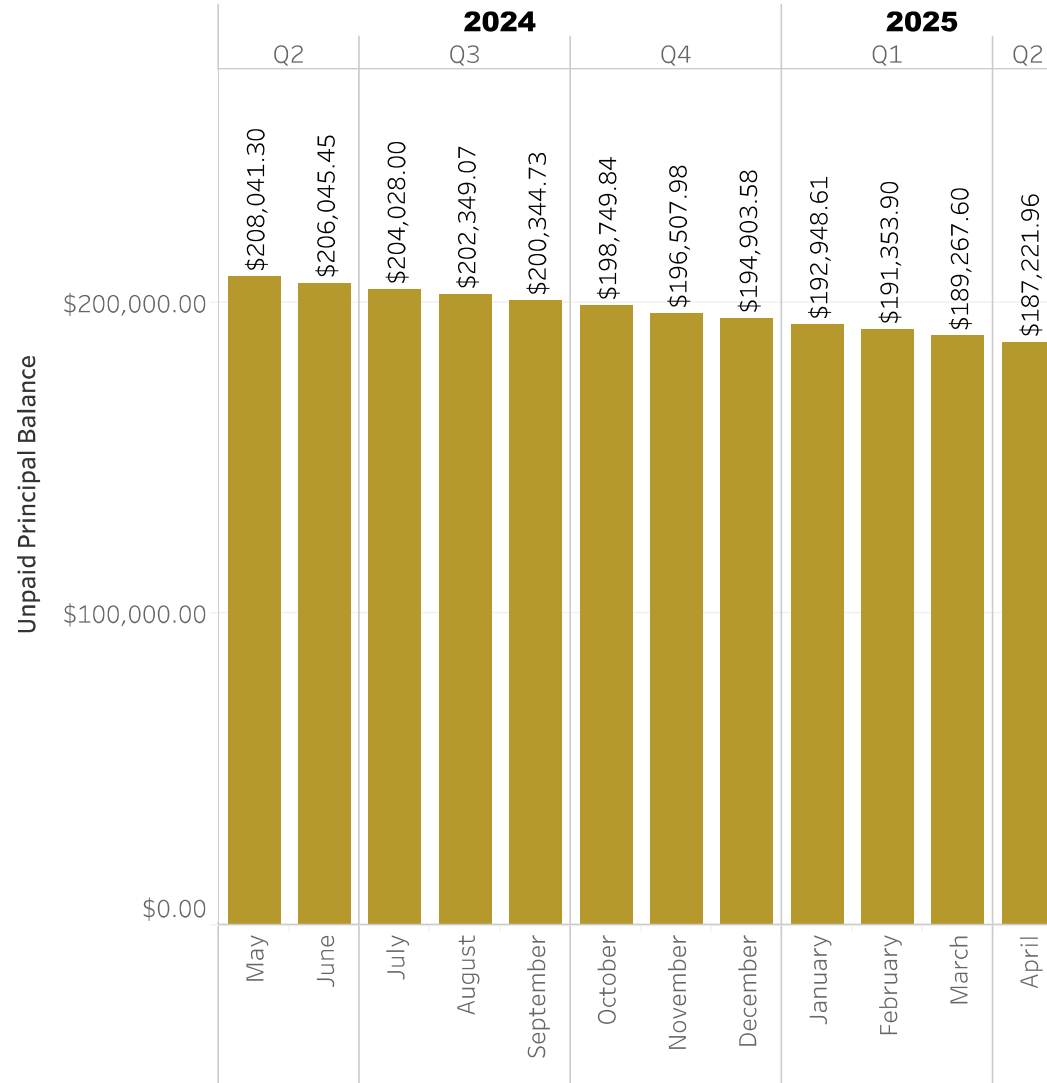
CITY OF ELK RIVER
 TOTAL LOAN COUNT
 Monthly Detail



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



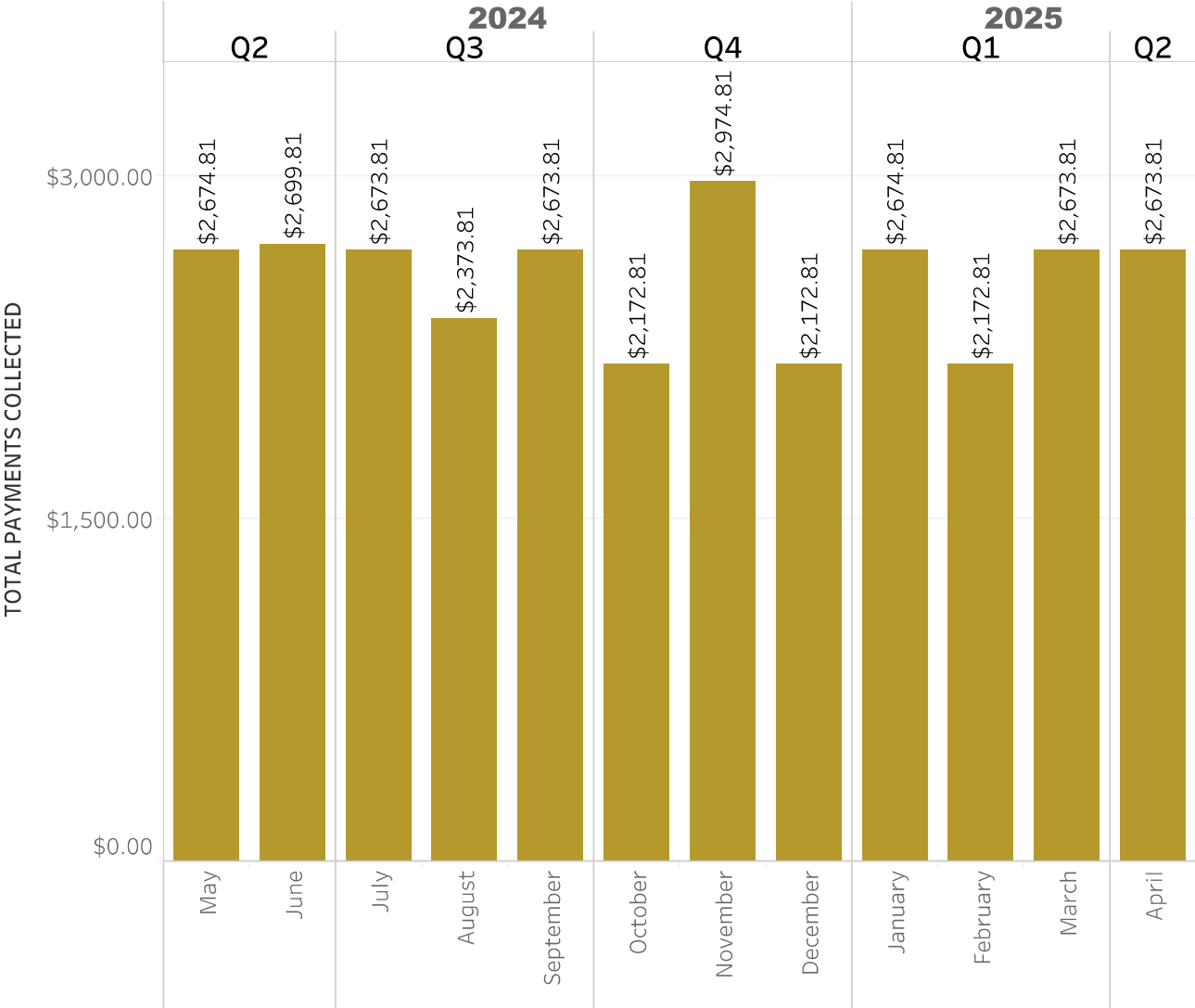
CITY OF ELK RIVER

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

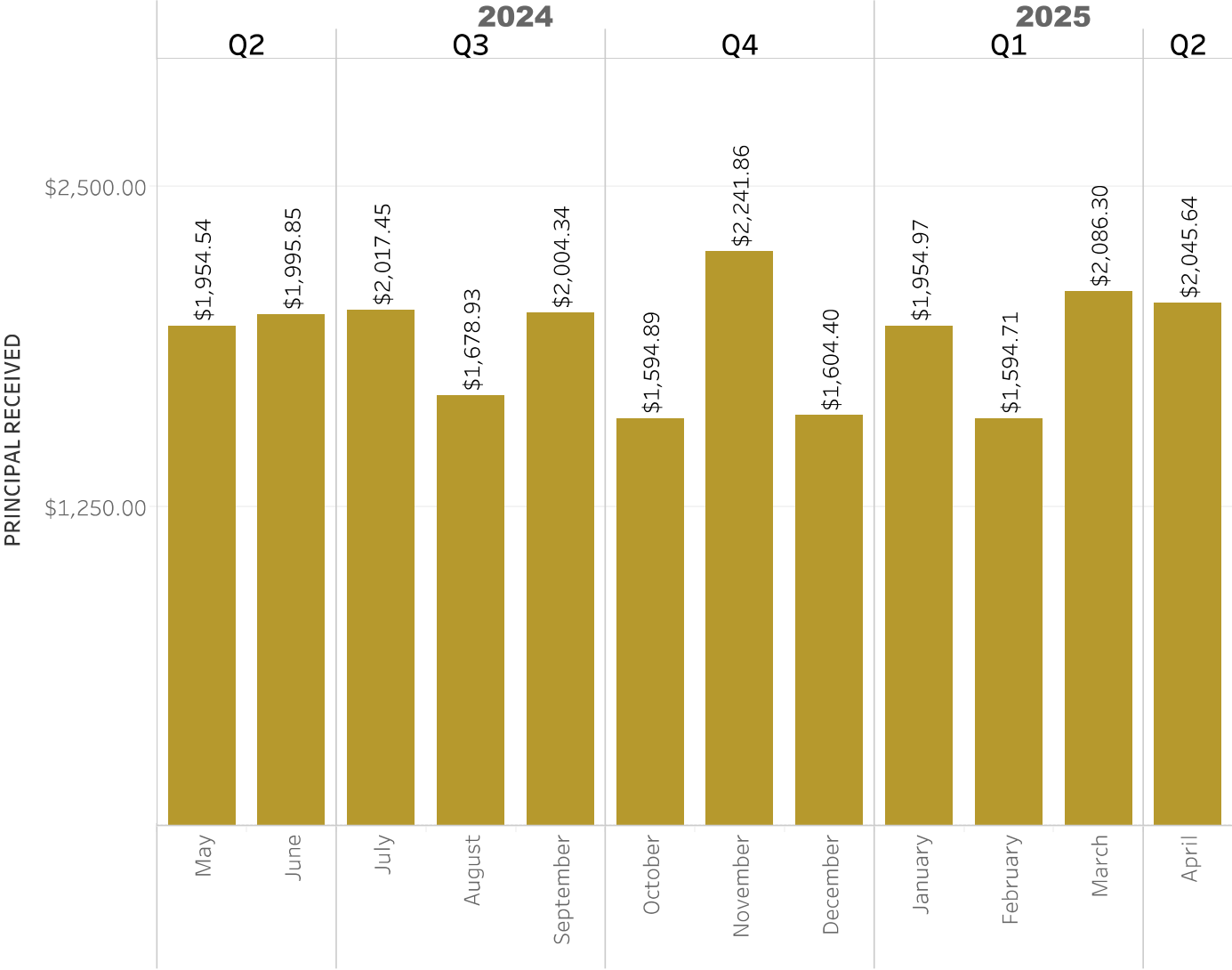
CITY OF ELK RIVER
 TOTAL PAYMENT COLLECTION (USD)
 Monthly Detail



CITY OF ELK RIVER

TOTAL PRINCIPAL COLLECTION (USD)

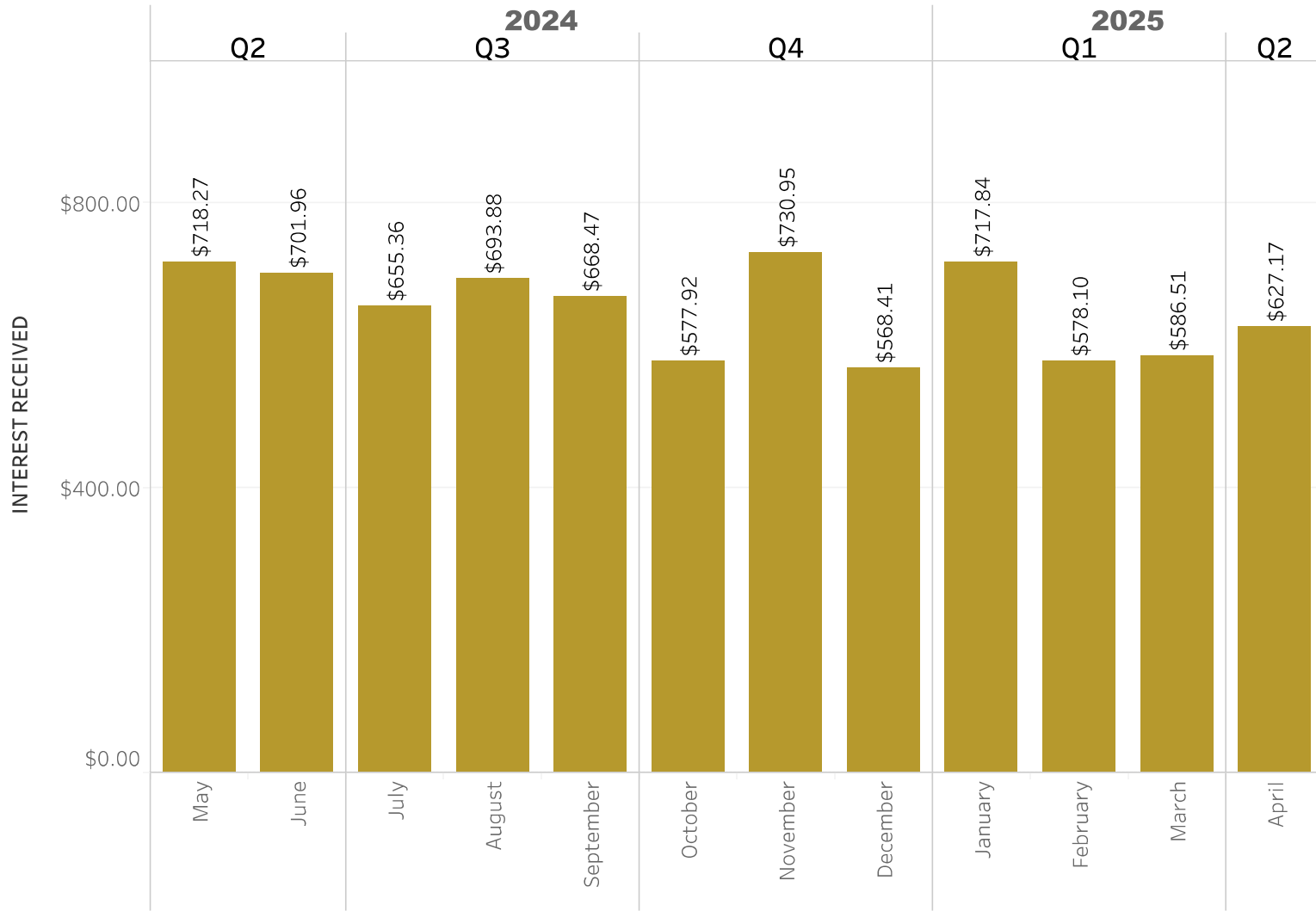
Monthly Detail



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

Elk River Loan Summary Report

Activity for Period 4/1/2025 - 6/30/2025



Application packets requested/mailed:	This period:	0	Year-to-Date:	0
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Residential Advisor Visits:	This period:	0	Year-to-Date:	0
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Loans currently in process for residents in your City/Neighborhood:	2
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Closed Loans	This period:		Year-to-Date:		
Elk River		Units			Units
		0			0
Closed End	8,151.00	1		8,151.00	1
Total	8,151.00	1		8,151.00	1

Leveraged Funds	This period:		Year-to-Date:		
CEE		Units			Units
		1			1
Total	12,025.00	1		12,025.00	1

Types of Improvements Financed YTD	# of Projects	% of Total
Air Conditioning	2	50.00
Heating System	1	25.00
Thermostat	1	25.00

Types of Properties Financed YTD	#	% of Total
Single Family Residence	2	100.00



Request for Action

To
Housing and Redevelopment Authority

Item Number
6.3

Meeting Date
August 4, 2025

Prepared By
Joshua Mollan, Economic Development Specialist

Item Description
Presentation from Main Street Family Services and Sherburne County Health and Human Services

Reviewed by
Brent O'Neil
Cal Portner

Action Requested
Receive presentation from Main Street Family Services and Sherburne County Health and Human Services

Background/Discussion

Sherburne County Health and Human Services was identified by staff and the HRA to administer a portion of the city's allocation of Statewide Affordable Housing Aid (SAHA) dollars. Sherburne County staff suggested partnering directly with Main Street Family Services (MSFS). MSFS is a local non-profit that provides community-based mental health and social services: housing support, therapy, supervised visitation, parenting and family support, as well as a dedicated Family Resource Center. The SAHA funds would support MSFS in providing emergency housing assistance to Elk River residents in need who meet the eligibility criteria of the SAHA framework.

The terms of a partnership are yet to be finalized and would be subject to Council approval before distribution of funds.

Financial Impact
N/A

Mission/Policy/Goal
Provide and support suitable housing for the community.

- Attachments**
1. MSFS Flyer
 2. FRC Flyer
 3. Sherburne Co FRC_PS Revised 2

The Elk River Vision

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

OUR INSPIRATION

WELCOME, WE ARE SO GLAD YOU ARE HERE!

Main Street Family Services is a social service agency that draws on the expertise of our highly skilled, trauma-sensitive, and caring staff who guide individuals and families during some of their most challenging times. We offer multiple types of services including supervised visits, parent education, trainings, and outpatient therapy. We are always willing to find a creative approach to address the unique circumstances of each individual and family member.

Main Street Family Services desires that you experience healing, restoration, and belonging. Our mission is to equip you with solutions, resources, and practical strategies you need to thrive so you can find freedom to become all you were created to be!



Main Street, a place where community thrives, memories are made, and families grow. Just as Main Street is the backbone of a town, we strive to be a steadfast support for you and your family. Our lantern logo, a beacon of hope, mirrors the comforting glow of the streetlights that guide you home. It symbolizes our commitment to lighting your path and helping you navigate life's twists and turns. We're here to bring the warmth and familiarity of your hometown to our services, creating a safe space where you can explore, grow, and find your way.



www.mainstreetfamilyservices.org
400 Jackson Ave NW, Elk River, MN, 55330
(763) 595-1420
facebook.com/mainstreetfamilyservices



THERAPEUTIC SERVICES

At Main Street Family Services, we offer specialized therapeutic services for diverse sets of individuals and families. We aim to help individuals and families heal and grow stronger so they can be the best they can.

Our therapists are compassionate and trauma-informed and can provide both individual and family services based upon individual needs. We have therapists who specialize in foster care and adoption, early childhood trauma, fetal alcohol exposure, anxiety and depression, chemical use concerns, adolescent identity challenges, and family conflict. Our approaches are person-centered, grounded in cognitive-behavioral theory, mindfulness, neurobehavioral science, attachment theory, and family systems.

No matter what approach or treatment regimen, we are there to support each of our clients with the goal to work towards developing a satisfying and meaningful life.



SUPERVISED VISITATION

We help children and their non-custodial parent to be able to spend quality time together in a safe and nurturing environment under the guidance of professionally trained staff who provide education, observation, documentation, and interventions as needed.

Current research shows consistent and frequent visitation between non-custodial parents and their children can reduce trauma for children. Visitation is crucial to strengthening and maintaining family relationships - it is also important for parent-child attachments and can decrease the sense of abandonment that children often experience when they no longer see the non-custodial parent.



We are here to help!
Call us today! (763) 595-1420

PARENTING AND FAMILY SUPPORT

At Main Street Family Services, we understand that parenting is a rewarding yet challenging journey. Let us support you every step of the way with our comprehensive parenting services.

We're here to help your family communicate better, support your child's unique needs, and navigate life's transitions. We provide you with strategies to create a calm and happy family environment and deal with various behavioral issues. Our goal is to empower you as a parent, helping you recognize your strengths and set realistic goals.

- Circle of Security Parenting Classes
- Trainings on parenting, FASD, trauma and mental health
- One-on-one parent coaching
- Restorative Family Mediation





The goal of the Family Resource Center (FRC) is to provide a **one-stop shop** for individuals and families to access services available in the community, connect with peers, and receive education with the end goal of providing support to end child abuse and neglect.

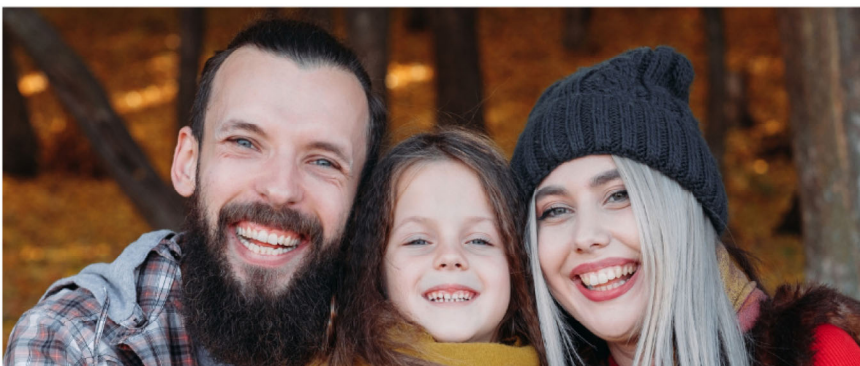
At the Family Resource Center (FRC), we help families find the necessary tools and resources to succeed. We create a warm and welcoming place where parents can find support, learn new things, and access helpful services through the FRC and our community partners like:

- **Parenting Workshops**
- **Financial Literacy Classes**
- **Child Development Classes**
- **Health and Wellness Programs**
- **Housing**
- **Mental Health Services**
- **Medical Insurance**
- **Food Support**
- **Financial Assistance**

By supporting the Family Resource Center, you can contribute to the well-being of families and the community by:

- Enhancing community stability
- Providing access to services
- Creating a sense of belonging
- Encouraging positive child development
- Promoting civic engagement

Your involvement has a far-reaching impact. Whether through volunteering, donating, or advocating for the FRC, your support is invaluable!



How you can help!

DONATE

Donate food, supplies, blankets, clothing, gift cards or participate in a diaper drive.

VOLUNTEER

Volunteer on the Parent Advisory Committee, teach a class, help with an event or community engagement.

COLLABORATE

Reach out to the FRC to collaborate a partnership with your agency or organization.

PARTNER

Partner as a donor with the Family Resource Center, investing in the well-being and future of families in your community.

REFER

Refer families who may benefit from the services provided.



www.mainstreetfamilyservices.org



5 Protective Factors

Research has shown there are 5 Protective Factors that increase family stability, enhance child development, and reduce child abuse and neglect. The Family Resource Center seeks to strengthen these factors in families.

1. Concrete Support

Meeting basic needs is vital for a healthy family and child well-being. **Access to food, clothing, housing, transportation, healthcare, and mental health support** helps families cope and children thrive.

2. Social Connections

A supportive social network is essential for parents, **reducing feelings of isolation and enhancing mental well-being**. Support also allows parents to focus on quality time with their children and self-care.

3. Knowledge of Parenting and Child Development

When parents have the tools they need to understand their child's development, it equips them to set clear boundaries, create respectful communication, and enhance their child's sense of worth and belonging.

4. Resilience

Resiliency helps families **maintain a stable and nurturing environment** for their children, *even when life gets tough*.

5. Social and Emotional Competence

Providing nurturing experiences by caring adults during early childhood is **pivotal in shaping a child's emotional, cognitive, social, and behavioral development**.

The Family Resource Center:

Provides one-on-one support to families to help them navigate resources in the community

Offers peer support groups and family-friendly activities to develop a sense of community.

Creates developmentally appropriate activities like story time and parent education classes.

Builds resiliency and strengthens families by providing support and meeting their concrete needs.

Facilitates playgroups for parents to grow and learn about their child's social and emotional needs.



Family Resource Centers

Sherburne County



What is a Family Resource Center?

A community or school-based welcoming hub of support, services, and opportunities for families that:

- Utilizes an approach that is multi-generational, strengths-based, and family-centered
- Reflects and is responsive to community needs and interests
- Provides support at no or low cost for participants
- Builds communities of peer support for families to develop social connections that reduce isolation and stress



What are the goals of a FRC?

- To support families to be strong, healthy, and successful
- To contribute to building a strong and healthy community
- To reduce the likelihood of child abuse and neglect by building the research-based Strengthening Families Protective Factors¹

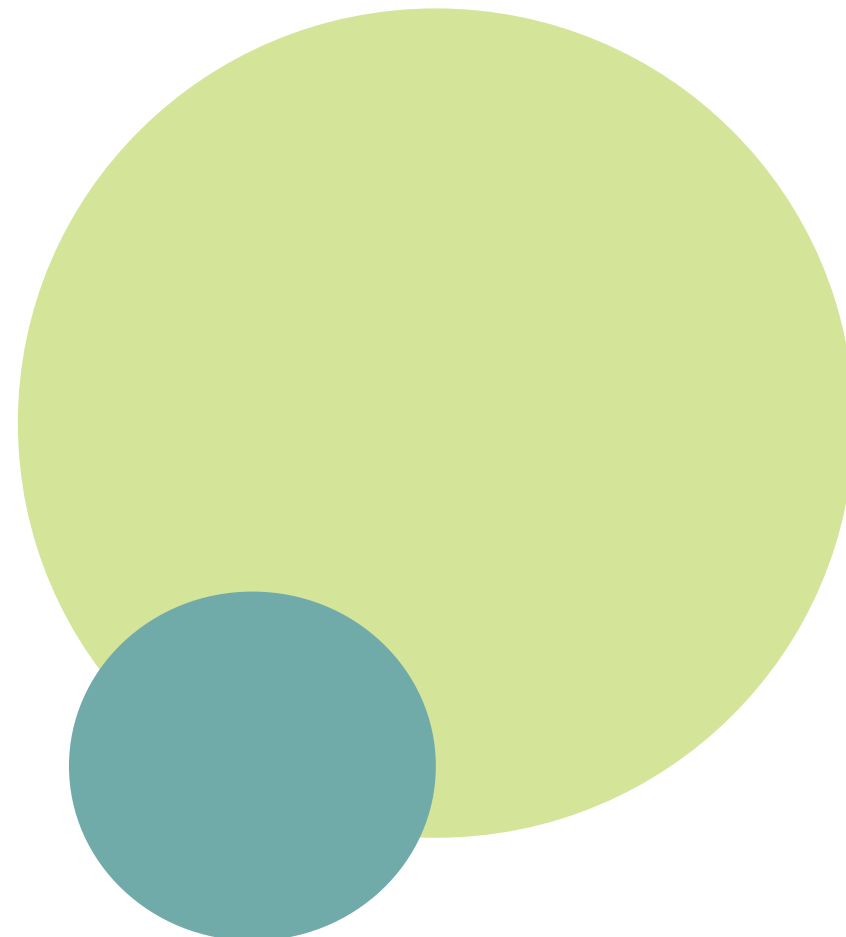


What do FRCs do?

- Enhance parenting skills
- Foster the healthy development and well-being of children, youth, and families
- Prevent child abuse and neglect
- Increase school readiness
- Connect families to resources
- Develop parent and community leadership
- Engage males and fathers
- Support healthy marital and couples relationships
- Promote family economic success

What services do FRCs most commonly offer?²

- Parenting Support
- Access to Resources
- Child Development Activities
- Parent Leadership Development



Goals of Family Resource Centers-Building Protective Factors

- Parental Resilience
- Social Connections
- Concrete Support in Times of Need
- Knowledge of Parenting and Child Development
- Social and Emotional Competence of Children

Family Resource Centers

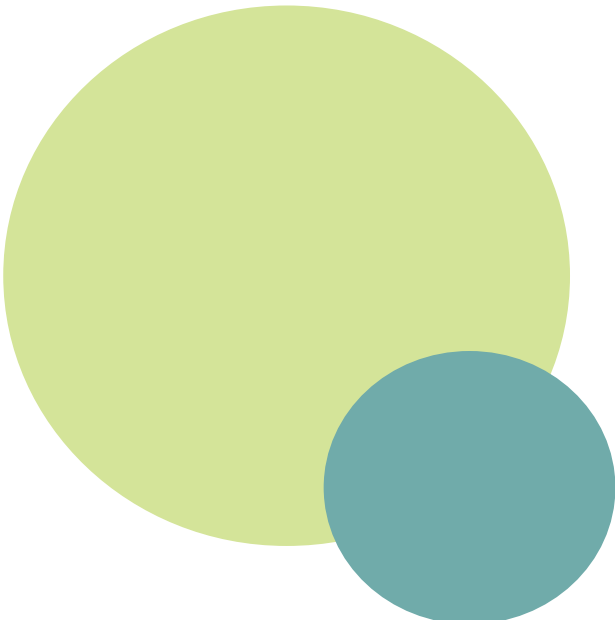


Community assessment (June-September 2023)

- 804 Responses from Big Lake & Elk River Communities
- Top Service Needs Identified
 - Extracurricular Activities for school aged children-55.5% (409)
 - Educational Services (tutoring, skills classes)-49.25% (363)
 - Common Interest Groups (new parents, parenting teens)-45.45%-(335)
 - Mental Health Services-42.47% (313)

Community assessment (June-September 2023)

- If you needed help, parenting your child(ren), do you have a support to reach out to? 38.4% or 284 individuals responded no
- 85.56% or 652 individuals indicated that if a Family Resource Center existed in their community, they would utilize it.



**Providing family-based services in elk river since
2016**
supervised visits, parent education, and Therapy



Our Mission

Our mission is to walk alongside individuals and families, empowering them with concrete supports, resources, and practical strategies in times of need.

Our Vision

- Strengthen and support families through accessible, inclusive services
- Build protective factors and reduce barriers
- Collaborate with community partners to foster resilience





Main Street 
FAMILY RESOURCE CENTER
Every Family Flourishes

Timeline



June 2023

Community Assessment

November 2024

FRC Staff Hired

February 2025

Welcomed our first community partners at our Elk River site.

March 2025

Official FRC Ribbon Cutting Ceremony

April 2025

Community Open House

September 2025

Launch 2nd FRC in Big Lake at Liberty Elementary

Community Collaborations



Community Collaboration

- Met with over 50 community partners
- Ongoing partnerships with County agencies, nonprofits, and schools
- Presence at food shelf and Community Table events
- County agencies on-site providing support (Economic Assistance, Public Health)



Hope in a Hopeless World



Over 50 partners strong



Stories of Hope and Resilience

A man who has been homeless for the past 9 months throughout the winter called the FRC after being referred by a physician.



How the FRC helped:

- Helped him apply for benefits through the county.
- Connected him with Catholic Charities, which has a housing waiver support program for individuals with severe mental health diagnoses.
- Referred him to Central MN Jobs and Training for a training program to help him find gainful employment.



A MSFS staff member was off duty and observed a domestic situation in a public parking lot. Staff came up to her to provide support.



How the FRC helped:

- Staff called the FRC to ask how we could help this mom get to her sister's house for safety.
- We called Rivers of Hope, who was able to connect with this mom and follow up with her.
- They ended up providing mom a plane ticket to AZ to stay with her friend.

**Pac big lake 6
members
Pac Elk River 5**

Parent Advisory Committee Parent Voice Matters



- Parents with lived experiences help shape more relevant, effective, and respectful support.
- Fosters a sense of belonging and shared ownership within the community.
- Guides programming, ensures relevance and accessibility



Income distribution

\$0-\$15,000 34.29%

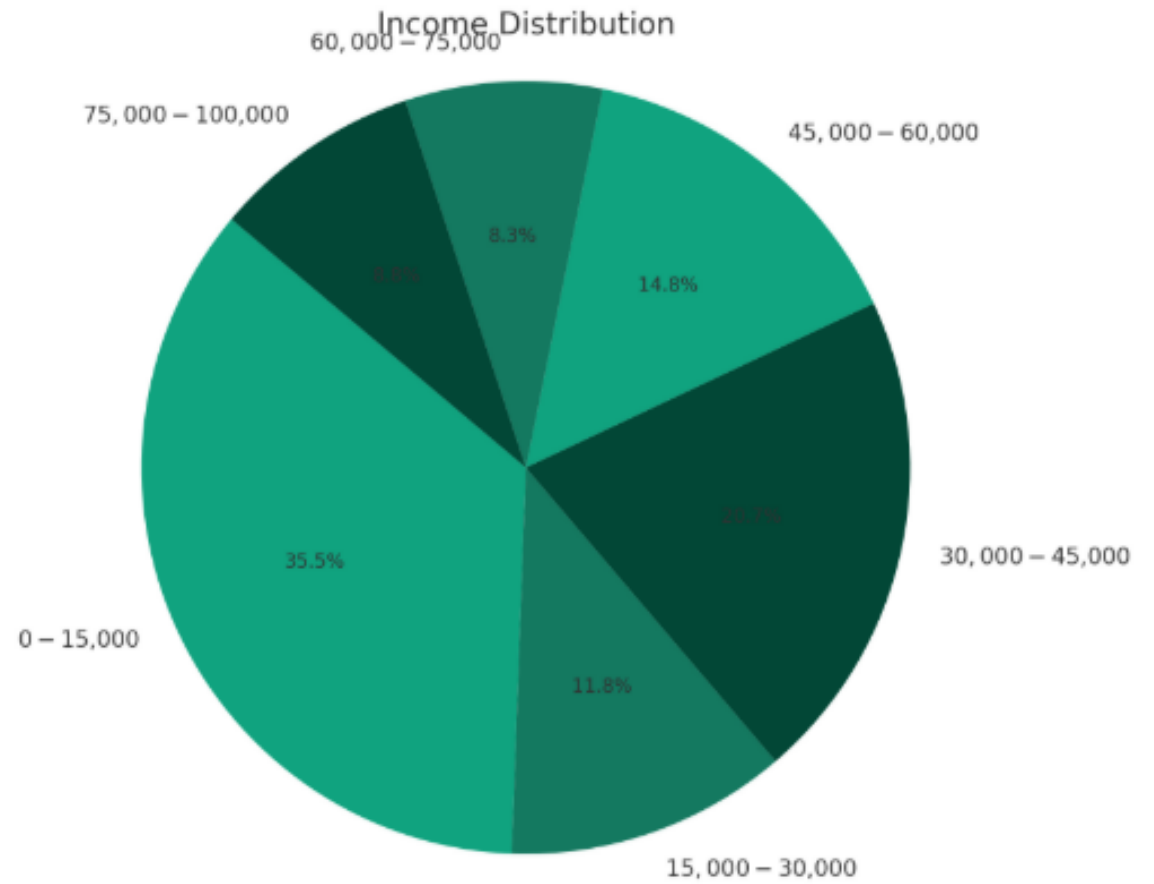
\$15,000-\$30,000 11.43%

\$30,000-\$45,000 20%

\$45,000-\$60,000 14.29%

\$60,000-\$75,000 8%

\$75,000-\$100,000 8.5%



Main Street Family Services Family Resource Center 2025 DATA

51% of the intake has been for housing assistance support
74% has been for financial support



2025 Report

- 74% Financial Assistance
- 57% Food Resources
- 51% Housing Support
- 34% Mental Health
- 31% Disability Resources
- 29% Healthcare



Main Street
FAMILY RESOURCE CENTER 

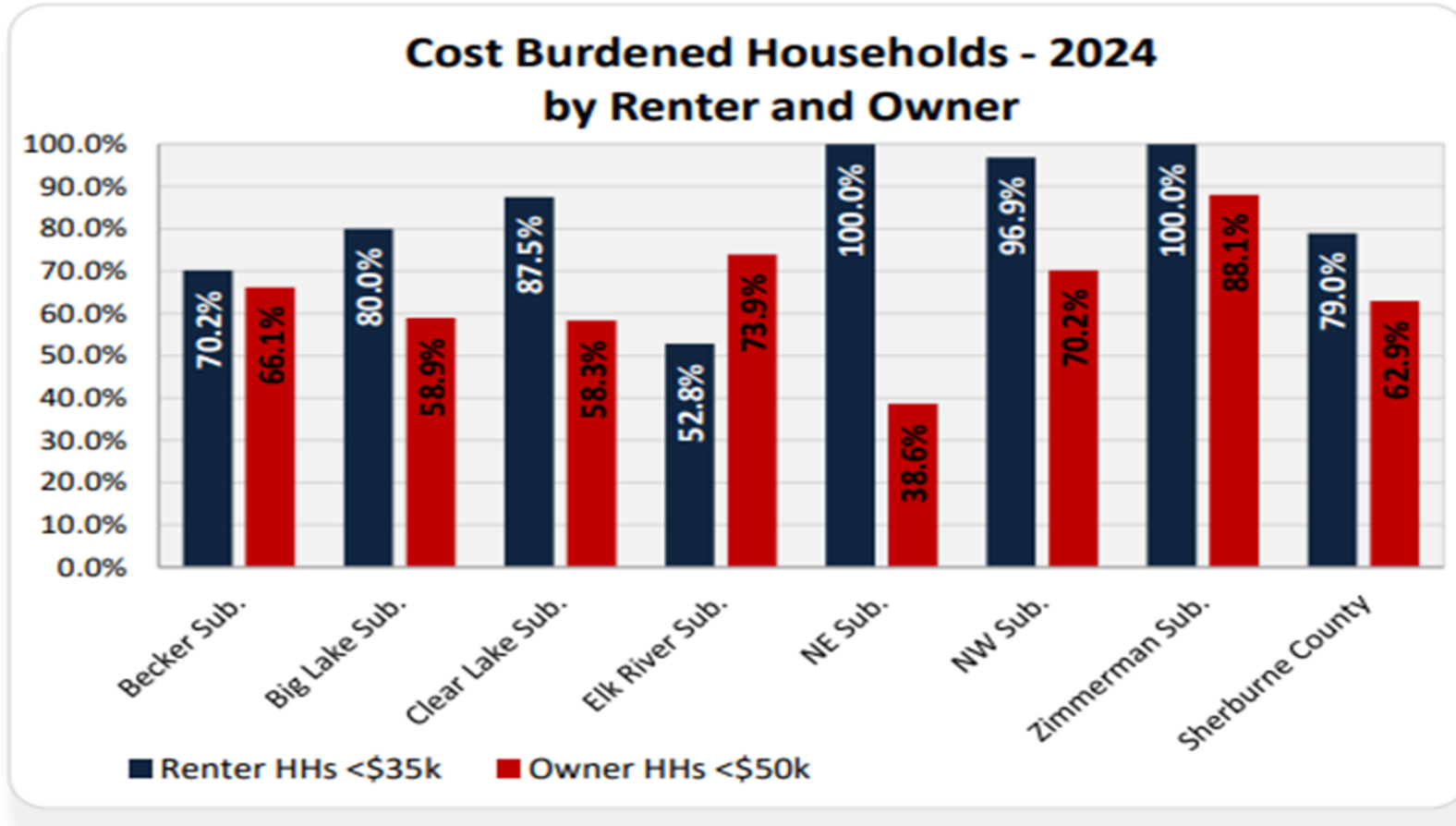




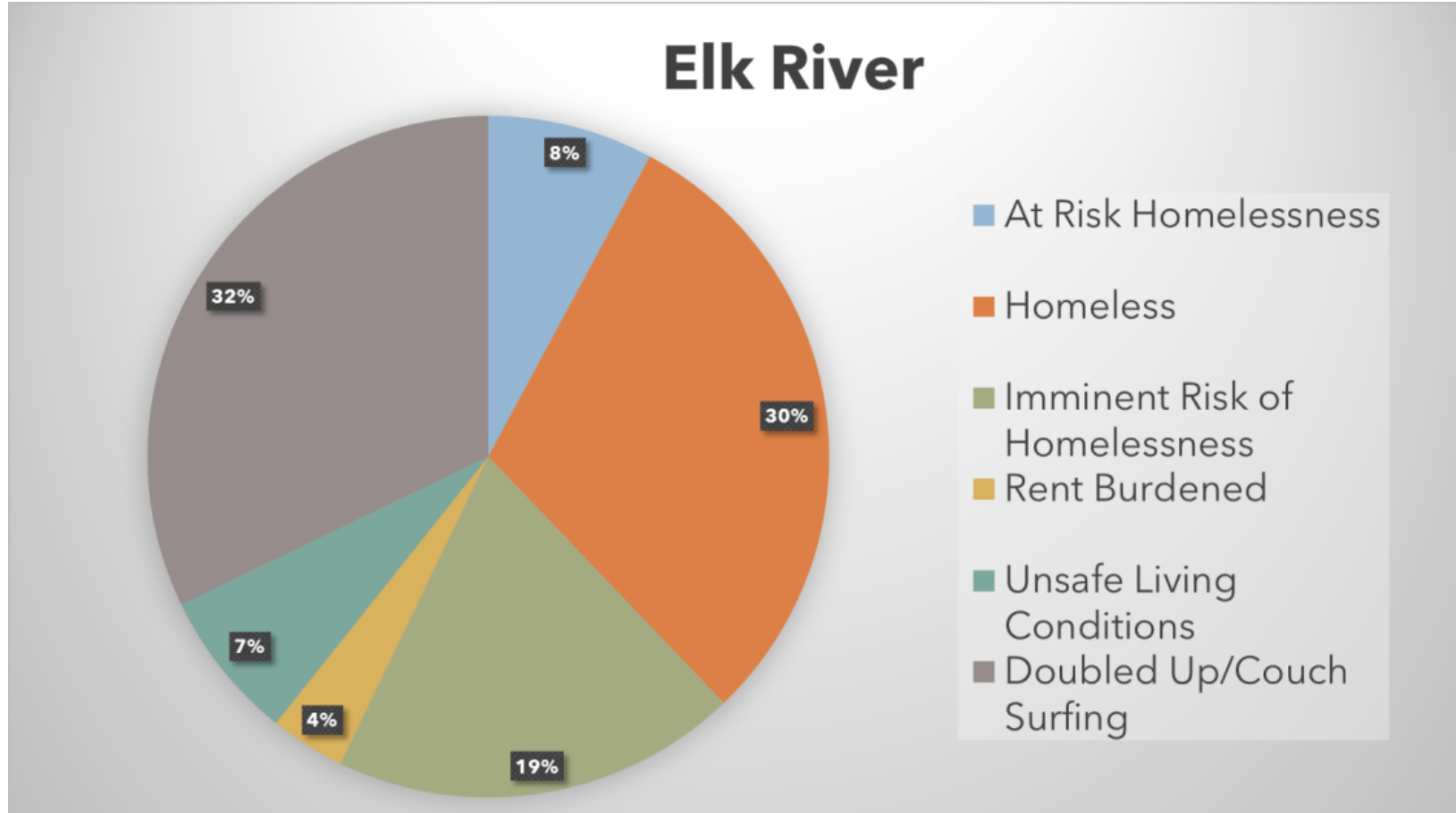
Housing, Financial, and Stability Services year to date

<u>Partner</u>	<u>Referrals</u>
Sherburne County	8
Anoka County	2
ACORN Housing Stabilization	2
Tri-CAP / TriCAP (combined)	7
Love INC (housing/financial)	1

2024 Sherburne county housing study



Sherburne county housing services



Questions?

Thank You



Request for Action

To
Housing and Redevelopment Authority

Item Number
8.1

Meeting Date
August 4, 2025

Prepared By
Brent O'Neil, Economic Development Director

Item Description
2026 Budget Workshop

Reviewed by
Cal Portner

Action Requested
Provide feedback on the proposed 2026 HRA budget.

Background/Discussion

After internal development and review, staff has drafted a 2026 budget of \$504,450. This compares to \$444,950 for 2025. On the revenue side, we expect considerably higher interest income, due in large part to the shifting of cash to a higher-yield fund in 2024. This higher interest income would minimize impact to the levy from 2025 to 2026.

Year-over-year, nearly all items remained flat or saw minimal adjustments. We continue to carry a budget item of \$200,000 to grow the HRA's fund balance in anticipation of an opportune property acquisition. This year, a \$50,000 line item has also been added to anticipate future expenses the HRA may undertake for improvement projects.

Following input from the board, we will finalize the budget for approval at the September meeting, ahead of forwarding to the City Council for inclusion in the Preliminary Levy, also in September.

Financial Impact
N/A

Mission/Policy/Goal
Support quality housing and targeting redevelopment in Elk River.

Attachments

1. HRA Measures and Goals Worksheet 2026
2. 2026 HRA Draft Budget

The Elk River Vision

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

Performance Measures & Goals for 2026

Division:	Housing and Redevelopment
Completed by:	Brent O'Neil, Josh Mollan
Date:	July 1, 2025

Performance Measure	2022 Actual	2023 Actual	2024 Actual	2025 Estimated	2025 YTD	2026 Projected
Number of HRA Rehab Loan applications approved	0	4	2	2	0	5
Rehab Loan Funds Outstanding (year-end)	\$52,500	\$162,000	\$195,000	\$225,000	\$187,000	\$250,000
Residential Property Re-investment (by permit value)	\$17,800,000	\$19,700,000	\$8,500,000	\$9,000,000	\$5,200,000	\$10,000,000
Number of Multi-family Units Added (completions)	0	90	142	0	0	55

Division Goal	Goal Objective/Task
Promote preservation of housing stock	Promote investment in residential properties within Elk River and target individuals interested in the blighted properties program and the HRA Rehab Loan Program. Identify dilapidated properties and work with city code enforcement. Protect and strengthen rental properties.
Promote a vital downtown	Participate in the Downtown Elk River Business Association (DERBA) meetings. Work with DERBA to develop a beautification plan for the Main Street Corridor and/or engagement of redesign for Main Street. Promote and/or modify the Downtown Facade Improvement microloan program. Pursue strategic acquisition and sale of downtown redevelopment property. Facilitate future use options for public property/King Ave. lot.
Enhance redevelopment opportunities for C/I properties	Identify business owners interested in redevelopment of blighted C/I properties. Work with the building department to identify properties eligible for the blighted properties C/I program. Hold periodic discussions with various departments (police, fire, building, and planning) to discuss potential redevelopment opportunities.
Acquire properties or short- and long-term redevelopment	Monitor the market and identify properties for potential acquisition which align with the strategic objectives of the HRA, including substandard structures.
Optimize use of studies, data, and research tools	As needed, conduct studies and conduct research to best guide the HRA in its activities. Utilize tools such as analytical software to better understand conditions and opportunities.

HRA		2021	2022	2023	2024	6/30/2025	2025	2026	Increase/	%
		ACTUAL	ACTUAL	ACTUAL	ACTUAL	YTD	BUDGET	PRELIMINARY	(Decrease)	Change
REVENUES:										
910-3-0000-3111	Property Taxes	320,897	328,889	398,899	438,820	0	439,950	479,450	39,500	9.0%
910-3-0000-3322	MV Credit	177	192	236	215	0	0	0	0	0.0%
910-3-0000-3621	Interest Income	5,541	4,178	7,651	13,581	22,028	5,000	25,000	20,000	400.0%
910-3-0000-3629	Miscellaneous Revenue	0	0	0	5,945	0	0	0	0	0.0%
	TOTAL HRA REVENUES	326,614	333,258	406,786	458,561	22,028	444,950	504,450	59,500	13.4%
EXPENDITURES:										
Personal Services										
910-4-6100-4101	Regular Pay	55,741	62,199	77,319	83,235	32,598	87,200	92,000	4,800	5.5%
910-4-6100-4103	Part-time Pay	0	0	0	0	375	0	4,500	4,500	0.0%
910-4-6100-4104	PERA	3,678	4,665	5,799	6,243	2,448	6,550	6,950	400	6.1%
910-4-6100-4105	FICA	3,456	3,856	4,785	5,153	2,040	5,400	6,000	600	11.1%
910-4-6100-4107	Medicare	808	902	1,119	1,205	478	1,250	1,400	150	12.0%
910-4-6100-4108	Insurance	3,421	11,802	16,070	19,138	5,538	17,000	20,750	3,750	22.1%
910-4-6100-4109	Workers Comp	322	344	314	427	174	450	450	0	0.0%
	Total Personal Services	67,426	83,767	105,406	115,399	43,652	117,850	132,050	14,200	12.0%
Supplies										
910-4-6100-4201	Office Supplies	0	75	27	0	0	50	100	50	100.0%
910-4-6100-4219	Operating Supplies	4,931	864	1,092	46	0	500	0	(500)	-100.0%
	Total Supplies	4,931	939	1,119	46	0	550	100	(450)	-81.8%
Services & Charges										
910-4-6100-4304	Legal Fees	8,451	4,266	975	4,251	0	6,500	3,000	(3,500)	-53.8%
910-4-6100-4319	Professional Services	18,096	850	0	800	0	27,000	30,000	3,000	11.1%
910-4-6100-4322	Postage	3	2	1	11	0	50	0	(50)	-100.0%
910-4-6100-4331	Travel, Conferences & Schools	45	35	52	0	30	200	1,000	800	400.0%
910-4-6100-4349	Advertising/Marketing	11,288	8,049	9,110	7,526	6,412	9,500	9,750	250	2.6%
910-4-6100-4359	Publishing	624	80	189	77	86	300	500	200	66.7%
910-4-6100-4361	Insurance	2,670	0	0	0	0	0	0	0	0.0%
910-4-6100-4389	Utilities	0	63	177	0	0	0	0	0	0.0%
910-4-6100-4401	Bldg Repair/Maint Services	3,308	2,370	5,535	2,000	0	4,000	500	(3,500)	-87.5%
910-4-6100-4404	Software Services	0	0	7,482	4,713	0	6,500	7,500	1,000	15.4%
910-4-6100-4409	Contractual Services	1,502	25,661	91,686	30,035	16,600	27,000	27,000	0	0.0%
910-4-6100-4433	Dues & Subscriptions	247	7,125	2,464	0	0	2,500	2,500	0	0.0%
910-4-6100-4440	Miscellaneous	0	0	0	0	0	200,000	0	(200,000)	-100.0%
	Total Services & Charges	46,234	48,500	117,670	49,413	23,129	283,550	81,750	(201,800)	-71.2%
Capital Outlay										
910-4-6100-4510	Land	0	185,426	0	0	0	0	200,000	200,000	0.0%
910-4-6100-4530	Improvement Project Contract	0	0	0	0	0	0	50,000	50,000	0.0%
	Total Capital Outlay	0	185,426	0	0	0	0	250,000	250,000	#DIV/0!
Transfers Out										
910-4-6100-4721	Transfer-General Fund	41,900	35,000	36,500	37,500	0	39,000	40,550	1,550	4.0%
910-4-6100-4735	Transfer-EDA	3,500	3,500	4,000	4,000	0	4,000	0	(4,000)	-100.0%
	Total Transfers Out	45,400	38,500	40,500	41,500	0	43,000	40,550	(2,450)	-5.7%
TOTAL HRA EXPENDITURES		163,991	357,132	264,695	206,358	66,780	444,950	504,450	59,500	13.4%
TOTAL REVENUES OVER/(UNDER) EXPENDITURES		162,623	(23,874)	142,091	252,203	(44,753)	0	0		