



**Meeting of the Housing and
Redevelopment Authority
Held at the Elk River City Hall
Monday, October 6, 2025**

Members Present: Chair Dennis Chuba, Commissioner Lynn Caswell, Commissioner Mel Beaudry, Commissioner John Dietz

Members Absent: Commissioner Nate Ovall

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 Caswell and seconded by Commissioner Beaudry to approve the agenda. Motion carried 4-0.

4. CONSENT AGENDA

Moved by Commissioner Dietz and seconded by Commissioner Caswell to approve the following consent items as outlined in their respective staff reports. Motion carried 4-0.

4.1 DRAFT Minutes - September 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 gave an update on the Housing Rehabilitation Loan program. There are no new loans. An ad for the fall improvement edition of the Star News ran in the newspaper in September.

6.2 General Updates

Mr. O'Neil presented the staff report.

The project at Main and Gates had a soft open last week. There may be another project proposed nearby that the HRA could be involved in, however, the site is currently undevelopable due to its size.

Mr. O'Neil stated that some of the downtown flower baskets were infected, but those plants were replaced.

After discussions with Habitat for Humanity, the organization is interested in a property clean-up and development on 186th St.

Commissioner Chuba commented that the downtown flower baskets looked good this year.

7. MOTION TO ADJOURN REGULAR MEETING

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

The regular meeting adjourned at 5:38 p.m. Chair Chuba called the work session to order at 5:38 p.m.

8. WORK SESSION

8.1 Discussion on Property Acquisition

Mr. O'Neil presented the staff report.

The Commission discussed several project areas including:

- Property on Railroad Dr (The building that includes the DMV)
- Properties along Main St NW (Properties around the Dares Funeral Home block)
- Property on 3rd St NW (Kraljic property)
- Property on Troy St (Boop property)
- Property on 186th St (Jordan property)

The property on 186th St is of interest to Habitat for Humanity. The site could be divided into 3-4 buildable lots after it is cleaned up. Commissioner Beaudry asked if the site had city sewer and water. Mr. O'Neil stated the site did not have city water or sewer but hook-ups were adjacent to the site. Creating a water loop in that area may also benefit other properties nearby who could share the cost. Collaboration with Habitat for Humanity on this site could also reduce the amount of HRA funding needed to improve this property.

Commissioner Dietz asked about looking into a purchase price for the building that includes the DMV

on Railroad Dr. Staff will look into this and bring information to a Closed Session at the November 3, 2025 HRA meeting. Mr. O'Neil asked the Commissioners to let him know if they wanted to discuss details of any additional properties during the closed session.

9. MOTION TO ADJOURN

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

The meeting adjourned at 5:57 p.m.

Minutes prepared by Katie Porath.



Denny Chuba, Chair



Tina Allard, City Clerk