

**CITY OF HAM LAKE
CITY COUNCIL AND ECONOMIC DEVELOPMENT AUTHORITY
WORKSHOP MEETING MINUTES
NOVEMBER 6, 2023**

The Ham Lake City Council met on Monday, November 6, 2023 at 5:15 p.m. in the Conference Room at the Ham Lake City Hall located at 15544 Central Avenue NE in Ham Lake, Minnesota.

MEMBERS PRESENT: Mayor Brian Kirkham and Councilmembers Jim Doyle, Gary Kirkeide and Al Parranto

MEMBERS ABSENT: Councilmember Jesse Wilken

OTHERS PRESENT: City Attorney, Mark Berglund, City Administrator, Denise Webster and Deputy City Clerk, Dawnette Shimek

1.0 Call to Order

Mayor Kirkham called the meeting to order at 5:26 p.m.

2.0 Discussion of the Willows of Ham Lake Senior Housing with Karen Skepper, Executive Director of Anoka County Housing and Redevelopment Authority (HRA)

Jessica Cook, representing Ehlers Public Finance Advisors, was present. Ms. Cook gave the background regarding The Willows (49 units) constructed in 1996 and its financial background. Ms. Cook stated that the debt will be paid off on January 1, 2026. Ms. Cook stated that the City has the Right of First Refusal (ROFR) if the HRA decides to sell the property, but it is not the HRA's intent to sell the property. Ms. Cook stated that the current Joint Powers Agreement (JPA) intends parties to work towards a second building (second phase). Ms. Cook stated that the HRA and City can continue to maintain and keep the housing affordable, as currently rent is at 80% or less of median income where the County is at 50% area median income for rent. Ms. Cook stated that there is the potential need to replace the septic system. Councilmember Kirkeide stated he spoke with the City's Building Official and he stated that there may not be enough area for both another building and septic system to be constructed. Discussion followed regarding the City having no intention on constructing another building and the possibility of the property not being viable for another building because of the septic system. Ms. Cook stated that the Capital Improvement Plan, which will average \$250,000 per year (2023-2028) for project renewal such as septic, parking lot, windows, path and gazebos, and updating the units. (Karen Skepper, Executive Director of the Anoka County Housing and Redevelopment Authority (HRA), arrived at 5:47 p.m.). Ms. Skepper stated they are looking for direction from the City Council to clean-up the JPA. Attorney Berglund asked Ms. Skepper to email a copy of the JPA to him for review.

Motion by Kirkham, seconded by Kirkeide, to adjourn the workshop meeting at 5:55 p.m. All present in favor, motion carried.

Dawnette Shimek, Deputy City Clerk