

Senior Housing Services Project

- Fall of 2014: hired Yanik and CLA to assist in applying for a moratorium exception for constructing a replacement nursing home. Objective was to see if we could build a replacement nursing home and add other senior housing services, inviting another organization to operate it to transition out of a service we could not sustain. CLA conducts a demand analysis for senior housing in Northfield. Identifies a large need for senior housing options, including memory care.
- March of 2015: granted the exception. Worked with Yanik and Pope on a new campus design which linked a new nursing home campus to the hospital (on the east side). Did not engage St. Olaf about the land as we first wanted to see if the model was financially sustainable.
- December 2015: concluded the replacement facility to the east was not feasible. Both construction costs (including infrastructure expense) and a lack of interest by potential partners for a project including SNF beds, lead to the decision.
- Winter 2016: In a pause and evaluating the new SNF payment system. Concluded the new payment system provided financial relief, but would not be a long-term solution for NHC.
- Spring 2016 – December 2016: Invited Yanik to discuss other options for addressing senior service needs and approached CLA for an updated demand analysis. Analysis shows the continued need for senior housing services. Toured numerous facilities to gather ideas. Objective: create a new vision allowing us to meet a growing community need and transition out of traditional SNF services to the future of senior care services (aging in place).
- 2017: Early in the year a new vision of services was established with Yanik as the developer and BHS as the provider. Would allow for a rather quick transition out of traditional SNF services. Also included St. Olaf to determine if such a project would be allowed, what the lease would look like and the possibility of a St. Olaf alumni housing project. Held community focus groups to increase our knowledge of community concerns/ideas. Completed and presented a feasibility study. NHC decides to maintain the SNF but work towards supporting a senior housing project which helps meet a community need and may provide a future SNF transition. Determined any St. Olaf alumni project proposal would need to be reviewed independently from this senior housing project.
- Fall 2017: Finalizing a sustainable project, development agreement with Yanik, and land lease addendum with St. Olaf. Developer determines west location is the option which promotes success. Board approval to move forward, seek approval from the City for both a revised St. Olaf lease and a sublease with Yanik