



Legislation Details (With Text)

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**Title:** Update on Pending Lease Amendment Review with St. Olaf Regarding Senior Housing Project Adjacent to Northfield Hospital and Clinics.

**Sponsors:**

**Indexes:**

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**Attachments:** 1. 1 - Northfield Sr Hsg 082917, 2. 2 - hospital ground lease with st olaf 1999, 3. 3 - Hospt Ground Lease amendment Resolution 2001-200

Date	Ver.	Action By	Action	Result
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**City Council Meeting Date:** November 28, 2017

**To:** Mayor and City Council

**From:** Ben Martig, City Administrator

Update on Pending Lease Amendment Review with St. Olaf Regarding Senior Housing Project Adjacent to Northfield Hospital and Clinics.

**Action Requested:**

The Northfield City Council will receive an update on the proposed lease amendment and senior housing project adjacent to the Northfield Hospital and Clinics.

**Summary Report:**

Northfield Hospital and Clinics Board of Directors has decided to maintain the Long Term Care Center and work with others to provide independent, assisted living, and memory care services. The Long Term Care Center will remain in place as it is, and evolve in the future. A facility with assisted living and memory care may be constructed next to the hospital campus. A new campus, owned by Yanik Companies, would offer up to 90 independent, assisted, and memory units, with services provided by Benedictine Health System.

Staff is working with the Hospital representatives on a presentation format for next Tuesday evening. The plans are for the Northfield Hospital CEO to give an introduction on the project along with a presentation by the proposed developer Yanik and operator Benedictine Health. Additional details on regulatory guidance and information on the draft lease will be provided by City staff. Council is encouraged to ask for questions and clarification at the meeting as an opportunity to fully understand the project that will be coming for more formal Council discussion and consideration in December.

**Alternative Options:**

None at this time.

**Financial Impacts:**

Not applicable at this time.

**Tentative Timelines:**

- November 28<sup>th</sup> - Project presentation to City Council at Northfield Hospital & Clinics (tentative). Hospital board invited.
- November 30<sup>th</sup> - Hospital Board review lease agreement for advisory recommendation to Council.
- December 12<sup>th</sup> - City Council meeting - consider lease amendment.
- January 9<sup>th</sup> - City Council development agreement review and discussion.
- January 16<sup>th</sup> - City Council consideration of development agreement.