



Legislation Details (With Text)

File #:	17-1146	Version:	1	Name:	
Type:	Information/Discussion Item	Status:		Agenda Ready	
File created:	11/28/2017	In control:		City Council	
On agenda:	12/5/2017	Final action:			
Title:	Review of proposed lease agreement with St. Olaf regarding senior housing project adjacent to Northfield Hospital and Clinics.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	1. 1 - Proposed First Amendment Of Ground Lease, 2. 2 - Senior Services Land Lease Joint Meeting w CC 1117, 3. 3 - hospital ground lease with st olaf 1999, 4. 4 - Hospt Ground Lease amendment Resolution 2001-200				

Date	Ver.	Action By	Action	Result
12/5/2017	1	City Council		

City Council Meeting Date: December 5, 2017

To: Mayor and City Council

From: Ben Martig, City Administrator

Review of proposed lease agreement with St. Olaf regarding senior housing project adjacent to Northfield Hospital and Clinics.

Action Requested:

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

Summary Report:

Attached is the presentation from the joint meeting of the Northfield Hospital Board and City Council on November 28. Additionally, staff has included a copy of the proposed lease for review and discussion. City Attorney Hood will be at the December 5th meeting and will explain the proposed lease currently scheduled for consideration by the City Council on December 12th. The developer and hospital have reviewed the document and are supportive of its current format. St. Olaf is currently reviewing the document.

Summary Background

Northfield Hospital and Clinics Board of Directors has acted 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 is being pursued to be constructed next to the hospital campus. A new first phase of campus, owned by Yanik Companies, is proposed to offer up to 95 independent, assisted, and memory units, with services provided by Benedictine Health System. There would be ability for an additional expansion to the north of a similar size and scope at a future date.

Alternative Options:

None at this time. Discussion only.

Financial Impacts:

Not applicable at this time.

Tentative Timelines:

- ✓ November 28th - Project presentation to Joint Hospital Board and City Council at Northfield Hospital & Clinics.
- November 30th - Hospital Board review lease agreement for advisory recommendation to Council.
- December 5th - City Council review proposed lease amendment.
- December 12th - City Council meeting - consider lease amendment.
- January 9th - City Council development agreement review and discussion.
- January 16th - City Council consideration of development agreement.