

- Call to Order The Champlin City Council met in Worksession and was called to order by Mayor Nelson at 6:15 p.m.
- Roll Call Present were Mayor ArMand Nelson, Councilmembers Kara Terry, Ryan Karasek, Eric Johnson and Bruce Miller.
- Absent: none.
- Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox, City Clerk Roberta Colotti and City Attorney Scott Lepak.
- Approval of Agenda Motion by Councilmember Johnson and seconded by Councilmember Karasek to approve the agenda
(June 13, 2016) for the June 13, 2016 Worksession as presented. Voting in favor were Mayor Nelson, Councilmembers
Motion Karasek, Johnson, Terry, and Miller. Voting against: none. Motion carried.
- Dominium Senior The Community Development Director introduced Dominium Representatives Nick Andersen and ben
Housing Project: Elm Taylor. He stated that they are here this evening to request support from the City Council to allow up to
Creek Commons 20% of the residents in the proposed senior building, to be located in the Elm Creek Commons area, to
 be 50 years of age with the remaining 80% to be ages 55 plus. He stated that the lower age is necessary
 to improve the projects priority for bond financing because it allows the project to qualify as a general
 occupancy project.
- Councilmember Johnson asked if the age limit could be changed in the future.
- The Community Development Director reported that there is a 15 year development agreement which
 establishes the age limit. He noted that there may be other requirements within the bond funding
 program.
- Councilmember Johnson asked the developer what they would do if they do not receive the bond
 funding.
- Dominium Representative Nick Anderson, stated that while they hope to begin the project this fall if it
 is not funded they would be eligible to seek funding under the program in January and that they would
 then build the project in the spring of 2017.
- The Community Development Director asked if the developer would close on the property this year if
 they do not secure funding in 2016.
- Mr. Andersen stated that they have a purchase agreement that expires after August 1st and before
 December 31st so they would look to extend that if needed.
- Councilmember Miller questioned the impact on the City if the building is designated as a general
 occupancy building and available to residents age 50+.
- Mr. Andersen stated that the change in age from 55 to 50 is not going to change their marketing
 approach. This will be designed with the amenities previously planned and marketed as a senior
 building.
- Councilmember Karasek questioned the impact on the City's Tax Increment Financing (TIF) plan if the
 project is delayed until 2017.
- The Community Development Director stated that the delay would provide an additional year of
 increment that could be applied to the project.

City Council Consensus

It was the consensus of the City Council to support Dominion's request to designate their 184-unit senior housing project in the Elm Creek Commons as having up to 20% of the residents be 50 years or older with the balance to be 55 years or older.

The Community Development Director stated that development agreement, bond documents and planning approvals will be presented to the EDA Board and City Council on June 27th for formal approval.

Adjournment

The Champlin City Council adjourned the Worksession at 6:30 p.m.

ArMand Nelson, Mayor

Attest:

Roberta Colotti, CMC, City Clerk