

- Call to Order The Champlin City Council met in Worksession and was called to order by Mayor ArMand Nelson at 7:15 p.m.
- Roll Call Present were Mayor ArMand Nelson and Councilmembers Eric Johnson, Kara Terry, Ryan Karasek, and Bruce Miller.
- Absent: none.
- Staff Present: City Administrator Bret Heitkamp, Community Development Director John Cox, City Planner Scott Schulte, City Clerk Roberta Colotti, and City Attorney Scott Lepak.
- Approval of Agenda Motion by Councilmember Miller and seconded by Councilmember Terry to approve the agenda for the (November 24, 2014) November 24, 2014 Worksession as presented. Voting in favor were Mayor Nelson, Councilmembers Motion Johnson, Karasek, Terry and Miller. Voting against: none. Motion carried.
- MWF Workforce Housing The Community Development Director stated that in April, the City Council deferred judgment on Proposal MWF Properties workforce housing project due to lack of time to make a 2014 submittal. The developer remains interested and would like to gauge the Council's interest in a 2015 Minnesota Housing Finance Agency (MHFA) application for a 2016 project. He presented background information on MWF Properties and their plans which have been revised since last spring.
- The Community Development Director presented the following questions to the Council for their consideration:
- 1) Is there a need for workforce housing?
- Mayor Nelson, Councilmembers Terry, and Johnson agreed that there is a need for workforce housing. Councilmembers Karasek and Miller stated that there is not a need for workforce housing.
- Councilmember Johnson stated that he views workforce housing as meeting a market niche for young adults starting their careers and looking to live in Champlin as well as working people making a wage within the income strata identified. Councilmember Terry stated that she is a strong supporter of affordable housing and that a workforce housing project would advance affordable housing options in the community. She stated that when she ran for office increasing access to affordable housing was a top priority. Councilmember Miller noted that his objection was specific to the public funding required to support this type of housing project. Councilmember Karasek stated that in addition to not believing there is a need for workforce housing in Champlin, he is furthermore fundamentally opposed to the Metropolitan Council's requirement of affordable housing to get highway improvement funding.
- 2) If the City were to support the construction of a workforce housing project would the identified site on the SuperTarget property be preferred?
- Councilmembers Johnson and Terry believed the SuperTarget site would be appropriate for a workforce housing project. Mayor Nelson, Councilmembers Karasek and Miller would not favor that location.
- Mayor Nelson stated that he did not believe this site would be a good site as it is located along Highway 169. Councilmember Karasek stated that in the event he was to vote in favor of the construction of a workforce housing project he would not support it at this location.

The Community Development Director stated that alternative sites could be explored for workforce

housing if the Mayor requests this proposal to be placed on a future agenda.

Mayor Nelson stated that the required subsidy and the proposed location are the two issues he is struggling with in regard to the MWF Properties proposal.

The City Council also discussed how workforce housing fits within the affordable housing umbrella.

The Community Development Director reviewed the marketplace conditions that require subsidies for housing. He further identified that it is likely that the Mississippi Crossings project will require public subsidy to move forward. He recommended that the discussion in the future focus on what level of value subsidies bring to the community and what level of subsidy is appropriate for different types of residential and commercial projects.

Council Consensus

The Council was unable to reach a consensus regarding the consideration of a workforce housing project for a 2016 submittal.

Adjournment

The Champlin City Council adjourned the Worksession at 8:21 p.m.

ArMand Nelson, Mayor

Attest:

Roberta Colotti, CMC, City Clerk