

**HOPKINS HRA
AGENDA
Wednesday, November 3, 2021
7:00 pm**

**THIS AGENDA IS SUBJECT TO CHANGE
UNTIL THE START OF THE HRA MEETING**

I. CALL TO ORDER

II. ADOPT AGENDA

III. CONSENT AGENDA

1. Approve Minutes of the October 5, 2021 regular meeting
2. Approve Disbursements through October 22, 2021
3. Renewal of General Liability and Property Insurance and Authorization to Not Waive the Statutory Tort Liability on the League of Minnesota Cities Insurance Trust Policy (HRA2021-07)

Recommendation: Approve Consent Agenda

IV. ADJOURN

**MINUTES OF THE HRA REGULAR MEETING PROCEEDINGS
TUESDAY, OCTOBER 5, 2021**

CALL TO ORDER

Pursuant to due call and notice thereof a regular meeting of the Hopkins Housing and Redevelopment Authority was held on Tuesday, October 5, 2021 at 7:06 p.m. in the Council Chambers at City Hall, 1010 1st Street South, Hopkins. Mayor Gadd called the meeting to order with Council members Halverson, Hunke, Beck and Brausen attending. Also present were Executive Director Mike Mornson and Assistant Executive Director Kersten Elverum.

CONSENT AGENDA

Motion by Beck **Second** by Brausen

Motion to approve the Consent Agenda.

1. Approve Minutes of the September 7, 2021 regular meeting
2. Approve Minutes of the September 21, 2021 special meeting
3. Approve Disbursements through September 24, 2021

Ayes: 5

Nays: None. Motion carried.

ADJOURNMENT

There being no further business to come before the HRA and upon a motion by Halverson, second by Beck, the meeting was unanimously adjourned at 7:08 p.m.

Jason Gadd, Chair

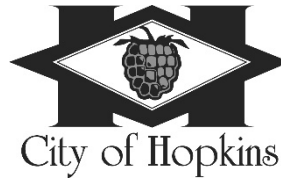
Michael J. Mornson, Executive Director

Accounts Payable

Checks by Date - Summary by Check Date

User: klindbery
Printed: 10/28/2021 6:39 AM

Check No	Vendor No	Vendor Name	Check Date	Void Checks	Check Amount
15328	102	CENTERPOINT ENERGY	10/01/2021	0.00	422.48
15329	130	FLOYD	10/01/2021	0.00	707.40
15330	141	GRAINGER	10/01/2021	0.00	133.18
15331	190	JOHNSON CONTROLS FIRE PROTECTI	10/01/2021	0.00	600.29
15332	175	SOUTHWEST LOCK & KEY	10/01/2021	0.00	154.00
15333	119	XCEL ENERGY	10/01/2021	0.00	4,198.49
Total for 10/1/2021:				0.00	6,215.84
15334	128	CANON FINANCIAL SERVICES	10/22/2021	0.00	83.08
15335	120	CITY OF HOPKINS	10/22/2021	0.00	3,054.83
15336	212	DICK'S SANITATION SERVICE, INC.	10/22/2021	0.00	879.69
15337	137	FINKEN	10/22/2021	0.00	12.60
15338	142	HOME DEPOT CREDIT SERVICES	10/22/2021	0.00	459.48
15339	122	MIDWEST MAINTENANCE & MECHAN	10/22/2021	0.00	411.00
15340	158	MN DEPT OF LABOR AND INDUSTRY	10/22/2021	0.00	20.00
15341	167	MRI SOFTWARE LLC	10/22/2021	0.00	787.56
15342	163	SCHUMACHER ELEVATOR CO	10/22/2021	0.00	4,623.52
15343	118	VAIL PLACE	10/22/2021	0.00	6,583.33
15344	112	VERIZON	10/22/2021	0.00	116.92
Total for 10/22/2021:				0.00	17,032.01
Report Total (17 checks):				0.00	23,247.85



**RENEWAL OF GENERAL LIABILITY AND PROPERTY INSURANCE AND
AUTHORIZATION TO NOT WAIVE THE STATUTORY TORT LIABILITY
ON THE LEAGUE OF MINNESOTA CITIES INSURANCE TRUST POLICY**

Proposed Action

Staff recommends adoption of the following: Move to approve renewal of the LMCIT Insurance Policy for the HRA and to not waive the statutory tort liability limits to the extent of the coverage purchased.

Adoption of this motion will result in staff moving forward with the proposed LMCIT insurance coverage including not waiving the statutory tort liability limits. The staff recommendation to not waive the statutory tort liability limits is based on liability exposure to the city in the form of higher premiums. This is the option selected this past year.

Overview

The renewal date for the HRA Insurance Policy is 11/1/21 and is for a one year period. The LMCIT has indicated that insurance rates in the property/casualty program will remain flat. There will be a minor shift between certain auto rates with physical damage decreasing 5% and liability rates increasing 5%. The overall rate changes may not necessarily correspond with a specific entity's insurance premiums. Actual premiums are also affected by changes in expenditures, property values, payrolls, experience rating and other exposure measures. Our actual increases will be known once the renewal application has been submitted and the rate quoted. The premium for the 2020-2021 insurance year was \$18,969, which was an increase of \$1,602 or 9.2% over the previous year. The increase is mainly caused by increases to property rates. This is the fourth increase after four years of premium decreases.

Primary Issues to Consider

- Election of waiver of tort limits for liability
- Liability exposure if we elect to waive the tort limits for liability

Staff Recommendation

Finance recommends renewal of the LMCIT Insurance Policy based on past HRA Board action and to not waive the monetary limits on the tort liability established by Minnesota Statutes 466.04, to the extent of the limits of the liability coverage obtained from LMCIT.

Supporting Information

- LMCIT Waiver Form

Nick Bishop, CPA
Finance Director

LIABILITY COVERAGE – WAIVER FORM

Members who obtain liability coverage through the League of Minnesota Cities Insurance Trust (LMCIT) must complete and return this form to LMCIT before the member's effective date of coverage. Return completed form to your underwriter or email to pstech@lmc.org.

The decision to waive or not waive the statutory tort limits must be made annually by the member's governing body, in consultation with its attorney if necessary.

Members who obtain liability coverage from LMCIT must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision has the following effects:

- *If the member does not waive the statutory tort limits, an individual claimant could recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits would apply regardless of whether the member purchases the optional LMCIT excess liability coverage.*
- *If the member waives the statutory tort limits and does not purchase excess liability coverage, a single claimant could recover up to \$2,000,000 for a single occurrence (under the waive option, the tort cap liability limits are only waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2,000,000). The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to \$2,000,000, regardless of the number of claimants.*
- *If the member waives the statutory tort limits and purchases excess liability coverage, a single claimant could potentially recover an amount up to the limit of the coverage purchased. The total all claimants could recover for a single occurrence to which the statutory tort limits apply would also be limited to the amount of coverage purchased, regardless of the number of claimants.*

Claims to which the statutory municipal tort limits do not apply are not affected by this decision.

LMCIT Member Name:

Check one:

- The member **DOES NOT WAIVE** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#).
- The member **WAIVES** the monetary limits on municipal tort liability established by [Minn. Stat. § 466.04](#), to the extent of the limits of the liability coverage obtained from LMCIT.

Date of member's governing body meeting: _____

Signature: _____ Position: _____