



Joint Development Authority
TCAAP Redevelopment Project



JDA MEETING AGENDA
Monday, March 4, 2019
5:30 p.m.
Arden Hills City Hall—Council
Chambers

1. Roll Call
2. Approval of Agenda
3. Approval of Statement of Record from February 20, 2019 Special JDA meeting
4. Public Inquiries/Informational
 - a. *The intent of the Public Inquiries/Informational part of the agenda is to provide interested parties with an opportunity to speak to the JDA about an issue or concern about a past or future agenda item. The current agenda for tonight's meeting is structured to ensure that the JDA accomplishes their business within that agenda. If there is a public hearing scheduled as an agenda item, the public will be invited to speak to that agenda item. In addressing the JDA, please state your name and address for the record, and a brief summary of the specific matter being addressed. To allow adequate time for each person wishing to address the JDA, individuals should limit their comments to three (3) minutes. Written documents may be distributed to the JDA prior to the meeting, or as bench copies, to allow a more timely presentation.*
5. Consent Agenda
6. Old Business
 - a. Status of De-listing TCAAP as Superfund Site
 - b. Process for Approving County Invoices Related to the JDA
7. Public Hearing
 - a. None
8. New Business
 - a. League of MN Cities Insurance Trust - Liability Coverage Waiver Form
 - b. 2019 Budget
 - c. Status of Hiring a JDA Attorney
 - d. Project Status Update
9. Communications – None
10. Development Director Update – Verbal
11. Administrative Director's Report – Verbal
12. Commissioner Updates
13. Adjournment

Joint Development Authority
Wednesday, February 20, 2019
Arden Hills City Council Chambers

Statement of Record

5:30 pm

Present:

Joint Development Authority: Chair Brian Holmes, Commissioner David Grant,
Commissioner Brenda Holden

Also present: Dave Perrault, (Arden Hills)

Not Present: Commissioner Rafael Ortega, Commissioner Blake Huffman

A roll call was taken and the JDA did not have a sufficient quorum to conduct business,
therefore a meeting was not called to order.

Approved _____
Brian Holmes, Chair

Date



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 6A

MEMORANDUM

DATE: March 4, 2019
TO: Joint Development Authority Board of Commissioners
FROM: Director Perrault
SUBJECT: Status of Delisting of TCAAP as a Superfund Site

The JDA Board has requested an update on the status of de-listing TCAAP as a superfund site, this item is a carryover from the February 4, 2019 JDA meeting. A verbal update will be provided.



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 6B

MEMORANDUM

DATE: March 4, 2019

TO: Joint Development Authority Board of Commissioners

FROM: Director Perrault

SUBJECT: Process for Approving County Invoices Related to the JDA

The JDA Board has requested an update on the process for approving County invoices related to the JDA, this item is a carryover from the February 4, 2019 JDA meeting. A verbal update will be provided.



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 8A

MEMORANDUM

DATE: March 4, 2019
TO: Joint Development Authority Board of Commissioners
FROM: Director Perrault
SUBJECT: League of Minnesota Cities Insurance Trust - Liability Coverage Waiver Form

Requested Action:

Authorizing the execution of League of Minnesota Cities Insurance Trust (LMCIT) Liability Coverage Waiver Form, by not waiving statutory tort limits.

Background:

The Joint Development Authority (JDA) obtains liability coverage from the League of Minnesota Cities Insurance Trust (LMCIT). Each year, the JDA must decide whether to waive the statutory tort liability limits to the extent of the coverage purchased. The decision must be made by the JDA each year. The JDA has not chosen to waive monetary limits on municipal tort liability in previous years.

This item is a carryover from the February 4, 2019 JDA meeting.

Attachment A. Minnesota Cities Insurance Trust (LMCIT) Liability Coverage Waiver Form.



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LIABILITY COVERAGE – WAIVER FORM

LMCIT members purchasing coverage must complete and return this form to LMCIT before the effective date of the coverage. Please return the completed form to your underwriter or email to pstech@lmc.org

This decision must be made by the member's governing body every year. You may also wish to discuss these issues with your attorney.

League of Minnesota Cities Insurance Trust (LMCIT) members that 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 would be able to recover no more than \$500,000 on any claim to which the statutory tort limits apply. The total all claimants would be able to recover for a single occurrence to which the statutory tort limits apply would be limited to \$1,500,000. These statutory tort limits apply regardless of whether the city purchases the optional excess liability coverage.
- *If the member waives the statutory tort limits and does not purchase excess liability coverage*, a single claimant could potentially recover up to \$2,000,000 for a single occurrence. (Under this option, the tort cap liability limits are waived to the extent of the member's liability coverage limits, and the LMCIT per occurrence limit is \$2 million.) The total all claimants would be able to 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 would be able to 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 Minnesota Statutes, Section 466.04.
- The member **WAIVES** the monetary limits on municipal tort liability established by Minnesota Statutes, Section 466.04 to the extent of the limits of the liability coverage obtained from LMCIT.

Date of city council/governing body meeting _____

Signature _____

Position _____



**Joint Development Authority
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AGENDA ITEM 8B

MEMORANDUM

DATE: March 4, 2019
TO: Joint Development Authority Board of Commissioners
FROM: Director Perrault
SUBJECT: 2019 Budget

The JDA Board has requested an update on the 2019 Budget for the JDA, this item is a carryover from February 4, 2019 JDA meeting. A verbal update will be provided.



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 8C

MEMORANDUM

DATE: March 4, 2019
TO: Joint Development Authority Board of Commissioners
FROM: Director Perrault
SUBJECT: Status of Hiring a JDA Attorney

Background:

The previous JDA attorney's contract has ended, the JDA Board has requested an update on the hiring of a JDA Attorney, this item is a carryover from the February 4, 2019 JDA meeting. A verbal update will be provided.



**Joint Development Authority
TCAAP Redevelopment Project**



AGENDA ITEM 8D

MEMORANDUM

DATE: March 4, 2019
TO: Joint Development Authority Board of Commissioners
FROM: Director Perrault
SUBJECT: TCAAP Project Status Update

The JDA Board has requested a status update on the TCAAP project. A verbal update will be provided.