

The special meeting of the Rockford Housing and Redevelopment Authority was called to order by Chair Renee Hafften at 9:02 p.m. in the council chambers of city hall, 6031 Main Street, Rockford, MN. The purpose of the special meeting was to allow the HRA to review Renters Warehouse Management agreement and residential lease agreement for the property at 8905 Highway 55.

Roll Call

Roll call was taken the following HRA members were present: Graner, Hafften, Kesanen, Martinson and Wenz. Also in attendance was: Attorney Mike Couri and Executive Director Carswell.

Carswell explained that the city has obtained a tenant and a lease agreement and management agreement from Renters Warehouse.

Attorney Couri discussed what his concerns were which are mostly about the insurance required in the agreement. Couri noted that the city has adopted tort liability which caps each event at \$1.5 total including personal injury. This agreement is asking that the HRA indemnify Renter's Warehouse, defend them, and pay any judgment and cover them under a separate liability contract.

Item #5b revisions were discussed.

Item #13a. revisions were discussed.

Item#15b and 15c changes were reviewed

The HRA voiced concerns about the Renter's Warehouse employees and what type of screening they go through so we can trust them to manage our property. No one was sure but staff will check on that and the company will be checked out further.

The Residential Tenant lease was reviewed along with the tenant Jody Roe-Hardie. The rents, and terms of the agreement were all reviewed and agreed upon by the HRA.

Motion was made by Kesanen, seconded by Wenz to approve the Renter's Warehouse management agreement as revised by the city attorney.

MOTION CARRIED-VOTING IN FAVOR: GRANER, HAFFTEN, KESANEN, MARTINSON AND WENZ.

Motion was made by Martinson, seconded by Wenz to approve the residential tenant lease as submitted.

MOTION CARRIED-VOTING IN FAVOR: GRANER, HAFFTEN, KESANEN, MARTINSON AND WENZ.

Release Mortgage 8740 Highway 55

Carswell noted that the property at 8740 Highway 55 has been sold and the new owner has paid off the mortgage held by the HRA. The new owner Lonnie Noble is requesting that the HRA release the mortgage and staff has prepared a release document to be filed with Wright County that releases the \$10,285 mortgage.

Motion was made by Graner, seconded by Kesanen to approve the mortgage release for 8740 Highway 55.

MOTION CARRIED-VOTING IN FAVOR: GRANER, HAFFTEN, KESANEN, MARTINSON AND WENZ.

Adjournment

Motion was made by Graner, seconded by Wenz to adjourn.

MOTION CARRIED-VOTING IN FAVOR: GRANER, HAFFTEN, KESANEN, MARTINSON AND WENZ.

Chair Hafften adjourned 9:35 p.m.

Renee Hafften, Chair

ATTEST:

Nancy Carswell, Administrator