

Presidents Council Zoom Meeting Minutes

October 25, 2021

CALL TO ORDER

Jason Bruce, Exchange, Chairperson, called the Presidents Council Meeting to order at 10:00 a.m. and took a roll call of hi-rise Representatives present, along with PHA staff members.

SECRETARY'S REPORT

Aado Perandi, PC/RPC Secretary, Wabasha, stated you can always find a copy of the Minutes posted on the PC website. He also asked Representatives to instruct their resident council Secretaries to print a copy of the PC Minutes and post them along with the Minutes from their resident council meetings. John Cardoza, Cleveland, made a Motion to accept last month's Minutes as they stand. Yasmine Aminou, Central, seconded and the Motion carried.

GUEST SPEAKER

Roslyn Harmon, Executive Director of the Dispute Resolution Center (DRC) gave a summary of a presentation she gave a couple months ago for the PHA. Roslyn talked about tools that are useful for communications and conflict management. She went over Conflict Theories, How the Brain Functions, Personality Communication Styles, Understanding Traumas, Communication Tools and Restorative Guidelines.

Conflict is a clashing disagreement between ideas or interests. The Front Brain does a lot of the thinking. The Back Brain is where anger and frustration can seep in, which can cause physical changes in our body like increased heart rate, increased blood pressure, decreased IQ, muscles tightening up, digestion issues such as stomach ulcers, voice getting louder, boost in adrenaline, increased breathing, reproductive shutdown and liver shutdown.

Roslyn described the various personality communication styles with the feelings one has when one's strength is overused as follows: Controllers tend to get angry; Pleasers tend to get anxious; Comforters tend to get weary; and those who feel superior tend to feel depressed. It is important to understand your communication style as well as others so that when you are in a place where you are facing a disagreement, you will have a better understanding as to why.

Trauma is a deeply distressing or disturbing experience. Several types of trauma along with examples are as follows:

Physical and Mental Health - Disabilities, Hunger, Stress, Sleep Deprivation

Personal Trauma - Historical/Generational Trauma, Divorce, Broken Relationships, Loss of a Loved One

Trauma of Tenants - Disabilities, Rent Being Due, Rent Increases, Annoying Neighbors, Broken Amenities, Noises, Heating and Water Issues

Trauma of Leasing Culture - Management/Staff Turnover, Access to Maintenance/Landlords, Leasing Documents, Parking, Pets, Covid 19 Rules, Fees.

Traumas are an area where we all need to be mindful of when conflicts arise not only within ourselves or working together as a group but also when we are dealing with it in the atmosphere and the culture around us. A lot of people are not going to be calm. A lot of people are not going to be able to talk things through. It is important we all understand that everyone is dealing with their own traumas and to have some compassion when it comes to that.

It is important that when the board comes together and works together, it is all about unity. Decisions need to be made as a whole, not as an individual. One should take one's role seriously but also understand the personality style and the physical changes that can go through your body when making decisions. DRC is located at 844 Selby Avenue near North Victoria Street or available at 651-292-6072. DRC is here for all of us. The floor was then opened for any questions.

TREASURER'S REPORT

Melissa Pappas, PC/RPC Treasurer, Seal, gave a rundown of income and expenses for September.

For September the cleared balance is seventy-five thousand, nine hundred forty nine dollars and eighty-six cents (\$75,949.86). The ending balance is seventy-five thousand, one hundred thirty-five dollars and eighty-six cents (\$75,135.86). The report will be filed for audit. Melissa then took questions.

PHA MAINTENANCE REPORT

Brent Feller, Construction Program Manager / Maintenance Contracts, gave an update. Maintenance staff is busy budgeting, planning, and getting out contract and bid documents.

With the weather getting colder, maintenance is finishing up a lot of weather dependent projects and getting into more interior stuff. Maintenance is still working on the Front Hi-Rise plumbing project, but maintenance is now working on the second half of the building and the boilers are up and running.

Ramsey County is going to be at the next Montreal Resident Council meeting to give a quick presentation on the Elway extension and the roundabout proposed at Montreal Avenue and Elway Street as part of that project.

PHA MAINTENANCE REPORT *(continued)*

Mike Silvan, Assistant Maintenance Director, had a few things to say as we go into the fall months.

1. Mike thanked everybody for getting ready for the REAC inspections that HUD is doing. Today, which is October 25, Central, Neill and Ravoux will be inspected, and tomorrow Exchange and Wabasha will be inspected. On November 15 and 16, Iowa, Wilson and Edgerton Hi-Rises will be inspected by HUD. Maintenance has not heard of any other Hi-Rises getting done yet.
2. Preventative maintenance inspections will be continuing, currently they are over 70 percent done, so they should be finishing soon.
3. Life safety inspections will be continuing through the beginning of December.

4. Maintenance will continue to work on work orders and getting the backlog down. They want to thank everyone for your patience.
5. Heat is on at everyone's buildings. You should be getting heat in your unit, if not, please call in a work order. Also, please cover up your air-conditioning unit, now that it is getting cold, with the covers that you have got. They do not want to have any broken pipes, because it will lead to a lot of problems for everyone.
6. It will be snowing soon. When asked, please remove your car so the lots can be plowed and so that the lots can be kept clean and safe.
7. The security cameras and broadcast TV antennas should now be working at most of the Hi-Rises. A contractor was called in to fix the remaining problems.

Maintenance then took questions from the hi-rise representatives.

PHA MANAGEMENT REPORT

Tara Johnson, Resident Services Senior Manager, reminded us that if we witness any type of pest in our unit such as roaches, bed bugs, ants, any type of rodents, or anything of that nature please report it to management right away. A work order will be put in and the pest control contractor will be notified to come on out and treat your unit. Please be prepared and ready for treatment and allow the contractor access to your unit. If you have reported the pest issue to your manager and the pest control contractor has not responded, please let Tara Johnson know, by phoning or emailing her. It is a collaborative effort to get pests under control. Also, please let the contractor handle the treatment, do not try to do it yourself.

Since the eviction moratorium has ended, PHA has started issuing late rent fees starting this October. Rent is due the first of the month, with a grace period till the tenth of the month. If the rent payment is not received by the tenth, then a ten dollar late fee will be issued. In addition, if rent is still not received after the tenth, a one dollar per day late fee will be issued. If you have applied to RentHelpMN or The Zero Balance Project, these programs will not pay for late rent fees, and these fees will accrue if there is any balance left on your rent due. Also, these rent programs can help you out only once. Also, if you have applied to one of these programs, you should let your assistant manager know. If there are any questions contact your Assistant Manager or Human Services Coordinator.

Union Gospel Mission (UGM) will be coming next month for Thanksgiving Day meals. Details are still being worked out. Right now, it looks like residents will be asked to come down to pick up their meals. We most likely will not be doing congregated dining. Tara Johnson can be reached at 651-292-6072. She then took questions from representatives.

SAFETY & SECURITY REPORT

Sgt. Amy Boyer is not able to attend the Presidents Council meeting today, but she would like to share the below update with you all.

Our new Community liaison officer Israel Guzman-Costilla has started, and people have probably seen him with Community liaison officer Htee Moo Chaw as they walk through all the buildings.

The new police academy with 65 recruits started 2 weeks ago.

As the weather turns colder we have had some additional calls for people trespassing in the buildings. Please encourage everyone to call 911 when they observe this.

We have also been receiving a lot of complaints about unauthorized vehicles in the lots during the overnight hours and we have been tagging those, so please encourage people to continue to report unauthorized vehicles.

We haven't heard from managers that the OIR's have not been attending the council meetings and so hopefully everyone is back on track. If your OIR is not attending your meetings, please contact your manager so that Sgt. Amy can be made aware and can address the concern.

Sgt. Amy can be reached at amy.boyer@ci.stpaul.mn.us or cell 651-703-7141.

OLD BUSINESS

1. **Election.** The new Presidents Council Officers were installed. Youa Thao asked the elected President Council Officers if they promise to perform the duties (of their office) to the best of their abilities and to keep the trust that the residents of St. Paul PHA hi-rises representatively placed in them at the time of their election. Responses were that they will. Youa Thao asked the new Executive Committee members if they pledge loyal support to this Executive Committee whom they have chosen and if they will lend their cooperation in making this administration a successful one. Responses were that they will.
2. **Budget.** A motion was made by Melanie Fox, Montreal to approve the Presidents Council's budget, was seconded by Darlene Fisher, Mt. Airy and the motion was carried

NEW BUSINESS

1. **Technology and IT Support Fund.** Youa Thao informed the Presidents Council that \$20,000 was allocated to the Presidents Council from PHA. Youa showed the proposed allocation of the Technology and IT Support Fund. A motion was made by Yasmine Aminou, Central to approve the proposed allocation of the Technology and IT Support Fund, seconded by Patricia Pack, Valley and the motion was carried.

BOARD OF COMMISSIONERS REPORT

John Cardoza, Cleveland, Commissioner, reported that there is no report today because the Board of Commissioners will be meeting this Wednesday, so the report will be at the Presidents Council next meeting.

SECTION 3 UPDATE

Beth Pacunas, Section 3 Projects Coordinator/Youth Literacy, updated us on education and training, etc. Beth can help residents to find jobs. It is currently a workers market. There is not only work available for people who just need a bill paying job, but there is part time work, there is career advancement, there are hiring bonuses (up to \$5000 for some drivers) and school systems need school bus drivers. If residents need any advice, assistance or help training up, Beth can be contacted individually at 651-252-5799. She then took questions.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director, wants to thank all of those who participated on the planning committee with Youa and Diane regarding that twenty thousand dollar grant. The computer labs are incredibly important to all of our sites so insuring that we are working together to keep those computers safe is of vital importance. So, thank you for your good work on deciding on how to allocate those funds in a responsible way that benefits everyone at your hi-rises and at the family sites.

Plans are being made to offer Covid-19 Moderna booster shots. They will be offered within current guidelines, possibly late December thru January. Depending on when one got the second Moderna shot the plans may vary. Updates will be coming. The floor was then opened up for questions from the hi-rise Representatives.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, reported that she has made it to all sixteen of the Resident Council meetings once, either in September or October.

The virtual class option of Wilder Foundation *Living Well with Chronic Pain* classes which started this October will be running till mid November. HIP is planning to host a couple of Wilder Foundation *Living Well with Diabetes* classes starting in December or January. A telephone class option and a virtual class option are being planned. When further information is known we will be notified, probably at the next Presidents Council meeting.

This winter HIP will be doing their Winter of Gratitude initiative - thank you cards will be distributed to all of the hi-rises as well as acts of kindness posters. Betsy Christensen can be contacted at 651-298-4030 or at betsy.christensen@stpha. She then took questions.

CLOSING

Youa Thao, Resident Council Coordinator wanted to remind Resident Councils that do not have a Computer Administrator to ask around to see if anyone is interested in becoming a Computer Administrator at their hi-rise. Youa thanked the councils for completing their budgets in their September and October meetings. There are a couple of the hi-rises that have a little bit of a delay in getting their budget read and approved, but regardless the process is going. The minute reports from the Resident Councils are looking really good. Youa wanted to remind Secretaries and councils to provide a copy of the attendance or Sign-In sheet to the Quickbook peers along with a copy of the monthly minute report. Youa then opened the floor for questions.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:49 p.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

Next Presidents Council Meeting:

Monday, November 22, 10:00 a.m. – Noon.

Executive Committee Meeting: Friday, November 19 @ 11:00 a.m.

Computer Team Meeting: Thursday, November 18 @ 1:30 p.m.