

Presidents Council Zoom Meeting Minutes

December 23, 2024

CALL TO ORDER

Leonard Thomas, Seal, 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. Melanie Fox, Montreal, made a Motion to accept last month's Minutes as they stand. Pamela Davis, Dunedin, seconded and the Motion carried.

GUEST SPEAKER

There was no scheduled guest speaker.

TREASURER'S REPORT

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

For November the cleared balance is one hundred thirty-three thousand, eight hundred twenty-nine dollars and sixty-three cents (\$133,829.63). The ending balance is one hundred thirty-three thousand, two hundred forty-nine dollars and sixty-three cents (\$133,249.63). The report will be filed for audit. Melissa then took questions.

PHA MAINTENANCE REPORT

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

At Mount Airy and Edgerton hi-rises there will be environmental testing performed to check for the presence asbestos, lead, and radon; at Valley, District Energy has some heating issues which are being worked on—please report any problems you have with heating at Valley to maintenance; all of the hi-rises are receiving updates to their building automation systems, which helps maintenance know where problems are with heating and cooling; at all of the hi-rises the laundry machines should all have been replaced last week, but at Edgerton and Cleveland one machine at each of these locations are down until the standpipes are cleaned out; at Iowa the LED lighting project is one-hundred percent done; at Hamline the LED lighting project is expected to be finished within the next couple of weeks; most of the elevator problems have been taken care of, but at Mount Airy elevator car number two, maintenance is waiting for a refurbished generator which is expected to arrive the week of January 6.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT (continued)

Tim Braun, PHA Maintenance Contracts, reporting for Mike Silvan, Assistant Maintenance Director had a few things to say during these winter months.

1. Please install the cover for the air conditioning unit in you unit and make sure that there is no cold air coming in from around the AC unit. If there are any questions or issues, please call in a work order.
2. Valley and Mount Airy in the month of January will be having REAC property and unit inspections. HUD inspectors are expected to be coming in the third week of January.
3. For normal maintenance requests, Monday through Friday, between 8:00 am - 4:30 pm, please call in a work order at 651-298-4413.

Maintenance then took questions from the hi-rise representatives.

Michael.Silvan@stpha.org

PHA MANAGEMENT REPORT

Mela Krick, Resident Services Senior Manager reported that PHA does have carbon monoxide monitors in the hi-rises, but not in the units. At Valley and Mount Airy, there will be REAC property and unit inspections. HUD inspectors are expected to be coming on January 23. Also, PHA will be doing pre-inspections about a week before the actual HUD inspections. Make sure the emergency pull-cord, usually in the bathrooms are not tied up, they need to be freely hanging. Also, make sure that there is eighteen inches of clearance around the sprinkler heads in your unit.

A representative from the new laundry machine contractor will be invited to visit some of the hi-rise resident council meetings. This Wednesday Union Gospel Mission will be delivering Christmas Day meals to those residents that have signed up. This time the meals will be handed out cold and the residents can reheat them. Mela then took questions.

Mela.Krick@stpha.org or 651-292-6072

SAFETY & SECURITY REPORT

Sgt. Darryl Boerger, St. Paul Police Department, ACOP Unit reported that there was a shooting at Dunedin hi-rise last night. There is a person in custody, and Sgt. Boerger is working with investigators to help get any evidence or video that they may need. Currently, this seems like an isolated incident. At Valley, Department of Safety and Inspections (DSI), removed an encampment of homeless folks living in tents. Please report if you see them coming back. At Exchange, extra measures are being taken to keep out and remove non-residents from the building. There have been ten arrests within the last ten days. A couple of officers have left and went to the Minneapolis Police, essentially on short notice. There are currently a couple of open positions that need to be filled. Interviews are planned for January 2 for those that have applied.

An Officer in Residence (OIR) applicant for Dunedin will be going through a walk-through for the OIR apartment. The Exchange OIR position is still open. At Central, OIR Cristeena will be vacating mid-January. At Iowa, the OIR is currently Officer Dunegin who is settling in. At Front, the current OIR will be vacating mid-January. Sgt. Boerger then took questions.

The cellphone number for the Community Liaison Officers is 651-755-3525 that is answered M-F from 6:00 a.m. - 3:30 p.m. After hours, the ACOP number is 651-558-2305.

As always, do not let unauthorized non-residents into the buildings. If appropriate call the non-emergency number at 651-291-1111 or the emergency number at 911.

darryl.boerger@ci.stpaul.mn.us or 651-331-0510

OLD BUSINESS

1. 2024 Picnic. Resident Council Coordinator Youa Thao gave a sincere thank you to all councils for submitting their receipts and picnic forms. All unused funds have been received, and a check will be issued to the PHA.

Picnic funds will be available again in May. Councils are encouraged to submit receipts promptly to avoid any issues with lost receipts.

NEW BUSINESS

1. Issues and Concerns Session in the Minute Report. Resident Council Coordinator Youa Thao reported that there have been ongoing calls from residents inquiring whether their concerns are being properly recorded during council meetings. Councils must ensure that all issues raised during this section are accurately recorded in the resident council meeting minutes. If no issues or concerns are presented, this should be clearly noted in the minutes.
2. Challenge Grant. Hi-rise councils should spend down their remaining Challenge Grant. Councils may use this grant to support health and wellness activities at their sites, but these activities must be approved through a vote by the council. Councils are required to use their own funds for any necessary purchases related to wellness events or activities and then they can apply and submit receipts to the Presidents Council for reimbursement from the RPC.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the previous board meeting was a closed one, so there was nothing to report. He will provide a report at next month's meeting.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director was not available, so there was no report.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported on the career training provided by Hired, and CareerForce.

Medical Call Center training and Office Admin training will run from January 13 - February 27, 2025 at Hired North Loop Office, 217 Fifth Ave North, Third Floor, Minneapolis, MN 55401.

Medical Manufacturing training will start January 6, 2025 at Hired, 6200 Shingle Creek Parkway, Suite 225, Brooklyn Center, MN 55430.

Home Energy training will run from January 13 - February 14, 2025, 5 days/week for 5 weeks, Monday - Friday 9 am - 1 pm, at Sabathani Community Center, 310 E 38th Street, Suite 120, Minneapolis, MN 55409.

Human Services training will run from February 10 - March 20, hybrid (half in person, half online), 4 days/week for 6 weeks, Monday - Thursday 9:30 am - 2:30 pm.

Financial Industry Training will run from January 6 - March 14, online, Monday-Thursday 4 days/week for 10 weeks, 9 am - 11 am.

If we have any questions regarding employment, education or training please contact Khadar Osman at 651-236-7820 or 651-298-4929 or khadar.osman@stpha.org.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, had a few updates. Betsy reported that she coordinates various health and wellness initiatives.

Upcoming winter/spring programming:

- Senior Linkage Line can be reached at 1-800-333-2433, and they can answer questions regarding Medicare. There are plans to offer Medicare 101 sessions to be offered at hi-rises in the coming new year over the course of spring and summer. Also, there are plans to offer Health Care Directives sessions next spring and summer.
- Continuing into January and February there will be some short training sessions with Q/A about recycling: 30 to 45 minutes, interactive and in-person. Be on the lookout for fliers that will be posted.
- Saint Paul has recently changed over who the recycling company is since November 1 of this year. If you have issues during the transition please reach out to your assistant manager or Betsy Christensen.
- Ramsey County Master Gardener classes will be hosted at many of the hi-rises starting in March and lasting for about two months. Each site will probably be hosting 2 classes. This first class will be how to grow microgreens. The second class will vary depending on the interests at each site.
- Vail Communities, which provides mental health services, has opened a club house in Saint Paul. They also plan to attend and give a presentation of the services available at the resident councils but not until this spring.

If there are any questions about any of the above programming, please contact Betsy. She then took questions.

Betsy can be reached by email at betsy.christensen@stpha.org or by phone at 651-298-4030.

CLOSING

Youa Thao, Resident Council Coordinator informed us that the first halves of the PHA/RPC funds have been released. Councils are advised not to hold onto the check and to deposit it immediately. There are a few councils that did not meet the required criteria, and these councils will receive their funds once the necessary requirements have been satisfied. Please reach out to Youa with any further questions.

Youa.thao@stpha.org or 651-228-3205

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:28 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, January 27, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, January 16 @ 11:00 a.m.

Computer Team Meeting: Thursday, January 23 @ 11:00 a.m.