

# Presidents Council Zoom Meeting Minutes

March 24, 2025

## 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. Yasmine Aminou, Central, made a Motion to accept last month's Minutes as they stand. Joseph Hooker, Edgerton, seconded and the Motion carried.

## GUEST SPEAKER

Corina Serano, Housing Choice Voucher Program Director at the Saint Paul PHA. reported that the Minnesota Chapter of the National Association of Housing and Redevelopment Officials (NAHRO) was looking for a public housing resident willing to testify at the state legislature to support some funding for public housing rehabilitation. She found out this morning that someone else was confirmed and selected to testify and then she answered questions.

## TREASURER'S REPORT

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

For February the cleared balance is one hundred thousand, ninety-seven dollars and fifty-five cents (\$100,097.55). The ending balance is ninety-six thousand, seven hundred thirty-two dollars and fifty-five cents (\$96,732.55). 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.

At Iowa, the issue with hot-water in the upper half of the building has been fixed; at the high-rises the boilers and hot-water tanks are being transitioned so that if we have any issues with hot-water, please call in a work order to get the issue repaired; with the spring temperatures the boilers will shut off at fifty-five degrees; at Cleveland, Montreal and Dunedin there will be work on adding new smoke detectors and new outlets in the units, with the work expected to take about a month; at Wilson there is one elevator down, currently working to get it repaired; at Edgerton working on new tub room and electrical work is in progress that may require some electrical power shutdowns; at Iowa work is beginning to install new electrical outlets in the kitchens; the new laundry contractor has visited many of the resident council meeting in March, the rest should be in April; at Dunedin working on getting new LED lighting installed; at Mt. Airy there will be environmental testing done in some of the units.

Brent.Feller@stpha.org

### **PHA MAINTENANCE REPORT** (continued)

Mike Silvan, Assistant Maintenance Director had a few things to say during these winter/spring months.

1. Next week at Dunedin, the week after at Montreal, and next week after at Cleveland there will be an inspection in preparation for another REAC inspection by HUD which will take care of the inspection preparation and preventative inspections for these three buildings for the entire year.
2. The regular preventative inspections will be starting around May 1.
3. The boilers for heat will be shut off on May 15.
4. At Ravoux, Eagan will be checking on the issue with the front door.
5. 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**

Charisse Brown, Resident Services Senior Manager reported that the annual re-certification interviews are going on in March for Montreal. For April the annual re-certification will be for Exchange. If there are any questions about the renewal packets which were sent please see your Human Services Coordinator (HSC) or your Assistant Manager.

If we have issues in our unit or if something is not working make sure to call in a work order to get the issue fixed when the problem arises. REAC inspections will be coming up for Cleveland, Montreal, and Dunedin on April 24 and 25. A Pre-REAC inspection will take place on April 1 through April 3 between 9 a.m. through 4 p.m. Annual inspections are starting up again in April starting from the top of the building and going down. Also, maintenance will be starting up with their preventative maintenance inspection in May. Charisse then took questions.

[Mela.Krick@stpha.org](mailto:Mela.Krick@stpha.org) or 651-292-6072

### **SAFETY & SECURITY REPORT**

There was no ACOP officer available for this meeting.

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](mailto:darryl.boerger@ci.stpaul.mn.us) or 651-331-0510

## **OLD BUSINESS**

1. 2025 Commissioner Recruitment: The commissioner recruitment was announced at the last Presidents Council meeting, and the deadline for nomination of submissions has passed. All candidates have submitted their nominations. Prior to voting on the recommendation to nominate the commissioner, each hi-rise was provided an opportunity to ask questions.

Commissioner Thomas has submitted his nomination to run for commissioner again. In this round, there is only one candidate. Therefore, a motion was made by Yasmine Aminou, Central to approve the recommendation of Leonard Thomas from Seal to be the Commissioner. This was second by Anthony Lorberter. The motion carries.

2. 2025 Recognition Committee: The Recognition committee met and decided on the below:

Date of Recognition: May 29, 2025

Time: 10:00 AM – 12:00 PM

Location: 179 Robie St E, St Paul, MN 55107

If your council board would like to participate in the recognition event on May 29th at the Wellstone Center, please submit a check to the Presidents Council by the deadline of April 30th. The cost is \$25 per officer, and the funds will come from hi-rise funds.

## **NEW BUSINESS**

1. Vending Machine Contract:

Start Date: July 1, 2025

End Date: June 30, 2026

Currently, our hi-rise vending contract runs from July 1, 2024, to June 30, 2025. We cannot have a contract from June 28, 2025, to June 27, 2026, as it would cause overlap with the current contract from June 27 to June 30, 2025. This is not permitted, as two contractors cannot operate in the hi-rise at the same time.

All contracts should begin on July 1, 2025, unless a council is terminating an existing contract and bringing in a new vendor.

All vending machine contracts must be signed by June 30, 2025. If not signed by this date, the machines will need to be removed as they will no longer be covered under the current contract.

Vendors may only attend council meetings if invited by council's board members, not by individuals who do not reside in the hi-rise.

Vending affects all residents, so please be considerate and allow time for discussion.

We recommend having council discussions in March and April and scheduling the vote to approve the vendor in May or June.

2. 2025 Election: In May, the election judge will attend your council meetings to present the election rules. During this meeting, your council will vote to decide whether to select a traditional board structure or a five-member board.

**Traditional Board:** President, Vice President, Treasurer, Secretary, 5th officer

**5 Member Board:** Treasurer, Secretary, 3 Board Members

A proposal was made to make minor changes to the language in the Annual Election Notices. The proposed change involves replacing the term "HUD Requirement" with "Presidents Council Requirement." This adjustment reflects that, under the RAD program, the Presidents Council still requires elections and meeting structures to be conducted in the same manner as they were under Low Income Public Housing (LIPH) program. This change will ensure the notice remains valid and aligns better with our MOU agreement.

Gerald Upp, Ravoux, made a motion to approve the changes and it was seconded by Deborah Tennant, Neill. The motion carries.

## **BOARD OF COMMISSIONERS REPORT**

Leonard Thomas, Seal, Commissioner reported that there were discussions regarding security services, particularly focusing on hi-rise buildings. The need for additional security services at Seal hi-rise was raised, and there seems to be interest in expanding such services across all hi-rise buildings. Currently, Seal has security cameras installed in the hallways and elevators, but residents must log in to view the footage, which could be improved.

One of the main questions raised was about how the cameras would be monitored. Director Kim Nguyen confirmed that the vendor selected through the Request for Proposal (RFP) process would be responsible for monitoring the cameras when staff are not available on-site. This pilot program aims to test whether real-time monitoring improves security and provides more immediate support to residents.

It was also suggested that the Officer in Residence (OIR) in the building could potentially assist with some of the monitoring duties. Moving forward, staff will gather data from other buildings and use that information, along with residents' feedback, to evaluate the program's effectiveness and decide whether to expand or adjust the security services. Leonard then took questions.

## **RESIDENT INITIATIVES REPORT**

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that we have weighty matters that we contend with this time of year like vending machine contracts and closing out the books for the year. Alicia and others at PHA appreciate the work that the officers and commissioner are doing. She also reminded us to make sure we turn to Youa as a resource, and that we do not forget to follow established processes and procedures. Alicia then took questions.

### **SECTION 3 UPDATE**

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported on the career training provided by Avivo Institute of Career & Technical Education.

Avivo is offering the following four courses:

- Workplace Success Strategies Training (Workplace expectations; core computer skills; touch typing & 10-key practice; professional communication; applied math; MS Word, MS Excel; email etiquette; internet for job search, financial literacy; relationship building; goal setting; prioritizing and time management)
- Business and Computer Applications Specialist (Intermediate level training in Microsoft Office 2019 Word, Excel, and PowerPoint, advanced customer service, effective communication, job seeking skills and individualized job search, building business relationships, cover letters and résumés)
- Healthcare Technician Training (Healthcare principles, medical terminology, medical records, patient ethics, confidentiality, scheduling & billing software, billing & coding)
- Computer Technician Training (Prep for and administration of the CompTIA A+ Essentials and the CompTIA A+ Practical Examinations)

The training will take place at 1825 Chicago Ave, Minneapolis, MN 55404. Avivo can be reached at 1-612-752-8100 by phone or on the internet at <https://avivomn.org/>

There will a Community Resource Fair at:

McDonough Community Center  
March 27, 3-6 pm

Khadar then took questions.

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](mailto: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 spring/summer programming:

- Ramsey County Master Gardener classes will be hosted at many of the hi-rises starting in March. Each site will probably be hosting two or three classes. Dates, times, and topics of the first class will be posted at each hi-rise when available.
- Garden meetings will be hosted by one's building manager and Betsy. The PHA will go over the expectations of the resident gardener using the PHA garden agreement and then work on assigning garden spaces. These meetings are expected to be in April or May. Be on the lookout for posters at you hi-rise.

- Vail Communities, who provides support services for those with mental illness or mental health challenges is expecting to visit resident council meetings starting in May or June. For those hi-rises with Twin Cites Mobile Market stops, they will set up a table with information about services during summertime.
- Senior LinkAge Line will be hosting a number of workshops on topics can include Medicare 101, Medicare changes, preventing fraud and scams, money saving programs and services starting this summer and running into fall.
- University of Minnesota will be hosting several SNAP-Ed cooking and nutrition classes starting late fall.

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

Betsy can be reached by email at [betsy.christensen@stpha.org](mailto:betsy.christensen@stpha.org) or by phone at 651-298-4030.

### **CLOSING**

Youa Thao, Resident Council Coordinator reminded us that in May, the Flower and Picnic Fund will be released. She clarified that the Flower Fund will roll over, but any unused Picnic Fund must be returned to the Presidents Council. She also emphasized that picnic purchases cannot be made until the Picnic Fund has been deposited into our account. Any picnic purchases made before the picnic check is deposited will be deducted from the hi-rise fund.

[Youa.thao@stpha.org](mailto:Youa.thao@stpha.org) or 651-228-3205

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:15 a.m.

Submitted by:

Aado Perandi  
PC/RPC Secretary

## **MEETING REMINDERS:**

(Meeting through Zoom)

### **Next Presidents Council Meeting:**

Monday, April 28, 10:00 a.m. – Noon.

**Executive Committee Meeting:** Thursday, April 17 @ 11:00 a.m.

**Computer Team Meeting:** Thursday, April 24 @ 11:00 a.m.