

Presidents Council Zoom Meeting Minutes

April 28, 2025

CALL TO ORDER

Yasmine Aminou, Central 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. Leonard Thomas, Seal, made a Motion to accept last month's Minutes as they stand. Roxann Johnson, Iowa, seconded and the Motion carried.

GUEST SPEAKER

Marcus May, Comcast/Xfinity representative, reported that Comcast will be transitioning the paid internet accounts the high-rise resident councils are subscribing to, no charge, internet accounts, with Comcast paying for these accounts. Further information will be announced soon. Marcus then took questions.

Travis Wehrenberg, Community Impact Manager, PCs for People, reported on the products and services that are provided for low-income individuals. PCs for People supplies donated computers that have been refurbished. Laptops generally sell for \$50, \$100, and \$150. Desktops generally sell for \$50 and \$100. The higher cost units are higher end/better performance computers. For desktops, keyboards, mouse, monitors, and wireless adapters are also available. For computer hardware purchases, eligibility documentation must be submitted to verify one's income. Digital Literacy classes and training is available on various computer skill topics for small groups and individuals. For more information one can contact PCs for People customer service at 1-651-354-2552 and/or visit their website at <https://www.pcsforpeople.org/>

Travis then took questions.

TREASURER'S REPORT

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

For March the cleared balance is ninety-six thousand, nine hundred seventy-five dollars and ninety cents (\$96,975.90). The ending balance is ninety-six thousand, fifteen dollars and ninety-five cents (\$96,015.95). 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 many of the hi-rises there will be lot sweeping, be on the lookout for notices; at Mount Airy there will be environmental testing done in some of the units.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT (continued)

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

1. The boilers for heat will be shut off on May 15.
2. At Ravoux, Eagan will be checking on the issue with the front door.
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

Charisse Brown, Resident Services Senior Manager reported that PHA is planning an overhaul of the inspection model for the units in the hi-rises to better report on the condition of some of the units. It is highly recommended that tenants purchase rental insurance, which is usually available for about ten dollars per month. Communication monitors should have been installed at all the high-rises and should be functioning. They are installed near the elevators and designed to display useful information for the residents.

Belia (assistant manager at Montreal) will be assisting at Rosevelt Homes for the next four to six weeks and then returning. During Belia's absence Roni will be covering at Montreal for four to six weeks. Sheilla Wynn will be covering at Valley for the next four to six weeks. Electric bikes are OK to have in the units. Charisse then took questions.

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

SAFETY & SECURITY REPORT

Officer Bobrowski for Sgt. Darryl Boerger, St. Paul Police Department, ACOP Unit reported that Central and Exchange are empty for Officers in Residence (OIR). Exchange is continuing to have issues with homeless people entering the building. Officer Bobrowski and Khadar had their first meeting with the soccer program for this summer. He 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. **2025 Vending Machine Contract:** Each council should have received the blank vending contract along with a list of approved vendors.

If your council has not yet begun discussing vendor selection, please start now to avoid a time crunch in June.

At your May council meeting, the selected vendor should be invited to attend and participate in a Q&A session. Following the Q&A, the council should vote to select a vendor.

Important Reminder:

The entire council must participate in selecting the vendor, not just the board officers.

Before submitting the contract, double-check the start and end dates to avoid errors:

Start Date: July 1, 2025

End Date: June 30, 2026

2. **2025 Election:** In May, the election judge will come to ask for nominees to accept their nominations. Afterward, the Assistant Manager will check to ensure all nominees are in good standing. If any nominee is not in good standing, they will be informed by the Manager. Please remind the Assistant Manager to post the sign-in sheet back to the posting area after they have checked the nominees. This will help prevent any delays in the election process.

In June, the election judge will return to swear the officers into their roles, have them fill out the election certificate, and distribute training invitations to all sworn-in officers. The training will take place in July and is mandatory for both returning and new officers.

NEW BUSINESS

1. **Memorandum Of Understanding:** The Resident Council Coordinator and the Presidents Council read the Memorandum of Understanding (MOU) aloud. Jason Bruce, Dunedin, made a motion to approve renewing the MOU. Leonard Thomas, Seal, seconded the motion. The motion carries.

Each of the sixteen Hi-Rise Councils will renew their MOU at the June meeting. Please follow the instructions below:

The MOU must be signed by incoming officers only after they are officially sworn into office. Outgoing officers should not sign the MOU. Before signing, the MOU will be read aloud in this order:

The Assistant Manager reads the section outlining the PHA's responsibilities under the agreement.

The Council reads their portion outlining the Council's responsibilities.

Afterwards, the Assistant Manager and two different incoming officers will sign the MOU. The original signed MOU will go to the Council, and the Assistant Manager will retain a copy. A scanned copy must be emailed to Youa by June 30.

2. May PC Meeting: The May Presidents Council meeting falls on a holiday and has been canceled. Linda Lewis, Valley made a motion to cancel the May meeting. Melanie Fox, Montreal seconded the motion. The motion carries.
3. June RPC Meeting: The June RPC meeting has also been canceled to give officers more time to focus on the MOU renewal, vending contract, and election process in June. Linda Lewis, Valley, made a motion to cancel the June RPC meeting. Jason Bruce, Dunedin, seconded the motion. The motion carries.
4. PC Board and meeting structure: The PC Board recommends a 5-member board moving forward. The hybrid meeting option will continue, allowing officers to attend via Zoom or in person in the first-floor training room. Suetta Wheatley, Exchange, made a motion to approve. Anthony Lorberter, Mt. Airy, seconded the motion. The motion carries.
5. Allina Grant: The PHA is applying for a \$10,000 grant from Allina Health to support the Residents Council in purchasing raised garden beds and supplies. The goal is to expand gardening opportunities and improve access to healthy food for residents, particularly seniors and people with disabilities. Jason Bruce, Dunedin, made a motion to approve the grant letter and application. Melanie Fox, Montreal, seconded the motion. The motion carries.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that this was a closed meeting but for mission moment, Resident Services shared the success of the 24-year partnership between PHA and the IRS on the VITA program, which provides free tax preparation to eligible residents. Each year, about 25 volunteers from PHA and the Minnesota Department of Revenue help at Mt. Airy and McDonough Homes. In the past year alone, the program completed 988 tax returns at the McDonough site, directly supporting residents' financial well-being. Leonard then took questions.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director was at another meeting and could not attend this meeting.

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 Twin Cities Rise.

Hired is offering the following three courses:

- Medical Call Center Training (May 12 – June 27, 2025, Northwest Family Service Center, 7051

Brooklyn Blvd, Brooklyn Center, MN 55429, contact Cristina Layer at cristina.layer@hired.org or 1-612-483-0924)

- Office Administration Training (May 12 – June 27, 2025, Northwest Family Service Center, 7051 Brooklyn Blvd, Brooklyn Center, MN 5542, contact Cristina Layer at cristina.layer@hired.org or 1-612-483-09249)
- Medical Manufacturing Training (May 19 – June 12, 2025, Hired Brooklyn Center Office, 6200 Shingle Creek Parkway Suite 225, Minneapolis, MN 55430, contact Tony Davis-Wilson at tony.davis-wilson@hired or 1-612-213-6321)

Twin Cities Rise will be offering Small Business Development Training with Emotional Intelligence, stress management, health care and other related topics in late June or early July.

A local cleaning services company can help those residents who have failed their housekeeping inspection. For more information check with your building assistant manager or your human services coordinator.

The Science Museum of Minnesota will be hosting Community Science Day on Saturday, May 10 at 11:00 a.m. – 3:00 p.m. Free admission ticket and a ten-dollar food voucher is available for the event.

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.

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. The topic for the first class will be how to grow micro-greens.
- 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 your 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 Cities 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 or by phone at 651-298-4030.

CLOSING

Youa Thao, Resident Council Coordinator reminded us that the Secretary and Presidents should review all Minutes reports from November 2024 to the current meeting to ensure that all minutes have been properly approved. This is crucial to prevent an audit hold during the final audit in July. Any minutes that are not approved will result in a hold on funds being released to your council.

The Presidents Council Board Application will open on July 1, 2025, and will close on July 31, 2025. Any elections (ballots) will take place in August. Officers will be sworn in at the September meeting. The PC Board meets monthly from September to May to draft the agenda, and the members on the board will chair the Presidents Council meetings.

The Newsletter team is currently recruiting for the Summer Edition. The deadline for submissions is June 2, 2025. If you have any stories, pictures, or poems you would like to contribute, please send them to: insider@stphapresidentscouncil.org.

The Flower Fund and Picnic Fund will be released together in mid-May. Please deposit the check promptly. Also, please make sure to submit your picnic receipts and the picnic form immediately after your picnic to prevent any loss of receipts.

The last day for the outgoing Treasurer will be June 30, 2025. After this date, the outgoing Treasurer will no longer be responsible for managing the new book, aside from advising the incoming Treasurer about the old book. If any outgoing Treasurer chooses to continue working on the book after this date, they will no longer be eligible for the PHA/RPC stipend from July forward.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:58 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, September 29, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, September 18 @ 11:00 a.m.

Computer Team Meeting: Thursday, May 22 @ 1:00 p.m.