

Presidents Council Zoom Meeting Minutes

May 23, 2022

CALL TO ORDER

Jason Bruce, Exchange, 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. Richard Scaglione, Neill, seconded and the Motion carried.

GUEST SPEAKER

Jon Gutzmann, PHA Executive Director, thanked the President Council Officers, PHA Commissioner John Cardoza, the representatives from the Hi-Rises for the Presidents Council, PHA staff, Sgt. Amy Boyer, and others that are with us today—so good to see you all and greetings. He expressed his deep appreciation for the work that is being done for the high-rises. He knows it is difficult work, probably not very glamorous at times, not making a huge salary, perhaps making a small stipend to cover one's cost. What we are doing is adding our voice to the leadership of our building, by having a sovereign Resident Council that represents all the residents of the building. This is in addition to getting through with our business and our daily lives.

He shared three quotes: "In ordinary life we hardly realize that when we receive a great deal more than we give, and that it is only with gratitude that life becomes rich." [by Dietrich Bonhoeffer, German Protestant theologian], "When I started counting my blessings, my whole life turned around." by Willie Nelson and "Count your blessings, not your sorrows" an old maxim.

We all face struggles, but it is with hope and gratitude that he greets us today, he is proud to be part of the PHA and very thankful to serve us and work with us to have safe, decent and affordable housing. The floor was then opened for any questions.

Marcus Mays, Comcast Community Account Representative for Dunedin Terrace and Dunedin Apartments, gave an overview of the Affordable Connectivity Program (ACP). This program is applicable to all PHA housing sites and to all residents. The Affordable Connectivity Program is a government program which provides qualified low-income households a credit of up to \$30/month towards their Internet and/or Mobile services. If the customer has both Internet and Mobile service, the ACP benefit will first be applied to the Internet portion of their bill. Any balance will be applied to Mobile services.

A household is eligible for the Affordable Connectivity Program if the household income is at or below 200% of the Federal Poverty Guidelines or if a member of the household meets at least one of the following criteria:

- Received a Federal Pell Grant during the current award year

- Meets the eligibility criteria for a participating provider's existing low-income Internet program
- Participates in one of these assistance programs
 - The National School Lunch Program or the School Breakfast Program
 - SNAP
 - Medicaid
 - Federal Public Housing Assistance
 - Supplemental Security Income (SSI)
 - WIC
 - Veterans Pension or Survivor Benefits
 - or Lifeline

To check eligibility and apply for ACP complete the National Verifier form at acpbenefit.org. There is also an option to fill out paper forms and mail them in. The National Verifier will send you an ID number when your application is approved. You can also apply for low-cost internet service from your Internet Service Provider. In the case of Xfinity that would be their Internet Essentials program. If one qualifies for Lifeline service one can apply for that as well. The next step would be to contact the service provider to apply for service and to have applicable credits applied to your service.

Marcus Mays said that he would be available to help residents sign up for service and discounts in some sort of sign up event. Marcus Mays is available by email at marcus_mays@comcast.com and by phone at 651-564-1936. He then took questions.

TREASURER'S REPORT

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

For April the cleared balance is eighty-one thousand, five hundred nine dollars and zero cents (\$81,509.00). The ending balance is eighty thousand, eight hundred five dollars and zero cents (\$80,805.00). 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.

Current projects include: Parking lot sweeping and striping work should be starting up in June; the Iowa hot water tank project should be finishing up soon, there will be a shutdown of water next Tuesday that will be posted later this week; the Front plumbing project will be wrapping up in the next couple of weeks, there will be a couple of water shutdowns this week; Hamline kitchen remodeling project is in the planning and design stage, no estimate as to when the project will actually start; the boilers have been turned off for the season so the heat is off and the air conditioning is turned on in the community rooms; Wabasha exterior project is moving along with the workers repairing the exterior concrete and brick; Valley hi-rise will have electrical system replacement, currently working with Xcel on the first phase of the project which will move the transformer from within the building to outside the building and across the parking lot, and may need to use a couple of stalls in the parking lot; Dunedin will be replacing the flooring with work expected to be completed in mid July, there is a twelve week lead time for getting the carpet tiles for the work; finished telephone entry system replacement at both Exchange and Dunedin; Montreal roundabout work that the county and city are

working on should be starting sometime in July.

PHA MAINTENANCE REPORT (continued)

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

1. Preventative maintenance inspections are ongoing at the hi-rises.
2. Fire alarm and safety inspections have also begun at the hi-rises. If your unit has not yet been inspected the inspections should be done by the end of May.
3. Pest control inspections will be done this June at Dunedin, Ravoux, Front and Iowa hi-rises.

Maintenance then took questions from the hi-rise representatives.

PHA MANAGEMENT REPORT

Tara Johnson, Resident Services Senior Manager, reminded us that the annual housekeeping inspections are underway. Residents will be notified about two weeks before the date of the inspection, and the general schedule should be posted in the common area. The exterior camera at Central Hi-Rise has been installed and is now operational. Tara can be reached by email at tara.johnson@stpha.org. She then took questions from representatives.

SAFETY & SECURITY REPORT

Sgt. Amy Boyer, St. Paul Police Department, ACOP Unit, reported that currently there are about nine ACOP officers. ACOP works seven days a week, and the shifts are assigned so that at any given time there are two, but sometimes three officers working. If there is an issue that needs police attention, please call 911. Currently St. Paul Police Department has 582 sworn staff. There will be a catalytic clinic being done for PHA residents on July 26, from 5:00 p.m. to 7:00 p.m. at the McDonough Recreation Center parking lot. Residents will need to pre-register for this event. Managers and Human Service Coordinators will be contacted with information on how residents can register.

The non-emergency number is 651-291-1111. Sgt. Amy can be reached at amy.boyer@ci.stpaul.mn.us or at her cell phone 651-703-7141. She then took questions.

OLD BUSINESS

NEW BUSINESS

1. MOU. For the Presidents Council Memorandum of Understanding (MOU), the PHA responsibilities section was read by Youa Thao, Resident Council Coordinator, and the Presidents Councils responsibilities section was read by Jason Bruce, Presidents Council Board member. Dennis Loudon, Edgerton made a motion to accept and renew the Presidents Council MOU as read. Yasmine Aminou, Central, seconded and the motion carried. The Presidents Council MOU was signed at today's meeting.

Youa Thao reminded the Residents Council representatives that after the elections at their June Resident Council meeting, the Resident Council Memorandum of Understanding needs to be read. The

PHA responsibilities section would be read by the Assistant Manager, and the Resident Council responsibilities section would be read by the Election Judge or by a Resident Council Officer. A motion to approve the MOU must be made, seconded and carried by vote. The MOU can then be signed by the Assistant Manager and two Resident Council Officers.

2. Board Structure. Youa Thao reported that the Presidents Council Board recommended that we go with the same board structure as we currently have, which is a six member board. Andrew Ward, Ravoux made a motion to approve the six member board structure. Melanie Fox, Montreal, seconded and the motion carried.
3. Meeting Structure. Youa Thao reported that it is recommended that we go with our current meeting structure which is that the PC board meetings will be via Zoom and the PC meetings will allow participation either in-person or via Zoom. Andrew Ward, Ravoux made a motion to approve the PC board meeting structure as recommended. Dennis Loudon, Edgerton, seconded and the motion carried.
4. RPC Meeting. Youa Thao reported that the Presidents Council Board recommended that we cancel the June Resident Participation Committee (RPC) meeting this June to give officers more time to focus on the ongoing election, get the vending contract done, and get the MOU done. Yasmine Aminou, Central made a motion to approve the canceling of the RPC meeting this June. Angela Graves, Hamline, seconded and the motion carried.
5. PC Board application – due July 29, 2022. Youa Thao reported that applications for the Presidents Council Board will open today and close on July 29, 2022. For this year, the Presidents Council Board recommends that nominations close on July 29, 2022. All interested candidates must submit an application by the due date to be considered for the position. A ballot will be sent out in the beginning of August to be voted on and those elected will be sworn in at the September meeting. Yasmine Aminou, Central made a motion to approve the recommended closing of applications and nominations on July 29, with elections by ballot in August. Andrew Ward, Ravoux, seconded and the motion carried.
6. Peer Adviser application – due June 15, 2022. Youa Thao reported that applications for Peer Adviser is currently open and will close on June 15, 2022. If there are any questions about this position please contact Youa Thao. It is recommended that all those that are ready for this position apply.

BOARD OF COMMISSIONERS REPORT

John Cardoza, Cleveland, Commissioner, reported the following:

- A contract for Saint Paul Police Department off-duty police patrol was approved
- A policy for PHA employees for medical and dental insurance was approved with Health Partners
- Project Based Vouchers awarded to Phalen Village Flats (17 PBV units for elderly and veterans)
- Project Based Vouchers awarded to Mary Hall (40 PBV units for the homeless)
- Kim Nguyen, Resident Services Director, was chosen to be part of the committee to find a new Saint Paul Chief of Police

John then took questions.

SECTION 3 UPDATE

Beth Pacunas, Section 3 Projects Coordinator/Youth Literacy, updated us on education and training, etc. Beth works with the Resident Initiatives (RI) department and Section 3 unemployment is part of that. Beth is trying to move towards more in person classes, is looking into small business training and maybe some workplace 21st century skills and empowerment training. Beth would like to know what we hear from residents regarding employment, education or training other than digital literacy so that she could be on the lookout for what residents seem to be interested in. Beth then took questions. If we have any questions regarding employment, education or training please contact Beth at 651-252-5799.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director stated that we are at the end of another Presidents Council year. For those of you who have been here before you may be starting to wind down and starting to focus on summer activities for your individual Council. For those of you who are new to the Presidents Council and this is your first year, hopefully you are now focused on running again and then training for your position which Youa will be setting up later this summer.

Alicia thanks us all for another fantastic year for the Presidents Council. There have been some very good discussions about policy and practice. Some of you will be updating the Resident Council Guide. She congratulates us on a successful audit year, there was maybe \$20 that was questionable through the audit. Please continue to use each other as council resources. Be sure to check in with Youa if you have any questions. Resident Initiatives will be working with Xfinity to set up meetings to help residents sign up for affordable Internet service. The floor was then opened up for questions from the hi-rise Representatives.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, had a few updates. Betsy reported that the Bicycle Alliance of Minnesota is interested in partnering with PHA to do some free onsite bicycle repair classes and also some adult learn to ride bike classes. When more information is available Betsy will let building management know, as well as the residents.

HIP is in the final stage of finalizing the contract with Trellis/Juniper to be able to host onsite Living Well classes. Betsy will let us know when classes will start to be available.

There is an organization called National Alliance on Mental Illness (NAMI) Minnesota, which has resources for people that have or are dealing with mental illness or know of others that do. NAMI Minnesota's website is at <https://namimn.org/>.

Market Bucks is a program for SNAP EBT customers to receive up to an extra \$10 at participating farmers markets. For more information see <https://www.hungersolutions.org/programs/market-bucks/> or call 651-486-9860.

Betsy thanked the Resident Councils for all the work they do for the residents of their building. She then sent us a virtual bouquet of lilacs as a thank you, and wished us all a wonderful summer. Betsy then took questions.

CLOSING

Youa Thao, Resident Council Coordinator gave thanks to Resident Services Senior Manager Tara Johnson, Resident Initiatives Director Alicia Huckleby, Health Initiatives Coordinator Betsy Christensen, Legal Team, Sgt. Amy Boyer, Officer in Residence Team, Presidents Councils Board, Peers, and Officers of the sixteen Hi-Rise Councils. Please remember that PHA staff and Youa Thao are here to support us and to help us become successful in our position. If we have any questions please do not hesitate to reach out and ask us for help. Youa then wished us all a wonderful summer.

A drawing was held for a donated water bottle from Alicia Huckleby to be awarded to a Resident Council to be used as a "Door Prize" at their June Resident Council meeting. Jason Bruce drew a name from an envelope of names. The winner was Front Hi-Rise and Youa will get the water bottle to Front's Resident Council.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:59 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, Sept 26, 10:00 a.m. – Noon.

Executive Committee Meeting: Friday, Sept 16 @ 11:00 a.m.

Computer Team Meeting: Thursday, June 23 @ 1:00 p.m.