

# Presidents Council Zoom Meeting Minutes

September 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. Anthony Lorberter, Mount Airy, made a Motion to accept last month's Minutes as they stand. Yavone Ward, Ravoux, seconded and the Motion carried.

## **GUEST SPEAKER**

Louise Seeba, PHA Executive Director, reported that she was appointed as executive director last April, spoke at the last Presidents Council meeting in April and visited a couple of resident council meetings, one at Central and the other at Exchange. She is planning to visit the other hi-rises this fall. As executive director, Louise Seeba works with the seven person PHA Board of Commissioners. She reported that Commissioner Tom Reding, who has been a commissioner for twenty-three years, has retired. Kristen Beckmann will be sworn in as a new commissioner this next board meeting. The upcoming board meeting will be Commissioner Yer Chang's last board meeting, so there is currently one open seat. She then took questions.

## **TREASURER'S REPORT**

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

For August the cleared balance is eighty-five thousand, three hundred seventy-eight dollars and fifteen cents (\$85,378.15). The ending balance is eighty-five thousand, eight dollars and fifteen cents (\$85,008.15). 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 Edgerton, the electrical service work will be starting mid-October and work planned in the tub room should be starting late November or early December; maintenance is working on a new laundry room service contract, so that there will probably be new washers and dryers, possibly early December; a couple of light-emitting-diode (LED) lighting upgrade projects are planned at Iowa hi-rise (common areas and then the individual units) and then at Hamline hi-rise; at Neill, electrical service upgrades will be done; a couple of air-conditioning projects at Dunedin and Hamline expected to start in October; exterior sealant replacement project at Ravoux is a third done, the contractors will need to access the units on the first floor to work on the security screens; striping and sweeping work will be done in the parking lot at Central and striping work will be scheduled at Cleveland and Montreal; community room and community center roofs at Dunedin will be worked on starting

mid-October; replacement of the entry concrete at Monteval hi-rise should be starting next week; we are in the now in the heating season; maintenance contract staff have been visiting resident council meetings in September, and will be attending Wilson this October.

Brent.Feller@stpha.org

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

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

1. Heat is now on for the winter. If there are any problems with the heat or hot water, please call in a work order.
2. Thanks go out to Edgerton and Wilson for helping-out during the pre-REAC inspections. Iowa will be inspected next. Mount Airy and Valley will be coming soon, all though there are no official dates yet known.
3. Preventative maintenance inspections are currently being done.
4. 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 there are a number of inspections that need to be done including Hud REAC inspections, insurance inspections, annual housekeeping inspections and fire & safety inspections. These are required by Housing and Urban Development (HUD), City of Saint Paul, Fire Department, Minnesota Department of Safety & Inspections and by insurance companies for policies held by PHA. There will be notices posted informing residents of upcoming inspections.

Mela Krick then took questions.

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

### **SAFETY & SECURITY REPORT**

Sgt. Darryl Boerger, St. Paul Police Department, ACOP Unit reported that issues can be reported to assistant managers which can then report to ACOP as appropriate. Officer in Residence (OIR) at Edgerton is still open and Exchange will be open again soon. There will be a transfer between Cleveland and Montreal, and when that occurs, they will get these two filled. There are currently three opening for OIRs. 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.

## **OLD BUSINESS**

1. There was no old business.

## **NEW BUSINESS**

1. Presidents Council Board & Treasurer installation. Resident Councils coordinator Youa Thao, swore in the following officers into their role. Yasmine Aminou, Central, Melanie Fox, Montreal, Robert Watson, Front, and Leonard Thomas, Front, were all sworn into the board officer position. Aado Perandi, Wabasha, was sworn into the Secretary role.

Next was the approval of the Peer Treasurer role. Robert Watson, Front, made a motion to approve of having Melissa Pappas to be the Peer Treasurer for the Presidents Council. Melanie Fox, Montreal, seconded. The motion carries.

2. Twin Cities Rise training. TCR will be offering a training opportunity for emotional intelligence training on Thursday, September 26th at 1:00 pm to 3:00 pm. This meeting will be held over Zoom and interested participants can use the Zoom information as shown below to join the training:

Join Zoom Meeting

<https://twincitiesrise-org.zoom.us/j/83643244734>

Meeting ID: 836 4324 4734

The PC Board is seeking approval from the Presidents Council to provide officers with a \$10 stipend for attending this training.

Melanie Fox, Montreal made a motion to approve. Yasmine Aminou, Central, seconded the motion. The motion carries.

3. Newsletter Committee. The newsletter team is recruiting new members. All interested individuals are encouraged to join. Please let Youa know by October 7, 2024 if you are interested. Additionally, residents and officers have the option to submit material and pictures for the newsletter through this email: [insider@stphapresidentscouncil.org](mailto:insider@stphapresidentscouncil.org).
4. 2024 – 2025 Budget Proposal. Peer Treasurer, Melissa Pappas read the 2024 – 2025 budget line by line. When done, all representatives had the opportunity to give their inputs.

The budget will be posted for 30 days and the PC will come back to approve of the budget at the October meeting.

## **BOARD OF COMMISSIONERS REPORT**

Commissioner Leonard Thomas, Seal, reported the following updates:

There was a Resolution in Recognition of Tom Reding's Service. He served as a Commissioner of the Saint Paul Public Housing Agency from 2001 to 2024.

The Board approved a \$275,975 contract with Medina Electric to upgrade 1,582 light fixtures to LED at Hamline Hi-Rise, funded by a Ramsey County grant. This upgrade is expected to save \$28,543 annually in energy costs and requires less maintenance.

The Board approved a \$195,615 contract with Albrecht Enterprises for renovations at the Jon M. Gutzmann Building entrance, including replacing concrete pavement, steps, retaining walls, and landscaping.

The Board approved the transferring of the Housing Assistance Payments (HAP) contract for 24 Section 8 Project-Based Voucher units at Sibley Park Apartments to OAHS Sibley TC LLLP. The current owner, Sibley Park Limited Partnership, requested this change. The transfer will not affect the HAP contract terms and strive to maintain support for residents.

The Board also received the Annual Comprehensive Financial Report for FY 2024, there was no adverse findings. Leonard then took questions.

### **RESIDENT INITIATIVES REPORT**

Alicia Huckleby, Resident Initiatives Director & Human Services Director welcomed all in attendance and recommended that we attend the Twin Cities Rise training that is available this Thursday on emotional intelligence.

All resident councils that have exercise equipment, must make sure all equipment is properly working. There must be signage that use of equipment is at each user's risk. Users will need to sign waiver forms. There will need to be a volunteer at each hi-rise that will check all equipment and report to the council. Any defective equipment will need to be repaired. Any defective equipment that is defective that will not be repaired must be removed. Operating manuals for all equipment must also be available. Alicia then took questions.

Alicia.Huckleby@stpha.org

### **SECTION 3 UPDATE**

Khadar Osman, job skills training, employment, and education was not present at this meeting and will provide an update at the October meeting.

If we have any questions regarding employment, education or training please contact Khadar at 651-252-5799 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 fall programming:

- Vail Communities, which provides mental health services, has opened a club house in Saint Paul. They will have a presentation at the next Presidents Council meeting. They also plan to attend and give a presentation of the services available at the resident councils in the coming months.
- Last fiscal year, residents recycled a total of one hundred eighty-seven tons of material. Councils

receive twenty dollars per ton of collected recyclable material. There will be recycling 101 educational presentations given at the hi-rises. Reminder, please do not put any plastic bags or similar material in the recycling bins. The recycling machinery cannot separate this plastic — the plastic bags must be put in the normal trash and not in the recycling bins.

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](mailto:betsy.christensen@stpha.org) or by phone at 651-298-4030.

### **CLOSING**

Youa Thao, Resident Council Coordinator would like to remind all Resident Councils that if your council has not returned picnic forms, picnic receipts and unused picnic funds, please do so. The new signed and approved budget for the resident council must be turned in to Youa by the end of October. Minute reports and sign in sheets need to be in the secretary's book. The Presidents Council has passed their 2023-2024 audit without any funds being withheld. The second half of the funds will be distributed to the resident councils soon. Please deposit the checks promptly—do not delay.

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

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

Submitted by:

Aado Perandi  
PC/RPC Secretary

## **MEETING REMINDERS:**

(Meeting through Zoom)

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

Monday, October 28, 10:00 a.m. – Noon.

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

**Computer Team Meeting:** Thursday, October 24 @ 1:00 p.m.