

Presidents Council Zoom Meeting Minutes

October 27, 2025

CALL TO ORDER

Jason Bruce, Dunedin 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. Gerald Upp, Ravoux, seconded and the Motion carried.

GUEST SPEAKER

There was no guest speaker.

TREASURER'S REPORT

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

For September the cleared balance is ninety-one thousand, eight hundred thirty-four dollars and ninety-eight cents (\$91,834.98). The ending balance is ninety thousand, six hundred seventy-eight dollars and ninety-eight cents (\$90,678.98). 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 Neil hi-rise the electrical system is being replaced, the electrical panels will be replaced starting at the top floor and going down, notices will be posted for required power shutdowns; Iowa hi-rise will have a power shutdown on Tuesday of this week; at Mount Airy hi-rise the main electrical switch-gear will be repaired so the power will be down on Wednesday of this week from about 9 a.m. until 11 a.m.; at Central hi-rise the main electrical switch-gear will be repaired so the power will be down on next Tuesday about 9 a.m. until 11 a.m.; at Dunedin hi-rise the main electrical switch-gear will be repaired so the power will be down on next Wednesday about 9 a.m. until 11 a.m.; at Edgerton hi-rise they will be switching over from the summer water heaters to the boiler for the hot water, if any issues with hot water call in a work order and then in late November they should be doing a swap out of the lobby lights; at Exchange and Wabasha camera install work will be starting later this week and later with some electrical upgrade work upgrading some of the electrical outlets in the units; at Wilson there will be new parking lot lighting installed in the parking lot, and installing new handicap signs for the handicapped parking stalls there later this week; at Hamline starting tomorrow there will be electrical work done in the units, swapping out outlets in the kitchen.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT *(continued)*

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

1. This fiscal year the string nurse call stations will be removed at Hamline and Exchange. Other hi-rises will follow as budgeting permits.
2. Please do not leave cooking unattended in your units, there have been two fires since last Thursday, one of which caused the fire sprinklers to go off.
3. If there are problems with the elevator, please call in a work order or one can press the button in the elevator or a nearby elevator to call the answering service to leave a message to get the elevator repaired.
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

Charisse Brown, Resident Services Senior Manager reminds us to remove all window air conditioning units and portable AC hoses. Also, make sure the AC cover is on. Do not leave windows open for long periods of time, especially when it is below freezing outside. Do not block your heat vents or baseboards. Make sure your vehicle is operable, so that it can be moved when the parking lots need to be plowed. Renters insurance is recommended. PHA is not responsible for issues caused by residents' negligence.

United Gospel Mission (UGM) will not be serving Thanksgiving or Christmas meals this year. For residents that qualify, they can sign up for Meals on Wheels. It will not be hot, but it can be heated up. Be on the lookout for a posted flier on holiday meal options. On November 4, Election Day, the following hi-rises will be used as voting centers: Edgerton, Front, Hamline, Iowa, Montreal, Mount Airy, Ravoux, Seal, and Wilson. One may see more in and out traffic, and the doors will be unsecured during this time.

Annual re-certification is coming this November for residents of Hamline, Wabasha, and Valley. It is time to prepare, one may/will need bank statements, social security letter, employment check stubs (at least four of them that are consistent). Charisse 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 the Officer in Residence (OIR) position at Exchange is open. The OIR at Hamline and at Edgerton will be moving out at the end of this month. The department is in the process of replacing them. If there are any issues with your building's OIR please let your building assistant manager or Sgt. Boerger know. Central hi-rise had a tragic incident a couple of weeks ago. There is not much that can be said about it at this time as it is an ongoing investigation. 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 – 2026 Budget:** The budget was read during the September meeting and has been posted for 30 days. The council has come back to approve of the budget.

Leonard Thomas, Seal made a motion to approve the budget, seconded by Gerald Upp, Ravoux, and the motion carries.

NEW BUSINESS

1. **First Fall Audit:** All 16 councils must meet the following criteria before the first half of the funds can be released to their Hi-Rise Council. Please make sure your hi-rise council passes all your audits from July through October. Each council must ensure that all audits are fully completed within this period. The minute report must show that the budget was presented, and the following month's minute report must clearly record that the budget was approved, with the motion properly documented. All minute reports must receive official approval, and the approved budget must be scanned and submitted.
2. **Picnic Funds:** Please submit your picnic receipts and picnic form to Youa. If your council did not use all your picnic funds, please submit the remaining amount in a check form back to the Presidents Council. All picnic receipts and unused funds must be submitted by the end of December.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the Board approved awarding a contract to Frerichs Construction Company for plumbing and in-unit modernization work at Mt. Airy Hi-Rise, with the project scheduled to begin in early 2026 and take approximately 16 months to complete. Funding for this project will come from MN Housing, Ramsey County, and SPPHA reserves. At Edgerton Hi-Rise, two change orders were approved during the electrical modernization project to address additional work required to meet electrical code requirements and resolve unforeseen structural issues. These changes increase the total project cost, which will be covered by the Reserve for Replacement fund. In addition, SPPHA received forgivable POHP loan funding from MN Housing for elevator modernization projects at Ravoux and Hamline Hi-Rises. Lastly, Public Housing continues to enhance cybersecurity through ongoing staff training, multi-factor authentication, 24/7 system monitoring, and comprehensive risk assessments. As a result, the Agency's security score has improved significantly, from 570 (poor) in 2022 to 723 (good) in 2024, surpassing the national average.

Leonard then took questions.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that she really did not have

anything for the meeting, but will talk about the question about stipends for attending President Council meetings. The stipends that the Presidents Council pay to its representatives are determined by the Presidents Council and its budget. To increase the stipends the President will probably need to decrease something else in its budget to allow for an increase in the stipend. The Presidents Council will then need to agree to these changes.

Alicia then took questions.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported that Hired is offering medical manufacturing and the microelectronics training. It runs from November 17 through December 18, 2025, Monday through Thursdays from 10 – 4 p.m. at Hired Brooklyn Center Office, 6200 Shingle Creek Parkway Suite 225, Brooklyn Center MN 55430. Transportation support should be available. Hired normally offers a variety of training programs, but right now they are working on finalizing the dates and times for their other training programs.

Every Tuesday, there is a different employer or educator that goes to the Ramsey County Roseville Library which is located at 2180 Hamline Ave N. Tomorrow, Minnesota Department of Revenue will be there. This would be a good opportunity to meet various employers and to ask questions. Also, PHA is offering a \$200 scholarship. Residents can use this to pay for their training, certification, business license, or other education related costs. To be eligible you need to be a resident, have supporting documents, along with your application. If interested in applying please contact your human services coordinator or Khadar.

On November 5 at Seal hi-rise, Khadar will be hosting an electronics recycling event from 3 – 4 p.m. You can donate your used electronics. 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 autumn/winter programming:

- Aging Pathways, which was formerly known as Senior Linkage Line, will have sessions at many of the hi-rises on the topic of upcoming changes to Medicare for 2026. Each scheduled site needs to have at least five attendees. For sites that will not host a session, the potential attendees for that site may have the opportunity to visit another hi-rises presentation. Next fall Betsy will look into offering another workshop. Some of the workshops that may be offered include: preventing scams and frauds; different financial resources and saving money tips; and general resources for the community.
- Open Cities Health Center – Staff from Open Cities will be tabling at each Hi Rise this fall and winter to share information about their clinic's services and resources.
- With the ongoing federal government shutdown for folks who are receiving SNAP food benefits currently these benefits will not be distributed for November. Please check with your buildings human services coordinator to find out about resources that might be available to help you out.

- Flu & Covid Vaccine Clinics with Cub Pharmacy – Vaccine clinics will be scheduled soon at each Hi Rise. Fliers will be posted once your site has been scheduled.

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 informed us that the second half of the PHA/RPC funds for fiscal year 2025–2026 is expected to be released sometime in November. The PHA accounting team plans to complete the audit of the Presidents Council's books by the end of October. Once councils receive their PHA/RPC checks, they are reminded not to hold onto them and to deposit the funds promptly.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 10:59 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, November 24, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, November 13 @ 11:00 a.m.

Computer Team Meeting: Thursday, November 20 @ 1:00 p.m.