

Presidents Council Zoom Meeting Minutes

December 22, 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. Robert Watson, Front, 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 November.

For November the cleared balance is eighty-nine thousand, one hundred sixty-one dollars and thirty-four cents (\$89,161.34). The ending balance is eighty-eight thousand, five hundred ninety-six dollars and thirty-four cents (\$88,596.34). The report will be filed for audit. Melissa then took questions.

PHA MAINTENANCE REPORT

Brent Feller, Construction Program Manager / Maintenance Contracts gave an update on maintenance issues and projects going on at the hi-rises.

Elevators are good at all hi-rises, there are no issues; maintenance is currently going through REAC inspection improvements, so there is work going on at Seal, putting in some new outlets in the kitchen, at Wilson, putting some new outlets in the kitchen and new smoke detectors in the bedroom, at Dunedin, maintenance is almost complete with the unit work and currently going through and working on the lighting upgrades in the common areas, at Neill the electrical project is still in progress, there will be some weather-dependent, floor-by-floor electrical shutdowns, so, just at Neill, make sure to check notices when they are posted, so you are up to date on when shutdowns will happen and how they may affect you; at Ravoux maintenance is still working through some issues with the new hot water heater; at Hamline there will some corridor painting that will be starting soon, look out for notices for this project, also emergency generator work is in progress, there are no further electrical shutdown expected; at Wilson, new windows work will happen next year; the Edgerton boilers had some issues over the weekend, and according to the building engineer the issue has been fixed; at Montreal hot water issues in the upper floors is being worked on, there is currently no estimate on when the issue will be fixed, also if one is having issues and needs hot water for a shower, make use of the tub room, there should be one on the third and one on the fourth floor.

PHA MAINTENANCE REPORT *(continued)*

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

1. Mike thanked residents for putting on air-conditioning unit covers. So far no issues with broken/frozen pipes.
2. Mike thanked residents for dealing the delayed plowing of the lots, which happened because the city declared a snow emergency on city streets.
3. The twice-yearly inspections will be finishing up within the next week or so involving a few of the buildings.
4. Reminder, if one sees any sort of water leak, please call in a work order as soon as possible.
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 reminds us that cold weather is here, so remember to keep your windows shut. She also reminded residents to consider obtaining renter's insurance. Renters can check with their Human Services Coordinator (HSC) for a list of companies that provide insurance. Resident Council members are reminded of the importance of maintaining one's keys and not losing them. Lost keys will result in doors needing to be re-keyed, and the resulting cost may be passed on. Central and Ravoux are up for their annual re-certifications. The interviews may have already have taken place and make sure all required documents are submitted. Charisse then took questions.

Charisse.brown@stpha.org or 651-292-6072

SAFETY & SECURITY REPORT

Sgt. Andy Heroux, St. Paul Police Department, ACOP Unit reported that we are in the winter season, the weather is getting colder outside, there are a lot of people that are homeless that would like to get inside, so make sure we do not let people in that do not belong. For those that have gotten in, get a description of their, race, gender, clothing description, and where they are or going to, and call 911.

Hamline Officer in Residence (OIR) position has been filled with Officer Matt Johnson. At Edgerton there is an application in process. The officer that was at the Arch building will be moving to Cleveland hi-rise in the next week or so. At Exchange the OIR position is still open. Sgt. Andy Heroux 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

NEW BUSINESS

1. **Applications**: Applications for QuickBooks Peer, Peer Advisors, and Election Judge are now open and will close on January 5, 2026. Please submit your application by the deadline if you are interested, late applications will not be accepted. If you are interested in joining the Officer Recognition Committee, please notify Youa by January 5, 2026.
2. **Challenge Grant**: The Challenge Grant was a one-time grant offered to the 16 hi-rises councils. Some councils have not yet spent all of their Challenge Grant funds. This grant was intended to encourage residents to participate in physical activities and to support mental health.

If you would like to know how much of your council's Challenge Grant remains, please reach out. We strongly encourage councils to spend the remaining funds.

Please remember that purchases must be made using your own funds first, and then you will submit receipts along with an RPC request form to receive reimbursement.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the last meeting met on December 17 at 9 a.m. They had a roll call and a mission statement. There was no unfinished business.

In new business:

- The Pension Plan Administrative Committee appointed city employees. The Union Local 363 represented it.
- There was Edgerton hi-rise boiler replacement.
- There was a borrowing resolution for construction loans from the Minnesota Housing Association.
- They had a capital investment legislative session.
- There was a SPHA Scattered Site Portfolio Presentation.
- Went over the agency goals for fiscal year 2027.
- Discussed asset repositioning for Section 18, the application, and the scattered site for public housing.
- Mount Airy Plumbing Modernization Progress Report.
- Non-competitive purchase and purchase order for CenturyLink software.
- Discussed the shortfall in federal funding and the delays in disbursement, due to the federal shutdown.

Leonard then took questions.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director stated that she had no new items to report. It has been a light month, because we are coming very close to the end of the year. She thanked us for a great 2025 and looking forward to seeing all of us next year.

Alicia then took questions.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported that HAP Academy OIC has training available in five career paths: Health Care, Transportation, Manufacturing, Information Technology and Business. Classes include: Certified Nursing Assistant, Phlebotomy, Class B Commercial Driver's License, Manufacturing Skills Standard Certification, ITF+, A+, N+. Classes held in person at 240 Plato Blvd in Saint Paul and/or online. These classes start January 12. For more information one can call 1-651-666-3231.

PHA IT department will be offering a Fraud Prevention and Identity Theft Workshop on January 14 from 1:00 – 2:00 p.m. online via MS Teams, Meeting ID: 275 880 199 438 79, Passcode: Lp3Gm9zY.

One Dream, One Minnesota Career Fair will be held on January 17 at 10 a.m. – 2:00 p.m. at Saint Paul College, 235 Marshall Ave.

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, could not attend. Betsy coordinates various health and wellness initiatives.

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 RPC/PHA funds have been released. Councils should remember to make a copy of the check for the Treasurer's book before depositing it. Please do not hold onto the check and please deposit it as soon as possible.

She also gave a final reminder to submit the approved budget, corrected meeting minutes, and picnic receipts. Councils that do not submit the required documents will have their funding placed on hold until all requirements are met.

Please remind your Treasurer to submit the required documents if your hi-rise has not already done so. Treasurers should have received multiple reminders if the documents were still outstanding.

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, January 26, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, January 15 @ 11:00 a.m.

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