

Presidents Council Zoom Meeting Minutes

January 26, 2026

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. Yasmine Aminou, Central, 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 December.

For December the cleared balance is ninety-nine thousand, two hundred ninety-five dollars and fourteen cents (\$99,295.14). The ending balance is ninety-eight thousand, eight hundred sixty-five dollars and fourteen cents (\$98,865.14). 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.

An elevator is down at Hamline, parts are on order, should be back up by the end of the week; elevators at Ravoux were inspected, no issues were found; elevator modernization will be done at Ravoux and Hamline, design and funding are being worked on, work is expected to start later this year; elevator modernization project at Iowa will be starting soon for both elevator cabs; corridor painting is ongoing at Hamline starting at the top floor and going down; in about three weeks kitchen outlets will be replaced and smoke detectors will be added in the units at Seal to prepare for the upcoming REAC inspections; repairs at Seal are expected to be finished today due to a fire sprinkler that burst because of the cold weather; there is lack of hot water in the upper half of the building at Montreal, parts will be ordered, it is expected to take up to two weeks to be fully repaired; for any residents, if there is lack of heat or hot water please call in a work order; the Neill electrical project is on hold, current contractor is unable to complete the work, a new contractor will be needed to complete this project.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT (continued)

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

1. Please make sure air-conditioning unit covers are properly put on. If there are any issues please call in a work order.
2. The issues with the back door at Seal will be investigated and repaired.
3. MOR inspections will be done next week. In select units at Mount Airy, Valley, Exchange, Wabasha, Neill, Central and Ravoux PHA will be doing a pre-inspection.
4. The nurse-call system has been removed at Hamline hi-rise. This system will also be removed from Exchange.
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 to only let people into the building that are our guests. Iowa will be having packets mailed out for their re-certifications. These residents need to provide their documents and be interviewed. Central has had their ninety-day notice sent out. Wabasha has had their sixty-day notice sent out. Wilson will be starting interviews this month. At Seal, annual re-certifications are effective this month. Valley has had their sixty-day notice sent out. Ravoux has had their ninety-day notice sent out.

Make sure you have your air-conditioning covers on in your unit, and you do not leave your windows open. It is highly recommended that residents get renters insurance. 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 ACOP does not participate with ICE. There is an OIR applicant that is showing interest for the Exchange location. Mount Airy is going through a construction project, the OIR will be leaving and will be going to Cleveland which is currently vacant. When the construction is complete the OIR position will become available.

There was a shooting at Seal this last Saturday. An unoccupied vehicle was shot at. Security camera recording will be looked at. Please let your manager know any information that may be helpful.

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.

This is Sgt. Darryl Boergers last Presidents Council Meeting, he will be retiring on February 20. 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

NEW BUSINESS

1. **PHA/RPC Fund**: Khadar Osman reported that the first portion of the PHA/RPC funds has been released. When the council receives the check, a copy should be made of the check, and then deposited promptly. If the council did not receive the check, it means the council did not meet one or more of the requirements. If any questions please contact Khadar. He then took questions.
2. **Audit**: The first audit covers the period from July to August. The second audit is later this summer and covers the period from November through June. Resident councils should review their meeting minutes to make sure all requirements are properly reported in the minutes. If errors are found make sure they are corrected in next meeting and properly reported on. He then took questions.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the next meeting will be on Wednesday, January 28. This meeting will be reported at our next meeting.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director was not available. No report was given.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported that emotional intelligence training will be given in the spring. Information will be posted when available. He 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, and she coordinates various health and wellness initiatives.

Upcoming winter/spring programming:

- **Open Cities Health Center** will be tabling, at the hi-rises, visiting about one or two hi-rises per month. They will have information on the healthcare services they provide.

- **Garden classes** will take place in the fall and winter instead of the spring time.
- **'Stop for Me' pedestrian safety campaign** has been inactive for some time. It may be coming back, if so Betsy will let us know.
- **Senior Linkage Line** will be coming back this fall and winter to offer some other workshops such as: money saving and fraud prevention.

Betsy can be reached by email at betsy.christensen@stpha.org or by phone at 651-298-4030.

CLOSING

Khadar Osman reminded us that the Challenge Grant was a one-time grant offered to the 16 hi-rises councils. Some councils have not yet spent all their Challenge Grant funds. This grant was intended to encourage residents to participate in physical activities and to support mental health. For any purchases, it is in the programs guidelines, make sure it is within the council's budget, and has been properly approved. Khadar then took questions.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:02 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, February 23, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, February 12 @ 11:00 a.m.

Computer Team Meeting: Thursday, February 26 @ 1:00 p.m.