

# Presidents Council Zoom Meeting Minutes

April 27, 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. Yasmine Aminou, Central, made a Motion to accept last month's Minutes as they stand. Leonard Thomas, Seal, seconded and the Motion carried.

## **GUEST SPEAKER**

John H. Stechmann, PHA Attorney and Katie Galloway, Retail Sales Officer, Sunrise Banks, gave an overview of the financial literacy education and training opportunities that will be made available for the residents of Saint Paul Public Housing. Katie's role is to bring hands on financial education to schools, churches, living facilities, and libraries. The training is mainly for groups and is free of charge. Topics can include fraud prevention, banking fundamentals, what is a checking account, what is a savings account, how to use one's debit card, fraud prevention, understanding credit, building credit, maintaining credit, fixing credit, budgeting, realistic daily money management and budgeting skills, how to live comfortably and maybe not living paycheck to paycheck, what is a Health Savings Account (HSA), what is a 401k, and what is a good renter. Katie does mostly group sessions, while bankers can help individually with direction or resource with their finances. For additional information on the group sessions, Katie Galloway can be reached by email at [katie.galloway@sunrisebanks](mailto:katie.galloway@sunrisebanks) or by phone at 1-612-599-1138. The Sunrise Banks, Como branch is located at 2300 Como Ave, Saint Paul, MN 55108 and can be reached by phone at 1-651-523-7816. John and Katie then took questions.

Toyalitya Chatman, introduced herself as the Community Account Representative for Comcast/Xfinity. She has been with Comcast for eight years and is excited to work and partner with us for the residents. She is available by phone at 1-612-979-3363, by email at [toyalitya\\_chatman@comcast.com](mailto:toyalitya_chatman@comcast.com), and is located at 10 River Park Plaza, Saint Paul, MN 55107. She then took questions.

## **TREASURER'S REPORT**

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

For March the cleared balance is ninety-five thousand, four-hundred eighty-five dollars and six cents (\$95,485.06). The ending balance is ninety-four thousand, nine-hundred twenty dollars and twenty cents (\$94,920.20). 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.

All elevators are in service, except at Iowa where the elevator modernization project is currently working on the second cab with four to five weeks until completion; Mt. Airy plumbing project has started on the first group of units, getting them demoed and ready for the plumbing replacement; at Edgerton they got the new boiler and work on the air conditioning (AC) in the community room is getting started with the contractor; Hamline emergency generator project will be excavating for the new gas line and new meter with work starting up shortly; at Iowa and Front, new Front and Rear entry doors will be installed, no schedule yet as to when the work will begin; Wilson windows project, maintenance is working on the contract and getting the contractor onboard, then the windows need to be ordered and prepared and the contractor scheduled for installation; at Cleveland new interior LED lights will be installed, work will be starting soon, but no schedule yet; at Neill the building wide electrical work, has new contractor is onboard, who will be starting to finish the project, shutdown times and dates not yet known, also contractors will be replacing electrical outlets in the units; at Mount Airy, Valley, Seal, Central, Neill, Ravoux, Cleveland, and Dunedin hi-rises, landscaping clearing and grubbing will be done, to spruce up the site, with edging the sidewalks, spraying for weeds in the planting beds, putting in new top dressing of mulch, no schedule for the work yet; at the hi-rises parking lots, sweeping and striping will be starting next Monday, with work schedule being weather dependent; at Wabasha the nurse pull-cord system will be removed. Maintenance staff is visiting each resident council, which started this April. Be on the lookout for their meeting. Staff will be discussing projects the are being planned for each hi-rise.

[Brent.Feller@stpha.org](mailto:Brent.Feller@stpha.org)

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

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

1. Lawn mowing will be starting at the hi-rises. Please clean-up after your pets.
2. The boilers for heat will be shutting off on May 15 at the hi-rises. At Edgerton, the boiler for heat will be shut off on May 11.
3. 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](mailto:Michael.Silvan@stpha.org)

## **PHA MANAGEMENT REPORT**

Charisse Brown reported updates in assistant manager assignments are as follows:

- Tera Morris, Cleveland
- B. Lee, Front
- Jerry Zong, Edgerton
- Tera Morris, Seal
- Ben Awa, Valley

Ravoux h-rise has annual re-certifications that are effective this month. Hamline hi-rise residents will be starting their annual re-certifications interviews. Please have print outs of benefits, checking and savings account statements, burial accounts, any kind of assets, income, social security income. In May, Central's annual re-certifications are effective.

Charisse then took questions.

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

## **SAFETY & SECURITY REPORT**

Sergeant Rod Larson, St. Paul Police Department, ACOP Unit, reported that he has been here for about three months and is getting to know the other SPPD officers, OIRs, ACOPs, and the buildings. He reported that Abdi Abraham is the new Community Liaison Officer (CLO). Abdi will start out issuing parking tickets at PHA lots. Please make sure you have your permits for parking displayed properly. 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.

[rod.larson@ci.stpaul.mn.us](mailto:rod.larson@ci.stpaul.mn.us)

## **OLD BUSINESS**

1. **2026 Election**: In May, the election judge will come to ask for nominees to accept their nominations. Afterward, the Assistant Manager will check to ensure all nominees are in good standing. If any nominee is not in good standing, they will be informed by the Manager. Please remind the Assistant Manager to post the sign-in sheet back to the posting area after they have checked the nominees. This will help prevent any delays in the election process.

In June, the election judge will return to swear the officers into their roles, have them fill out the election certificate, and distribute training invitations to all sworn-in officers. The training will take place in July and is mandatory for both returning and new officers.

2. **2025 Vending Machine Contract**: Each council should have received the blank vending contract along with a list of approved vendors.

If your council has not yet begun discussing vendor selection, please start now to avoid a time crunch in June.

At your May council meeting, the selected vendor should be invited to attend and participate in a Q&A session. Following the Q&A, the council should vote to select a vendor.

**Important Reminder:**

The entire council must participate in selecting the vendor, not just the board officers.

Before submitting the contract, double-check the start and end dates to avoid errors:

Start Date: July 1, 2026

End Date: June 30, 2027

**NEW BUSINESS**

1. Presidents Council Meeting Cancellation On Holidays: If a Presidents Council meeting falls on a holiday, the meeting will be automatically canceled. Melanie Fox, Montreal, made a motion to approve, and Lisa Lee, Wilson, seconded the motion. The motion carries.
2. Memorandum Of Understanding: The Presidents Council and Resident Council Coordinator read the Memorandum of Understanding (MOU) aloud. Lisa Lee, Wilson, made a motion to approve renewing the MOU. Yasmine Aminou, Central, seconded the motion. The motion carries.

The 16 Hi-Rise Council will renew their MOU at the June meeting. Please follow the instructions below:

The MOU must be signed by incoming officers only after they are officially sworn into office. Outgoing officers should not sign the MOU. Before signing, the MOU will be read aloud in this order:

The Assistant Manager reads the section outlining the PHA's responsibilities under the agreement.

The Council reads their portion outlining the Council's responsibilities.

Afterwards, the Assistant Manager and two different incoming officers will sign the MOU. The original signed MOU will go to the Council, and the Assistant Manager will retain a copy. A scanned copy must be emailed to Youa by June 30.

3. PC Board structure: The PC Board recommends a 5-member board moving forward. Yasmine Aminou made a motion to approve, and Lisa Lee, Wilson, made a motion to approve. The motion carries.

## **BOARD OF COMMISSIONERS REPORT**

Leonard Thomas, Seal, Commissioner reported on the Wednesday, April 22 meeting. The following items were gone over:

- Approval of meeting minutes: March 25, 2026
- Review of Bills and Communications: Bank Registers for March 2026 and Monthly Management Report
- New Business Consent Items
  - Wilson hi-rise window replacement; Contract No. 26-099
  - Roof replacement at McDonough Community Center; Contract No. 26-159
  - Mt. Airy hi-rise plumbing modernization; Borrowing resolution for Publicly Owned Housing Program (POHP) construction loan from Minnesota Housing
- New Business Discussion Items
  - New HealthPartners medical and dental premium rates and changes to plan options
  - Seeking outside funding for capital improvements at SPPHA properties

Leonard then took questions.

## **RESIDENT INITIATIVES REPORT**

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that she has met Toyalita Chatman, Community Account Representative. Toyalita has already visited a number of resident councils and will be visiting more. She will also meet the assistant managers. Alicia was thankful to have Youa back, and appreciated the support and consideration that we gave to Khadar and herself during Youa's leave. She then took questions.

Alicia.Huckleby@stpha.org

## **SECTION 3 UPDATE**

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported that there is going to be a virtual training resource fair that is coming up on May 6, from 1 – 2 p.m. It is an online event where, different organizations, like Hired, Twin Cities Rise, International Institute of Minnesota will be talking about their job training programs, things like, healthcare, IT, construction, customer service, and business. You can hear directly from them, and ask questions, and find out how to get started.

Also, PCs for People provides free digital skills classes that can be in person or online as well. It is very flexible. They cover computer basics, Windows OS, internet, email, online safety, Microsoft Word, Excel and PowerPoint, and more. For each of the major courses you can earn a certificate by completing the course, studying, learning, practicing, and then passing the test. More information is posted on the President Councils website.

Khadar will also work with PCs for People to collect old or unused electronics at the hi-rises. Watch for posted information.

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 was not available. No update was given.

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 inform us that the Presidents Council 2026 election will open in June, and applications will close on July 31, 2026. Late applications will not be accepted. If ballots are required, voting will take place in August, and newly elected officers will be sworn in at the September meeting. All Presidents Council officers are expected to uphold the same standards of quality and professionalism established by the previous board.

The Recognition Event will be held on May 28, 2026, from 10:00 AM to 12:00 PM at the Wellstone Center. The cost is \$25 per officer, to be paid from the hi-rise fund. Checks should be made payable to the Presidents Council and submitted via interoffice mail to the Resident Council Coordinator. Please reach out to Youa with any questions.

At the upcoming RPC meeting, additional updates will be provided on the Flower Fund, Picnic Fund, and the second financial audit, which will cover the period from December through June. Councils are expected to begin reviewing their meeting minutes to ensure all have been properly approved. If any minutes are outstanding, councils should reach out for assistance to ensure all records are brought up to date.

All minute reports must follow the quality standards discussed at the beginning of the year. Councils that previously experienced quality concerns were provided with examples and additional training for their secretaries. During the second audit, if the quality of minute reports remains below standard, councils will be required to make the necessary corrections until the standards are met.

Treasurers must ensure that QB Peers are reaching out to schedule and complete monthly audits. If a QB Peer has not made contact, the Treasurer must inform the President, Manager, and the Resident Council Coordinator so that follow-up can occur with the auditor. Councils are expected to remain current with all audits, as funds will not be issued to any council with incomplete audits. All audits must be completed by the end of July to ensure that incoming Treasurers can begin with accurate and up-to-date records. Please reach out with any questions or concerns.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:35 a.m.

Submitted by:

Aado Perandi  
PC/RPC Secretary

## **MEETING REMINDERS:**

(Meeting through Zoom)

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

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

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

**Computer Team Meeting:** May 21 @ 1:00 p.m.