

Presidents Council Zoom Meeting Minutes

April 22, 2024

CALL TO ORDER

Jason Bruce, Exchange, 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. Camille Gunderson, Neill, seconded and the Motion carried.

GUEST SPEAKER

Louise Seeba, PHA Executive Director, reported that this is her second week as PHA Executive Director. She is a native Minnesotan, who grew up in the Iron Range, in a small town called Chisholm. Louise went to school in upstate New York, worked in New York, worked in California, went to law school, was a lawyer by trade in upstate New York, went to the University of Minnesota, and started her legal career working in California before Louise and her husband moved back to Minnesota. She is an attorney, went to an engineering school, earned a degree in Management and Information Systems (MIS) and she specializes in fair housing. In 2008 she was representing the city of Saint Paul in a significant lawsuit against landlords who were not good landlords. In 2012 Louise applied for a legal position, general counsel job, at the PHA, which had opened. She got the position and has been working as general counsel up till two weeks ago. 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 one hundred two thousand, seven hundred sixty-two dollars and fifty-four cents (\$102,762.54). The ending balance is one hundred one thousand, seven hundred seventy-four dollars and ninety-two cents (\$101,774.92). 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 hi-rise the large elevator car is down for elevator modernization work—there will be a power shutdown near the end of the month; Seal hi-rise has an elevator down with no estimated time for repair yet—working on getting needed repair parts; Exchange hi-rise has repairs scheduled for later this week; Valley hi-rise Resident Service office expansion project is nearing completion; at Neill hi-rise the electrical project is still being planned; fire alarm testing and transfer testing is taking place at the hi-rises; the budget was recently approved, so there will be a number of projects that will be coming this summer.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT (continued)

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

1. Boilers and the heat will be on in the buildings until May 15.
2. Preventative maintenance inspections are currently being done.
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.
4. Exchange hi-rise fire doors have been repaired, the doors will stay open as normal.

Maintenance then took questions from the hi-rise representatives.

Michael.Silvan@stpha.org

PHA MANAGEMENT REPORT

Mela Krick, Resident Services Senior Manager, reported that housekeeping inspections will be resuming starting this April. Management will be posting the inspection schedule. National Standards for the Physical Inspection of Real Estate (NSPIRE) are new guidelines that must be followed in the newer housekeeping inspections. There will be also another inspection, a health and safety inspection, of every unit. Clutter in apartments must be minimized. It is recommended that we get renters insurance.

Mela Krick 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 a couple of the ACOP squad cars have been vandalized. Daven Burhein is the new Officer in Residence (OIR) at Exchange. OIR at Central is now occupied. OIR at Iowa is vacant, but there is an applicant coming this week.

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. 2024 Election. At the resident council's May meeting, the candidates for offices will accept their nomination and the officer sign-up sheet must be re-posted within a week. In June, new officers are voted and sworn into officer role, required paperwork is filled-in and signed. Copies must be distributed

as required. All new officers must attend the required training. Candidates must show up in person to get voted in and to vote for nominees.

2. Vending Machine. The new contract will be released in May. During the period leading up to May, we encourage you to use this time to invite vendors to your council meetings and clearly communicate your service expectations to them. Once the contract is signed, it will remain valid for one year. Council keeps a copy, vendor keeps a copy, Manager keeps a copy, and a scanned copy of the vending machine contract must be emailed to Youa by June 30, 2024. For any inquiries regarding vending, please contact Resident Council Coordinator Youa.

NEW BUSINESS

1. Memorandum of Understanding (MOU). The MOU must be read aloud. The council must vote to approve the MOU. Two incoming officers must sign the MOU along with the Assistant Manager. The MOU is signed after the officers are sworn in.

For the Presidents Council, the PHA section of the MOU was read by Youa Thao, the Presidents Council section was read by Jason Bruce. A motion to accept the MOU was made by Camille Gunderson, Neill and seconded by James Mueller, Dunedin. The motion carried.

2. Board Structure and Meeting Structure. For the Presidents Council board, a motion was made to choose the five-member board and to allow participation in-person or via Zoom by Yavone Ward, Ravoux and seconded by Leonard Thomas, Seal. The motion carried.
3. Resident Participation Committee (RPC). A motion to cancel the June RPC meeting was made by Leonard Thomas, Seal and seconded by Yasmine Aminou, Central. The motion carried.
4. May President Council (PC). Because this year's PC meeting in May lands on Memorial Day, it is recommended to cancel this meeting. Also, this would allow officers to concentrate on the Officer Recognition Event as it is scheduled for the previous week. A motion to cancel the May PC meeting was made by Yasmine Aminou, Central and seconded by Leonard Thomas, Seal. The motion carried.
5. PC Position. Applications will go out and election begins June 1 for PC position. Applications must be sent to the PC no later than July 31, 2024. Any ballot will occur in August and the officer will be sworn in at the September meeting. A motion was made to approve "the process" for the PC election by Yasmine Aminou, Central and seconded by Leonard Thomas, Seal. The motion carried.
6. Summer Newsletter. The newsletter team is recruiting new members. All interested individuals are encouraged to join. Please let Youa know by May 24, 2024 if you are interested. Additionally, residents and officers have the option to submit material and pictures for the newsletter.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the board approved the offering of up to 150 project-based vouchers, which are aimed at enhancing the rental market's ability to address homelessness. The board approved of the 2025 budget with \$44 million in revenue and \$39 million in expenses. This budget includes routine operating expenses, non-operating expenses, and capital expenditures. The budget also allocates funds for capital improvement, which constitutes about 25% of the total expenditures. It also maintains a replacement reserve as required by the RAD program. Leonard then took questions.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that Elizabeth Pacunas, who was the Resident Initiatives Coordinator, is no longer with the Saint Paul PHA. Her last day was last Tuesday and they wish her well. Currently PHA is recruiting for Elizabeth's replacement. The Twin Cities Rise leadership training which is currently ongoing will be continuing. If you have signed up, make sure you continue to attend. There is a new Resident Initiatives fact-sheet that is now available that describes the programs and partnerships that are available. Youa Thao will be emailing a PDF copy of the fact-sheet to most of us. Alicia then took questions.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

No report.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, had a few updates. Betsy reported that she coordinates various health and wellness initiatives.

Upcoming spring programming:

- PHA will be partnering with University of Minnesota Extension and Ramsey County Master Gardeners again this year for two different classes at the hi-rises. Rounds are being made for the second class which should be wrapping up within the next few weeks. There are plans to offer additional classes in the future.
- Allina Health will be attending several Resident Council meetings this May and June informing us about the signs and symptoms of strokes and what should we should do if we see symptoms. The month of May is stroke awareness month.
- Wilder Foundation has the capacity to host Walk with Ease or Tai Chi classes. If any hi-rise is interested in one of these classes, this spring or summer, please contact Betsy.
- Vail Place Clubhouse is a Minnesota organization that provides community resource center for adults with mental illness. Currently they have locations in Minneapolis and Hopkins. This summer they will be opening a new location in Saint Paul on Dale Street just south of Interstate 94. Next fall they will be invited to give a presentation for the Presidents Council. In the meantime, Betsy will send us some information about their programs.

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 or by phone at 651-298-4030.

CLOSING

Youa Thao, Resident Council Coordinator informs us that in May the flower and picnic funds will be released. Right after the picnic, do not delay, and send the picnic receipts and picnic form to Youa. She also reminded us to make sure that we complete everything we need to do so that we pass all the audits so that the council can receive the second half of the RPC/PHA funds. Make sure that everything is done regarding the meeting

minutes, officer elections, memorandum of understanding, snack/beverage vendor contracts and finances.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:25 a.m.

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, September 23, 10:00 a.m. – Noon.

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

Computer Team Meeting: Thursday, May 23 @ 1:00 p.m.