

Presidents Council Zoom Meeting Minutes

November 28, 2022

CALL TO ORDER

Jason Bruce, Exchange, called the Presidents Council Meeting to order at 10:00 a.m. and took a roll call of his 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. Dennis Loudon, Edgerton, made a Motion to accept last month's Minutes as they stand. Angela Graves, Hamline, seconded and the Motion carried.

GUEST SPEAKER

Viva Yang, representing LSS Financial Counseling, a line of services of Lutheran Social Services (LSS) of Minnesota gave an overview of the training and counseling services available from the University Avenue office. The financial services and training covers mainly personal finance or household finances with topics such as budgeting, credit reports, understanding credit, management of debt, student loan debt repayment, home ownership services, and home buyer counseling.

Viva gave an introduction to the four pockets of services offered by LLS as listed below.

<p style="text-align: center;">Healthcare Careers Program</p> <ul style="list-style-type: none">• Enter or advance your career in the healthcare field• Explore skills training/credentialing opportunities• Career counseling & job readiness• Job search, career fairs• Connect with employers & schools• Financial coaching• Discuss barriers to employment & explore supports	<p style="text-align: center;">Financial Counseling</p> <ul style="list-style-type: none">• Work one-to-one with a Financial Counselor on reviewing you personal finance• Budgeting• Credit Report Review• Debt Management Plans• Student Loan Debt Repayment• Home Ownership Services• Homebuyer counseling• Meet in person at locations throughout metro & state; also by phone & online
<p style="text-align: center;">Connections to Financial Products</p> <ul style="list-style-type: none">• Use your financial education & engage in your local economy with financial products• Get connected to financial products• Debt Management Plans (LSS FC)• FAIR Banking (Prepare + Prosper)<ul style="list-style-type: none">◦ Savings Accounts◦ Checking Accounts◦ Credit Builder Loan	<p style="text-align: center;">Matched Savings Programming (for Organizations)</p> <ul style="list-style-type: none">• Asset building is a part of financial wellness; wealth creation• Help those you serve build assets via matched savings programming• Financial education & incentivized savings• Make asset purchases as determined by organization

If ones hi-rise is interested in particular topics or services please contact Beth Pacunas, so that those interested could be matched to certain workshops, or possibly have a presentation given at their Resident Council meeting. For further information LSS at 709 University Avenue West, Saint Paul, MN 55104 can be contacted by phone at 651-771-2566. Viva Yang can be directly reached by phone at 651-529-8851 and by email at viva.yang@lssmn.org. More information is also available online at www.LSSFinancialCounseling.org. The floor was then opened up for questions.

TREASURER'S REPORT

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

For October the cleared balance is ninety-one thousand, six hundred forty-seven dollars and ninety cents (\$91,647.90). The ending balance is ninety thousand, nine hundred fifty-seven dollars and ninety cents (\$90,957.90). 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.

Current projects include: the Cleveland hi-rise entry door project contract has been signed, contractor is working on procuring the materials, the project will start once the door and materials are on site, hopefully near the end of the year and then will usually take two to three days to finish; there will be cellular telephone work going on at various hi-rises which may require the use of cranes—notes will be posted 48 hours before any crane that is expected to disturb the flow of traffic and/or parking; the Hamline hi-rise kitchen project contractor will be procuring needed materials; the Valley hi-rise elevator project should be starting up shortly; the Valley hi-rise electrical replacement project is currently waiting for materials and so the project will pick up sometime next spring; Wabasha hi-rise exterior project has just wrapped up last week.

PHA MAINTENANCE REPORT *(continued)*

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

1. With cold weather coming, please cover the air conditioning unit. When snow comes look out for notices, and move cars as appropriate so that the lots can be plowed.
2. Maintenance is finishing up the preventative maintenance inspections in all of the buildings.
3. The fire alarm and power transfer to/from back-up generator testing should be completed within the next week or so.
4. There is a new contractor for pest control, please allow access to your unit as needed for treatment.
5. Please do not leave stoves and ovens unattended while cooking. We do not want any fires, which also can cause the sprinklers to go off, resulting in water damage to your unit as well as neighboring units.

Maintenance then took questions from the hi-rise representatives.

PHA MANAGEMENT REPORT

Tara Johnson, Resident Services Senior Manager, reported that Paul Jaeger is back as Assistant Manager for Exchange Hi-Rise. Also, there are some assistant managers that are leaving, so there may be changes or

reassignments of assistant managers among some of the hi-rises. Starting the first of January, the cost to use the laundry machines in the hi-rises will increase from \$1.00 to \$1.25. She then took questions from representatives.

SAFETY & SECURITY REPORT

Sgt. Amy Boyer, St. Paul Police Department, ACOP Unit, reported that there will be some patrolling of traffic on Payne Ave near Edgerton Hi-Rise to help mitigate issues for pedestrians crossing the street. Currently there are no catalytic converter clinics scheduled, but hopefully there might be some next spring. She also thanked the people who have called in when unauthorized people come into their building. Please continue to call in for unauthorized people or trespassers.

The non-emergency number is 651-291-1111. Sgt. Amy can be reached at amy.boyer@ci.stpaul.mn.us or at her cell phone 651-703-7141. She then took questions.

OLD BUSINESS

NEW BUSINESS

1. Requirements for Resident Councils to receive their first portion of PHA/RPC funds. Youa Thao, Resident Council Coordinator, reported that she is in the process of requesting funding for the first portion of the PHA/RPC funds that will be distributed to each resident council hi-rise. Each council is eligible for about \$1000. In order to receive the funds each resident council must meet all the requirements for doing so, which will be summarized below. It should be noted that if a council does not meet the requirements, they would not get the funds, and the resident council may be forced to close due to lack of funds.

Usually at the first resident council meeting of the year, the council must propose their budget for the year, read the budget line-by-line to the council, and then post it for thirty days. The meeting minutes for this resident council meeting must show that the budget was proposed and read, and that the budget will be posted for thirty days.

Usually at the second resident council meeting of the year, only after the council has proposed their budget and gone over it, and having had it posted for thirty days, a motion must be made to approve the budget, a second to the motion must be made, and the motion put to a vote and passed. The meeting minutes for this resident council meeting must show that the budget was posted for thirty days, a motion was made to approve the budget, the motion was seconded, and the motion was put to a vote and passed.

Then, to qualify for the first portion of PHA/RPC funds the resident council must have passed the budget as described above and must also pass all monthly audits up until and including the month when the budget was passed.

If the meeting minutes do not match what happened at the meeting then the council must make the corrections to the report, announce the corrections to the council, ask for a motion to approve the changes, ask to second the motion, and then pass the motion by vote. Whenever changes are made to the minute report, inform Youa Thao right away so that your council's record can be updated.

2. Elections. Youa Thao, Resident Council Coordinator, reported that usually at the first resident council meeting of the year, all nominees must go through the election process to become an officer. Also, if a particular office position has not yet been filled, a nominee for that office position must also be elected. If an elected officer is no longer able to serve, then a nominee for that position can be appointed. If your council mistakenly appointed an officer when they should have gone through the election process, please reach out to Youa right away, so that she can help your council start an election process for the new officer.
3. Winter Newsletter. Youa Thao, Resident Council Coordinator, reported that we are recruiting members for our winter newsletter. Youa encourages everyone to join us.

Stories from everyone are always welcome—please inform your hi-rise that they may send stories to us by emailing insider@stphapresidentscouncil.org.

BOARD OF COMMISSIONERS REPORT

John Cardoza, Cleveland, Commissioner, for October and November reported the following:

- Section 8 Housing Choice Program—increase payment standards and the allowances for utilities; revisions to occupancy policies
- Property insurance policy renewal for the PHA
- Grant renewal request and budget for the Congregate Housing Services Program (CHSP) for the program year January 2023 through December 2023
- Continuation of Section 8 admission and occupancy policy revisions

John then took questions.

SECTION 3 UPDATE

Beth Pacunas, Section 3 Projects Coordinator/Youth Literacy, updated us on education and training, etc. Beth works with the Resident Initiatives (RI) department and Section 3 unemployment is part of that. Beth reminded us that there are a lot of good products available to us and to residents in our buildings, for employment services and financial counseling and that we should contact Viva Yang or Beth for more information.

The Small Business Development Training Program is completing the second half of the program. This program will be repeated in the first quarter of 2023 online using Zoom. Beth reported that admission tickets for the Science Museum of Minnesota are available that allow admission for a discounted price of three dollars. Resident councils, assistant managers and/or human service coordinators at ones high rise should have these. Information sessions were held at many of the hi-rises about the Affordable Connectivity Program (ACP) about half a year ago. If any of us still have questions about the ACP be sure to contact Betsy who will be able to point us in the right direction.

If we have any questions regarding employment, education or training please contact Beth at 651-252-5799.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that work is being done to have Derrick Malone, IT Contractor for the Computer Team, visit and speak with the resident councils in the near future. Alicia is also working with the PHA's IT department to see if they could set aside computers that are no longer in use at the PHA that could then be donated to the Presidents Council to be distributed to the hi-

rises. The floor was then opened up for questions from the hi-rise representatives.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, was not here today but supplied the following as her report via email:

- Winter of Gratitude Thank You Cards - Betsy will be distributing another round of Thank You cards to each site in the coming weeks to promote gratitude and kindness.
- Garden Mentor Program - This coming year we are trying something different and instead of hosting a 6 class training at one location, Ramsey County Master Gardeners will be making the rounds to all hi-rises to host 1 or 2 garden skill building classes at each site. Master Gardeners are excited to visit each location this coming year and meet more resident gardeners.
- Recycling
 - Electronics recycling - Ramsey County has recently expanded electronics recycling services at drop off sites, however Ramsey County and City of St Paul have not expanded electronics recycling collection services for households or apartments. We are discussing future opportunities to make electronics recycling more accessible for hi rise residents, but at this time there is no program.
 - Food scraps/organics collection - Ramsey County is also starting to pilot a new food scraps collection program for households. Betsy is working with Ramsey County to learn more and determine if we can make this program accessible for PHA hi-rises. (The challenge is that the food scraps will be co-collected with trash. People are provided with special bags to put their food scraps in and then that bag goes in their trash bin. Most PHA hi-rises use a corkscrew trash compactor system which is not compatible with Ramsey County's new food scraps program.)

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

CLOSING

Youa Thao, Resident Council Coordinator stated that she is glad to be back and thanked us all for giving her a warm welcome. Youa would like for us to think about kindness and to be mindful of each other. Next month Youa plans to invite the Dispute Resolution Center (DRC) to come to one of PHA's meeting to provide more resources on conflict de-escalation.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:16 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

December 26th meeting is cancel

Executive Committee Meeting: December 16th meeting is cancel

Computer Team Meeting: Thursday, December 15 @ 1:00 p.m.