

# Presidents Council Zoom Meeting Minutes

January 27, 2025

## **CALL TO ORDER**

Yasmine Aminou, Central, 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. Pamela Davis, Dunedin, made a Motion to accept last month's Minutes as they stand. Sandra Hendrickson, Iowa, seconded and the Motion carried.

## **GUEST SPEAKER**

Ron Mandelbaum, Executive Vice President & Co-Founder of HealtheMed, reported on HealtheMed's Clinic@Home service by giving us an overview of the service and the benefits available to eligible residents. Clinic@Home helps Medicaid waived participants obtain needed health care services in the comfort of their home. The supplied hardware and services enable many conventional in-person doctor office visits to be done at home, which can be more convenient and cost effective. The system includes a 50" flat-screen Sony television, remote patient monitoring devices, medication dispensing, software running the system, and the Health Channel providing useful medical information for the patient. The support team includes a Client Engagement Specialist (CES), Health Consultant (HC) and a Field Support Technician.

HealtheMed has plans to visit PHA hi-rise resident council meetings and putting on an abbreviated presentation of their services and/or coming to the PHA hi-rises and giving a full presentation of their services. HealtheMed's website URL is <https://www.healthemed.com/> and phone number is 1-888-562-1235. Ron then took questions.

## **TREASURER'S REPORT**

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

For December the cleared balance is one hundred nineteen thousand, six hundred twenty-nine dollars and seventy-seven cents (\$119,629.77). The ending balance is one hundred ten thousand, three hundred seventy-nine dollars and nine cents (\$110,379.09). 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 working on tub room and abatement project, electrical work is in progress, and starting work on smoke detectors in bedrooms and lighting upgrades in hallways; at Cleveland the elevators are back up and working; at Iowa and Hamline each have one elevator card down, being worked on but there is no time

estimate for completion; Iowa LED lighting upgrade project is complete; Hamline lighting upgrade project is close to complete; at Iowa and Hamline maintenance is working on installing new smoke detectors and outlets; the new laundry contractor will be visiting the resident council meetings in February; at Seal the emergency electrical generator has arrived on site, it is expected to be installed in February and it will require an electrical system shutdown

Brent.Feller@stpha.org

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

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

1. The REAC property and unit inspections at Valley and Mount Airy were completed last week.
2. Preventative inspections are mostly complete for now.
3. Maintenance staff is refocusing on cleaning up winter sludge at the hi-rises more quickly.
4. 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**

Mela Krick, Resident Services Senior Manager reported that REAC inspections were recently completed at Mt. Airy and Valley hi-rises. Resident services is looking into what can be done to improve safety and security at buildings taking into account that funding is limited. Mela then took questions.

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

### **SAFETY & SECURITY REPORT**

Sgt. Darryl Boerger, St. Paul Police Department, ACOP Unit reported that at the last Exchange hi-rise Resident Council meeting there were discussions about Video Blue's video monitoring service. Exchange plans to go with a sixty day trial period that will monitor 35 – 40 cameras offsite with audio capability. When incidents are detected notifications and reports will be generated to deal with the situation. This will be used in addition to extra patrols. Two weeks ago there was a meeting with all building managers about narcotics, how to identify it, and what to do with it, and what to do with especially marijuana. Marijuana is legal in Minnesota but it still is a federal violation, so it will generally be treated as crime. But it is also a case-by-case basis. All trespassing notices, to be legally binding, must be signed by a sworn in officer, not only by ACOP officers. They will usually ask the trespassing person to also sign it. This Wednesday there will be training with the records management unit that will allow officers to edit and update trespassing notices on a regular basis.

The Officer in Residence (OIR) positions at Central, Dunedin, Front, and Exchange hi-rises are all vacant. Sgt. Boerger 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](mailto:darryl.boerger@ci.stpaul.mn.us) or 651-331-0510

## **OLD BUSINESS**

## **NEW BUSINESS**

1. 2025 Mileage Rate Update. Effective January 1, 2025, the new mileage rate is \$0.70 per mile. The updated mileage sheet should have already been received by everyone. Please make sure to post it and keep a copy in the Treasurer's binder. If anyone has any questions, please reach out to Youa.
2. 2025 Vending Fair. The Vending Fair will be held on February 12 at 2:00 p.m, via Zoom. Flyers have been sent to your manager for posting. All residents and officers are welcome to attend the fair. During the event, you'll have the opportunity to ask vendors questions and see a presentation of their snacks.

After the event, if residents or officers are interested in a particular vendor, they can invite the vendor to their site for another presentation during a council meeting.

Please remember that all vending contracts are due by the end of June. If contracts are not submitted by then, your vending machines will be removed from the hi-rise, as they will no longer be under contract.

It is recommended for councils start planning now to meet the deadline. While it may seem far off, the months of April, May, and June will go by quickly.

Suggested Timeline for council to plan on completing the vending contract:

- March: Begin discussing vendor options with your council.
- April: Invite vendors for a Q&A session.
- May: Vote to select a vendor.

If your council follows this timeline, you won't have to worry about vending at your June meeting.

Please note: All vending contracts typically will start on July 1, 2025, and end on June 30, 2026. Please note that each year we have new council members, and they will be expected to follow this vending contract timeline.

## **BOARD OF COMMISSIONERS REPORT**

Leonard Thomas, Seal, Commissioner attended a PHA Board event and was unable to be present for this meeting.

## **RESIDENT INITIATIVES REPORT**

Alicia Huckleby, Resident Initiatives Director & Human Services Director reminded us that if we have exercise

equipment at our hi-rise we should let Youa know who we have identified as a resident who would be responsible for regularly checking exercise equipment and notifying the council if anything is broken, needs to be removed or potentially replaced. Also, for any equipment that we do not already have manuals available near the equipment, let Youa know the brand, model, and type of equipment so that Resident Services can supply us with the manuals that we need to have available for residents using the equipment. Alicia then took questions.

Alicia.Huckleby@stpha.org

### **SECTION 3 UPDATE**

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported on the career training provided by Hired, and CareerForce.

Previously reported Hired training sessions are still ongoing. Future training sessions will be posted on the Presidents Council website. There will be a South of the River Hiring Event at CareerForce, 1 Mendota Road W, West Saint Paul, MN 55118 on January 30 from 2 - 4 pm.

The ticketing system to report issues with computers, printers and internet connection for resident use has changed. If you have not received the new flier please contact Khadar Osman. 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, had a few updates. Betsy reported that she coordinates various health and wellness initiatives.

Upcoming winter/spring programming:

- Continuing into January and February there will be some short training sessions with Q/A about recycling: 30 to 45 minutes, interactive and in-person. Be on the lookout for fliers that will be posted.
- Ramsey County Master Gardener classes will be hosted at many of the hi-rises in March, April, May and June and lasting for about two months. Each site will probably be hosting 2 classes. This first class will be how to grow microgreens. The second class in June, July and August will vary depending on the interests at each site.
- Garden meetings will be coordinated with one's building manager. These will be running from April into May.
- Senior Linkage Line can be reached at 1-800-333-2433, and they can answer questions regarding Medicare. There are plans to offer Health Care Directives sessions next spring and summer.

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 reminds us that councils are required to complete their audits

monthly. While QuickBooks Peers are hold accountable for ensuring audits are submitted on time, it is essential to recognize that the completion of these audits directly impacts your council's funding and ability to make purchases.

Please prevent delays by kindly reminding your Treasurer to track and complete the audit each month. Timely completion of these audits will help ensure that your council remains on schedule and does not fall behind. Please reach out to Youa with any further questions.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 12:05 p.m.

Submitted by:

Aado Perandi  
PC/RPC Secretary

## **MEETING REMINDERS:**

(Meeting through Zoom)

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

Monday, February 24, 10:00 a.m. – Noon.

**Executive Committee Meeting:** Thursday, February 13 @ 11:00 a.m.

**Computer Team Meeting:** Thursday, February 27 @ 11:00 a.m.