

Presidents Council Zoom Meeting Minutes

February 26, 2024

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. James Mueller, Dunedin, made a Motion to accept last month's Minutes as they stand. Leonard Thomas, Seal, seconded and the Motion carried.

GUEST SPEAKER

Jon Gutzmann, Executive Director, is really pleased to be here today and reported that he will be retiring from his job on April 5. He gave a shout out to Yasmine, and others including Melanie, Melissa, as well as Leonard Thomas, who is representing Seal, and who is on the PHA Board of Commissioners and who Mr. Gutzmann is getting to know. He thanked us all for our years of service and for those of us that are new thanked us for the years into the future representing our hi-rises. He realizes the work is not easy, but we should keep working, keep our voices strong, keep working with PHA's wonderful staff to advocate for our residents in our buildings for things that are needed. The PHA is strong because of the active residents like ourselves. He appreciates the professionalism that the Presidents Council demonstrates.

He is looking forward to his retirement, and the timing is tied with his son who is graduating from Northeastern University in Boston with a five-year degree in Mechanical Engineering. They will do some traveling together, he already has a job, but he will be able to take the summer off. He is not sure what he will be doing next, but will be in an experimenting phase. Mai Moua will have his contact information for the future. Again, he thanks us along with the wonderful staff who works with us to keep everything running and gave everyone his best regards. The floor was then opened for any comments that we may have.

TREASURER'S REPORT

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

For January the cleared balance is one hundred seven thousand, six hundred thirty-two dollars and seventy-one cents (\$107,632.71). The ending balance is one hundred six thousand, one hundred thirty-eight dollars and sixty cents (\$106,138.60). 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.

Near Montreal, for the roundabout, the county is working on getting a railing fabricated and then installed within

a the next couple of months; Near Cleveland hi-rise, adjacent to the Highland Bridge development, due to new road construction, there will be some trees removed along Cleveland hi-rise's property line, Brent will be at the next Cleveland Resident Council meeting next week to update residents about the project; Iowa hi-rise will have some hot-water heater work done; Exchange hi-rise elevator work is waiting for a repair part, both elevators are currently still running; one Seal hi-rise elevator is down, working on getting parts for repair; one elevator is down at Montreal hi-rise, working on getting needed part; Seal generator work should be starting soon, waiting for confirmation on delivery for materials; Plunkett's Pest Control will be the new contractor for half of the hi-rises.

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. This April, life-safety inspections and preventative inspections will be starting up again in the buildings.
2. For normal maintenance requests, between 8:00 am - 4:30 pm, please call in a work order at 651-298-4413.
3. Please do not let unauthorized non-residents into the building or follow you into the building.

Maintenance then took questions from the hi-rise representatives.

Michael.Silvan@stpha.org

PHA MANAGEMENT REPORT

Mela Krick, Resident Services Senior Manager, reported that two communications boards have been installed, one at Edgerton and one at Montreal. Starting this May, management will be conducting health and safety inspections. This will be in addition to the normal housekeeping inspections.

Mela Krick then took questions.

Mela.Krick@stpha.org or 651-292-6183

SAFETY & SECURITY REPORT

Sgt. Darryl Boerger, St. Paul Police Department, ACOP Unit reported that Central's Officer in Residence (OIR) is vacant until the previous OIR is fully moved out. Neill has a new OIR, Jessie Mckayla. Daven Burhein is the new OIR at Exchange. Sargeant Gerard Zehal at Edgerton is currently on medical leave, other officers should be covering for him. Doug Wilson at Iowa may or may not be moving out.

With some additional patrols at Valley hi-rise along with the OIR, there have been a few arrests, there was a fire at an encampment and the folks in the encampment were advised to leave.

There is a meeting next Wednesday with the board of directors to talk about and hopefully approve the Saint Paul Police/ACOP contract with PHA.

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. He then took questions.

darryl.boerger@ci.stpaul.mn.us or 651-331-0510

OLD BUSINESS

1. Officer Recognition Event. The officer recognition event committee has met and will be held as follows:

Date: Monday, May 20, 2024

Time: 10AM – 12PM

Location: Wellstone Center on 179 Robie St E, St Paul, MN 55107

The event ticket fee is \$25 per officer. Hi-rise councils with Computer Administrators and Peer Advisers should budget \$25 for each of them, in addition to the officers attending.

Please submit a single check to the Presidents Council covering the total ticket price for all officers, Computer Administrators, and Peer Advisers from your hi-rise council.

NEW BUSINESS

1. Election Judge Application. Applications for election judge are due by March 15th. If you are interested in this role, please submit your application to Youa.
2. Quickbook Application. Applications for QB Peer are due by March 15th. If you are interested in this role, please submit your application to Youa.
3. Peer Adviser Application. Applications for Peer Advisers are due by March 15th. If you are interested in this role, please submit your application to Youa.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the PHA has partnered with Free Bikes 4 Kidz, they have gave away over 2,000 bikes and helmets to PHA youths since 2012. Recently, adult bike classes were held, this benefited 51 residents who received bikes, helmets, and U-locks.

The Search Committee is collaborating with Gans, Gans & Associates to find an Executive Director. Details about the position are available on GGA's and PHA's websites, with the goal of securing a candidate by mid-spring.

The St. Paul Police Department provides the PHA with a yearly crime report. The report indicated that the crime rates in PHA family housing are lower than that of the city for the year 2021 and 2022. PHA supports proactive programs like ACOP and OIR, these program focuses on issues prevention rather than just responding to calls.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director was not available so that there was no report.

Alicia.Huckleby@stpha.org

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 is now also the Resident Initiatives Program Coordinator. Beth has moved into a broader position, but she is still working to provide resources and training at the PHA for employment, job skills training, education, micro-grants, and scholarships, anything that will move residents forward toward employment or careers.

Beth reported that PHA is partnering with Comcast/Xfinity to make the apartments Wi-Fi ready. Comcast/Xfinity will be installing new modems in all units. Any existing older units will also be replaced. Any existing service one may have should not change. This just means that one will not have to get and install a modem when you choose to start service and will not need to return the modem when you choose to stop service. Beth then introduced Marcus May, Marketing Manager from Comcast/Xfinity and then he gave an overview of their internet service.

Beth and Marcus Mays will also visit each resident council to explain what is going on and to answer any questions that residents may have.

If we have any questions regarding employment, education or training please contact Beth, as shown below. Beth then took questions.

Elizabeth.Pacunas@stpha.org or 651-298-4929

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 programming:

- PHA has received Allina grant funding this year for five-thousand dollars which will be used to revamp the raised-bed gardens at the hi-rises and family sites.
- 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. The first class will or has been on teaching how to grow micro-greens in one's apartment.
- There will be a garden meeting mid-April for any residents interested in doing gardening at their hi-rise. The meeting will be with Betsy and your assistant manager and will go through the garden agreement which everyone involved needs to sign. Also, there will be some free tools and seeds available.
- Friends & Co - in the coming months Friends & Co will start to deliver postcards and fliers to the hi-rises to promote their programs to the community.

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 reminded us that coming up we will need to go through the election process for new officers, determine and approve vendor, sign new vendor contract, and sign new memorandum of understanding.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 12:35 p.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, March 25, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, March 14 @ 11:00 a.m.

Computer Team Meeting: Thursday, March 28 @ 1:00 p.m.