

Presidents Council Zoom Meeting Minutes

February 24, 2025

CALL TO ORDER

Melanie Fox, Montreal, 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. Jason Bruce, Dunedin, made a Motion to accept last month's Minutes as they stand. Anthony Lorberter, Mt. Airy, seconded and the Motion carried.

GUEST SPEAKER

Jonathon Hardy, from the Dispute Resolution Center (DRC) located at 844 Selby Avenue in the Rondo neighborhood was here today to discuss effective and kind communications. This presentation is titled "be kind, rewind". The DRC was established in 1982, and is the oldest community mediation organization in Minnesota. They are part of a pilot program co-sponsored by Ramsey County Bar Association, the City of Saint Paul and the Minnesota Supreme Court and offer services in the following four areas:

Diversion Programming

In Partnership with St. Paul Attorney's ETHOS program, DRC community volunteers hold restorative conversations between individuals who have committed a misdemeanor or low/high-level felony offenses and those impacted by the crime to discuss the incident and determine resolution. Individuals participate in "community circles of support", creating alternative sentencing options and a restorative justice process that strengthens accountability and opens a line of communication between the offender and those harmed. Individuals who complete the program can keep a conviction off their record, avoid fines, and minimize contact with the justice system. Completing the process can lead to a reduction of barriers that could prevent behavior change and future success.

Mediation/Housing Support

The mediation process is voluntary and confidential as it utilizes a third party to assist disputes to resolve conflict. DRC community volunteers also provide affordable and pro bono mediation services to the community and conduct mediations for several Ramsey County courts. DRC volunteer mediators do not provide legal advice or case evaluations.

Youth Development

Weekly circles of support for youth are held virtually on Zoom every Thursday night for one hour from 5 to 6 p.m., with a 30-minute check-in to debrief afterward. Circles of Support is a fun and safe space for youth to connect and tap in whenever they wish.

Restorative Practices

Restorative work within corporate, educational, non-profit, family, or community settings is focused on learning and implementing the restorative circle process and improving communication skills for disputes.

The CARE method helps us with our communications with others:

- C - communicate with intention
- A - acknowledge others perspectives
- R - respond with empathy
- E - engage respectfully

DRC can help us learn to be better communicators with others and finally, "be kind, rewind". Jonathon then took questions.

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, seven hundred sixty-five dollars and seventy-four cents (\$107,765.74). The ending balance is one hundred four thousand, four hundred seventy dollars and seventy-four cents (\$104,470.74). 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 new tub room, electrical work is in progress: installing new conduit, installing new LED sconces in the hallway corridors; at Iowa, there is one elevator down and it should be up and running by the end of the week, new electrical outlets will be installed in the units starting in mid-March; at Seal new outlets will be installed in the units, late March or early April; at Seal a new emergency generator has been installed, in about a week the new generator will be switched in requiring the power to be shut down for a short while; BDS laundry contractor will be visiting the hi-rise resident councils in March; at Montreal there was an issue with the hot water that should now be fixed, if problems remain please call in a maintenance request.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT *(continued)*

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

1. There is a plumbing issue at the tub room at Dunedin which is being worked on.
2. Maintenance Contracts is planning on visiting the resident councils in April to let us know about upcoming projects.
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

PHA MANAGEMENT REPORT

Charisse Brown, Resident Services Senior Manager reported that if we have issues in our unit or if something is not working make sure to call in a work order to get the issue fixed when the problem arises. There is a new housing manager, Marie Arver who manages all the assistant managers at the hi-rises except for Mt. Airy and Dunedin. She can be reached by phone at 651-292-6071. When requested, please supply necessary paperwork for the annual re-certification for your housing in a timely manner. This month, the annual re-certifications are being done for Mt. Airy, Dunedin and Iowa. In March, the annual re-certifications will be done for residents in Montreal hi-rise. Charisse then took questions.

Mela.Krick@stpha.org or 651-292-6072

SAFETY & SECURITY REPORT

There was no ACOP officer available for this meeting.

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

NEW BUSINESS

1. Application open for Peers, QB Peers, and Election Judges: Applications are now being accepted for the positions of Peers, QB Peers, and Election Judges. Applicants should review the respective due dates for each role. Detailed information about each position has already been shared.

Peers: These individuals serve as fill-ins for vacated officer positions at the site. Peers do not have voting rights. Additionally, Peers may provide training to new officers as assigned by the RC Coordinator. Applications due on March 31, 2025.

QB Peers: These individuals act as auditors, performing monthly audits of the council's financial documents at each site. This role requires a high level of professionalism, effective communication, and diligence in managing deadlines and addressing financial inquiries from the council. Applications due on March 31, 2025.

Election Judges: These individuals are responsible for overseeing the election process at assigned

high-rises from April to June. Applications due on March 17, 2025.

All positions require candidates to demonstrate professionalism, effective communication, and the ability to maintain respectful interactions with residents, officers, and staff.

Applicants should submit their applications by the specified due dates.

If anyone has any questions, please reach out to Youa.

2. 2025 Commissioner Recruitment. We would like to extend a heartfelt thank you to Commissioner Leonard Thomas for his dedicated service in representing the Presidents Council and the other hi-rise residents at the PHA Board meetings over the past two years. As his term concludes, it is once again time to begin the commissioner recruitment process.

The role of commissioner primarily involves attending the monthly PHA Board meetings to represent the interests of the hi-rise residents, particularly on business presented by the PHA that may impact the hi-rises. As Commissioner Leonard has done, the commissioner will then bring updates from the PHA Board meetings to the PC meetings to share with the group.

If anyone is interested in nominating themselves for the role of commissioner, please send an email to Youa by no later than March 17, 2025. Once the deadline has passed, we will reach out to the nominees to discuss the next steps.

New Rule for Commissioner Candidates and Requirement Process

In addition to the commissioner recruitment, we would like to thank the PC Board for suggesting the establishment of a new rule to ensure that all candidates feel safe and confident in their pursuit of the commissioner role.

This rule will remind all candidates to show respect towards one another throughout the election process. Should any candidate exhibit disrespectful or harassing behavior towards other candidates, the PC Board will schedule a meeting to vote on disqualifying that candidate. The goal of this rule is to promote a respectful and supportive environment, ensuring that all candidates feel safe in their decision to run for commissioner.

Suette Wheatley, Exchange made a motion to accept the new rule for the commissioner candidates and the recruitment process, Robert Watson, Front, seconded the motion. The motion carries.

3. 2025 Recognition Event Committee Recruitment: We are currently recruiting for the Recognition Event Committee. This group will be responsible for organizing and making decisions regarding the recognition event. If you are interested in joining, please send Youa an email by March 17, 2025.
4. Spring Newsletter: If you are interested in joining the Spring Newsletter team, please send Youa an email by March 17, 2025.

Additionally, if you would like to submit stories, pictures, or poems for the newsletter, please send them to insider@stphapresidentscouncil.org.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that Resident Services highlight a mission moment of the PHA's long-standing partnership with Union Gospel Mission (UGM), which began in 2001. This partnership provides Thanksgiving and Christmas meals to PHA hi-rise residents. During the "Mission Moment," there was a slideshow of photos over the years, showing UGM and PHA staff (along with volunteers) preparing and delivering meals. Resident Services also encouraged others to volunteer and emphasized the importance of continuing this partnership in the future.

The PHA Board has approved of authorization for PHA to apply for the State of Minnesota's "Bring It Home" rental assistance program. This new program, funded by state appropriations and a metro area sales tax, is designed to assist low-income Minnesota residents with rental costs. If awarded funding, the PHA could receive about \$7.2 million annually, supporting between 440-540 vouchers. The program prioritizes households with children and incomes below 30% of the area median income.

The PHA's Multifamily Housing waiting list remains closed, initially planned to reopen on February 1, 2025. However, due to the large number of families still on the list, the reopening is now postponed until later in 2025. PHA would like to give priority to those who have been waiting the longest, as the average length of stay is over 7 years and available units are limited. HUD guidelines suggest closing the list when wait times exceed one year to manage the process more effectively.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director was not available.

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 Twin Cities RISE.

Twin Cities RISE is offering the following two 8-week training sessions:

My Road to Success

March 24 - May 15, Mon - Thur, 1-3:30 pm, enroll by March 10 at 3:00 pm

Customer Support

March 31 - May 22, Mon - Thur, 9-11:30 am, enroll by March 20 at 3:00 pm

There will a Community Resource Fair at:

McDonough Community Center

March 27, 3-6 pm

Khadar 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

Khadar Osman reporting for 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:

- Ramsey County Master Gardener classes will be hosted at many of the hi-rises starting in March. Each site will probably be hosting two or three classes. Dates, times, and topics of classes will be posted at hi-rises when available.
- Garden meetings will be hosted by one's building manager and Betsy. These will be running from April into May.
- Vail Communities is expecting to visit resident council meetings starting in April.

If there are any questions about any of the above programming, please contact Betsy.

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 she sent out a request asking councils to submit any requests for manuals if any of your exercise machines are missing one. She reminded us that it is important for all exercise machines to have a visible manual available for residents to use, should they choose.

If your machines already have manuals, please ensure you keep a copy on hand in case one goes missing. If any of your machines are missing a manual and you require a new one to be created, please email her by the end of this month. 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 11:15 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, March 24, 10:00 a.m. – Noon.

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

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