

Presidents Council Zoom Meeting Minutes

September 27, 2021

CALL TO ORDER

John Cardoza, Cleveland, Chairperson, 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. Darlene Fisher, Mt. Airy, seconded and the Motion carried.

GUEST SPEAKER

Jon Gutzmann, PHA Executive Director, welcomed everyone, he was happy to see every hi-rise represented here today, he welcomed the officers from the hi-rises, and he welcomed the PHA staff. Mr. Gutzmann thanked the Presidents Council for their letter of support for John Cardoza's reappointment to the PHA Board of Commissioners. John was sworn in at the PHA Board meeting in the recent week for another term as Commissioner of the PHA representing the hi-rises. Mr. Gutzmann gave thanks to the hi-rise representative officers for their dedication, support, and services in their volunteer positions.

He shared two quotes: "This is the day which the Lord hath made: We will rejoice, and be glad in it", his favorite Psalm 118:24 and "Gratitude unlocks the fullness of life, it turns what we have into enough and more, it turns denial into acceptance, chaos into order, confusion to clarity, it can turn a meal into a feast, a house into a home and a stranger into a friend" by Melody Beattie, a Saint Paul born author on self help.

Mr. Gutzmann is grateful for all that is done in the service of the hi-rises, he know that the jobs of Presidents and Officers can be difficult at times. He appreciates the service and dedication to the PHA and he is thankful for a wonderful staff. The floor was then opened for any questions.

TREASURER'S REPORT

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

For June the cleared balance is fifty-three thousand, nine hundred twenty two dollars and eighty-three cents (\$53,922.83). The ending balance is fifty-one thousand, seven hundred ninety-nine dollars and thirty cents (\$51,799.30).

For July the cleared balance is eighty-eight thousand, three hundred one dollars and fifty-six cents (\$88,301.56). The ending balance is eighty-five thousand, nine hundred sixty-three dollars and seventy-eight cents (\$85,963.78).

For August the cleared balance is seventy-seven thousand, seven hundred twenty seven dollars and seven cents (\$77,727.07). The ending balance is seventy-five thousand, eight hundred thirteen dollars and fifty-four cents (\$75,813.54). 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.

Following is an update on some of the current Projects: Valley Hi-Rise main electrical feed was replaced recently; Wabasha Hi-Rise exterior brick repair work is in the planning phase; Front High-Rise plumbing and boiler work is in progress; Hamline Hi-Rise kitchen project has been deferred and looking for budget in next fiscal year; Iowa Hi-Rise hot water storage tank project has been approved and new storage tank will be ordered, which has a long lead time; Valley Hi-Rise brick repair work was finished recently; Wabasha Hi-Rise heating and ventilation work is in the planning and design stage; Central Hi-Rise air conditioning units will be replaced as they fail; Dunedin Hi-Rise new fire alarm panel is in the planning stage; Cleveland Hi-Rise HVAC work is in the planning and design stage; common area painting and flooring is done as needed; hi-rise electrical work is done as needed; Valley Hi-Rise entry doors were replaced recently; Valley Hi-Rise fire alarm panel will be replaced soon; Central Hi-Rise phone entry system was replaced recently; Ravoux heating pump replacement work should be starting soon; Cleveland phone entry system work was completed recently.

PHA MAINTENANCE REPORT *(continued)*

Mike Silvan, Assistant Maintenance Director, had a few things to say as we go into the fall months.

1. Preventative maintenance inspections will be continuing for the next couple of months.
2. HUD inspections will be coming up in October.
3. Life safety inspections will be starting this week and going through December 3, subject to change in schedule. Watch for notices announcing the work.
4. Pest control inspections will be done in October for the Dunedin, Valley, Front and Iowa Hi-Rises, be prepared to see notices on pest control.
5. Please call in work orders from your building when needed.
6. Heating season began on September 15, so boilers are on at all hi-rises until May 15. If the weather is warm there may be some extra heat, so please be patient.

Maintenance then took questions from the hi-rise Representatives.

PHA MANAGEMENT REPORT

Tara Johnson, Resident Services Senior Manager, stated that Real Estate Assessment Center (REAC) inspections for McDonough, Roosevelt, Mount Airy Townhomes and Hi-Rise, Valley, Exchange, Wabasha, Neill, Ravoux and Central will be taking place mid to late October and residents will be notified of the inspection beforehand and information will be provided on what they will need to do to prepare for the inspection. As in previous inspections a sample of about ten percent of the units will be inspected, with the

units to be inspected determined on the day of the inspection. This week, which is prior to the actual inspection, PHA staff will be doing a preliminary inspection of the buildings and grounds. REAC is essentially the RAD version of the Public Housing Assessment System.

Since Resident Council meetings have started back up, Tara reminded everyone that the Hi-Rise Officer in Residence (OIR) should be in attendance at the monthly council meetings. If they are not, they should provide the council with an update prior to the meeting so that the council can provide the update to the residents at the council meetings or have someone else fill in for them. If a Resident Council is not hearing from their OIR, please let Sgt. Amy Boyer or Tara Johnson know so they can connect with the OIR. She then took questions from representatives.

SAFETY & SECURITY REPORT

Sgt. Amy Boyer, St. Paul Police Department, ACOP Unit, stated that Dunedin and Front are scheduled to have new OIRs which should be in by the end of the month. If your building's OIR does not have their office hours posted and/or is not attending any of your Resident Council meetings, please let Sgt. Amy Boyer, Tara Johnson or your building manager know. Since we are heading into fall and winter there may be more trespassers or other incidents that may occur. She suggests that residents should call ACOP at 651-558-2305 or police at 911 instead of directly confronting an individual. There is a new Community Liaison Officer, Israel Guzman starting today. Ti Moo Cha is a current Community Liaison Officer. Song Vang will be here for the next couple of weeks and then moving on to a new position. There is a new police academy starting October 11, 2021. She informed us that Saint Paul should be getting sixty new officers for their department. She then took questions.

OLD BUSINESS

NEW BUSINESS

1. **Board Structure.** Resident Council Coordinator Youa Thao showed the proposed new board structure of the Presidents Council which consists of six board members (Board Member 1, Board Member 2, Board Member 3, Board Member 4, Board Member 5 and Board Member 6) and an appointed secretary and Treasurer. A motion was made by Darlene Fisher, Mt. Airy to approve the six member board with appointed Secretary and Treasurer, was seconded by Dennis Loudon, Edgerton and the motion was carried.
2. **Appoint Secretary.** A motion was made by Jason Bruce, Exchange to appoint Aado Perandi as Secretary for the Presidents Council, was seconded by Yasmine Aminou, Central and the motion was carried.
3. **Appoint Treasurer.** A motion was made by Yavone Ward, Ravoux to appoint Melissa Pappas as Treasurer for the Presidents Council, was seconded by Yasmine Aminou, Central and the motion was carried.

4. Elections and Nominations. Youa Thao showed the Presidents Council Nominee Ballot. The positions in which there is only one nominee will be assigned the position and those positions with more than one nominee will need to be voted on. Those present at the meeting will vote by ballot, and those on Zoom will vote via email. Results will be posted at a later time.

NEW BUSINESS *(continued)*

5. Budget. Melissa Pappas, Treasurer, read the proposed Presidents Council budget line by line. After reviewing the recommended budget proposal from the Resident Participation Committee, a motion was made by Dennis Loudon, Edgerton, that the Peer Advisor & Computer Peer stipend increase from \$20 per hour with no additional compensation for transportation to \$20 per hour plus a compensation for transportation. The motion was seconded by Melanie Fox, Montreal and the motion carries. With these changes to the stipends the new budget is approved, will be posted on Presidents Council's website, and will receive final approval at the October meeting.

BOARD OF COMMISSIONERS REPORT

John Cardoza, Cleveland, Commissioner, thanked everyone that voted for him, he really enjoyed the time being commissioner. John worked on a project re-planting trees that were unfortunately taken down. An audit was recently completed which came back very, very well and was awarded a certificate of achievement for excellence in financial reporting presented to the PHA of the City of Saint Paul, Minnesota for its comprehensive annual financial report for fiscal year ended March 30, 2020. He also noted that if we know of anyone living in the hi-rises that need help paying their rent, we should let them know that they should reach out to their Human Services Coordinator or Building Assistant Manager to find out about available assistance. He then answered 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. She reported that it has been an interesting time the last year and half in terms of jobs in the marketplace. First there were no jobs and no work and now there are more jobs and no workers. This goes along with the national "supply chain" shortages, in some areas the shortage is in lumber, in some areas the shortage is in computer parts, in some areas the shortage is in cotton for tee shirts and in Minnesota the shortage is in workers.

Last week there was a virtual resource fair and a virtual training fair. The third in a series of virtual employment fairs will be held tomorrow, flyers were distributed a couple of weeks ago along with an invitation to attend. The employers participating are the Post Office, Ramsey County, City of Saint Paul, Regions Hospital and Bix Produce. There are also openings in transportation, IT and nursing. If any questions we are welcome to contact her individually. She then took questions.

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director, wants to thank all that are volunteering their time on behalf of the individual hi-rise Resident Councils and the Presidents Council. She is encouraging professional, respectful, active communication within our groups. We want folks to work collaboratively together. She also welcomed all the representatives of the 16 councils. The floor was then opened up for questions from the hi-rise Representatives.

HIP REPORT

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, reported that she has made it to twelve of the Resident Council meetings and that she will be to the four others in October.

The main update is that HIP will be hosting a couple of Wilder Foundation *Living Well with Chronic Pain* classes starting in mid October. The telephone class option is six Tuesdays starting October 12 at 11 a.m. till 12 p.m. The virtual class option is six Wednesdays starting October 12 at 11 a.m. till 12 p.m. See the information packet that was handed out for this meeting or contact Betsy for more information. To sign up for the class, contact Melissa at 651-280-2515 or Melissa.Gibbs@wilder.org. Betsy's message for us today is to be kind. She then took questions.

CLOSING

Youa Thao, Resident Council Coordinator wanted to inform the Resident Council representatives that attend the monthly President Council meetings that they are responsible for bringing the updates back to their individual Resident Council and they should also provide a Presidents Council Report at their Resident Council meetings. The Presidents Council minutes should also be posted at the Hi-Rise. Also the Resident Councils should remember that for new business one should always ask for a motion, ask for a second and then do the voting. The Resident Council meeting minutes should get to the Assistant Manager within seven days of the meeting. The QuickBooks peer will now also need a copy of the meeting sign-in sheet. Youa then opened the floor for questions.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 12:20 p.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

Next Presidents Council Meeting:

Monday, October 25, 10:00 a.m. – Noon.

Executive Committee Meeting: Friday, October 15 @ 11:00 a.m.

Computer Team Meeting: Thursday, October 28 @ 1:30 p.m.