

# Presidents Council Zoom Meeting Minutes

September 22, 2025

## **CALL TO ORDER**

Leonard Thomas, Seal 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. Robert Watson, Front, made a Motion to accept last month's Minutes as they stand. Andrew Ward, Ravoux, seconded and the Motion carried.

## **GUEST SPEAKER**

Louise Seeba, PHA Executive Director reported that it seems like the summer went by very quickly, seems like just recently, we were celebrating the year and all the successes of the President's Council and the Residence Councils'. Here we are again kicking off a new year.

She thanked everyone for all the extra work that they do. She recently said that the world is run by those who show up. You guys are showing up and providing important service to your neighbors and to those who are living in your buildings, you are the eyes and ears for them, and work. Louise also thanks us for working with the staff.

Last year she visited all the resident councils and hopes to come to some resident councils this year. She then took questions.

Marcus Mays, Xfinity residential representative reported that he is here today to answer questions on the courtesy internet/cable service being offered to the resident councils. If there are any questions on Comcast business bills, please contact Comcast customer service by phone at 1-800-391-3000. Marcus has no access to Comcast accounts and billing. Marcus can be reached by email at [marcus.mays@comcast.com](mailto:marcus.mays@comcast.com). Marcus then took questions.

## **TREASURER'S REPORT**

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

For August the cleared balance is ninety-three thousand, four hundred twenty-five dollars and twenty-two cents (\$93,425.22). The ending balance is ninety-two thousand, eight hundred forty-five dollars and twenty-two cents (\$92,845.22). 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 Neil hi-rise the electrical system is being replaced, the electrical panels will be replaced starting at the top floor and going down, notices will be posted for required power shutdowns; Monterey hi-rise plumbing project, currently working on getting residents out of their unit to create space for the project, talk to your resident services manager if you would like to take advantage of a permanent move out of the building; at Hamline hi-rise on the third floor they are starting a painting project in the corridor; At Central and Dunedin hi-rises electrical upgrades will replace outlets in each unit, with the work taking about half an hour in each unit; At Front hi-rise and Hamline hi-rise electrical outlets will be replaced in a couple of weeks; at Seal, Wabasha and Exchange hi-rises electrical upgrade will be done in units starting in a month or two; at Dunedin hi-rise in the community areas lighting will be replaced with LED lighting in about a month; At Wilson hi-rise currently new light poles are being installed, there will be concrete curb and gutter sidewalk work starting this Friday and then the actual pavement work, doing a pavement mill on October 7, paving and striping on October 8.

Brent.Feller@stpha.org

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

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

1. Semi-annual fire alarm inspections will start in mid-October.
2. Heating season began a week ago.
3. AC covers need to be put on in one's units as soon as it starts getting cold.
4. The string nurse call stations will be removed in the units. This fiscal year the stations will be removed at Hamline and Exchange. Other hi-rises will follow as budgeting permits.
5. 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 there have been two fires due to e-bikes. E-bike batteries can pose a fire risk during recharging. To minimize risks, use certified batteries, disconnect the charger when the battery is fully charged and follow manufacturers recommendations. Overcharging, damage, defects, and adverse storage conditions can cause overheating, or fires. It is highly recommended that tenants purchase rental insurance, which is usually available for about ten dollars per month.

The nurse call stations (emergency pull cords located in bathrooms) will be removed eventually from all units. As an alternative one can wear an alert device such as a necklace, pendants, or bracelets. One can then press the button to notify emergency services. An example of this type of device is Life Alert. One can also use a cell phone. Also, the lock screen button on an Apple iPhone can be pressed five times to contact emergency services.

A reminder, when things need to be repaired in your unit, please call in a work order and please do not stop the maintenance person and ask them directly to fix the problem. Annual housekeeping inspections are coming up.

Notices will be coming out. Please report all income changes within ten days and respond promptly for any paperwork requests. HUD inspections are coming up. For this make sure the pull cords are in the normal down position and that work orders are called in for any needed maintenance. Charisse 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 one member of ACOP has been promoted and Ricardo Prez Estrella is his replacement. He will be working afternoons, typically with Richard Yang. Edgerton and Hamline hi-rises will each have openings for the OIR position. Regarding the recent City of Saint Paul cyber-attack, most of the services should be up and running by now.

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. PC Election: Youa Thao, Residents Council Coordinator swore in the following officers into their role:

Aado Perandi, Wabasha, was sworn into the Secretary role and Melanie Fox, Montreal, Jason Bruce, Dunedin, and Leonard Thomas, Seal, was sworn into Board officer positions.

A motion was made by Pamela Davis, Dunedin to approve PEER Melissa Pappas into the PEER Treasurer role, it was seconded by Marissa Wagner, Neill. The motion carries.

2. PC Budget: Peer Treasurer Melissa Pappas read the 2025 – 2026 proposed budget line by line. After she was done, the floor was open for questions.

The budget will be posted for 30 days, and the PC will approve their budget at the October meeting.

## **BOARD OF COMMISSIONERS REPORT**

Leonard Thomas, Seal, Commissioner reported that a recognition of Service was held for Al Hester. Al Hester was recognized for his service to the PHA in over 40 years. He served as a commissioner from 1977 to 1985, then as an employee from 1985 until his retirement on September 2, 2025. Beginning as a Special Projects Administrator, Al rose to Housing Policy Director in 2003. He was a trusted leader, Editor-in-Chief of Board reports, and a key communicator with government officials. Al also held leadership roles in MN NAHRO and PHADA, and testified before Congress regarding HUD's PHAS system. Known as the agency's historian and policy expert, he trained all new employees and led agency-wide training. The Board adopted a resolution

recognizing his professionalism, leadership, and lasting impact. Al expressed gratitude for the opportunity to serve and praised the agency's staff and leadership. Board members highlighted his mentorship, expertise, and his critical role in the agency's success. In regards to project approvals and contract updates, the Board approved a contract with Master Electric to replace light fixtures at Dunedin Hi-Rise with energy-efficient LED lighting. The project is funded through grant funds from Ramsey County's 2023 Inclusive Housing Solicitation. This is PHA's third building-wide LED upgrade, following Iowa and Hamline Hi-Rises. PHA awarded a two-year contract to Medina Electric LLC for as-needed electrical services, with potential extensions up to five years. Medina was the lowest responsible bidder, and has a solid history with PHA. The contract covers all hi-rises, family sites, and the administrative office.

The Board also approved a contract with Medina Electric to install and upgrade 70+ high-definition cameras and video systems at Exchange and Wabasha Hi-Rises. The project includes increased storage capacity and improved monitoring capabilities. Upon completion, Exchange will have 46 cameras, and Wabasha will have 24, enhancing resident safety and staff oversight.

Leonard then took questions.

### **RESIDENT INITIATIVES REPORT**

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that it is good to see some familiar faces, as well as some new faces on the Zoom screen. She gets to work with Youa, Commissioner Thomas, and you as the Presidents Council, as well as the rest of the Resident Initiative staff in sourcing services and resources to help support you and your neighbors in terms of your tenancy and your communities within PHA properties. We will be giving regular updates to you as a group each month, also working with you all to source, external organizations to come on site, to host site events throughout the year. The year wraps up each year with the officers' recognition event.

Alicia thanks us in advance for our willingness to serve in our PHA communities. A number of us serve in groups such as the computer group, peer teams, and so on. She welcomes us to another year. Alicia then took questions.

Alicia.Huckleby@stpha.org

### **SECTION 3 UPDATE**

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, was unable to attend meeting.

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 autumn/winter programming:

- Flu & Covid Vaccine Clinics with Cub Pharmacy – Vaccine clinics will be scheduled soon at each Hi Rise. Fliers will be posted once your site has been scheduled.
- Open Cities Health Center – Staff from Open Cities will be tabling at each Hi Rise this fall and winter to

share information about their clinics services and resources.

- Volunteers of America Culturally Responsive Caregiver Support and Dementia Services – VOA staff will table in collaboration with Open Cities to share information about caregiver and dementia resources.
- Senior Linkage Line 'Changes to Medicare' Presentation - Senior Linkage Line will be hosting a 'Changes to Medicare' presentations at each Hi Rise this fall and winter.
- Ramsey County Master Gardeners Classes – Thanks to everyone who helped promote and attend the garden classes this summer and fall. Each Hi Rise hosted 2 classes – we are wrapping up classes for the fall over the next few weeks. Master Gardener classes will return next year in the late summer/fall.
- Concordia University Physical Therapy – Physical Therapy students will host a balance screen and blood pressure check at Hamline Hi Rise in October. If your Hi Rise is interested in having Physical Therapy students come on-site in the Spring, contact Betsy!
- Metro State University Nursing Students – Metro State Nursing students will be working with Montreal Hi Rise this fall for a community health project. If your Hi Rise is interested in hosting nursing students in the Spring, contact Betsy!

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](mailto:betsy.christensen@stpha.org) or by phone at 651-298-4030.

### **CLOSING**

Youa Thao, Resident Council Coordinator reminded us that the Newsletter Committee is recruiting for their Fall edition and will meet in early October. If you are interested in joining the committee, please notify Youa by October 3, 2025.

As we begin a new council year, the officers have asked her to take a moment to address the importance of appropriate behavior and professional conduct.

Although the year is just getting started, she has already had to conduct a few mediations with council groups. These early challenges make it even more important to set a positive tone moving forward. Our officers volunteer because they care deeply about improving their communities and making a difference in the lives of their neighbors. To achieve these goals, it is essential that all officers demonstrate professionalism in how they communicate and collaborate, with each other, with residents, with partners, and with staff. We are proud to say that most of our officers, both new and returning, are dedicated, passionate, and selfless in their service. We are committed to supporting these officers with the tools, resources, and guidance they need to succeed and grow in their leadership roles.

However, we must also acknowledge that a small number of officers have exhibited inappropriate behaviors. This kind of conduct creates a disruptive and negative environment for residents, fellow officers, and our partners. It is especially important for new officers to be surrounded by positive role models that will help them to navigate their responsibilities and set a strong foundation for a successful council year.

Every officer is responsible for managing their own behavior. The way you choose to act and communicate will directly shape your experience and the experience of those around you. If any officer is unsure whether they are receiving accurate guidance or procedures from others at their site, we strongly encourage them to reach

out to management for support or clarification.

To ensure a safe and respectful environment for all, there will be zero tolerance for disrespectful language or conduct toward officers, residents, or staff. Any officer who engages in inappropriate behavior will be removed from meetings and training and may be prohibited from returning if the behavior continues. Being an officer is a big responsibility, but it can also be an incredibly rewarding one. We are here to support you and want to help make this a successful, meaningful, and fun year for everyone involved, residents, fellow officers, and you.

Lastly, she want to thank all the officers for your commitment and leadership at your hi-rises and remind officers to record that their budget was proposed and read in the September minute report at their individual hi-rise councils and then approved in the October minute report.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:33 a.m.

Submitted by:

Aado Perandi  
PC/RPC Secretary

## **MEETING REMINDERS:**

(Meeting through Zoom)

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

Monday, October 27, 10:00 a.m. – Noon.

**Executive Committee Meeting:** Thursday, October 16 @ 11:00 a.m.

**Computer Team Meeting:** Thursday, October 23 @ 1:00 p.m.