Presidents Council Zoom Meeting Minutes

October 26, 2026

CALL TO ORDER

Jason Bruce, Dunedin 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. Lisa Lee, Wilson, made a Motion to accept last month's Minutes as they stand. Leonard Thomas, Seal, seconded and the Motion carried.

GUEST SPEAKER

Dee Bernard, PHA Accounting, gave an update on how PHA is making payments to tenants. PHA will be using a new payment platform by the name of Avid. So, if you are a tenant and get a payment from PHA for something like a stipend, your next payment will come as a check mailed to you, from AvidXchange. Along with the payment there will be a form to fill out and return indicating in what form you would like future payments in. You can choose a mailed check mailed to you or an ACH deposit into your account. The card payment option is currently not set up and not available to be used, so one will need to choose between check payment or ACH deposit. At a future date this may become available, but still not recommended since a fee will be charged for each payment, and one will have to go online to receive each virtual payment. Dee then took questions.

TREASURER'S REPORT

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

For September the cleared balance is ninety-five thousand, eight-hundred eleven dollars and forty-three cents ($95,811.43). The ending balance is ninety-five thousand, ninety-six dollars and fifty-seven cents ($95,096.57). The report will be filed for audit. Melissa then took questions.

PHA MAINTENANCE REPORT

Brent Feller, Construction Program Manager / Maintenance Contracts gave an update on maintenance issues and projects going on at the hi-rises.

All elevators are in service and working; for the modernization of the elevators at Ravoux and Hamline, contract awards are going to the October board for approval, then need to get through some funding stuff with the Minnesota Housing Finance Agency, and then get the materials ordered, with the work expected to get started late winter or early spring; at the hi-rises, fire alarm testing is ongoing at the hi-rises which are about halfway done; at the hi-rises, nurse call removals is an ongoing project as well; at Cleveland, the penthouse roof work is almost complete; maintenance is working on getting a contractor scheduled for the new path connecting to the Finn Street and Village Lane intersection; at Edgerton, boiler work is completed, but a water shutdown is coming up on Thursday the 29th; at Edgerton, the exterior LED lighting project will be starting

soon; at Exchange, maintenance is working on getting the courtyard planters removed; at Front, the new rear entry door work is complete, a contractor is out today working on some issues with the access card reader system, and then work will be starting on the front door in the next day or two, work on the community room flooring is scheduled for the end of November; at Hamline, the second floor, flooring prototype work is complete, and the generator work is complete as well; at Montreal a contractor is on site doing nurse call removals, there is some upcoming HVAC work, but no schedule yet; at Mount Airy, the plumbing work is ongoing, there will be a lot of moves going on in November; Neill and Montreal will have some upcoming HVAC work, no schedule yet; at Ravoux there will be an electrical shutdown today to make some repairs; there is an upcoming work order for painting and LED lighting; at Seal, the LED lighting improvements work is ongoing, and the window unit inspection work is done for now; at Wabasha there might be a scheduled electrical shutdown; the project at Wilson is close to being finished and then they will be coming back into the units next week to finish the windowsill work.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT *(continued)*

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

1. Ravoux will have a water shutdown on Wednesday to finish up the mixing valve project.
2. The heat is on, and more heat is provided when the temperature drops below 55 degrees. The HVAC team is making sure the system is working correctly. As usual, the AC covers need to be put on. We do not want frozen pipes.
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 reminded us that AC covers need to be properly installed. Cold weather is coming, so also keep you windows closed to keep water in pipes from freezing. It is highly recommended that residents get renter's insurance, since for these issues PHA will not reimburse you for any damage.

Annual re-certifications and interviews are coming up for Neill, Wabasha, and Valley hi-rises. For this year, this certification will be a bit shorter than last year. There are plans for housing specialists to have office hours at most of the hi-rises and they will be sharing office space with the human service coordinators. These are the people that actually calculate the rent. Income changes still need to be reported to your buildings assistant manager.

There will be three or four assistant managers that will be moving locations. Further details will be announced soon. Just a friendly reminder that rent is due on the first of the month and must be received by the tenth.

Charisse then took questions.

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

SAFETY & SECURITY REPORT

Sergeant Rod Larson, St. Paul Police Department, ACOP Unit, reported that we had a pretty good summer. Nadia is the new Community Liaison Officer (CLO). Last week she spent a half hour at each hi-rise. It is getting colder out so they will be stepping up, having more public police visits (PPV). It will be officers just taking time to walk through the lobby and whatnot.

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.

rod.larson@ci.stpaul.mn.us

OLD BUSINESS

1. 2026-2027 Budget: Hi-Rise representatives were asked if they had any questions about the budget before approval. With no further questions, Lisa Lee of Wilson made a motion to approve the budget. The motion was seconded by Leonard Thomas of Seal, and the motion carried.

NEW BUSINESS

1. Audits and Fund Release: The Resident Council Coordinator informed the group that several councils are behind on their fall audits, and some councils need to make corrections to their meeting minutes. She reviewed the proper way to record meeting minutes and provided examples of how to correctly and incorrectly document business items and motions. She reminded the Hi-Rise representatives that minutes that are not recorded properly may need to be redone in their entirety.

   The Resident Council Coordinator also sent over the audit schedules and discussed the accountability responsibilities associated with QuickBooks, the Treasurer, and the preparation of financial reports for auditing purposes.

2. Picnic Receipts: Hi-Rise representatives were reminded to spend their picnic funds by the end of November, allowing the Treasurer time in December to collect the required documentation and gather any unused funds to be returned to PHA.

   A list of Hi-Rises that had submitted their picnic fund receipts was shared with the group. Representatives were reminded to submit their receipts if their Hi-Rise was not listed.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the Board of Commissioners last meeting was canceled. There was no report.

RESIDENT INITIATIVES REPORT

Alicia Garett, Resident Initiatives Director & Human Services Director reported on a meeting attended by Youa Thao, Khadar Osman, Alicia Garret, and Melissa Pappas as Computer Administrator with Marcus Mays and

Toyalita Chatman, both from Comcast/Xfinity. For those councils that are having issues with their Comcast business account, they should contact Youa and Khadar who will then contact Toya to resolve the issue. Some locations may need to retain or keep their business paid account for service. She then took questions.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported that Goodwill Easter Seals will be providing a 12-week construction training program coming up, November 2 through January 29. The classes will run on Mondays through Fridays, starting from 8 am to 2:30 pm. The training includes paid hands-on training, and a child placement assistant. For more information call 1-651-379-5837.

There will be a job fair on November 4 at Brookdale Library in Brooklyn Center from 10 am – 12 pm. Some of the employers that will be there includes Cintas, City of Minneapolis, Goodwill Easter Seals, Hennepin County, Minnesota Department of Natural Resources, and the United States Postal Service. Job opportunities can include manufacturing, customer service, warehouse work, transportation, healthcare, education, hospitality, security, and office work/support. Job fair will be at Hennepin County Library – Brookdale, 6125 Shingle Creek Parkway, Brooklyn Center, MN 55430. For more information call Lisa Cain at 1-612-596-1990.

For issues with resident computers, email request to help@rigmail.on.spiceworks.com.

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, who coordinates various health and wellness initiatives, informed us about the following upcoming events:

- PHA will be partnering with Ramsey County Master Gardeners to host a garden class this fall. The topic will be How Nature Heals, that will be scheduled at all of the sites, so you should be seeing flyers posted soon. These classes are taking place October and into mid-November. And it's a topic that is of interest, even if you're not a gardener, because we can all receive these benefits from nature.
- Cub Pharmacy will be hosting flu and COVID shots clinics, which are currently being scheduled to be held at many of the hi-rises. Be on the lookout for further information.
- PHA is partnering with Aging Pathways, formerly Senior Linkage Line, to host preventing fraud and scams workshops. These will be taking place sometime this winter. It will probably be early next year when these workshops get scheduled at all of the locations.

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 Treasurers to submit a scanned copy of the approved budget as soon as it has been approved.

She also emphasized that all Council officers are expected to maintain professional and respectful communication with management, fellow officers, and residents. Officers were reminded to refrain from using profanity, inappropriate language, or disrespectful communication when interacting with management. She assured Hi-Rise representatives that management is committed to working with Council boards to address personal conflicts and other concerns as promptly as possible. However, she explained that disrespectful or inappropriate communication may delay the resolution process, as the behavior must be addressed before the original concern can be fully resolved. She further reassured the representatives that management has experience handling a wide range of situations over the years and is prepared to provide guidance and support in addressing conflicts that may arise.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:54 p.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, November 23, 10:00 a.m. – Noon.

Executive Committee Meeting: Thursday, November 12 @ 11:00 a.m.

Computer Team Meeting: November 19 @ 1:00 p.m.