

Presidents Council Zoom Meeting Minutes

February 23, 2026

CALL TO ORDER

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

GUEST SPEAKER

There was no guest speaker.

TREASURER'S REPORT

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

For January the cleared balance is ninety-nine thousand, eighty-two dollars and thirty-four cents (\$99,082.34). The ending balance is ninety-seven thousand, one hundred nine dollars and thirty-seven cents (\$97,109.37). 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.

Elevators all seem to be working; at Iowa the elevator modernization project is currently in progress; at Hamline the corridor painting project is currently in progress, currently on the fifth floor and working down, about two weeks left; at Seal the kitchen outlets will be replaced and the "nurse call" pull cord stations will be removed in all the units starting in two to three weeks; the hot water issue at Montreal in the upper levels has been addressed and fixed; at Wilson there is currently a hot water issue, currently investigating the issue to determine the problem, to help diagnosing the issues please call in a maintenance request if you are having an issue; at Wilson the chairs in the community room have been removed to be reupholstered with new vinyl, which will take about two weeks to complete; at Neill the electrical project is on hold until some issues with the electrical contractors are resolved, which may be two to three weeks; Mount Airy plumbing project is working on funding and paperwork, may be three to four weeks before the project starts up; maintenance contract staff will be visiting with the resident councils to talk about upcoming projects.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT (continued)

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

1. At Exchange and Wabasha there will be a REAC inspection coming up this Thursday, February 26.
2. At Hamline, Seal, and Front there will be a REAC inspection this coming March 19, with maintenance pre-inspections coming the week of March 9.
3. Maintenance thanked residents that worked with inspector during the recent couple of MOR inspections.
4. Pet owners are reminded that it is their responsibility to pick up their pet waste.
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

Marie Arver, reminds us that the annual re-certification will be coming up in March at Montreal. This will be a full review of income and assets. Please call in any needed work orders, do not just tell your manager or send an email. Annual inspections will be starting up coming in April. Renters insurance is highly recommended, check with your assistant manager or human services coordinator for recommendations, it can cost ten to fifteen dollars per month.

Marie then took questions.

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

SAFETY & SECURITY REPORT

No ACOP officer was available, no report.

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.

OLD BUSINESS

NEW BUSINESS

1. Vending Contract Renewal: Khadar Osman reported that the current vending contract runs from July 1, 2025 through June 30, 2026. The new vending contract will run from July 1, 2026 through June 30, 2027. It is important to note that these contracts cannot overlap. All vending machine contracts must be signed by June 30. If new contract is not signed by June 30, the vending machines must be removed.

Snack/beverage vendors can only be invited by current resident council board members of the building of the building in question. Non-residents cannot invite vendors to resident council meeting. It is suggested that the vending contract be discussed at the vending contract at the March or April resident council meeting, with a vote to select vendor in May or June. Khadar then took questions.

2. Election Reminder: The official election information should have been posted at the hi-rises. If residents have questions, they should consult this information. Khadar then took questions.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported that the next meeting will be on Wednesday, February 25. The following will be on the agenda:

- new business consent item – general liability insurance
- housing choice voucher program admissions and occupancy policy update
- congregate housing services program – the grant, the renewal, the request, and the budget for the program year January 2026 through December 2026
- new business discussion item – the SPHA operating budget for the fiscal year 2027 which includes the budget for PHA maintenance
- asset repositioning update, dispositions applications, and the scattered sites in public housing
- Central duplex at Dale and Marshall, the Ramsey County, Dale Street easement
- quarterly budget – the actual comparison as of December 2025
- congressional directed spending award for Seal hi-rise for HVAC modernization

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that the Presidents Council stipends will remain the same, and not increase at this time. The extra funds are not in the Presidents Council budget. Marcus May will no longer be Comcast's community account representative for PHA. Toya Chatman will be the new representative. She then took questions.

Alicia.Huckleby@stpha.org

SECTION 3 UPDATE

Khadar Osman, Resident Initiatives Coordinator, job skills training, employment, and education, reported that the 3rd Annual Reentry Fair Chance Job Fair will be held on Tuesday, March 10, from 10 am – 2 pm at 553 Fairview Ave N, Saint Paul, MN 55104. Connect with over twenty-five fair chance employers open to hiring justice impacted individuals. Emotional Intelligence training will be held on March 11 via Zoom at 10:30 am – 1:00 pm. He 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

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, and she coordinates various health and wellness initiatives was not available. No update was given.

Betsy can be reached by email at betsy.christensen@stpha.org or by phone at 651-298-4030.

CLOSING

Khadar Osman reported that the flower funds and picnic funds will be released in May. The unused flower funds can be rolled over but the unused picnic funds must be returned to the Presidents Council. Khadar reminds us that picnic purchases using these picnic funds cannot be made until the received picnic funds have been deposited into the resident council's account. Any early picnic purchases will not be eligible for reimbursement from these picnic funds. Also note that stipend checks must be signed after the meeting, not before the meeting as per guidelines. Khadar then took questions.

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

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:09 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, March 23, 10:00 a.m. – Noon.

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

Computer Team Meeting: Thursday, March 26 @ 1:00 p.m.