

Presidents Council Zoom Meeting Minutes

March 23, 2026

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. John Cardoza, Cleveland, made a Motion to accept last month's Minutes as they stand. Suzette Lee, Exchange, seconded and the Motion carried.

GUEST SPEAKER

John from the HOPE Energy Network gave an overview of their program which stands for "Helping Other People Everyday". The HOPE Energy Network can provide energy savings and affordable connectivity solutions serving low-to-moderate income households by partnering with housing authorities and communities. Through the program, eligible residents can receive discounted energy, internet, mobile phone service, and television or streaming services. More information can be found at their website, <https://hopeenergynetwork.com/>. He then took questions.

TREASURER'S REPORT

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

For February the cleared balance is ninety-six thousand, seven-hundred twenty-four dollars and sixty cents (\$96,724.60). The ending balance is ninety-six thousand, thirty-five dollars and eighty-nine cents (\$96,035.89). 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 Neill the electrical project is on hold until some issues with the electrical contractors are resolved, which may be about two weeks; Mt. Airy plumbing project, first phase of residents moving is done, maintenance is working to get the contractors to start work within the next couple of weeks, and also will need to get paperwork done for their lender; at Seal; nurse call string removal should finish within a week; at Neill a contractor will be installing cellular equipment on the roof, finishing up in about a week; maintenance contract staff will be visiting with the resident councils in April to talk about upcoming projects at the hi-rises.

Brent.Feller@stpha.org

PHA MAINTENANCE REPORT *(continued)*

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

1. Hamline, Seal, and Exchange are either done with or still in progress with the removal of the nurse call stations. A plan is being worked on to remove the nurse call stations at the remaining hi-rises, which may occur in about six months.
2. Fire alarm testing will be starting up in a few weeks, for alarms in the units.
3. The heating season will be ending May 15, In the meantime, if it gets warm, windows can be opened, but make sure to close them if the weather gets cold outside.
4. Thanks went out to residents of Exchange, Wabasha, Neill, Hamline, Seal, and Front hi-rises for their cooperation for the REAC pre-inspections and the REAC inspections which were completed recently.
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 reminds us that the annual re-certification ninety-day notice was sent out to Dunedin and Iowa residents. These residents will need to gather the required documentation, and submit them promptly. The residents at Front should already have received their re-certification notices. The residents at Montreal should be in the middle of this process which will include an in-person interview. Please keep everything at least eighteen inches away from the fire sprinkler heads. The ASI program at Valley hi-rise is ending as of May 31, due to funding issues.

Updates in assistant manager assignments as of April 6 are as follows:

- Terra Mark, Cleveland
- Jerry Zork, Edgerton
- B. Lee Vang, Front and Valley
- Ben Awa, Neill
- Tera Morse, Seal

Charisse then took questions.

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

SAFETY & SECURITY REPORT

Sergeant Rod Larson, St. Paul Police Department, ACOP Unit, introduced himself and is replacing Sgt. Darryl Boerger who retired recently. He is getting to know the other SPPD officers, OIRs, and ACOPs. He then took questions

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

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. An election judge will be attending the April resident council meetings to go over the election process. The council will also need to choose the traditional board or a five-member board. Khadar then took questions.

NEW BUSINESS

1. **Newsletter recruitment:** If you have any stories, pictures, or poems you would like to share for the Spring edition please send them to the insider@stphapresidentscouncil.org by April 15.

BOARD OF COMMISSIONERS REPORT

Leonard Thomas, Seal, Commissioner reported on the Wednesday, February 25 meeting. The following items were gone over:

- consented – the general liability insurance
- approved the housing choice voucher program admissions and occupancy policy update
- overview of the operating budget
- approved 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

On the agenda for the next meeting:

- consent item for new refrigerators and ranges for all the sites
- renewing contract on the worker's compensation insurance
- the RAD and PBRA and business activities and the surplus cash transfers
- non-competitive price for security services, communications, and modernization to replace the existing pull-cord system

RESIDENT INITIATIVES REPORT

Alicia Huckleby, Resident Initiatives Director & Human Services Director reported that assistant managers and human services coordinators will be scheduling the gardening committee meetings sometime from now until mid-May. Be on the lookout for the posting on the meeting. At the meeting the PHA gardening code of conduct will be gone over and garden plots will be assigned. The officer appreciation event is scheduled for May 28 – the planning committee will need at least another meeting. 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 an Employer of the Day event will be held on April 14, 10 am – 1 pm, at 121 7th Place East Suite 2300, Saint Paul, MN 55101 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 a blank vending contract will be sent out next month. Please wait for this before finalizing any contracts with the snack/beverage vendor. 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 11:22 a.m.

Submitted by:

Aado Perandi
PC/RPC Secretary

MEETING REMINDERS:

(Meeting through Zoom)

Next Presidents Council Meeting:

Monday, April 27, 10:00 a.m. – Noon.

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

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