

# Presidents Council Zoom Meeting Minutes

March 25, 2024

## CALL TO ORDER

Teresa Souvannchack, 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. Camille Gunderson, Neill, made a Motion to accept last month's Minutes as they stand. Leonard Thomas, Seal, seconded and the Motion carried.

## GUEST SPEAKER

Elizabeth Pacunas introduced Ling Becker.

Ling Becker, Director of Workforce Solutions for Ramsey County and Executive Director of Ramsey County Workforce Innovation board gave an overview of the employment and training services available to job seekers and businesses in Ramsey County. Workforce Solutions has nearly 80 employees, and also works with a number of community partners (Hired, Goodwill, Clues, etc.). CareerForce in Saint Paul is located at 540 Fairview Ave N, Suite 103 near University Ave W. Additional Community Center Labs are located at Metro Square (downtown Saint Paul), at the Roseville Library and the Maplewood Service Center (located in the Maplewood Mall). Workforce Solutions serves residents who are enrolled in eligibility-based programs; general job seekers looking for resources through Career Labs, by phone, virtually and through events; and Ramsey County employers.

Closed Referral Programs are available to residents that have a referral from the Diversionary Work Program (DWP), Minnesota Family Investment Program (MFIP) or SNAP Employment & Training. Open Referral Programs are available to Adult Job Seekers (through the Workforce Innovation and Opportunity Act), Dislocated Workers, Youth & Young Adult Employment Services, Special Projects, and the American Rescue Plan Act (ACPA). Open referral eligibility requirements depend on the programs used.

Youth Works includes programs for youth and young adults (usually from about 16 to 24 years of age). Earn and Learn programs are available which provide training and possibly on the job and internship training/learning, for individuals aged about 18 to 30 for careers in healthcare, information technology (IT), Human Services, Transportation, Construction/Green Energy, Entrepreneurship and Other.

There are also programs to help young workers aged 18-24 to obtain their driver's license as a needed work credential. There is a program to support youth & young adults ages 16-24 who are currently on probation in Ramsey County to get connected to paid job training and education programs. A Youth Job and Resource Fair will be held at Maplewood Mall on April 20 at 10 am - noon. A Green Ramsey Expo + Career Fair will be held on May 1 at the Wilder Foundation at 3:30 pm - 6:30 pm. A job board, Job Connect, is available at

<https://www.ramseycountymeansbusiness.com/workforce/jobconnect/>

Workforce Solutions contact information:

Employment assistance questions	Call 1-651-266-9890
Interest Form for Open Referral Programs	<a href="https://www.ramseycounty.us/next">https://www.ramseycounty.us/next</a>
Career Labs	<a href="https://ramseycounty.us/careerlabs">https://ramseycounty.us/careerlabs</a>
Youth Works	<a href="https://www.ramseycounty.us/YouthWorks">https://www.ramseycounty.us/YouthWorks</a>
Youth Build	<a href="https://youthbuild.org/">https://youthbuild.org/</a>
Hubert H. Humphrey Job Corps	<a href="https://huberthumphrey.jobcorps.gov/">https://huberthumphrey.jobcorps.gov/</a>
Fostering Independence Grant (FIG) Program	<a href="https://www.ohe.state.mn.us/mPg.cfm?pageID=2491">https://www.ohe.state.mn.us/mPg.cfm?pageID=2491</a>
Jobs & Training Resource Directory for Youth and Adults	<a href="https://docs.google.com/document/d/1Im17Oktnvm-tX9V6hwiqzAYa15YNUME4GLL-Gc3zHro/edit">https://docs.google.com/document/d/1Im17Oktnvm-tX9V6hwiqzAYa15YNUME4GLL-Gc3zHro/edit</a>

Ling Becker can be reached by email at [ling.becker@ramseycounty.us](mailto:ling.becker@ramseycounty.us) and by phone at 1-651-263-3245. She 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 one hundred three thousand, three hundred seventy-one dollars and ninety-eight cents (\$103,371.98). The ending balance is one hundred two thousand, seven hundred ninety-one dollars and ninety-eight cents (\$102,791.98). 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 Hamline hi-rise the lobby is being painted and new hot-water controls are being installed to help with the hot water supply; at Edgerton hi-rise elevator modernization work will be starting soon, one elevator will be down at a time while the work is being done; at Seal one elevator is down, there is no estimate of time to repair yet; at Exchange during the week of April 8, when the repair part arrives, one elevator will be down for 3 to 4 days to make the repair.

[Brent.Feller@stpha.org](mailto:Brent.Feller@stpha.org)

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

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

1. Mid-April, life-safety inspections will be starting up again in the buildings. The inspections will start at Iowa hi-rise and roll through the rest of the hi-rise until mid-June.
2. Mount Airy and Ravoux had a mock National Standards for the Physical Inspection of Real Estate & Real Estate Assessment Center (NSPIRE-REAC) inspection this week. These new standards have

additional requirements. If you have any issues with your smoke detectors and/or carbon monoxide (CO) detectors, please call in a work order to get the issues resolved. Do not remove batteries.

3. For normal maintenance requests, 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](mailto:Michael.Silvan@stpha.org)

### **PHA MANAGEMENT REPORT**

Mela Krick, Resident Services Senior Manager, reported that housekeeping inspections will be resuming starting this April. Management will be posting the inspection schedule. There will be also another inspection, a health and safety inspection, of every unit. All pull strings, for calling for help, must be hanging down, and not tied up out of the way. Make sure your unit is not cluttered. There must be required clearances. There must be an eighteen-inch clearance between any item and all fire water sprinkler heads. Capital Services is the current security contractor for PHA, starting April 1 the new security contractor will be Rozin Security.

Mela Krick then took questions.

[Mela.Krick@stpha.org](mailto:Mela.Krick@stpha.org) or 651-292-6183

### **SAFETY & SECURITY REPORT**

Sgt. Darryl Boerger, St. Paul Police Department, ACOP Unit was not available for this meeting, so there is 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.

[darryl.boerger@ci.stpaul.mn.us](mailto:darryl.boerger@ci.stpaul.mn.us) or 651-331-0510

### **OLD BUSINESS**

### **NEW BUSINESS**

1. Expense Approval. The PC Board has propose asking for approval for the below expenses:
  - Reimbursement for transportation for Presidents Council Board members
  - Covering the cost for Peer's ticket to the Officer Recognition EventLeonard Thomas, Seal, made a Motion to approve of these expenses. Jason Bruce, Exchange, seconded and the Motion carried.
2. Vending Machine. The new contract will be released in May. During the period leading up to May, we encourage you to use this time to invite vendors to your council meetings and clearly communicate your

service expectations to them. Once the contract is signed, it will remain valid for one year. Council keeps a copy, vendor keeps a copy, Manager keeps a copy, and a scanned copy of the vending machine contract must be emailed to Youa by June 30, 2024. For any inquiries regarding vending, please contact Resident Council Coordinator Youa.

3. 2024 Election. At your April meeting, the election judge will explain the election process and address any questions from residents and officers. The resident council will need to decide on the board structure that they wish to adopt and then conduct a vote. There are two options: the traditional board and the five-member board.

The traditional board comprises the President, Vice President, Secretary, Treasurer, and Fifth Officer, with each member's role being fixed. Any proposed changes to these roles require a council vote and approval.

On the other hand, the Five Member Board consists of the Secretary, Treasurer, Third Officer, Fourth Officer, and Fifth Officer. While the roles of the Secretary and Treasurer remain fixed, the Third, Fourth, and Fifth Officer roles can be shared and rotated without council approval.

Please inform the election judge of the board structure that your council voted on to enable them to post the correct election form.

4. Spring Newsletter. The newsletter team is recruiting new members. All interested individuals are encouraged to join. Please let Youa know by April 5, 2024 if you are interested. Additionally, residents and officers have the option to submit material and pictures for the newsletter.

### **BOARD OF COMMISSIONERS REPORT**

Leonard Thomas, Seal, Commissioner reported that a resolution was held to honor Executive Director Jon M. Gutzmann for his exceptional 36 years of service at the Saint Paul Public Housing Agency (PHA), recognizing his leadership and dedication. Jon's positive impact on the community, support for the Board of Commissioners, appreciation for PHA employees, and commitment to enhancing residents' lives were also acknowledged. The resolution ends with warm appreciation and best wishes for Jon's retirement. Jon expresses gratitude for the opportunity to serve the Board and residents.

PHA is proposing renewing the contract with the City of Saint Paul's Police Department (SPPD) for community policing services under ACOP (A Community Outreach Program) for Year 34, running from April 1, 2024, to March 31, 2025. The goal of the program is to improve community relations, tackle drug-related issues, and improve police services in public housing sites. Despite the end of grant funding in 2002, ACOP has continued thanks to PHA's commitment. ACOP officers play a vital role in responding to emergencies, resolving conflicts, mentoring youth, and ensuring safety within PHA sites.

PHA propose signing a contract with Rozin Security of Minneapolis, Minnesota, for armed security guard services at Exchange Hi-Rise and other locations as needed. The contract, capped at \$99,900 for one year, will run from April 1, 2024, to March 31, 2025, with the option to extend annually for up to five years, allowing for a maximum 5% rate increase per extension. Security guards will primarily serve Exchange Hi-Rise on Fridays through Sundays, with their hours determined by PHA staff. Other hi-rises may also request these services within the annual contract limit. Leonard then took questions.

## **RESIDENT INITIATIVES REPORT**

Alicia Huckleby, Resident Initiatives Director & Human Services Director was not available. Betsy Christensen thanks us for our ongoing service, our leadership, and our dedication in our current Resident Council roles. Resident Initiatives department is grateful for our partnership for all the initiatives that we have going on in our buildings. She wishes us all the best for this election season. She also thanks all the election judges for all the extra time and effort they put in to support the elections at the sites. Betsy then took questions.

Alicia.Huckleby@stpha.org

## **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. Beth is now also the Resident Initiatives Program Coordinator. Beth has moved into a broader position, but she is still working to provide resources and training at the PHA for employment, job skills training, education, micro-grants, and scholarships, anything that will move residents forward toward employment or careers.

Beth reported that Beth and Marcus May have been to most of the hi-rises to discuss the partnering with Comcast/Xfinity to make the apartments Wi-Fi ready. Central will have all new modems installed in all units this May. After a successful install at Central, installs will be scheduled for the other hi-rises.

Beth sent a personal invitation for a Twin Cities Rise program starting April 17. This program is six modules over six weeks, two hours per module. These are leadership courses and inter-personal communication courses that have been tailored by Beth and Twin Cities Rise to face as many of the needs as possible of council officers and members.

If we have any questions regarding employment, education or training please contact Beth, as shown below. Beth then took questions.

[Elizabeth.Pacunas@stpha.org](mailto:Elizabeth.Pacunas@stpha.org) or 651-298-4929

## **HIP REPORT**

Betsy Christensen, *Health Improvement Programs* (HIP) Coordinator, had a few updates. Betsy reported that she coordinates various health and wellness initiatives.

Upcoming spring programming:

- PHA will be partnering with University of Minnesota Extension and Ramsey County Master Gardeners again this year for two different classes at the hi-rises. Rounds are being made for the second class.
- There will be a garden meeting mid-April for any residents interested in doing gardening at their hi-rise. The meeting will be with Betsy and your assistant manager and will go through the garden agreement which everyone involved needs to sign. Also, there will be some free tools and seeds available.
- Concordia University Physical Therapy Department will be hosting a balance screening for fall prevention as part of the training this spring for the physical therapy students.
- Trellis will be hosting some classes on Diabetes prevention later spring or summer.
- Wilder Foundation has the capacity to host Walk with Ease or Tai Chi classes. If any hi-rise is interested in one of these classes, this spring or summer, please contact Betsy.

If there are any questions about any of the above programming, please contact Betsy. She then took questions.

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 informs us that she will be releasing the names of election judges to the councils soon. She reminded us to connect with our election judge and she will be reminding the judge to connect with the councils as well.

No further Presidents Council business was discussed or conducted, and the meeting adjourned at 11:25 a.m.

[Youa.thao@stpha.org](mailto:Youa.thao@stpha.org) or 651-228-3205

Submitted by:

Aado Perandi  
PC/RPC Secretary

## **MEETING REMINDERS:**

(Meeting through Zoom)

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

Monday, April 22, 10:00 a.m. – Noon.

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

**Computer Team Meeting:** Thursday, April 25 @ 1:00 p.m.