

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
April 26, 2022 – 5:00 P.M.

The Reading Housing Authority Board of Commissioners held a Workshop and Regular Meeting on Tuesday, April 26, 2022, at the O'Pake Community Center in Glenside/Hensler Homes.

WORKSHOP MEETING

Ms. Keely opened the meeting by recognizing RHA new and past employees. They were as follows: Andres Gonzalez's 26 years of employment, retiring on March 31, 2022; Dwane Charles, Sr. promoted to Custodian; and two new employees--Torrey Cooper, IT Technician and Liancarlo Lopez Delgado, Maintenance Mechanic in Center City.

The RHA Board of Commissioners honored winners of the 2022 Stokes Stitt Scholarship competition. Two \$2,000 per year awards, renewable for up to four years, were awarded to Yaneyda Huertas of Glenside Homes, a nursing student at Reading Hospital School of Nursing and Charisma Wentzel of Oakbrook Homes, a nursing student at Reading Area Community College.

The Commissioners also recognized Erica Montalvo of Oakbrook Homes, a 2020 Stokes Stitt Scholarship recipient. Erica will graduate from Harcum College in May with a degree in Business Management.

James Spring of Glenside Homes, a 2019 Stokes Stitt winner, was recognized on behalf of the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA). James was selected as a runner-up for this 35th Annual PAHRA Scholarship Award and is currently enrolled at Northampton Community College in the Culinary Arts and Hospitality Program. James is the first RHA resident to receive this honor.

Ms. Keely announced the June Board of Commissioners Meeting is canceled. May and July meetings will be held at the O'Pake Community Center in Glenside/Hensler Homes instead of as previously scheduled at William W. Willis Center for Administration, 400 Hancock Boulevard, Reading.

An overview of the 22nd Nelrod Consortium Annual Conference was shared with staff by Ms. Keely who attended the conference from April 6 to 8. This conference allows commissioners to spend three days for in person training focusing on the 'how to' procedures for improving agency operations.

Carrie Lynch and Michelle Dupell of Our City Reading presented to request an extension to the project-based voucher contract for GoggleWorks Apartments. A resolution will not be necessary to renew the contract.

There were no questions from staff relating to the Executive Director's Report.

COMMISSIONERS' MEETING

Ms. Keely, Chairman, called the REGULAR MEETING to order and upon roll call those present and absent were as follows:

Commissioners Present: Chairman Lorena P. Keely
 Vice-Chairman Steven E. Belinski
 Commissioner Myra Maldonado
 Commissioner Ineavelle Ruiz
 Commissioner Maria Delgado via Zoom

Commissioners Absent: None

RHA Staff Representatives: Stacey J. Keppen, Executive Director
Mya Hornberger, Executive Assistant
David C. Talarico, Director of Capital Improvements
Josh K. Smith, Director of Housing Management
Jonathan P. Runkle, Administrative Services Manager
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Anders Smith, IT Manager
Rory Ulrich, Maintenance Superintendent
John E. Knockstead, Resident Services Manager
Thomas Stianche, Voucher Programs Manager
Leonilda Feliciano, Applications Manager
Yasaira Modeste, Property Manager, North Campus
Nydia Rivera, Property Manager, South Campus
Gregg Snook, Assistant Maintenance Superintendent
William Rupp, Foreman, North Campus
Al Linarez, Foreman, South Campus
David Oley, Foreman, Center City Campus
Edwin Stock, Solicitor – Legal Staff
Dwane Charles, Sr. – Custodian
P. Torrey Cooper – IT Technician
Lincarlo Lopez Delgado – Maintenance Mechanic

ACKNOWLEDGEMENT OF VISITORS: The Chairman announced that no one had signed the register to speak at the Board Meeting.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – March 22, 2022

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

COMMUNICATIONS: None submitted.

APPROVAL OF THE SECRETARY/TREASURER REPORT

MOTION TO APPROVE: Vice-Chairman Belinski
SECOND: Commissioner Maldonado

DISCUSSION: None.

APPROVAL OF THE EXECUTIVE DIRECTOR REPORT

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6326: Acknowledging Andres Gonzalez's Twenty-Six [26] Years of Employment by Reading Housing Authority

MOTION TO APPROVE: Vice-Chairman Belinski
SECOND: Commissioner Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6327: Acknowledging the Promotion of a Street Cleaner to a Custodian (Dwane Charles, Sr.)

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6328: Acknowledging the Hiring of an IT Technician (P. Torrey Cooper)

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6329: Acknowledging the Hiring of a Maintenance Mechanic (Lincarlo Lopez Delgado)

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6330: Approving the Regular Meeting Schedule of the RHA Board of Commissioners for the Remaining Months of Calendar Year 2022

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Vice-Chairman Belinski

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6331: Awarding the Stokes Stitt Memorial Scholarship – Glenside Homes (Yaneyda Huertas)

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6332: Awarding the Stokes Stitt Memorial Scholarship – Oakbrook Homes (Charisma Wentzel)

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6333: Approving Post Travel to Las Vegas, NV to Attend the 22nd Annual Nelrod Consortium Conference to be Held April 6-8, 2022 (Lorena P. Keely)

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Vice-Chairman Belinski

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6334: Approving Travel to Pocono Manor, PA to Attend the PHFA 2022 Multifamily Affordable Housing Conference to be Held June 8-10, 2022 (Cheryl Lewis & William Clemmons)

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Vice-Chairman Belinski

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6335: Approving the Terms and Authorizing the Execution of a Contract with LANtek for Professional Information Technology Maintenance and Support of All RHA Properties

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6336: Approving the Terms and Authorizing the Execution of a Purchase Order for Building Security and Door Access with Honeywell Business Solutions for Additions and Renovations of the Central Administration Building

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

RESOLUTION NO. 6337: Approving the Terms and Authorizing the Execution of a Contract with Watermark Media, LLC for Redesign of the RHA Website

MOTION TO APPROVE: Commissioner Maldonado
SECOND: Vice-Chairman Belinski

DISCUSSION: None

VOTES IN FAVOR: Keely, Belinski, Maldonado, and Ruiz
VOTES AGAINST: None
RESPONSE UNABLE TO BE RECORDED DUE TO TECHNICAL ISSUES: Delgado

ADJOURNMENT:

MOTION TO ADJOURN: Vice-Chairman Belinski
SECOND: Commissioner Maldonado



Minutes Respectfully Submitted by:
Mya Hornberger, Executive Assistant/Recording Secretary