

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
April 25, 2023 – 5:00 P.M.

The Reading Housing Authority Board of Commissioners held a Workshop and Regular Meeting on Tuesday, April 25, 2023, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairwoman Lorena Keely began the meeting by welcoming new hire, Carlos Herrera. Carlos will be working at North Campus as a Custodian.

Sean Moretti, Realtor/Broker, presented to the board and staff on the background of his commercial investment company, Destination Realty, LLC. Mr. Moretti is interested in helping RHA transition the Park Place on Penn property to the next owner, a resolution for this authorization to be presented to the board at this meeting.

The RHA Board of Commissioners honored winners of the 2023 Stokes Stitt Scholarship competition. Chairwoman Lorena Keely presented the awards to Lillian Negron of Glenside Homes and Lindsey Leon of Oakbrook Homes. Ms. Negron is currently a Mechatronics Engineering major at Reading Area Community College with a 3.46 GPA, and Ms. Leon attends Harrisburg Area Community College at the Lancaster County Campus. She is now a Licensed Practical Nurse, but her long-term objective is to become a Certified Registered Nurse Anesthetist

This competitive scholarship is awarded annually to residents of Reading Housing Authority who demonstrate academic merit, self-sufficiency, tenacity in overcoming obstacles and who invest in their community. The scholarship offers a maximum of \$2000 per year, renewable for up to four years.

Josh Smith, Director of Housing Management, reviewed highlights of the Executive Director's Report, which included the following:

The RHA Public Housing waiting list for bedroom sizes 0-5 closed on Friday, April 14, 2023, receiving 2,496 applications. A lottery will be conducted to select a percentage of these applications over the coming 18 months.

RHA's Shelter Plus Care Program has been selected for expansion with an award of an additional 23 Shelter Plus Care Vouchers due to begin October 1, 2023. This new HUD initiative is entitled *Housing and Healthcare*.

David Talarico, Director of Capital Improvements, reported on work which continues under the *Glenside Homes Boiler Plant Decentralization Project – Phase II*. Internal staff have continued to be proactive in performing inspections as the project progresses.

Jonathan Runkle, Quality and Compliance Officer, shared funding progress for the *Oakbrook Center for Community Services Project*. Funding alternatives were addressed with the board including an application to the City of Reading Community Block Grant Program. If secured these funds will ensure completion of the Neighborhood Resource Center.

Other high-lights include:

- A Month of May Event, *Working Together for Our Communities*, will be held at all Center City Campus locations.
- The next Commissioners Meeting will be held on Tuesday, May 23, 2023, starting at 4 pm.

There were no other significant high-lights and no questions from staff relating to the Executive Director's Report.

COMMISSIONERS' MEETING

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

Commissioners Present: Chairwoman Lorena P. Keely
Commissioner Ineavelle Ruiz
Commissioner Maria Delgado

Commissioners Absent: Vice-Chairwoman Myra Maldonado

RHA Staff Representatives: Mya Hornberger, Executive Assistant, Recording Secretary
David C. Talarico, Director of Capital Improvements
Josh K. Smith, Director of Housing Management
Jonathan P. Runkle, Quality and Compliance Officer
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Rory Ulrich, Maintenance Superintendent
Leonilda Feliciano, Applications Manager
Yasaira Modeste, Property Manager, North Campus
Nydia Rivera, Property Manager, South Campus
Grisel Saez, Property Manager, Center City Campus
Jack Knockstead, Resident Services Manager
Tom Stianche, Voucher Programs Manager
Steve Notario, Purchasing Manager
Anders Smith, IT Manager
Gregg Snook, Assistant Maintenance Superintendent
Matt Smith, Maintenance Foreman, North Campus
Dave Oley, Maintenance Foreman, South Campus
Derek DeLong, Maintenance Foreman, Center City Campus
Edwin Stock, Solicitor, Legal Staff
Carlos Herrera, Custodian, North Campus
Bill Clemmons, Resident Services Coordinator

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

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – March 28, 2023

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Commissioner Delgado

DISCUSSION: None.

COMMUNICATIONS: Thank You Card from Steven Belinski

APPROVAL OF THE SECRETARY/TREASURER REPORT

MOTION TO APPROVE: Commissioner Delgado
SECOND: Commissioner Ruiz

DISCUSSION: None.

APPROVAL OF THE EXECUTIVE DIRECTOR REPORT

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Commissioner Delgado

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6425: Acknowledging the Hiring of a Custodian (Carlos Herrera)

MOTION TO APPROVE: Commissioner Delgado

SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Ruiz, and Delgado

VOTES AGAINST: None

RESOLUTION NO. 6426: Approving Travel to Seven Springs, PA to Attend the 2023 PAHRA Spring Conference & Showcase to be held June 4-7, 2023 (Bill Clemmons, Steve Notario, Greg Snook)

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Commissioner Delgado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Ruiz, and Delgado

VOTES AGAINST: None

RESOLUTION NO. 6427: Authorizing a Request for Funding from the Community Development Block Grant Program from the City of Reading

MOTION TO APPROVE: Commissioner Delgado

SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Ruiz, and Delgado

VOTES AGAINST: None

RESOLUTION NO. 6428: Awarding the Stokes Stitt Memorial Scholarship – Lillian Negrón (Glenside Homes)

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Commissioner Delgado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Ruiz, and Delgado

VOTES AGAINST: None

RESOLUTION NO. 6429: Awarding the Stokes Stitt Memorial Scholarship – Lindsey Leon (Oakbrook Homes)

MOTION TO APPROVE: Commissioner Delgado

SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Ruiz, and Delgado

VOTES AGAINST: None

RESOLUTION NO. 6430: Approving the Capital Fund Action Plan for FY2023-2027

MOTION TO APPROVE: Commissioner Delgado

SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Ruiz, and Delgado

VOTES AGAINST: None

RESOLUTION NO. 6431: Authorizing the Execution of a Listing Agreement with Destination Realty, LLC for Park Place on Penn

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Commissioner Delgado

DISCUSSION: None.

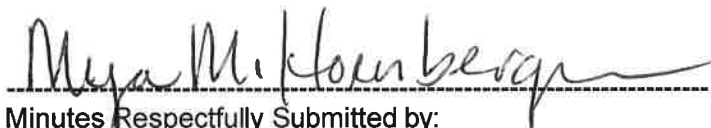
VOTES IN FAVOR: Keely, Ruiz, and Delgado

VOTES AGAINST: None

ADJOURNMENT:

MOTION TO ADJOURN: Commissioner Ruiz

SECOND: Commissioner Delgado

A handwritten signature in dark ink, appearing to read "Mya M. Hornberger", is written over a horizontal dashed line.

Minutes Respectfully Submitted by:

Mya M. Hornberger, Executive Assistant/Recording Secretary