

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
AUGUST 27, 2024 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, August 27, 2024, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairwoman Lorena Keely began the meeting by thanking the staff for their support during the U.S. Department of Housing and Urban Development's Big Check Event held at WCA on August 8th. At the event, RHA received a \$257,317 grant for the Resident Opportunity and Self-Sufficiency Service (ROSS) Coordinator Program. This HUD funded initiative aims to assist individuals and families increase their income, reduce or eliminate debt, and progress toward achieving economic independence.

Vice-Chairwoman Myra Maldonado expressed her gratitude to the numerous participants in the recent back-to-school event organized by Glenside Resident Council members and held at the O'Pake Community Center in Glenside Homes. The event offered haircuts to more than 35 children and distributed over 200 bookbags filled with school supplies.

President and CEO, Stacey Keppen, thanked staff for their outstanding response during a recent highrise fire incident. Damage was contained to one unit and residents were re-housed within one week. Many outside agencies helped with furnishings and donations. Mrs. Keppen also provided highlights of the President's Report, including:

1. A grant, dedicated to improving affordable housing at River Oak Apartments, was submitted to the Federal Home Loan Bank of Pittsburgh through American Bank, who agreed to serve as the local sponsor. If awarded, these funds would provide financial resources to support various aspects of affordable housing at River Oak Apartments including construction, renovation, energy-efficient technologies, and long-term sustainability. The grant award will be announced mid December 2024.
2. Through the combined efforts of RHA's Property Management, Resident Services Department, Resident Councils, Neighborhood Safety & Engagement Coordinator and solicitor, a resolution to update the RHA Trespass Policy is to be presented to the board at this meeting. This policy comes on the heels of some especially challenging events resulting from drug-related and violent criminal activity by residents and their guests. The updated policy will address the safety and security of RHA residents, guests, employees, and the general public, consistent with RHA's mission and strategic plan.
3. Officials from the HUD Office of Lead and Hazard Control and Healthy Homes met with RHA to review compliance with HUD and EPA lead-based paint regulations. No immediate compliance issues were found during the meeting.
4. The next Commissioners Meeting is set for Tuesday, September 24, at the Willis Center for Administration. The workshop will start at 4 pm, followed by the Commissioner's meeting at 5 pm.

EXECUTIVE SESSION: An Executive Session was held to discuss a legal matter.

COMMISSIONERS' MEETING

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

Commissioners Present: Chairwoman Lorena P. Keely
Vice-Chairwoman Myra Maldonado
Commissioner Ineavelle Ruiz
Commissioner Maria Delgado

Commissioners Absent: None.

RHA Staff Present: Stacey Keppen, President & CEO
Mya Hornberger, Communications Manager/Recording Secretary
David C. Talarico, Vice President & Director of Facilities
Josh K. Smith, Director of Programs
Jonathan P. Runkle, Director of Administration
Rory Ulrich, Maintenance Superintendent
Leonilda Feliciano, Applications Manager
Nydia Runkle, Property Manager, South Campus
Yasaira Modesto, Property Manager, North Campus
Tom Stianche, Voucher Programs Manager
Jack Knockstead, Resident Services Manager
Steve Notario, Purchasing Officer
Anders Smith, Information Technology 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
Tad Geisler, Inspection Manager, Center City Campus
Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Edwin Stock, Solicitor, Legal Staff

RHA Staff Absent: Grisel Saez, Property Manager, Center City Campus
Theresa A. Reustle, Comptroller, Secretary-Treasurer

ACKNOWLEDGEMENT OF VISITORS: None

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – July 23, 2024

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

COMMUNICATIONS: None

APPROVAL OF THE SECRETARY/TREASURER'S REPORT

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

APPROVAL OF THE PRESIDENT’S REPORT

MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6525: Approving the Terms and Authorizing the Execution of a Contract with SMJ Contracting, Inc. for Concrete Replacement at Various Reading Housing Authority Locations

MOTION TO APPROVE: Commissioner Delgado
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6526: Approving the Terms and Authorizing the Execution of a Purchase Order with Warren Watts Technology, LLC for the Purchase and Delivery of Stovetop Fire Suppressors for all RHA Properties

MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Delgado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6527: Approving the Terms and Authorizing the Execution of a Contract with Spotts Brothers, Inc. for Exterior Lighting Upgrades at Glenside Homes and Oakbrook Homes

MOTION TO APPROVE: Commissioner Delgado
SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6528: Authorizing a Memorandum of Agreement with Reading Area Water Authority (RAWA)

MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado
VOTES AGAINST: None

RESOLUTION NO. 6529: Approving an Update to the Trespassing Policy

MOTION TO APPROVE: Commissioner Delgado

SECOND: Commissioner Ruiz

DISCUSSION: None.

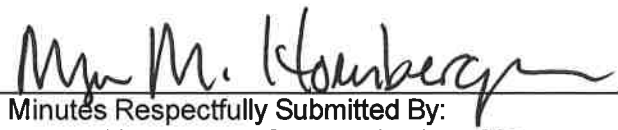
VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado

VOTES AGAINST: None

ADJOURNMENT:

MOTION TO ADJOURN: Vice-Chairwoman Maldonado

SECOND: Commissioner Ruiz

A handwritten signature in cursive script, reading "Mya M. Hornberger", is written over a horizontal line.

Minutes Respectfully Submitted By:

Mya M. Hornberger, Communications Manager/Recording Secretary