

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
OCTOBER 22, 2024 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, October 22, 2024, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

The meeting began with the board recognizing Rory Ulrich for 45 years of service. Edward Yeneshosky and Eithan Rivera were welcomed as Maintenance Mechanics for South and North Campuses, respectively.

President's Report

Stacey Keppen, President, presented an overview of the Annual Planning Process, emphasizing the key documents included with the President's Report, which are also available on RHA's website. These documents include RHA's Five-Year Plan, Annual Plan, Capital Fund Action Plan, and the Administration Plan for the Housing Choice Voucher Program. On Tuesday, September 24, Housing Choice Voucher participants attended a meeting at the Willis Center for Administration, where they received an overview of the draft Administrative Plan before its finalization. Participants were invited to ask questions about policies and provide input. A Public Hearing for comments on the draft plans will be held on November 19 at the Willis Center for Administration, 400 Hancock Boulevard, ahead of the Board of Commissioner's vote on final approval at the December 3, 2024, board meeting. The final submission to HUD is scheduled by January 15, 2025. Additional highlights from Ms. Keppen's monthly President's Report included:

1. Planning for a holiday gathering is underway. A 70% response rate from the employee survey showed that most employees prefer an event held during work hours.
2. Proposed dates for a spring commissioners' retreat were presented, with a final date to be set for early in 2025.
3. NSPIRE inspections at Hensler Homes took place on September 13, resulting in an overall score of 92. Inspections at Oakbrook Homes are scheduled for October 8 and 9, with results to be presented at the commissioners meeting on December 3, 2024.

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
Theresa A. Reustle, Comptroller, Secretary-Treasurer

Rory Ulrich, Maintenance Superintendent
Leonilda Feliciano, Applications Manager
Nydia Runkle, Property Manager, South Campus
Grisel Saez, Property Manager, Center City Campus
Yasaira Modesto, Property Manager, North Campus
Tom Stianche, Voucher Programs Manager
Steve Notario, Purchasing Officer
Anders Smith, Information Technology Manager
Gregg Snook, Assistant Maintenance Superintendent
Tad Geisler, Inspection Manager, Center City Campus
Matt Smith, Maintenance Foreman, North Campus
Dave Oley, Maintenance Foreman, South Campus
Derek DeLong, Maintenance Foreman, Center City Campus
Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Raquel Cedenio, Customer Service Specialist

Legal Staff Present: Edwin Stock, Solicitor

RHA Staff Absent: Jack Knockstead, Resident Services Manager

ACKNOWLEDGEMENT OF VISITORS: None

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – September 24, 2024

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

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 Delgado

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6537: Revising the Section 8 Housing Choice Voucher Program Payment Standards

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

DISCUSSION: None.

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

RESOLUTION NO. 6538: Approving an Amendment to the Reading Housing Authority Section 457(b) Deferred Compensation Plan

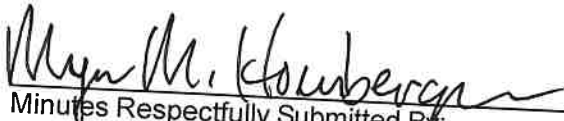
MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Delgado

DISCUSSION: None.

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

ADJOURNMENT:

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



Minutes Respectfully Submitted By:

Mya M. Hornberger, Communications Manager/Recording Secretary