

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
March 25, 2025 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, March 25, 2025, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairwoman Keely provided commissioners and staff with an overview of the recent NAHRO Washington Convention, which she attended along with President and CEO Stacey Keppen. The convention focused on affordable housing and community development issues and included a Capitol Hill Day, where members met with lawmakers to advocate for these priorities.

Guest Presentations

Ben Brasch, Account Executive for Yardi Systems, Inc. provided an overview of Yardi's property management software and services. Yardi Systems, Inc. provides a range of benefits that enhance operational efficiency, financial management, and resident engagement.

President's Report

Operating Budgets for fiscal year ending March 31, 2026, for the following Programs were reviewed with Commissioners: Low Income Public Housing Program, Central Office Cost Center, and Sylvania Homes. Voucher Programs Operating Budget for the Program Year Beginning January 1, 2025, was also reviewed. Resolutions to approve and adopt these budgets will be presented to the board at this meeting.

Ms. Keely reviewed the board resolutions scheduled for presentation at the Commissioner's Meeting.

EXECUTIVE SESSION: None held.

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
 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
 Gregg Snook, Assistant Maintenance Superintendent
 Nydia Runkle, Property Manager, South Campus
 Yasaira Modesto, Property Manager, North Campus

Grisel Saez, Property Manager, Center City Campus
Leonilda Feliciano, Applications Manager
Tom Stianche, Voucher Programs Manager
Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Jack Knockstead, Resident Services Manager
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Steve Notario, Purchasing Officer
Anders Smith, Information Technology Manager
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
Edwin Stock, Solicitor, Legal Staff

RHA Staff Absent: Rory Ulrich, Maintenance Superintendent
Raquel Cedenio, Customer Service Specialist

ACKNOWLEDGEMENT OF VISITORS: None.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – February 25, 2025

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

DISCUSSION: None.

COMMUNICATIONS: None

APPROVAL OF THE SECRETARY/TREASURER’S REPORT

MOTION TO APPROVE: Commissioner Delgado
SECOND: Commissioner Ruiz

DISCUSSION: None.

APPROVAL OF THE PRESIDENT’S REPORT – A Budget Presentation replaced the President’s Report

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6555: Authorizing Reading Housing Authority to Establish Additional Investment Accounts and Invest Private Funds with the Pennsylvania Local Government Investment Trust

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

DISCUSSION: None.

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

RESOLUTION NO. 6556: Approving the Terms and Authorizing the Execution of a Contract with Yardi Systems, Inc. to Provide a Comprehensive Computer Operating Software for Reading Housing Authority

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

DISCUSSION: None.

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

RESOLUTION NO. 6557: Approving and Authorizing the Adoption of Reading Housing Authority Low Income Public Housing Program Operating Budget for Fiscal Year Ending March 31, 2026

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

DISCUSSION: None.

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

RESOLUTION NO. 6558: Approving and Authorizing the Adoption of Reading Housing Authority Central Office Cost Center Operating Budget for Fiscal Year Ending March 31, 2026

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

DISCUSSION: None.

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

RESOLUTION NO. 6559: Approving and Authorizing the Adoption of Reading Housing Authority Sylvania Homes Operating Budget for Fiscal Year Ending March 31, 2026

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

DISCUSSION: None.

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

RESOLUTION NO. 6560: Approving and Authorizing the Adoption of the Voucher Programs Operating Budget for the Program Year Beginning January 1, 2026

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

DISCUSSION: None.

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

RESOLUTION NO. 6561: Authorizing the Purchase of Multiple Parcels from Reading Redevelopment Authority

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Commissioner Delgado

DISCUSSION: None.

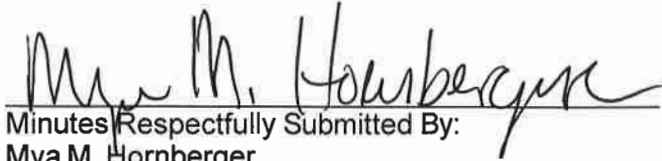
VOTES IN FAVOR: Keely, Maldonado, Ruiz, and Delgado

VOTES AGAINST: None

ADJOURNMENT:

MOTION TO ADJOURN: Vice-Chairwoman Maldonado

SECOND: Commissioner Delgado

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

Minutes Respectfully Submitted By:

Mya M. Hornberger

Communications Manager

Executive Assistant/Recording Secretary