

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
April 22, 2025 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, April 22, 2025, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

At its April 22, 2025, meeting, the Reading Housing Authority Board of Commissioners honored the recipients of the 2025 Stokes Stitt Scholarships and the Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Scholarship Program.

The Glenside Homes Stokes Stitt Scholarship has been awarded to Reeyana Richardson, a student at Reading High School. Reeyana is currently enrolled in both the Reading Virtual Academy and the Reading Muhlenberg Career and Technology Center. She has been accepted into the Psychology Program at Reading Area Community College for the Fall 2025 semester.

The recipient of the Oakbrook Homes Stokes Stitt Scholarship is Esteffani Alcantara, who is presently pursuing a Data Analytics Certification at Reading Area Community College.

The Stokes Stitt Scholarship is awarded annually to Reading Housing Authority residents who demonstrate academic excellence, perseverance in overcoming personal challenges, a commitment to self-sufficiency, and active community engagement. The scholarship provides up to \$2,000 per year for up to four years.

The Board also recognized the recipients of the 2025 Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Scholarship Program.

Jovanny Amoros Bracero earned 1st Place and was awarded the Paul G. Pecharko Memorial Scholarship in the amount of \$3,000. A 2024 graduate of Reading High School, Jovanny is currently attending Temple University, where he is majoring in Political Science.

Esteffani Alcantara received 3rd Place and was awarded a \$1,000 Paul G. Pecharko Memorial Scholarship. She was also honored earlier in the meeting as a recipient of the Stokes Stitt Scholarship.

The PAHRA Scholarship Program supports residents of public housing and families receiving housing assistance by promoting higher education, self-sufficiency, and personal development. Scholarships are named in honor of past PAHRA leaders and are presented in two categories: graduating high school seniors and adult learners.

The 2025 PAHRA scholarship recipients will be formally recognized during the PAHRA Spring Conference & Showcase on June 24 in Gettysburg, Pennsylvania.

President's Report

President & CEO Stacey Keppen presented key updates from the President's Report.

1. An increase in unreported income was observed this period, likely due to higher earnings compared to previous reporting cycles.
2. The Shelter Plus Care Program transitioned from Reading Housing Authority to Service Access Management, Inc. and is nearing finalization. Notification letters have been sent to both landlords and program participants to inform them of the change.
3. The Maintenance Department was recognized for their outstanding effort in replacing 179 faulty toilets in under a week.

4. Code compliance issues are being addressed at the Oakbrook Center for Community Services and are expected to be resolved within three weeks.
5. The Honeywell Energy Performance Report for the past year was received and accepted; as a result of unmet efficiency targets, RHA will receive a shortfall reimbursement check of \$39,650.
6. Steve Notario, Purchasing Officer, presented the 2025 Annual Spend Report, which included pie charts illustrating FY24 spending trends from April 2024 through March 2025 across categories such as vendors, contractors, finance, utilities, insurance, and other expenses.

Dave Talarico, Vice President & Director of Facilities, gave a special note of appreciation to Reading Truck Body for their Earth Day contribution, which included planting trees and shrubs around the Neighborhood Resource Center.

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

EXECUTIVE SESSION: Held for a personnel issue

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
Jonathan P. Runkle, Director of Administration
Gregg Snook, Assistant Maintenance Superintendent
Nydia Runkle, Property Manager, South Campus
Yasaira Modesto, Property Manager, North Campus
Leonilda Feliciano, Applications Manager
Tom Stianche, Voucher Programs Manager
Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Jack Knockstead, Resident Services Manager
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
Raquel Cedeno, Customer Service Specialist
Bill Clemmons, Program Manager, Foundation Housing & Services
Edwin Stock, Solicitor, Legal Staff

RHA Staff Absent: Rory Ulrich, Maintenance Superintendent
Grisel Saez, Property Manager, Center City Campus
Josh K. Smith, Director of Programs
Theresa A. Reustle, Comptroller, Secretary-Treasurer

ACKNOWLEDGEMENT OF VISITORS: None.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – March 25, 2025

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

COMMUNICATIONS: None

APPROVAL OF THE SECRETARY/TREASURER'S REPORT

MOTION TO APPROVE: Vice-Chairwoman Maldonado

SECOND: Commissioner Ruiz

DISCUSSION: None.

APPROVAL OF THE PRESIDENT'S REPORT

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Commissioner Delgado

DISCUSSION: None.

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6562: Awarding the Stokes Stitt Memorial Scholarship – Reeyana Richardson (Glenside Homes)

MOTION TO APPROVE: Commissioner Ruiz

SECOND: Vice-Chairwoman Maldonado

DISCUSSION: None.

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

VOTES AGAINST: None

RESOLUTION NO. 6563: Awarding the Stokes Stitt Memorial Scholarship – Esteffani Alcantara (Oakbrook Homes)

MOTION TO APPROVE: Vice-Chairwoman Maldonado

SECOND: Commissioner Delgado

DISCUSSION: None.

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

VOTES AGAINST: None

RESOLUTION NO. 6564: Approving Travel to Gettysburg, PA to Attend the 2025 PAHRA Spring Conference & Showcase to be Held June 22-25, 2025 (Jack Knockstead & Steve Notario)

MOTION TO APPROVE: Vice-Chairwoman Maldonado

SECOND: Commissioner Ruiz

DISCUSSION: None.

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

VOTES AGAINST: None

RESOLUTION NO. 6565: Approving the Terms and Authorizing the Execution of a Contract with Uhrig Construction, Inc. for the Exterior Accessibility Site Improvements at Glenside Homes

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: Commissioner Ruiz

SECOND: Vice-Chairwoman Maldonado

Minutes Respectfully Submitted By:

Mya M. Hornberger

Communications Manager

Executive Assistant/Recording Secretary