

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
June 24, 2025 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, June 24, 2025, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairwoman Lorena Keely opened the meeting by announcing recent staff promotions: Christina Columbo to Buyer in the Purchasing Department, Gregory Snook to Maintenance Officer and Steve Notario to Administrative Officer.

President's Report

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

1. Certificates of occupancy were obtained for both the Neighborhood Resource Center and Family Services Complex.
2. The Family Services Complex open house was attended by 150 residents and included tours and raffles. The grocery store opening, originally planned for June 23, was delayed due to a zoning requirement. A hearing is scheduled for July 9, with the goal of opening immediately after approval.
3. Plans were initiated to replace the Sylvania Homes overhead electric system with an underground loop system, improving reliability and reducing outages. The project will be funded internally and will coordinate with Verizon, Comcast, and Met-Ed.
4. A Community Development Block Grant application was submitted to the City of Reading to complete the final phase of the Oakbrook Homes Center for Community Services – Oakbrook Recreational Park. A board resolution will be presented tonight to pursue these funds.
5. Ms. Keppen presented a proposed solution regarding HUD's potential recapture of \$661,309. The proposal recommends using Central Office Cost Center funds to repay the loan associated with the Energy Performance Contract and request that HUD forgo recapture to permit sufficient resources to be directed towards energy savings.

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

EXECUTIVE SESSION: Held to discuss a legal 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

Commissioners Absent: Commissioner Maria Delgado

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
 Theresa A. Reustle, Comptroller, Secretary-Treasurer

Rory Ulrich, Maintenance Superintendent
Gregg Snook, Maintenance Officer
Nydia Runkle, Property Manager, South Campus
Yasaira Modesto, Property Manager, North Campus
Grisel Saez, Property Manager, Center City Campus
Tom Stianche, Voucher Programs Manager
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
Bill Clemmons, Project Manager, Foundation Housing & Services, Inc.

RHA Staff Absent: Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Jack Knockstead, Resident Services Manager
Josh K. Smith, Director of Programs
Steve Notario, Purchasing Officer
Leonilda Feliciano, Applications Manager
Raquel Cedeno, Customer Service Specialist

ACKNOWLEDGEMENT OF VISITORS: None.

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – May 27, 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 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. 6575: Authorizing a Request for Funding from the Community Development Grant Program from the City of Reading

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

DISCUSSION: None.

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

RESOLUTION NO. 6576: Approving the Terms and Authorizing the Execution of a Contract with Davies Hardscaping for Lawncare and Groundskeeping Maintenance at Various RHA Properties

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

DISCUSSION: None.

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

RESOLUTION NO. 6577: Approving the Terms and Authorizing the Execution of a Contract with Lantek for Professional Information Technology Maintenance and Support of all RHA Properties

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

DISCUSSION: None.

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

RESOLUTION NO. 6578: Approving the Terms and Authorizing the Execution of a Contract with Alcon Enterprise, Inc. to Provide Chore Services to Residents of Multiple Developments Throughout RHA

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

DISCUSSION: None.

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

RESOLUTION NO. 6579: Approving an Addendum to the Agreement Between the International Union of Painters and Allied Trades, District Council Number 21 and Reading Housing Authority

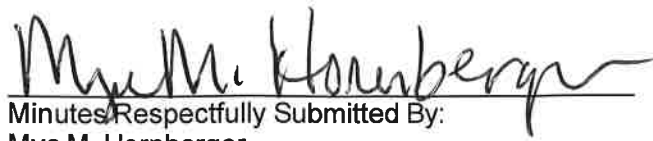
MOTION TO APPROVE: Vice-Chairwoman Maldonado
SECOND: Commissioner Ruiz

DISCUSSION: None.

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

ADJOURNMENT:

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

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

Minutes Respectfully Submitted By:

Mya M. Hornberger

Communications Manager

Executive Assistant/Recording Secretary