

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
February 24, 2026 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting beginning at 3:00 p.m. on Tuesday, February 24, 2026, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

Chairwoman Lorena Keely opened the meeting by recognizing two residents, one of whom resides in a private rental owned by RHA. Ms. Keely and RHA President, Stacey Keppen, received and addressed her concerns regarding a maintenance topic.

A Draft Budget Review Workshop for the Fiscal Year Ending March 31, 2027, was held with limited staff present. Ms. Keppen stated that the Commissioners received separate budgets for Public Housing, the Central Office Cost Center, Voucher Programs, Sylvania Homes, River Oak Apartments, Emma Lazarus Townhomes, and the Business Opportunities account. Ms. Keppen noted that this is the first time seven separate budgets have been prepared and presented to the Commissioners one month prior to the resolution deadline. She stated that this progress reflects the extensive work completed by staff during the transition to new financial software, which required careful review of the integrity and formatting of financial information.

Ms. Keppen also provided highlights from the President's Report, noting that the past month has been expensive and demanding due to weather-related events. A power outage occurred at Kennedy Towers beginning at 11:00 p.m. on Saturday, February 7, and continued until 8:00 p.m. on Sunday, February 8. On Monday, February 9, a hot water coil inside the HVAC air handling equipment ruptured at Rhodes Apartments. In addition, snow events have occurred every weekend since December 14, creating additional operational challenges.

Danielle Hoffer, Third-Party Administrator, reported that since December 14, snow removal operations, including weekend work, holiday coverage, and salting, required over 300 hours of overtime. Greg Snook, Maintenance Officer, reported that most of the Authority's essential staff had not experienced a major snow event since the last significant storm in 2017, and approximately 95% of the current workforce had no prior experience with such storms. As a result, staff trained employees on snow removal procedures. During these events, it was also discovered that some snow removal equipment required repairs or replacement. In response, the agency purchased new snow blowers and double-wide shovels, which helped improve efficiency during the most recent storm.

Ms. Keppen also provided an update regarding Community Safety and Engagement, including an incident involving pulled fire alarms by a former resident. She reported that no incidents occurred during the most recent weekend.

Chairwoman Keely noted that 84% of households in the Public Housing Program have registered in the Rent Café Portal. Josh Smith, Director of Programs, reported that despite initial concerns about the transition to Rent Café, the Authority is currently experiencing an 89.8% rent collection rate. He explained that some residents recently registered for automatic payment withdrawals, which will begin processing in March. Staff will contact those residents to assist them in making manual payments for February to ensure their accounts remain current.

The regular meeting then proceeded with the roll call.

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
Rory Ulrich, Maintenance Superintendent
Greg Snook, Maintenance Officer
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Steve Notario, Administrative Officer
Edwin Stock, Solicitor, Legal Staff
Danielle Hoffer, Third Party Administrator

RHA Staff Absent: Anders Smith, Information Technology Manager
Bill Clemmons, Project Manager, Foundation Housing & Services, Inc.
Dave Oley, Maintenance Foreman, South Campus
Derek DeLong, Maintenance Foreman, North Campus
Gregory Zawilla, Neighborhood Safety & Engagement Coordinator
Grisel Saez, Property Manager, Center City Campus
Jack Knockstead, Resident Services Manager
Nydia Runkle, Property Manager, South Campus
Tad Geisler, Inspection Manager, Center City Campus
Tom Stianche, Voucher Programs Manager
Yasaira Modesto, Property Manager, North Campus

ACKNOWLEDGEMENT OF VISITORS SEEKING PUBLIC COMMENT:

Shandll Lopez, 921 Muhlenberg Street, Reading, PA
Jasmine Torres, 1210 Hampden Boulevard, Reading, Pa

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – January 27, 2026

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

DISCUSSION: None.

COMMUNICATIONS: None

APPROVAL OF THE SECRETARY/TREASURER’S REPORT

MOTION TO APPROVE: Commissioner Delgado
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. 6614: Approving Travel to Boston, MA to Attend the Affordable Housing-PHA Forum 2026 March 17-19, 2026

MOTION TO APPROVE: Vice-Chairwoman Maldonado

SECOND: Commissioner Delgado

DISCUSSION: None.

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

VOTES AGAINST: None

RESOLUTION NO. 6615: Approving a Contract with M&M Odds & Ends for Cleaning Services

Commissioner Keely made a motion to table Resolution No. 6615 regarding this contract. The motion was seconded by Commissioner Delgado. Motion carried. The resolution will be considered at a future meeting.

ADJOURNMENT OF PUBLIC MEETING:

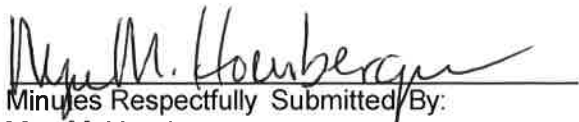
Commissioner Delgado made a motion to adjourn the regular meeting at 5:10 p.m.

EXECUTIVE SESSION:

The Board entered into Executive Session at 5:15 p.m. to discuss legal and personnel matters with the Authority's solicitor.

ADJOURNMENT OF EXECUTIVE SESSION:

Executive Session adjourned at 5:35 p.m.



Minutes Respectfully Submitted By:

Mya M. Hornberger

Communications Manager

Executive Assistant/Recording Secretary