

MINUTES OF REGULAR MEETING
READING HOUSING AUTHORITY
BOARD OF COMMISSIONERS
APRIL 23, 2024 – 5:00 PM

The Reading Housing Authority Board of Commissioners held a Workshop and Commissioners Meeting on Tuesday, April 23, 2024, at the William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, PA.

WORKSHOP MEETING

The Workshop Meeting focused on the Stokes-Stitt and PAHRA Scholarship Program Awards. Chairwoman Lorena Keely opened the meeting, welcoming special guests Councilor Dr. Rafael Nunez and Councilor Vanessa Campos. Dr. Nunez, representing the district including Glenside Homes, where he once lived and received the Stokes Stitt Scholarship, and Councilor Vanessa Campos, representing the district encompassing Oakbrook Homes, Rhodes Apartments, Eisenhower Apartments, Kennedy Towers, and Franklin Tower, both shared words of wisdom with the scholarship winners. Councilor Campos encouraged the winners to “be lifelong learners and never lose your enthusiasm,” while Councilor Nunez stated, “the right people will help you to accomplish all of your dreams.”

The Stokes-Stitt Scholarship is awarded annually to Reading Housing Authority residents who demonstrate academic merit, self-sufficiency, tenacity in overcoming obstacles, and community investment. The scholarship provides up to \$2000 per year for four years.

The RHA Board of Commissioners honored the 2022 Stokes Stitt Scholarship winners: Caterin Ortiz of Glenside Homes, a student at Reading High School who will attend Northampton Community College in Fall 2024 to pursue an Associate Degree in Culinary Arts, and Jeremiah Santiago of Oakbrook Homes, a student at Reading High School who will enter Penn State Berks in Fall 2024.

Five applications for the PAHRA Scholarships were submitted by RHA, with three ultimately selected among 21 applications statewide. These scholarships are named in honor of past PAHRA leaders and are divided into two categories: one for graduating high-school seniors and one for older students. Each member agency can submit up to two applications per category, requiring endorsement and a modest application fee.

The Pennsylvania Association of Housing and Redevelopment Agencies (PAHRA) Scholarship Program recipients were Aaliyah Zambrano (Housing Choice Voucher Program, 1st Place, L. DeWitt Boosel Memorial Scholarship), Brian Estevez (Oakbrook Homes, 2nd Place, L. DeWitt Boosel Memorial Scholarship), and Lindsey Leon (Oakbrook Homes, 2nd Place, Paul G. Pecharko Memorial Scholarship). Ms. Leon was also a recipient of the 2023 Stokes Stitt Scholarship.

PAHRA scholarship recipients will be honored at the PAHRA Spring Conference & Showcase on May 7th in Bethlehem, PA.

Other highlights included:

1. A resolution to approve the adoption of the RHA Housing Choice Voucher Administration Plan.
2. Launch of the newly designed RHA website.
3. Resolutions to approve exterior lighting upgrades at Glenside and Oakbrook Homes and ventilation and smoke detector upgrades at Glenside Homes.
4. The next Commissioners Meeting is Tuesday, May 28th at Willis Center for Administration. The workshop meeting will start at 4 pm and the Commissioner’s meeting at 5 pm.

EXECUTIVE SESSION: None held.

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
Commissioner Ineavelle Ruiz
Commissioner Maria Delgado

Commissioners Absent: Vice-Chairwoman Myra Maldonado

RHA Staff Present: Stacey Keppen, President & CEO
Mya Hornberger, Executive Assistant, Recording Secretary
David C. Talarico, Vice President & Director of Facilities
Josh K. Smith, Director of Programs
Jonathan P. Runkle, Quality and Compliance Officer
Theresa A. Reustle, Comptroller, Secretary-Treasurer
Rory Ulrich, Maintenance Superintendent
Leonilda Feliciano, Applications Manager
Nydia Runkle, Property Manager, South Campus
Yasaira Modesto, Property Manager, North Campus
Grisel Saez, Property Manager, Center City Campus
Tom Stianche, Voucher Programs Manager
Jack Knockstead, Resident Services Manager
Steve Notario, Purchasing Manager
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
Edwin Stock, Solicitor, Legal Staff
Raquel Cedenno, Customer Service Specialist, WCA
Bill Clemmons, Service Coordinator, Self-Sufficiency Programs
Cheryl Lewis, Service Coordinator, South Campus

RHA Staff Absent Derek DeLong, Maintenance Foreman, Center City Campus

ACKNOWLEDGEMENT OF VISITORS:

Vanessa Campos, City of Reading Councilor, District 1
Dr. Rafael Nunez, City of Reading Councilor, District 5

APPROVAL OF PAST MEETING MINUTES

Regular Meeting – March 26, 2024

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Commissioner Delgado

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 – None prepared for this month’s meeting

RESOLUTIONS AND BOARD ACTION

RESOLUTION NO. 6503: Awarding the Stokes Stitt Memorial Scholarship – Caterin Ortiz (Glenside Homes)

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Commissioner Delgado

DISCUSSION: None.

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

RESOLUTION NO. 6504: Awarding the Stokes Stitt Memorial Scholarship – Jeremiah Santiago (Oakbrook Homes)

MOTION TO APPROVE: Commissioner Delgado
SECOND: Commissioner Ruiz

DISCUSSION: None.

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

RESOLUTION NO. 6505: Approving the Adoption of the Reading Housing Authority HCVP Administration Plan

MOTION TO APPROVE: Commissioner Ruiz
SECOND: Commissioner Delgado

DISCUSSION: None.

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

RESOLUTION NO. 6506: Approving the Terms and Authorizing the Execution of a Contract with Barry Isett & Associates, Inc. for the Exterior Lighting Upgrades at Glenside and Oakbrook Homes

MOTION TO APPROVE: Commissioner Delgado
SECOND: Commissioner Ruiz

DISCUSSION: None.

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

RESOLUTION NO. 6507: Approving the Terms and Authorizing the Execution of a Contract with Barry Isett & Associates, Inc. for the Ventilation and Smoke Detector Upgrades at Glenside Homes

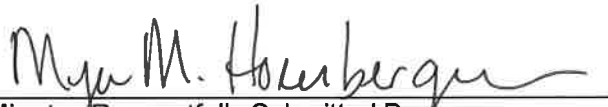
MOTION TO APPROVE: Commissioner Ruiz
SECOND: Commissioner Delgado

DISCUSSION: None.

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

ADJOURNMENT:

MOTION TO ADJOURN: Commissioner Ruiz
SECOND: Commissioner Delgado



Minutes Respectfully Submitted By:
Mya M. Hornberger, Executive Assistant/Recording Secretary