

MINUTES OF THE READING HOUSING AUTHORITY

The Regular Meeting of the Reading Housing Authority for the month of April was held at William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, Pennsylvania on April 27, 2010.

Members of the staff attending were as follows: Mr. Daniel F. Luckey, Executive Director; Mr. Ronald J. Fioravanti, Deputy Executive Director; Mr. David C. Talarico, Maintenance Superintendent; Mrs. Audrey L. Wenrich, Administrative Assistant; Mr. Thomas B. Marsh, Comptroller; Mr. George F. Eisenhauer, Purchasing Agent; Ms. Gloria J. Guard, Property Manager; Mr. Josh Smith, Property Manager; Mr. Charles K. Huckstep, Administrative Assistant; Mrs. Leonilda Feliciano, Resident Selection Supervisor; Mrs. Stacey J. Keppen, Social Services Director; Mr. Frederick Prutzman, Building Construction Inspector; Mrs. Carolyn Bower, Section 8 Coordinator; and Mrs. Elaine K. Adesso, Executive Secretary. Attorney Edwin L. Stock, Solicitor for the Authority, and Mr. David Kostival, Reading Eagle Reporter, were also present.

The Chairwoman called the regular meeting to order at 5:00 p.m., and upon roll call those present and absent was as follows:

Present: Ms. Mary Beth Hennigan
Rev. Steven Belinski
Mrs. Lillie Mathies
Mr. Nelson De Leon
Mr. Eligio Colon, Jr.

Absent: None

The Chairwoman announced that no one had signed the register to speak at the Board Meeting.

A motion was made by Rev. Belinski, and second by Mr. Colon, approving the minutes of the Regular Monthly Meeting held March 23, 2010. The motion was carried unanimously.

A motion was made by Rev. Belinski, and second by Mr. Colon approving the bills as submitted by Mr. Fioravanti for the period of March 11, 2010 thru April 16, 2010. The motion was carried unanimously.

There was no Treasurer's Report submitted.

The Executive Director submitted the following report:

COMPREHENSIVE GRANT PROJECTS

A. 217- 2008 Capital Funds – The vast majority of the funding for this allocation is nearly expended. We expect to be closing this allocation in the near future. The generator replacement is one of the last work items from this funding source which is nearing completion.

B. 218 – 2009 Capital Funds – This allocation is now proceeding as contracts for the offices at Oakbrook/Glenside as well as the completion of the outside of five additional buildings were signed. The work started on October 1, 2009. We have also included funding for the 2-5 handicapped accessible units we agreed to build as part of the DOJ agreement. While this funding is not sufficient to complete the entire project, it will be included in future funding.

C. 219 - 2010 Capital Funds – This has been approved by HUD. As I mentioned last month, HUD has been questioning our funding of the Police, Olivet Boys and Girls Club, the Wellness Program and other related services we provide to our residents. We have been providing these services out of our Capital Fund ever since HUD discontinued the Drug Elimination Program and we were told these were eligible work items.

We can only wait to see what and how HUD will treat these items and believe these services are needed by our residents and would like to continue them.

STIMULUS FUNDING – The High Rise kitchen project has now reached the production stage and they are moving along fairly well and everyone including but not limited to the employees of RHA, but more importantly, the residents are very happy with the results.

This project has hit a few snags in that the contractor found some hazardous materials in the work and had to adjust the work schedule. Most of the issues raised are covered under the specifications although, there maybe some increased costs associated with the work as it would have been removed under construction debris and now has to be removed under containment. These costs are still being worked out and expect a change order in the next month or so as I am unsure whether it will be at this meeting.

In addition to this issue, HUD has informed me that we will not be able to use the 1.5 million dollars we intended to use for the kitchen rehabilitation, as it has been determined that an HA cannot use operating funds for capital work. This is a result of the regulatory changes regarding the establishment of both the Capital Fund and the Operating Fund under QHWRA (Quality Housing and Work Responsibility Act of 1998) and one of the HUD's General Counsel determined we cannot use these funds for this work.

While I understand the issue, realistically operating funds is a mixture of rents and federal dollars which pay the cost of daily operations and include daily maintenance and modernization of our developments. While the rehabilitation of units is not on the large scale of the capital fund program, a lot of our operating fund does pay for similar work items. It begs the question that if RHA needs to do some work replacing and or repairing something and don't have Capital Fund money, we, according to the HUD General Counsel, can't use operating fund monies to do the work. It simply does not make sense and that is the issue.

We are working towards getting this issue resolved and Ed Stock has been working with us on this issue and there are options RHA can use to circumvent this issue. One of the easiest measures is to borrow the money for the work and then pay it back out of this fund of money which the regulations permit. It is ironic as we can't pay for it out of the operating fund, but can borrow the money and pay it back out of the same funds.

CO-GENERATION PLANT AT GLENSIDE – RHA has negotiated the contract amount for the first phase of this contract which is to determine the feasibility of the project as it will fit within our boiler capacity and heating needs, taking into consideration environmental issues.

This project has not been moving along as quickly as expected. We are trying to get this project moving along so we meet our deadlines.

2009 AGENCY PLAN – This Capital Fund will be used in conjunction with the stimulus monies.

RHA OPERATING BUDGETS – We have on the agenda for approval the operating budgets for our Public Housing Developments, Sylvania and River Oak. Overall, there is not much change in the budgets from year to year. Overall, we have been somewhat conservative when developing the budget as we are still unsure as to what the funding will be in the coming years and is reflected in our budgets.

I should point out that we are in decent shape. This is reflected in the budgets that were given and we have included in the packet the overall budget for the agency and will have for your review at the Board meeting the individual development budgets, which shows that costs and expenses are spread out on a development by development basis. While it is interesting to see the costs of each development, I can't really say it provides much benefit.

2010 AGENCY PLAN – The Agency Plan has been approved and HUD was intent on holding up the approval on this for an indefinite time frame unless we changed the City of Reading Police, Olivet’s Boys and Girls Club, YMCA and the Wellness Program to a more generic terminology. They required it say “Police services, Boys and Girls Club services, Youth services, Summer Camp programs and Wellness services for seniors” or they would hold up the approval of this years plan. Rather than go through any problems, we revised this years Agency Plan to reflect their request.

PARK PLACE ON PENN STREET PROJECT- We are still waiting for the economic climate and consumer interest to increase so we can sell more of these units. In addition, we are still working on an application that will give us the official condominium status that is necessary for banks to lend money for the purchase of these condos. As I understand, unless a bank is willing to hold onto a mortgage (i.e., keep it in its portfolio) they will sell the mortgage and unless the condo has been approved by Fannie Mae, the mortgage cannot be sold. Therefore, it is in our best interest to apply for this and get the development approved officially as a condo project.

RIVER OAK APARTMENTS – Our leasing rate has increased and feel we are finally getting this project moving in the right direction. In regards to the Reading Area Water Authority (RAWA) pumping station, we were to have been paid since the signing of the leasing agreement with RAWA. Unfortunately, I was remiss in making sure we were being paid for the use of the area. As a result, a bill was prepared and submitted to RAWA for payment and we have set up an account so a bill will be submitted on a monthly basis.

Overall the leasing rate for this project is moving along very well and hope this project will be able to pay the monies we have borrowed.

YOUTHBUILD PROGRAM – Unfortunately, this project is not moving along very well as the Project Manager resigned abruptly and put the project in a holding pattern. However, the YouthBuild people were able to get another Project Manager and are working with our staff in getting this moving along in the way and manner we feel is important for the success of the project.

We are hopeful this project will get back on track and a preliminary review of the program status shows it is moving along fairly well. The reason for our concern is they are now moving into occupied units and there needs to be a very structured procedure for the workers and previously, this just was not happening.

CITY OF READING POLICE PATROLS – This program is doing well and we are still being supported in the operation of this program with the City of Reading. We continue to have among the safest neighborhoods any where in the City. Both Oakbrook and Glenside Homes have very little issues with crime.

I am still unsure as to what if any issues HUD may have regarding the City of Reading Police and in support of that I submitted a “Sole Source Declaration” to HUD stating the City of Police being the only entity legally able to provide these services within the City limits. So, we will be contracting with them for these services. I have put this on the agenda for discussion as the Board might want to affirm its agreement with the City of Reading Police being the only source for police services.

FHEO/DOJ STATUS – Muhlenberg/Greene is working on the development phase of the new accessible units to ensure we stay within the time frame required by the agreement with DOJ. We are moving ahead with the design and planning stages, now that a decision on how to proceed has been made.

While I do not see any problem with this, one never knows what issues HUD could have a problem with, though they will also have to answer to DOJ if they hold up this project. In light of that issue, I do not believe HUD would want to cause this project to be held up.

It is our intent to take funds out of this year's Capital Fund to pay for the cost of these units. It is planned that we will construct all of the units at once so we meet the requirements of the agreement with DOJ. In the coming weeks, we will be submitting a new construction development plan to HUD for their review and approval of this project.

GOGGLE WORKS APARTMENTS – There is no news on this as of yet and I have not been informed of any groundbreaking, but do expect it to occur some time in May. I will do my best to keep you informed of any changes and/or developments on this project.

As always, we are hopeful the closing will be soon so construction can begin and have every expectation it will take place in May. I will keep you informed of any new developments.

PUBLIC HOUSING HOMEOWNERSHIP – Total units sold 46, with 4 remaining, (2 occupied and 2 vacant). I still have not heard from our Public Housing Representative concerning the Board's interest in disposing of the remaining scattered site units. Despite this, we continue to work towards selling these units.

We placed a notice on the December rent statement asking people if they are interested in Homeownership and gave them a number to call. We will continue this until we have sold all of the units or have potential homeowners.

214 North 2nd Street – A few months ago, one of our previous homeownership units was in foreclosure and it was decided to purchase the unit from the bank in a deed in lieu of foreclosure because of the banks involvement in the homeownership program. We rehabbed the unit and put it back on the market and I am happy to say that we had two offers on the unit within two days of it being on the market.

This bodes well for the NSP program. This property is in the program area and would have been a candidate for the program.

SYLVANIA HOMES ANNUALIZED OCCUPANCY RATE %

2005			2006			2007			2008			2009							
Jun	Sep	Dec	Mar	June	Sept	Dec	Mar	Jun	Sept	Dec	Mar	June	Sept	Dec	Mar	June	Sept		
93.7	94.7	93.9	92.7	92.6	93.2	94.8	96.1	95.9	95.1	94.0	93.8	94.9	96.2	97.8	97.8	96.9	97	96.6	96.6

For the month of March I am happy to report that Sylvania is 100% leased up and we are doing very well in this area. While this is probably just a temporary thing, it is still an accomplishment.

SECTION 8 ANNUALIZED UTILIZATION (%) RATE

2005			2006			2007			2008			2009							
June	Sept	Dec	Mar	June	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec	Mar				
96.7	96	94.2	93.9	95.8	99.2	100.5	99.2	97.9	96	95.7	94.2	94.4	96.2	98.1	98.2	99.5	97.9	95.8	94.5

The leasing rate for the last quarter is 94.5%. Please note the waiting list has been exhausted and we will soon have to advertise for new applicants. As you may remember, there were an extraordinarily large number of people requesting applications and we want to figure out a better way of receiving applications. It was thought we will advertise informing the public (and at the same time provide notices to various agencies) that we will accept requests for Section 8 applications between certain dates and only 250 (or some number) will be randomly selected from the unopened letters. Applications will then be sent to those selected and it was thought it would be good to have an agency or third party select these letters to avoid claims of unfairness in the process.

I am not sure when this will occur but possibly in the next few months.

PUBLIC HOUSING ANNUALIZED OCCUPANCY RATE (%)

2005	2006				2007				2008				2009						
June	Sept	Dec	Mar	June	Sept	Dec	Mar	June	Sept	Dec	Mar	June	Sept	Dec	Mar	June	Sept	Dec	Mar
96.5	96.6	96.9	97.2	97.4	97.3	97.3	97.5	98.1	98.2	98.3	98.4	98.4	98.4	98.4	98.5	98.6	98.7	98.8	98.8

The annualized vacancy rate for the last quarter shows a good leasing rate and translates into 1.2% for RHA. This continues to be a decent occupancy rate even though it is slightly higher than the previous quarter. We continue to monitor our progress in this area and work towards improving the leasing rate, while everyone strives to attain 100% leasing rate.

ACCOUNTS RECEIVABLE (ANNUALIZED QUARTERLY) – PUBLIC HOUSING

2005	2006				2007				2008				2009						
Jun	Sept	Dec	Mar	June	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec	Mar	Jun	Sept	Dec	Mar
2.3	2	2.4	3.2	2.6	3.1	2.4	2.9	1.8	2.5	2.5	1.8	1.7	1.9	2.3	2.10	2.3	2.5	3	3

The Tar's are a little higher again this quarter. Staff is working hard to reduce these amounts in hopes to get them to a more reasonable level. Though, staff will never eliminate the Tar's, we work towards reducing them.

NEIGHBORHOOD STABILIZATION PROGRAM (NSP) – The City of Reading is the lead agency and we are the partners in this project along with Our City Reading, Inc. To date, I have not been contacted by the City of Reading to do anything or participate in this project.

There could be issues with this program since the funding has to be started, obligated and expended by a certain time and this could be critical.

RESIDENT OPPORTUNITY AND SELF-SUFFICIENCY (ROSS) – This application for additional funding for Service Coordination remains under consideration.

HARRISBURG HA AREA RESIDENT COUNCIL (HHARC) – The Harrisburg Housing Authority Resident Council Executive Committee will visit the Reading Housing Authority and I have been informed it will be in the summer. I will keep the Board informed of the exact time and date.

Vacant Unit Report as of April 13, 2010

	Units Scheduled To Be Leased	Unit Accepted By Eligible Applicant	Unit Scheduled Transfer	Unassigned Units	Total Vacant Units
Glenside	1	2	0	0	3
Hensler	0	0	2	0	2
Oakbrook	4	0	0	0	4
Franklin	0	0	0	0	0
Kennedy	0	3	0	0	3
Rhodes	0	0	0	1	1
Eisenhower	0	0	0	0	0
Hubert	0	0	0	0	0
Total					
Conventional					
Public					
Housing	5	5	2	1	13
Scattered					
Sites	0	0	0	2	2
Sylvania					
Homes	0	0	0	0	0
River Oak	3	1	0	0	4
726 N. 11th					
Street	0	0	0	1	1
Total	8	6	2	4	20

Our current occupancy rate is very high at 98.9% for Public Housing. This is an excellent leasing rate and if we take all of the units we manage (a total of 1800+) units our leasing rate comes to 98.9%. In addition, of the 20 vacant units, 8 are scheduled to be leased, 6 have been accepted by an applicant and 2 are a transfer. This leaves a total of 4 units that have not been assigned. We are in the process of assigning them.

I believe this level of leasing is excellent. We will continue to work towards a 100% percent leasing rate and it is starting to look like we might get there one day if we continue in the manner that we are going.

PUBLIC HOUSING/SYLVANIA HOMES WAITING LIST STATUS

Bedroom Size	P/H	Contacting	Waiting Period	Sylvania	River Oak
Studio	429	07/08	16 to 24 months	N/A	N/A
One Bedroom-Family/Elderly	403	09/08	16 months	15	N/A
Two Bedroom Family	194	04/08	16 to 24 months	31	9
Three Bedroom Family	190	01/08	24 months	17	11
Four Bedroom Family	27	06/07	24 months	1	N/A
Five Bedroom Family	16	08/09	12 months	N/A	N/A
Total	1,259			64	20

The Board can see the waiting period for a unit continues to increase. As a result, we have closed all of the bedroom waiting lists except for the five bedroom units. The reason for closing a waiting list is because if the time is much longer, the applicants may have moved, lost interest made other arrangements and/or is not eligible. As you might note, the waiting list for River Oak is long but we still have vacancies. The reason was due to a self imposed income guideline for applicants based on rent and tenant paid utilities. We have since excluded the utilities and expect to rent up the vacant units.

HUD REVIEWS – As part of the stimulus funding, HUD is sending staff to review the ways in which we have handled the stimulus monies. The following HUD departments have either started or will be scheduling their reviews:

- a. HUD Labor Relations Review - Whitney Rahman and Otto Hetzel have reviewed this issue and a response has been submitted.
- b. HUD Management Review of the stimulus monies – As a result of the follow-up visit by HUD staff, a letter to them regarding the open issues, all have now been closed.

FRANKLIN PARKING LOT – RHA had entered into an agreement with the Church next to Franklin Tower whereby we installed the fencing in exchange for parking spaces. Since that time, the Church was sold to Pennsylvania Counseling Center (PCC) and the Church building was then leased back to the Church giving control of the parking lot to PCC who in turn has terminated the agreement and taken away the parking spaces.

There have been some negotiations and such, but it seems the intent of PCC is to have the parking spaces and pay us for the fencing. There are numerous issues and Ed Stock has been involved and he will give additional explanation of this situation. In any event, RHA staff has been looking at alternative parking measures for the residents.

CITY WIDE RESIDENT COUNCIL (CWRC) – RHA was approached by the CWRC for funding of activities related to resident council programs and there is funding provided by HUD for these activities. In support of this we have asked the CWRC for a budget for us to review and approve if the activities are in accordance with the HUD guidelines. It is good to see this organization take off and get involved in making their developments a better place to live. They have been and are a positive force in helping us make our developments safer and a better place to live.

To date, we have not received the requested budget.

MEETINGS:

- Work Force Investment Board.

A motion was made by Mr. Colon and second by Mr. De Leon, to accept the report of the Executive Director. The motion was carried unanimously.

The following Resolution was read and considered:

RESOLUTION NO. 5471

RESOLUTION AUTHORIZING THE HIRING
OF A LABORER.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT Shad L. Smith be hired as a Laborer at an hourly rate of \$17.56.
2. THIS Resolution shall be effective April 5, 2010.

Mr. Colon introduced and moved the adoption of the Resolution as read, and which motion was second by Mrs. Mathies, and upon roll call the Ayes and Nays were as follows:

Ayes: Mr. Eligio Colon, Jr.
Mr. Nelson De Leon
Mrs. Lillie Mathies
Rev. Steven Belinski
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

The following Resolution was read and considered:

RESOLUTION NO. 5472

RESOLUTION APPROVING THE FYE MARCH 31, 2011, CONTRACT W-66
OPERATING BUDGETS, SAID BUDGETS HAVING BEEN EXAMINED AND
APPROVED BY THE BOARD OF COMMISSIONERS.

WHEREAS, the Reading Housing Authority's Contract W-66 Operating Budgets' total expenditure, for Asset Management Projects (AMP's), 10-Glenside, 11-Hensler, 20-Oakbrook, 30-High Rises and 40-Scattered Sites, for the fiscal year beginning April 1, 2010, and ending March 31, 2011, shall not exceed the amount of \$13,254,480.00 have been reviewed by the Board of Commissioners of the Reading Housing Authority.

WHEREAS, the Board of Commissioners has determined, with regard to said budget, that;

[1] All regulatory and statutory requirements have been met;

[2] The PHA has sufficient operating reserves to meet the working capital needs of its developments;

[3] Proposed budget expenditures are necessary in the efficient and economical operation of the housing authority for the purpose of serving low-income residents;

[4] The budget indicates a source of funds adequate to cover all proposed expenditures;

[5] The calculation of eligibility for Federal funding is in accordance with the provisions of the regulations;

[6] All proposed rental charges and expenditures will be consistent with provisions of law;

[7] The PHA/IHA will comply with the wage rate requirements under 24 CFR 968.110(e) and (f) or 24 CFR 905.120(c) and (d);

[8] The PHA/IHA will comply with the requirements of access to records and audits under 24 CFR 968.110(I) or 24 CFR 905.120(g);

[9] The PHA/IHA will comply with the requirements for the re-examination of family income and composition under 24 CFR 960.209, 990.115 and 905.315; and

[10] The PHA/IHA will comply with the requirements for certification of Housing Manager and Assisted Housing Manager positions (24 CFR 967.304 and 967.305).

THEREFORE, the Operating Budgets for AMP's, Contract W-66 for the FYE March 31, 2011, are hereby approved.

THIS Resolution shall be effective April 1, 2010.

Mrs. Mathies introduced and moved the adoption of the Resolution as read, and which motion was second by Mr. De Leon, and upon roll call the Ayes and Nays were as follows:

Ayes: Mr. Eligio Colon, Jr.
Mr. Nelson De Leon
Mrs. Lillie Mathies
Rev. Steven Belinski
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

The following Resolution was read and considered:

RESOLUTION NO. 5473

RESOLUTION APPROVING AND AUTHORIZING THE
ADOPTION OF THE SYLVANIA HOMES OPERATING
BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2011.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT the Sylvania Homes Operating Budget Expenditures, in the amount of \$1,082,880.00 for the fiscal year ending March 31, 2011, is hereby approved and adopted.

2. THIS Resolution shall be effective April 1, 2010.

Mr. De Leon introduced and moved the adoption of the Resolution as read, and which motion was second by Mr. Colon, and upon roll call the Ayes and Nays were as follows:

Ayes: Mr. Eligio Colon, Jr.
Mr. Nelson De Leon
Mrs. Lillie Mathies
Rev. Steven Belinski
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

The following Resolution was read and considered:

RESOLUTION NO. 5474

RESOLUTION APPROVING AND AUTHORIZING
THE ADOPTION OF THE RIVER OAK APARTMENTS, LLC,
OPERATING BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2011.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT the River Oak Apartments, LLC, Operating Budget Expenditures, in the amount of \$599,600.00 for the fiscal year ending March 31, 2011, is hereby approved and adopted.

2. THIS Resolution shall be effective April 1, 2010.

Mrs. Mathies introduced and moved the adoption of the Resolution as read, and which motion was second by Mr. De Leon, and upon roll call the Ayes and Nays were as follows:

Ayes: Mr. Eligio Colon, Jr.
Mr. Nelson De Leon
Mrs. Lillie Mathies
Rev. Steven Belinski
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

The following Resolution was read and considered:

RESOLUTION NO. 5475

RESOLUTION APPROVING CHANGE ORDER NO. 2 TO
THE CONTRACT WITH REDSTONE COMPANY.

BE IT RESOLVED AND IT HEREBY IS RESOLVED by the Reading Housing Authority:

1. THAT the Commissioners of the Reading Housing Authority do hereby approve Change Order No. 2 submitted by Redstone Company (Wyomissing, PA), in the amount of \$1,911.00.

Description of Change: Extension to the contract for an additional sixty-one (61) calendar days to perform the following:

- Cross-leg table bases in lunch room and manager's office; 50% of Supply Source \$191.00
- at Glenside Administration Building (GAB) & Oakbrook Admin. Building (OAB)
- Modify aluminum storefront work, add reinforcing, metal framing and GWB at OAB reception area. \$880.00
- Demolition of portions of existing CMU partitions & construction of additional metal stud GWB partial walls due to instability at OAB. \$3,120.00
- Modify existing HVAC duct at Server Closet 121 at GAB. \$128.00
- Add new GWB bulkhead at Waiting Room 103 at GAB. \$529.00
- Vinyl asbestos tile abatement for new restrooms at OAB. \$288.00
- Add acoustic ceiling tile and grid at OAB. \$388.00
- Add fire-rated patching at Stair B at GAB. \$121.00
- Omit certain plaster patching and add new GWB at OAB. (\$-182.00)
- Omit cast iron drain pipe to curb at OAB. (\$-301.00)
- Omit removal of two floor outlets at OAB. (\$-201.00)
- Change Hafele wire pulls from #115.61.604 to #116.39.473. (\$-866.00)
- Provide two thermostat transformer replacements and reimburse RHA for installation and coordination. (\$- 93.00)
- Omit two painted plywood construction signs. (\$-2,091.00)
- Remove ceiling light fixture at OAB. N/C
- Delete relocation of one surface-mounted light fixture at OAB. N/C
- Omit red birch cabinet faces and Olympic interior panels and provide maple cabinet faces and hardwood veneer plywood interiors at GAB & OAB Kitchenettes N/C
- Omit two factory stained/finished sliced select white birch solid core doors & provide N/C two field painted paint-grade wood veneer doors at GAB.

Statement of Justification: These changes are a result of field conditions and decisions mutually agreed upon, costs were negotiated by RHA and its design team (Kautter & Kelley) with Redstone Company.

Redstone Company is the General Contractor providing exterior renovations at the Glenside Homes and interior renovations at the Glenside and Oakbrook Administration Buildings (Phase IV).

2. THIS Resolution shall be effective April 27, 2010.

Mr. De Leon introduced and moved the adoption of the Resolution as read, and which motion was second by Mr. Colon, and upon roll call the Ayes and Nays were as follows:

Ayes: Mr. Eligio Colon, Jr.
Mr. Nelson De Leon
Mrs. Lillie Mathies
Rev. Steven Belinski
Ms. Mary Beth Hennigan

Nays: None

The Chairwoman thereupon declared the said motion carried and the said Resolution adopted:

There being no further business to come before the Commissioners, a motion was made by Rev. Belinski second by Mr. Colon, to adjourn the meeting. The motion was carried unanimously.

The next regular meeting of the Reading Housing Authority is scheduled to be held at William W. Willis Center for Administration, 400 Hancock Boulevard, Reading, Pennsylvania on Tuesday, May 25, 2010, at 5:00 p.m.

Recording Secretary