

WILMINGTON HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

6:00PM

June 24, 2024

Present Representing the Board of Commissioners:

Jane Vincent	Maureene LaFate (Teams)
Azeez Weeks (Teams)	Ben Cohen (Teams)
Mimi Rayl (Teams)	Rachelle Grimes
Greg Luna	

Present Representing WHA (Executive Staff):

Ray Fitzgerald	Azsana Wing (scribe)
Christine Arnold	Ronnette Anderson
Rose Bizune	Irmina Williams
Jessica Clarkson	Lucy Barbu

Other:

Mike Stafford- YCST

The meeting was called to order at 6:01 pm. Chair Vincent called for the roll.

1. EXECUTIVE SESSION

The chair called for a motion to move into executive session at 6:04pm. Commissioner Rayl motioned, and Commissioner grimes seconded. Executive Session adjourned at 6:40pm.

2. PUBLIC COMMENT

There were no public comments.

Commissioner LaFate motioned that we adjust the agenda and consider the Resolutions first. The Chair called for a motion to adjust the agenda and consider the Resolutions first. Approved unanimously.

3. RESOLUTIONS

- a. **24-04** – Resolution Authorizing the Submission of a Disposition Application for 51 Scattered Site Properties to the Special Applications Center (SAC) of the U.S. Department of Housing and Urban Development (HUD)

The Chair called for a motion to consider Resolution 24-04. Commissioner Cohen motioned and suggested waiving the full text reading of the resolution. Commissioner Rayl seconded. The Chair called for a motion to approve Resolution 24-04 with amendments. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-04 adopted unanimously.

- b. **24-05** – Resolution Authorizing the Wilmington Housing Authority (WHA) to Convert Loans Issued to the Delaware Affordable Housing Group (DAHG) into Prepaid Rent

The Chair called for a motion to consider Resolution 24-05. Commissioner Cohen motioned and suggested waiving the full text reading of the resolution. Commissioner Grimes seconded. The Chair called for a motion to approve Resolution 24-05 with amendments. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-05 adopted unanimously.

- c. **24-06** – A Resolution approving the Wilmington Housing Authority’s reorganization of and participation as sole member of a Delaware Non-profit corporation known as Delaware Affordable Housing Group.

The Chair called for a motion to consider Resolution 24-06, waiving the full text reading of the resolutions. Commissioner Rayl motioned, and Commissioner LaFate seconded. The Chair called for a motion to approve Resolution 24-06 with amendments. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-06 adopted unanimously.

- d. **24-07** Resolution Authorizing the Executive Director to Piggyback on Sourcewell and Omnia Contracts for warehouse materials and supplies agencywide on an as-needed basis. This is a multiple award with four suppliers: HD Supply; The Home Depot Pro, Lowe’s Pro and WW Grainger

The Chair called for a motion to consider Resolution 24-07. Commissioner Cohen motioned and suggested waiving the full text reading of the resolution. Commissioner Grimes seconded. The Chair called for a motion to approve Resolution 24-07 with amendments. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-07 adopted unanimously.

- e. **24-08** Resolution Authorizing the Wilmington Housing Authority (WHA) to execute a lease of space at 321 E 11th Street in Wilmington, Delaware

The Chair called for a motion to consider Resolution 24-08. Commissioner Cohen motioned and suggested waiving the full text reading of the resolution. Commissioner Rayl seconded. The Chair called for a motion to approve Resolution 24-08 with amendments. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-08 adopted unanimously.

- f. **23-30** Resolution Authorizing the Submission of the Wilmington Housing Authority’s Fiscal Year 2024 Annual Plan

The Chair called for a motion to consider Resolution 24-30. Commissioner Cohen and Commissioner Grimes seconded. The Chair called for a motion to approve Resolution 24-30 as amended. The motion passed with all in favor. None opposed. Motion carried.

Resolution 23-30 adopted unanimously.

4. APPROVAL OF MINUTES

The chair called for a motion to approve the Board Meeting minutes from June 24, 2024. Commissioner LaFate motioned to approve the minutes. Commissioner Rayl seconded. Motion approved.

5. BOARD COMMITTEE REPORTS

- a) The Audit Committee last met on March 6th. The next meeting is TBD.
- b) The Development Committee met on June 18th. The next meeting is scheduled for July 16th.
- c) The Finance Committee met on June 20th (next meeting is scheduled for July 17th).

6. EXECUTIVE DIRECTORS REPORT

Mr. Fitzgerald provided a brief overview of accomplishments, updates, and current items.

- a. Ray shared a Community Impact Document
- b. Ongoing updates and future projects
 - 1) Disposition Updates
 - 2) College Unbound Update

7. BUDGET AND FINANCE REPORT

May 2024 Financial Statement.

Ms. Bizune provided a brief overview of the financial report.

8. OTHER BUSINESS

9. ADJOURN MEETING

The Chair called for a motion to adjourn the meeting. Commissioner Cohen motioned. Commissioner Rayl seconded. The motion passed with all in favor. None opposed. Motion carried.

The meeting was adjourned at 7:36 pm.

ADOPTED:

Steven Washington
Secretary, Board of Commissioners