

WILMINGTON HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

6:00PM

November 4, 2024

Present Representing the Board of Commissioners:

Jane Vincent	Maureene LaFate
Ben Cohen	Steve Washington
Mimi Rayl	Rachelle Grimes
Greg Luna	

Present Representing WHA (Executive Staff):

Ray Fitzgerald	Victoria Disabatino
Azsana Wing (Scribe)	Lucy Barbu
Christine Arnold	Irmina Williams
Jessica Clarkson	
Sandi Rosmini	

Other:

Mike Stafford- YCST (Teams)
Tanya Dempsey CSG Advisors (Teams)

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 go into Executive Session at 6:10 pm. The motion passed with all in favor. None opposed. Motion carried.

Executive Session concluded at 6:20pm.

2. PUBLIC COMMENT

Chair Vincent presented Commissioner Washington with an official proclamation from commissioners and staff thanking Commissioner Washington for his 7 plus years of service and dedication to the Wilmington Housing Authority.

3. APPROVAL OF MINUTES

The Chair called for a motion to approve the minutes from the previous meeting on October 23, 2024, with amendments. Commissioner Cohen motioned and Commissioner LaFate seconded. The motion passed with all in favor. None opposed. Motion carried. Commissioner Rayl suggested that we add more detail pertaining to the motions of the Board members. Commissioner Vincent suggested that we add the minutes to the website and document when quorum was established during the meetings (if not already established).

EXECUTIVE DIRECTORS REPORT

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

- a. Ongoing updates and future projects

- 1) WHA Elwyn Lease Executed. Renovations ongoing.
 - 2) Updated Finance Report
 - 3) Disposition Updates
 - 4) Strategic Plan Discussion
 - 5) CNI/ Riverside Updates
 - 6) Annual Plan
 - 7) Update on Lead Abatement/ YouthBuild Partnership (Sandra Countley)
 - 8) Centralized Waiting List Presentation (Ronnette Anderson)
- b. Affiliates Update
 - c. Relevant Upcoming Trainings

4. BUDGET AND FINANCE REPORT

October 2024 Financial Statement.

Commissioner Cohen provided a brief overview of the financial report.

5. BOARD COMMITTEE REPORTS

- a) The Audit Committee last met on March 6th. The next meeting is TBD.
- b) The Development Committee met on October 22nd. The next meeting is scheduled for December 10th.
- c) The Finance Committee met on October 23rd (next meeting is scheduled for December 11th).

6. RESOLUTIONS

a) **24- 13** Resolution Authorizing the Wilmington Housing Authority (WHA) to Award a Contract to Generation Electrical Services to Replace the Fire Alarm System at Crestview for the amount of \$645,000.

The Chair called for a motion to consider Resolution 24-13 waiving the full text reading of the resolutions. Commissioner Rayl motioned, and Commissioner Cohen seconded. Commissioner Cohen and Commissioner Rayl mentioned that there were no questions asked about the resolution in the committee meetings. Commissioner Luna asked questions about whether the resolution will be considered for the fiscal year or the calendar year. The Chair called for a motion to approve Resolution 24-13. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-13 adopted unanimously.

- b) **24-14** Resolution Authorizing the Submission of the Wilmington Housing Authority's Fiscal Year 2025-2029 Five -Year Plan and Fiscal Year 2025 Annual Plan

The Chair called for a motion to consider Resolution 24-14 waiving the full text reading of the resolutions. Commissioner Washington motioned, and Commissioner Rayl seconded. Commissioner Rayl mentioned the suggestions and edits pertaining to consistency in format and language that were submitted to Mrs. Arnold and if they were included in the new booklet. Commissioner Rayl also suggested change in the language about out ongoing relationship with landlords and providing updates about the new centralized waiting list. The Chair called for a motion to approve Resolution 24-14. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-14 adopted unanimously.

7. OTHER BUSINESS

8. ADJOURN MEETING

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

The meeting was adjourned at 7:42 pm.

ADOPTED:

Jane Vincent
Chair, Board of Commissioners