

WILMINGTON HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

6:00PM

December 11, 2023

Present Representing the Board of Commissioners:

Jane Vincent	Maureene LaFate
Azeez Weeks (Teams)	Ben Cohen
Mimi Rayl	Steve Washington (Teams)

Present Representing WHA (Executive Staff):

Ray Fitzgerald	Azsana Wing (scribe)
Christine Arnold	Geoffrey Steiner
Andrew Johnson	Jessica Clarkson
Lucy Barbu	Ronnette Anderson
Irmina Williams	
Sandra Countley	

OTHER:

Elsie Wolpert -YCST

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

1. EXECUTIVE SESSION

As the meeting was called to order, there was no quorum established to move into executive session. Once a quorum was later established there were no motions to move into executive session.

2. PUBLIC COMMENT- NONE

3. APPROVAL OF MINUTES

The chair called for a motion to approve the Board Meeting minutes from October 30, 2023. Commissioner Cohen motioned to approve the minutes. Commissioner LaFate seconded. Motion approved.

4. EXECUTIVE DIRECTORS REPORT

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

- a. Luther Towers Settlement.
- b. Ratification of CBA's
- c. Successful Parkview Appeal
- d. Dedicated staff member to answer phones.
- e. Public Housing rent collection occupancy rate increase
- f. Ongoing updates and future projects
 - 1) Disposition Updates
 - 2) Lead Remediation Grant
 - 3) Elwyn Lease
 - 4) Strategic Plan

5) Upcoming trainings for Board members

Christine gave a brief update and overview of the upcoming Strategic Plan meetings.

5. BUDGET AND FINANCE REPORT

October 2023 Financial Statement.

In Ms. Bizune' s absence, Commissioner Cohen provided a brief overview of the financial report.

6. BOARD COMMITTEE REPORTS

- a) The Audit Committee met on November 15th. Commissioner LaFate provided a brief update.
- b) The Development Committee met on November 28th. Mr. Johnson provided a brief update.
- c) The Finance Committee met on December 7th (next meeting is scheduled for January 17th). Commissioner Cohen provided additional comments about the upcoming budget review.

7. RESOLUTIONS

- a. 23-30– Authorizing the submission of the Wilmington Housing Authority's Fiscal Year 2024 Annual Plan

The Chair called for a motion to adopt Agenda Resolution 23-30 with the contingency that all suggested red line changes are made to the Resolution and supporting documentation. Commissioner Cohen motioned, and Commissioner Rayl seconded. The motion passed with all in favor. None opposed. Motion carried.

Resolution 23-30 adopted unanimously.

8. OTHER BUSINESS

9. ADJOURN MEETING

The Chair called for a motion to adjourn the meeting and to proceed into Executive Session. The motion passed with all in favor. None opposed. Motion carried.

The meeting was adjourned at 7:07pm.

ADOPTED:

Steven Washington
Secretary, Board of Commissioners