

WILMINGTON HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

6:00PM

September 23, 2024

Present Representing the Board of Commissioners:

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

Present Representing WHA (Executive Staff):

Ray Fitzgerald	Bola Odueke
Christine Arnold	Ronnette Anderson
Rose Bizune	Irmina Williams
Jessica Clarkson	Lucy Barbu
Sandi Rosmini	Victoria Disabatino

Other:

Mike Stafford- YCST (Teams)

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

1. EXECUTIVE SESSION

There were no motions made to move into Executive Session as there was no quorum.

2. PUBLIC COMMENT

There were no public comments.

3. APPROVAL OF MINUTES

There were no motions to approve the minutes from the previous meeting as there was no quorum established at the beginning of the meeting. Upon meeting the quorum requirement, the chair called for a motion to approve the Board Meeting minutes from September 23rd with amendments. The motion passed with all in favor. None opposed. Motion carried.

4. EXECUTIVE DIRECTORS REPORT

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

- a. Ongoing updates and future projects
 - 1) Disposition Updates
 - 2) Strategic Plan Discussion
 - 3) CNI/ Riverside Updates
 - 4) Annual Plan
 - 5) Branding Presentation Update

- 6) IT Update
- b. Penrose Phase III Budget Presentation
- c. Affiliates Update
- d. Consolidation of November and December Board Meetings
- e. Relevant Upcoming Trainings

5. BUDGET AND FINANCE REPORT

September 2024 Financial Statement.

Ms. Bizune and Commissioner Cohen provided a brief overview of the financial report.

6. BOARD COMMITTEE REPORTS

- a) The Audit Committee last met on March 6th. The next meeting is TBD.
- b) The Development Committee met on September 17th. The next meeting is scheduled for October 15th.
- c) The Finance Committee met on September 18th (next meeting is scheduled for October 16th).

7. RESOLUTIONS

a. **24- 09** Resolution authorizing the adoption of the Strategic Plan Goals in the Executive Summary of the Wilmington Housing Authority’s 2025-2044 Strategic Plan and assigning final approval of the overall document to the Executive Committee

The Chair called for a motion to consider Resolution 24-09 waiving the full text reading of the resolutions. Commissioner Rayl motioned, and Commissioner Luna seconded. The Chair made several mentions of the changes that were made to the resolution since last presented. The chair mentioned we would be adopting the goals and updating the Strategic plan documents for distribution. The chair also mentioned the idea of reordering the goals in terms of priority and putting like things together. Commissioner Rayl mentioned adding the overarching goals statement to the resolution. Ray mentioned that it would be added to the Executive Summary. The Chair called for a motion to approve Resolution 24-09. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-09 adopted unanimously.

b. **24-12** Resolutions authorizing the Wilmington Housing Authority to execute transaction documents for Phase III of the Imani Village Development Project

Ray provided an overview of the funding breakdown of Phase III of the Imani Village Development Project. Commissioner Cohen provided a financial overview from a financial standpoint and from the Pennrose presentation. The Chair called for a motion to approve Resolution 24-12. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-12 adopted unanimously.

8. OTHER BUSINESS

- a. Development Committee Oct. 15th
- b. Finance Committee Oct 16th
- c. Combining the November and December Board meeting to have it on December 16th

9. ADJOURN MEETING

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

The meeting was adjourned at 7:57 pm.

ADOPTED:

Steven Washington
Secretary, Board of Commissioners