

WILMINGTON HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

6:00PM

January 27, 2025

Present Representing the Board of Commissioners:

Jane Vincent	Maureene LaFate
Ben Cohen	John Cook
Mimi Rayl	Greg Luna

Present Representing WHA (Executive Staff):

Ray Fitzgerald	Victoria Disabatino
Azsana Wing (Scribe)	Lucy Barbu
Christine Arnold	Irmina Williams
Jessica Clarkson	Andrew Johnson
Ronnette Anderson	Rose Bizune
Sandi Rosmini	Sandra Countley
Bola Odueke	

Other:

Mike Stafford- YCST (Teams)
Zachary Rogers Motivation Inc. (Teams)

The meeting was called to order at 6:04 pm. Chair Vincent called for the roll.

1. EXECUTIVE SESSION

There were no motions made to move into an executive session.

2. PUBLIC COMMENT

- a. Sandy 111 Elm Street

3. APPROVAL OF MINUTES

The Chair called for a motion to consider the minutes from the previous meeting on December 16, 2024. Commissioner LaFate motioned, and Commissioner Cook seconded. Commissioner Vincent suggested that we make additional adjustments to how we are documenting the information in the ED report. The Chair called for a motion to approve the minutes from the previous meeting on December 16, 2024, with amendments. The motion passed with all in favor. None opposed. Motion carried.

Chair Vincent requested that we make a standing adjustment to the agenda and the meeting minutes to move all committee reports before the finance and budget report.

4. EXECUTIVE DIRECTORS REPORT

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

- a. Accomplishments
 - 1) The Resident Services Team secured a \$399,000 Family Self Sufficiency Grant.
 - i. Mrs. Irmina gave a brief overview about the FSS grant.
- b. Ongoing updates and future projects
 - 1) Disposition Updates
 - 2) Christine
 - i. Strategic Executive Summary Discussion
 - ii. CNI/ Riverside Updates
 - 3) Logos Review
 - i. Sandra presented updated logos to the board that reflect the ideas and suggestions they came up with.
 - 4) YWCA is Interested in renting Central Office when we vacate.
- c. Affiliates Update
 - 1) Ray provided and updated regarding the fire at Parkview and how our residents are affected.
- d. Future meeting agenda items
 - 1) Budget discussion
 - 2) Location for Next Board Meeting
 - 3) Accomplishments for 2024
- e. Relevant Upcoming Trainings
 - 1) NAHRO Washington DC

5. BOARD COMMITTEE REPORTS

- a) The Audit Committee last met on March 6, 2024. The next meeting is March 5, 2025.
- b) The Development Committee met on January 21st. The next meeting is scheduled for February 18th.
- c) The Finance Committee met on January 22nd (next meeting is scheduled for February 19th).

6. BUDGET AND FINANCE REPORT

January 2025 Financial Statement.

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

7. RESOLUTIONS

- a) 24- 17 Resolution Authorizing the Updates to WHA By-Laws

The Chair called for a motion to table Resolution 24-17 to be amended with changes and edits after the first reading of the resolution. Commissioner Cohen motioned, and Commissioner LaFate seconded. The motion passed with all in favor. None opposed. Motion carried.

(This resolution should be numbered as Resolution 25-01 and will be reflected upon and addressed at the next meeting and in future minutes)

8. OTHER BUSINESS

- a. Next Board Meeting February 24, 2025

9. 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 7:29 pm.

ADOPTED:

Greg Luna
Secretary, Board of Commissioners