

WILMINGTON HOUSING AUTHORITY

BOARD OF COMMISSIONERS

REGULAR MEETING MINUTES

6:00PM

February 24, 2025

Present Representing the Board of Commissioners:

Jane Vincent	Maureene LaFate
Ben Cohen	John Cook
Mimi Rayl	Greg Luna
Rachelle Grimes	Kirstopher Knight (Teams)

Present Representing WHA (Executive Staff):

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

Other:

Mike Stafford- YCST (Teams)

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

Chair Vincent called for a motion to adjust the agenda to do public comment before executive session.

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.

1. PUBLIC COMMENT

- a. Ametrias Watson -Herlihy Resident
- b. James Garnett -Herlihy Resident
- c. Kiera Slayton -Herlihy Resident
- d. Patricia Scruggs -Herlihy Resident

Members of the public raised concerns about safety and cleanliness at Herlihy Apartments. Mr. Fitzgerald addressed that addressed their concerns and mentioned that he will follow up with the residents and provide updates at the next board meeting.

2. EXECUTIVE SESSION

The chair called for a motion to go into executive session at 6: 25pm. Executive Session concluded at 7: 00pm.

Please note that this meeting was recorded. A copy of the recording can be provided upon request.

3. APPROVAL OF MINUTES

The Chair called for a motion to consider the minutes from the previous meeting on February 24, 2024. Commissioner Rayl motioned, and Commissioner Grimes seconded. Commissioner Vincent suggested that we make sure to include the first name, last name, and the property of reference of the person speaking during public comment. Commissioner Rayl requested that additional adjustments be made to how we are documenting the information in the ED report for consistency (i.e. the names mentioned in the reports, the disposition update details, etc.) Commissioner Vincent suggested we reword the description for resolution 22-01 to say that “this was the first reading.”

Commissioner Vincent requested that consideration of the minutes be tabled, revised and reconsidered at the next meeting.

4. EXECUTIVE DIRECTORS REPORT

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

- a. Mr. Fitzgerald provided an update of resident at 111 Elm Street who spoke during public comment.
 - 1) The resident was able to accept a unit at another location and in the midst of finalizing paperwork to solidify her move.
- b. EPC – Energy Performance Contract which allowed us to do upgrades on many of our buildings (Scattered Sites, Southbridge, Riverside units, etc.)
 - 1) We disposed of a lot of the units that are required to do the EPC loan, so in order to rework the loan, the bank is requesting that we pay back the value in collateral. As a result, we have to redo the EPC before closing on the next phase of Imani Village.
 - i. Two Options:
 1. Give \$800,000
 2. Give \$250,000 and the deposits on reserve in the bank. (Roughly \$550,000)
- c. Accomplishments
 - 1) See attached. Ray provided a list of accomplishments for 2024 for each department.
 - i. Jessica and Irmina will be presenting at the next Board meeting about the Wellness Checkers and Wellness Watchers program.
- d. Ongoing updates and future projects
 - 1) Disposition Updates
 - i. Will be discussed during the CNI update
 - 2) CNI
 - i. Mrs. Arnold reported that the Demolition Disposition for CNI was approved by HUD in roughly 48 hours. See
 - 3) Logos Review
 - i. Ms. Countley presented the final decision on the logo and when the roll out will take place. The new logo is set to roll out in April with the strategic plan and in alignment with the fiscal year.
 - 4) Central Office: Mr. Fitzgerald noted that we have organizations interested in renting our current office space in central as we are preparing to move to Elwyn.
 - i. YWCA
 - ii. Network Connect
- e. Affiliates Update
 - 1) Commissioner Vincent asked that Mr. Fitzgerald gather a list of all of our affiliated organizations to create a service agreement with the different entities.

Please note that this meeting was recorded. A copy of the recording can be provided upon request.

- 2) DAHG acquired 407 Foulk Road which will be used as supportive housing for seniors, disabled individuals or veterans.
- 3) Parkview laundry relocation underway
- 4) Penrose has 853 people on the waiting list for Imani Village
- f. WHA Planning Committee Update
 - 1) Azsana provided an update on past events and upcoming events within the agency
- g. Future meeting agenda items
 - 1) Budget discussion
 - 2) Location for Next Board Meeting
 - 3) Riverside Phase 3 Presentation date
- h. Relevant Upcoming Trainings
 - 1) NAHRO Washington DC March 2025
 - i. If you plan to attend, please contact Azsana for registration and travel arrangements.

5. BOARD COMMITTEE REPORTS

- a) Ms. Rayl reported that the Development Committee met on February 18th. The next meeting is scheduled for March 18th.
- b) Mr. Cohen reported that The Audit Committee last met on March 6, 2024. The next meeting is March 5, 2025. He also reported that the Finance Committee met on February 19th (the next meeting is scheduled for March 19th).

6. BUDGET AND FINANCE REPORT

January 2025 Financial Statement.

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

7. RESOLUTIONS

- a) 25- 01 Resolution Authorizing the Updates to WHA By-Laws

The Chair called for a motion to consider resolution 25-01 authorizing the updates to the Bylaws. Commissioner Rayl motioned, and Commissioner LaFate seconded. Commissioner Cohen, Commission Vincant and Commissioner Rayl made suggestions for grammatical changes and edits as discussed at the previous meeting. The Chair called for a motion to approve resolution 25-01 authorizing the updates to the Bylaws with amendments. The motion passed with all in favor. None opposed. Motion carried.

Resolution 25-01 approved unanimously.

- b) 25-02 Resolution Authorizing the Approval of The Wilmington Housing Authority Operating Budget

Commissioner Cohen requested that Resolution 25-02-not be brought up for consideration. This resolution will be discussed at the next board meeting.

8. OTHER BUSINESS

- a. Next Board Meeting March 24, 2025

Please note that this meeting was recorded. A copy of the recording can be provided upon request.

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 8:12 pm.

ADOPTED:

Greg Luna
Secretary, Board of Commissioners