

WILMINGTON HOUSING AUTHORITY
BOARD OF COMMISSIONERS
REGULAR MEETING MINUTES

6:00PM

August 26, 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. [A quorum was present](#)

1. EXECUTIVE SESSION

The chair called for a motion to move into executive session at 6:04pm. Commissioner Rayl motioned, and Commissioner [Ggrimes](#) seconded. Executive Session adjourned at 6:40pm.

2. PUBLIC COMMENT

There were no public comments.

3. APPROVAL OF MINUTES

The Chair called for a motion to amend the minutes from the June Board meeting to reflect that Commissioner Rayl and Commissioner Cohen [attended remotely with were in](#) excused reasons, [to be remote](#) and [asked that to adjust the](#) minutes going forward [to provide more detail on conversation surrounding the resolution](#). The chair called for a motion to approve the Board Meeting minutes from June 24, 2024. 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 Review and Discussion

Commented [J1]: Azsana, please be sure June minutes are revised with the edits noted.

- 3) Branding Presentation. [There was a lengthy discussion about the purpose of the rebranding and suggestions from commissioners. Several commissioners agreed to send samples of logos that appealed to them. Staff was asked to communicate with the consultant and come back to the board with updated logo suggestions.](#)
- 4) Affiliates Update
- 5) CNI/Riverside Update
- 6) Board Relevant Upcoming Trainings
- 7) Future meeting agenda items

5. BUDGET AND FINANCE REPORT

June and July 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 August 20th. The next meeting is scheduled for September 17th.
- c) The Finance Committee met on August 21st (next meeting is scheduled for September 18th).

7. RESOLUTIONS

- a. **Amended 24-06** – A Resolution approving the Wilmington Housing Authority’s reorganization of and participation as sole member of a Delaware Non-profit corporation known as Delaware Affordable Housing Group.

The Chair called for a motion to consider Resolution 24-06. waiving the full text reading of the resolutions. Commissioner Cohen motioned and suggested waiving the full text reading of the resolution. Commissioner Luna seconded. The Chair made several mentions of the changes that were made to the resolution since last presented. The chair mentioned that the terms should be concurrent with appointment terms. The chair also mentioned that the 9th Board member of the Board of Directors that would be removed from the list is to meet the 8-member requirement is Commissioner Weeks. Chair Vincent suggested changing the last clause to reflect that the resolution has been resolved on August 26, 2024. The Chair called for a motion to approve Resolution 24-06 with amendments. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-06 adopted unanimously.

- b. **24-09** Resolution authorizing the authorization of the Strategic Plan Goals with the Executive Committee approving the publication of the final Wilmington Housing Authority’s 2025-2045 Strategic Plan

The Chair suggested Resolution 24-09 [be gets](#) tabled until a date and time were selected to have a full discussion centered solely around the strategic plan [goals. The Chair requested that staff determine a time where a maximum number of commissioners can be present, likely A time will be selected](#) before or after one of the upcoming committee meetings.

- c. **24-10** Resolution for Redevelopment of Riverside Using Repositioning Strategies and support Application Activities to redevelop Riverside

The Chair asked Mrs. Arnold to present Resolution 24-10. The Chair called for a motion to adopt Resolution 24-10. Commissioner Cohen motioned, and Commissioner Washington seconded. Commissioner Rayl suggested that we change the language in the 3rd Whereas clause to state “currently anticipated to be” instead of “approximately” and to make the amendment to the chart. Commissioner Cohen made a language suggestion to state “housing is planned to consist”

instead of “housing will consist”. The Chair called for a motion to approve Resolution 24-10 as amended. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-10 adopted unanimously.

- d. **24-11** Resolution Reaffirming Actions taken at Board of Commissioner Meetings Convened on December 11, 2023; March 25, 2024; and June 24, 2024

The Chair called for a motion to consider Resolution 24-11. Commissioner Cohen motioned, and Commissioner Rayl seconded. Commissioner Cohen made language suggestions to the resolution that name and number of each resolution is listed for context. Commissioner Cohen also stated that Appendix C should reflect December 11, 2023. Commissioner Rayl suggested that we change the text in the second Whereas clause to reflect that each original resolution is attached, included, and presented with Resolution 24-11. The Chair called for a motion to approve Resolution 24-11 as amended. The motion passed with all in favor. None opposed. Motion carried.

Resolution 24-11 adopted unanimously.

8. OTHER BUSINESS

9. ADJOURN MEETING

The Chair called for a motion to adjourn the meeting. Commissioner Cohen motioned. Commissioner Rayl seconded. 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

Commented [J2]: Please be sure that resolution is revised before signed by Steve Washington. I assume it has been.

Commented [J3]: As with earlier comment, has resolution been amended for final form?