



**The Wilmington Neighborhood Conservancy Land Bank
Board of Directors Meeting Minutes
January 6, 2021**

Rick Gessner, called the regular Wilmington Neighborhood Conservancy Land Bank meeting to order at 9:05 a.m. via Zoom conference call. All in attendance and constituting a quorum were:

Present: Rick Gessner, Hal Schneikert, Bob Weir, Raheemah Jabber-Bey, Susan Frank, Herb Inden, Kevin Smith, Jeff Flynn

Staff: Natalie DiCostanza, Ray Saccomandi

MOTION by R. Gessner: Move to approve the minutes of the December 2, 2020 WNCLB Board meeting.

Seconded and carried unanimously.

Finance Committee Report

S. Frank presented the Finance Committee report from the December 2020 meeting

- Cash Flow Report presented December forecast vs. actuals
- 3 pay periods this month. Audit and demolition costs have not come through yet
- PPP funds were forgiven and moved from restricted funds to a grant
- Demolitions/acquisitions are variables that can control costs
- Presented the proposed 2021 Budget for approval

MOTION by R. Gessner: Move to approve the 2021 Budget.

Seconded and carried unanimously.

Governance Committee Report

H. Schneikert presented the Governance Committee report from the December 2020 meeting.

- A new strategy introduced for property sales within a concentrated area to make a larger impact and address the overwhelming demand for Land Bank homes.
 - Anticipate receiving a larger purchase price with bids
 - Will hold several open houses
 - A scorecard will be created with ratings for each weighted category
 - 8-10 units a month within a 4-block area rather than scattered sites
 - Homestead program will remain intact
 - Will discuss further details at the next Governance Committee meeting

MOTION by H. Schneikert: Move to approve the revised disposition strategy as presented.

Seconded and carried unanimously.



Technical Committee Report

K. Smith presented the Technical Advisory Committee report from December 2020.

- Greening efforts will be focused on the vacant lots on the 1200 block of 2nd Street
- Community outreach is underway in support of the greening project, and to address crime prevention with the new design
- Further discussion on the revised disposition strategy took place
- Will begin to revisit issues that hamper development in the City of Wilmington next month

Inventory/Projects

- 72 properties were transferred from the City of Wilmington to the Land Bank in 2020
- 9th Street Project: NCRC received subsidy from the Land Bank's restricted Chase funds. First three units are sold and Interfaith Housing is on-schedule for the new construction of the 3 units in spring.
- Received the Brownfield BDA for 17 lots on Eastlawn/Market

Earl Cooper, Everyone Can Achieve Presentation

- 75% of employees live in the City of Wilmington
- Break down barriers to homeownership for their employees with long-term support, education, and building up their communities-live where you work
- Would like to continue to purchase homes through the Land Bank

Marketing Committee

- Continue to look for volunteers

MOTION by R. Gessner: Move to call an Executive Session at 9:40 a.m.
Seconded and carried unanimously.

Executive Session

- Acquisitions
- Chairman's Update
- Legislation

MOTION by R. Gessner: Move to end Executive Session at 9:55 a.m.
Seconded and carried unanimously.

MOTION by R. Gessner: Move to adjourn at 10:03 a.m.
Seconded and carried unanimously.