



Wilmington Neighborhood Conservancy Land Bank

Board of Directors Meeting Minutes

Date: August 20, 2025

Location: Abessinio Stadium

Time: 12:00 PM

Attendance

Present: Hal Schneikert, Rick Gessner, Kevin Smith, Van Hampton, Bob Weir, Maria Cabrera, David Ross, Elliot Larkin

Absent: Susan Frank, Becky Vogel, Ernest "Trippi" Congo, Cassandra Marshall, Michelle Harlee

Staff: Ray Saccomandi, Bud Freel, David Reynolds

Call to Order

The meeting was called to order by Rick Gessner at 12:05 PM.

Approval of Previous Minutes

- Review of April 2025 Board of Directors minutes.
 - Minor typos corrected.
 - Motion: Van Hampton moved to approve; David Ross seconded. The motion passed unanimously.
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Governance

- Nomination: Leroy Tice nominated to fill a vacant public seat on the WNCLB Board of Directors, Passed unanimously.
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President's Report – Bud Freel

- Funding & Grants
 - \$500,000 approved by the City for 2026 operational funds.
 - \$700,000 received from Longwood Foundation.
 - Ongoing discussions with the Mayor regarding \$5 million in funding from the state.
 - Met with TD Bank to explore a new grant.
- Events & Public Relations
 - June 3rd: Bank of America check presentation; attendees toured 237 N. Franklin Street to observe Land Bank's work.
 - Positive press coverage, including a lead headline on Channel 6.
 - LB staff attended Todmorden ribbon cutting on Bennett Street, showing strong community support.
- Reports & Finances
 - 2024 Annual Report completed and distributed to funders.

- All finances current; 2024 financials will be fully updated in coming weeks.
- Operations & Outreach
 - Partnership formed with E-Property Plus to improve inventory management and public access for property applications.
 - New website targeted for launch mid/late September.
 - Bylaws under review by Bill Larson; updated version expected by next board meeting.
- Council & Community Feedback
 - Concerns raised: properties too costly, 18-month rehab timeline too short.
 - Enforcement agreements and “deed in lieu of” options in place.
 - Bud committed to driving by incomplete projects and initiating clawbacks if necessary.
 - Emphasis on stronger enforcement against stalled rehabs.
- Board Suggestions & Discussion
 - Bob Weir: Update property signs to show contractor/developer names instead of just “Land Bank owned.”
 - David Ross: Increase community outreach to demonstrate Land Bank’s commitment.
 - Van Hampton: Revisit Nu-Points social media plan and reconvene marketing committee; asked about contractor extension policy. Bud clarified: first extension typically six months, but stricter enforcement is now needed.
 - Board agreed to increase social media, press releases, and public engagement.
 - Maria Cabrera: Suggested using before-and-after photos and live community testimonials in presentations.

Finance Committee Report

- Budget for the year and June expenditures reviewed.
- Expenses remain well below forecast.
- Discussion of restricted vs unrestricted funds:

- \$9 million total cash on hand.
 - \$7.6 million restricted; \$1.3 million unrestricted for outreach, operations, marketing, etc.
 - City has committed \$500,000 for 2026.
 - Board discussion on prioritizing how unrestricted funds should be allocated.
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Technical Advisory Committee Report

- Meetings held in June and July; Bud Freel attended to brief nonprofit developers.
 - Attendance has declined, but Jumpstart members continue participating.
 - Loss of chair for Greening Committee noted.
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Inventory & Operations Report

- Current Portfolio:
 - 157 lots under Land Bank ownership.
 - 53 structures, primarily in Hilltop and East Side.
 - East Side structures to be listed within the next week.
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Project Status Updates

East Side:

- Report by Bob Weir: success in Bennett Street, Pine Street, Locust Street, etc.
- City provided infrastructure improvements (water pipes, streetlights, etc.).
- 41 new construction projects and 55 rehabs completed.
- 95% of developers are nonprofit organizations, residents, or minority-led.

- \$10.5 million invested, averaging ~\$100,000 per unit.
- Bob Weir exploring studio rental units on available lots, leveraging Jumpstart and Land Bank funds.
- Habitat for Humanity assisting seniors with home repairs.

Hilltop Initiative:

- 42 properties acquired; 19 rehabbed and sold.
- 2 currently listed for sale; 5 on hold on 2nd Street.
- Land Bank office relocated into a Hilltop property.
- Area showing significant visual improvement.
- Boundary expanded to Delamore Street: 13 properties acquired, 2 listed, 2 under construction.
- Attempting acquisition of 3 properties on W. 3rd Street near Solomon's Court for CDC in fall.
- Major progress in neighborhood appearance .

Elbert Palmer Project:

- Mayor requested Land Bank take ownership of Elbert Palmer School site.
 - Plan: Demolish existing structure and construct 30 new townhomes.
 - RFP for demolition issued.
 - Formed Elbert Palmer Working Group with elected officials and Southbridge community members.
 - Updates to be shared as project progresses.
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Dispositions

502 Harrison

- Sold

233 Harrison

- Sold

926 Kirkwood - Jumpstart

1120 Heald- Jumpstart

2205 N Pine - Jumpstart

1132 + 1134 Heald - Jumpstart

1911 Lancaster Ave

- Sold

1123 Pleasant Street

- Sold

932 Kirkwood Street

- Sold

1130 W Second Street

- Sold

1118 Conrad Street

- Sold

1629 W 3rd Street

- Sold

- Motion: Hal moved for approval; Maria Cabrera seconded. Motion passed unanimously.
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Adjournment

- Motion: Rick Gessner moved to adjourn.
 - Meeting adjourned at 1:38 PM.
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Executive Session

(Board Members Only)
