



**The Wilmington Neighborhood Conservancy Land Bank  
Board of Directors Meeting Minutes  
October 4, 2023**

Rick Gessner called the regular Wilmington Neighborhood Conservancy Land Bank meeting to order at 8:04 a.m. All in attendance via Zoom meeting and constituting a quorum were:

**Present:** Rick Gessner, Bob Weir, Tom Ogden, Ray Fitzgerald, Cassandra Marshall, Susan Frank, Hal Schneikert, Maria Cabrera, Kevin Smith, Van Hampton, Raheema Jabbar Bey, David Ross

**Absent:** Trippi Congo, Chris Johnson, Tim Lucas

**Staff:** Natalie DiCostanza, Ray Saccomandi, Bud Freel

**MOTION by R. Gessner:** Move to approve the minutes of the September 2023 WNCLB Board meeting.

*Seconded and carried unanimously.*

**Finance Committee Report**

H. Schneikert presented the Finance Committee report from the September 2023 Finance Committee meeting.

- The budget is on target.
- The Cash Flow report will be restructured separating federal funds more clearly to get a better picture of available operating cash.
- Received \$500,000 from the State of Delaware Bond Bill.
- Expect to receive the City of Wilmington \$1,000,000 grant in October 2023.

**Governance Committee Report**

Canceled for September.

**Technical Advisory Board Report**

K. Smith presented the Technical Advisory Board report from the September 2023 meeting.

- Council Member, Nathan Fields discussed a possible city-wide beautification contest to take place in each neighborhood in April 2024.
- Sherry Dorsey Walker proposed legislation in HB 210 that would allow Sheriff's Sales to take place online. This bill would negatively impact the Land Bank. Will continue to reach out and discuss.

**Marketing Committee**

V. Hampton provided an update on WNCLB marketing activities.

- Met with NuPoint marketing at their office on Market Street to discuss the project overview.
- A SWOT analysis meeting will be scheduled in October.



### **Fundraising Report and Community Outreach**

B. Freel provided the September 2023 fundraising activities and community outreach report.

- Received the \$500,000 in the State of Delaware Bond Bill.
- Working with the Latin American Community Center and Christiana Care to receive a grant addressing safety issues by installing outside cameras. The Land Bank will receive the payment and transfer to the Latin American Community Center.
- Walked the Hilltop project with Chip Rossi of Bank of America and Ron Dutton from WSFS.
- Attended the Quaker Hill Civic Association and Browntown meetings.
- R. Saccomandi and B. Freel attended the West Side Grows housing meeting.
- Requested assistance from Senator Lockman to introduce a bill eliminating county tax from Land Bank acquisitions.

### **Inventory/Projects**

R. Saccomandi provided the inventory and project updates.

- Inventory: 139 structures and 157 lots. A majority is held for development.
- East Side: 1<sup>st</sup> renovated home of 5 at 1006 Lombard Street sold for \$250,000. Will pass off the remaining East Side units to qualified developers. The remaining 4 rehabs are progressing. Passing along additional units to minority developers.
- Continue to refine the East Side scope of work by analyzing the vacant properties list.
- Walked the East Side with the representatives from the State of Delaware SLFRF funds.
- The acquisition of 9 units on the East Side from the Central Baptist Church is closing in the upcoming weeks.
- Hilltop: 6 renovations are ongoing. 308 N Franklin will be listed after the demolition of 310 N Franklin Street is completed.
- The State of Delaware would like the Land Bank to hold the Palmer School in inventory. The plan is to demolish the site with funding from DSHA and hold for development.
- Working with the Northeast Collaborative and applied for a Healthy Communities grant for 2301 N Market.

**MOTION by R. Gessner:** Move to go into Executive Session for Chairman updates.

*Seconded and carried unanimously.*

### **Additional Discussions**

- The Land Bank Board of Directors Meetings will now be held every other month.
- The December 1<sup>st</sup> board meeting will be in-person at Abessino Stadium.

**MOTION by R. Gessner:** Move to adjourn at 8:48 a.m.

*Seconded and carried unanimously.*