



**The Wilmington Neighborhood Conservancy Land Bank
Board of Directors Meeting Minutes
September 6, 2023**

Rick Gessner called the regular Wilmington Neighborhood Conservancy Land Bank meeting to order at 8:06 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

Absent: Trippi Congo, Chris Johnson, Tim Lucas, David Ross, Van Hampton, Raheemah Jabbar Bey

Staff: Natalie DiCostanza, Ray Saccomandi, Bud Freel

MOTION by R. Gessner: Move to approve the minutes of the August 2, 2023 WNCLB Board meeting.

Seconded and carried unanimously.

Finance Committee Report

S. Frank presented the Finance Committee report from the August 2023 Finance Committee meeting.

- Finalized the budget and contract for the City of Wilmington grant of \$1 M. Will receive funds in October.
- Received additional ARPA dollars from the City of Wilmington to purchase 6 units on the East Side.
- The Land Bank was required to pay \$38,000 in back NCCDE taxes involving priority liens. The Land Bank needs to work with the county/state to change the legislation in Dover.

Governance Committee Report

H. Schneikert presented the Governance Committee report from the August 2023 meeting.

- The committee had a robust discussion on creating a development/advisory committee.
- B. Freel suggested we have additional discussions as it may involve revamping the board.
- K. Smith suggested a development committee may be difficult to sustain. Possibly one meeting a year.
- The board supported the proposal; however, the committee needs to do more research and include B. Freel.

Technical Advisory Board Report

The Technical Advisory Board was canceled for the month of August.

Marketing Committee

V. Hampton provided an update on WNCLB marketing activities.

- Scheduling a meeting with NuPoint to discuss the marketing plan and will update the board at the next meeting.



Fundraising Report and Community Outreach

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

- Received \$250,000 from M&T Bank and anticipate receiving the Bond Bill of \$500,000 next month.
- Completed an application for FHL Bank for \$750,000.
- The Land Bank will be working with the Latin American Community Center to acquire a grant from Christiana Care to replace the outdated security cameras.
- In the upcoming week, walking the Hilltop project with Chip Rossi of Bank of America and Ron Dutton from WSFS.

Inventory/Projects

R. Saccomandi provided the inventory and project updates.

- Inventory: 139 structures and 157 lots. A majority held for development.
- East Side: 1st renovated home of 5 at 1006 Lombard Street is finished. Will pass off the remaining East Side units to qualified developers. The remaining 4 rehabs are progressing. Passing along additional units to minority developers.
- Asking for Draw 2 from the SLFRF funds in the amount of \$1.5 M.
- Hilltop: Renovating units with a high acquisition cost and passing off the other units to qualified developers.
- Acquired 5 problem properties from Harmon Carey including a liquor store.
- Will also acquire 9 units from Central Baptist CDC on the East Side as they are struggling to complete.
- Receiving ARPA to demolish the 400 block of Monroe Street which will significantly reduce crime in the area.
- C. Marshall noted that it is essential to acquire Benson Liquors located at 737 W 4th Street. Need to strengthen the nuisance property laws. M. Cabrera offered to assist.

Dispositions

- Presented a list of project dispositions - 15 East Side and 6 Hilltop units for approval.
- The September dispositions were presented, and the following applicants were approved:
 - Nijah DeBreast- 320 Townsend Street
 - JV Investments-618 Vandever Avenue
 - Mary Francis-907 Vandever Avenue
 - Shayne Bell-1115 Read Street
 - Zahara Realty-1205 Read Street
 - Amoveo Group-2401 Carter Street
 - Millennium Investments-213 DuPont Street
 - Rosalyn Henderson Dixon – 202 Gray Street

MOTION by R. H. Schneikert: Move to approve all dispositions as presented.

Seconded and carried. K. Smith abstained.

MOTION by R. Gessner: Move to adjourn at 9:07 a.m.

Seconded and carried unanimously.