



## Wilmington Neighborhood Conservancy Land Bank

### Board of Directors Meeting Minutes

Date: October 23, 2025

Time: 12:00 p.m.

Location: Abessinio Stadium

---

### Attendance

Present:

Cassandra Marshall , Hal Schneikert , David Ross, Kevin Smith, Maria Cabrera, Bob Weir, Sean Park, Rick Gessner, Leroy Tice, Michelle Harlee, Elliot Larkin.

Absent/Excused : Susan Frank, Trippi Congo

Staff: David Reynolds, Becky Vogel, Bud Freele, Ray Saccomandi

Guests: Charlie Weymouth, Brianna Hill, C.M. Shane Darby, C.M. Nathan Field, Maggie Messinger, Marti Meissner, Jeff Goddess , Trip Ashley, C.M. Christian Willcauer

---

### Approval of Previous Minutes

Motion to approve: David Ross

Seconded by: Bob Weir

Motion carried unanimously.

---

# Gibraltar Project

Rick provided a synopsis of the Gibraltar project.

Public Comment:

- Common Concerns/ Questions raised:
  - Who is directing the work on Gibraltar?
  - What authority is overseeing the project?
  - Transparency in the process. As well as not being included in said process.
  - Community Input
  - Board Composition on this project is an important factor.
  - Goal of this foundation and its uses for the property.
  - Problems with residential daily life.
- Emphasis on transparency: Most residents did not hear about the meeting until the day and/or night before the meeting took place. Request that future meetings include Remote/Zoom access for public access.  
“Transparency is the only thing that matters” - Mr. Ashley.
- Request that meeting postings be made more accessible to the public via different platforms (the Website, Social media, etc.)
- Board Composition: Residents requested that two or three members should be from the immediate area as they can represent the people closest to the area.
- Most Residents want to know what the use for the property will be, a Wedding venue for the use of Gibraltar would not be considered acceptable for most residents.
- Board members Michelle Harlee and Hal Schneikert make an Emphasis to listen to the community.
- Board member Sean Park after reviewing the draft agreements has noticed some guardrails in place. The organization needs to have 50163 status. He Would like to hear more from the group itself (Preservation Delaware).

There will be a hold on the vote for Gibraltar today.

---

## **Board Appointments**

David Ross and Cassandra expressed interest in serving another term.

Motion to approve their reappointments was moved and unanimously approved.

---

## **President's Report**

Grants:

- Requested \$150,000 from the Welfare Foundation.

Outreach:

- Annual reports sent to community groups.
- Land Bank had a table at the I-95 Bridge Event distributing reports, candy, and information.
- Served as one of the sponsors for a local Movie Night event.

Updates:

- Continuing to update the bylaws.
  - The website is 95% complete.
  - Currently 9 lots and 10 structures are listed for sale on the website.
    - Application deadline: November 21.
  - In the Hilltop neighborhood, 95% of contractors are minority-owned businesses.
-

## Finance Committee Report

- A budget-to-actual report was included in board materials.
  - Year-to-date revenue: Just over \$1 million.
  - Net revenue (as of October): \$272,000.
  - Cash balance: \$1.4 million.
  - Restricted funds: \$6.9 million.
  - Recent grants have been received and are reflected in cash.
  - The 2024 audit was completed on September 30 and submitted to the government, board members, and City Council.
- 

## Governance Committee Report

- Continuing bylaws revisions.
- Proposed bylaw changes were distributed to the board.
- Bud's changes:
  - Page 12 & 14: Added "on the Land Bank website."
  - Page 16: Added subsection (c): allowing specific records to be posted on the website.

Comments (Elliot Larkin):

- Stressed need for more transparency and timely posting of minutes.
- Requested clearer criteria for when Executive Sessions are held.
- Suggested adding teleconference/hybrid meeting options to bylaws for public access.

Rick will have staff explore implementing hybrid/remote access options.

Motion to approve Bud's changes by Hal, was approved unanimously.

Abstention: Elliot Larkin.

---

## Technical Advisory Committee

- Monthly meeting held last week.
- Attendees included Jumpstart graduates and Bud Freel, who provided an update on available properties and the application process.
- Legislative issues were reviewed.
- Still seeking a Chair for the Greening Committee.
- This may be Kevin Smith's last meeting as Technical Board Chair.

---

## Inventory / Operations Report

- 159 lots and 42 structures currently in the Land Bank portfolio.
- Several structures are under construction or planned for RFP.

### Project Status Updates:

#### Lower Hilltop Initiative:

- 12 properties under construction.
- 5 additional properties set to begin construction (four of which are using federal dollars).
- Expected completion: next year, for homeownership sale.

#### 1500 Block of 3rd Street:

- 3 properties being transferred to Be Ready For Jesus CDC for rehab and future homeownership.

#### Vandever Avenue (200 Block):

- Raised for discussion by Elliot Larkin.

Elbert Palmer Project:

- Working group established.
  - RFPs being drafted and demolition planning underway.
  - Funding has been earmarked for demolition.
- 

## **Executive Session**

None held.

---

## **Adjournment**

The meeting adjourned at 1:47 p.m.

---