

*Wilmington, Delaware
Louis L. Redding
City/County Building
July 2, 2015*

Council met in regular session on the above date at 6:30 p.m., President Theopalis K. Gregory, Sr. presiding.

Invocation was given by Joe Garcia.

The Pledge of Allegiance was recited by City Council.

ROLL CALL

The following members responded to the Call of the Roll: Council Members Chukwuocha, Congo, Darius Brown, Shabazz, Prado, Dorsey Walker, Williams, Freel, Michael Brown, Cabrera* and Wright, and Council President Gregory. Total, twelve. Absent, Council Member Walsh. Total, one.

MINUTES

After reading a portion of the minutes of June 18, 2015, upon a motion of Mr. Freel, seconded by Mr. Williams/Ms. Shabazz, it was moved they be accepted as written. Motion prevailed.

President Gregory: Mark Ms. Cabrera present please.

Mrs. Seijo (City Clerk): So noted.

**Note: At this time, Ms. Cabrera was marked present and reflected herein in the minutes (Roll Call).*

REPORT OF COMMITTEES

The City Clerk read the following committee report:

<u>Housing, Licenses & Inspections Committee Member</u>	<u>Present</u>	<u>Absent with Leave</u>	<u>Absent w/out Leave</u>
Samuel Prado	X		
Darius J. Brown		X	
Maria D. Cabrera	X		
Nnamdi O. Chukwuocha	X		
Hanifa G.N. Shabazz	X		
Sherry Dorsey Walker	X		

President and Members of Council of
The City of Wilmington

July 1, 2015

Ladies and Gentlemen:

We, your **Housing, Licenses & Inspections Committee**, met on the above date at 5:00 p.m., Councilman Samuel Prado presiding. The following items were discussed:

- Discuss a Resolution declaring 514 Washington Street and 2700 Northeast Boulevard as surplus properties
- Discuss a Resolution authorizing the disposition of 400 W. 6th Street, 412 W. 6th Street and 514 Washington Street to Interfaith Community Housing of Delaware
- Discuss a Resolution authorizing the disposition of 601 South Heald Street to the Ark Learning Center

Respectfully submitted, Members of
Housing, Licenses & Inspections Committee
/s/Samuel Prado, Chair
/s/Maria D. Cabrera
/s/Nnamdi O. Chukwuocha
/s/Hanifa Shabazz
/s/Sherry Dorsey Walker

Upon a motion of Mr. Prado, seconded by Mr. Williams, the aforementioned Report was received, recorded and filed. Motion prevailed.

TREASURER'S REPORT

The following Treasurer's Report dated July 2, 2015 was read into the record by the City Clerk and upon a motion of Mr. Freel, seconded by Mr. Williams; the Report was received, recorded and filed. Motion prevailed.

[This space intentionally left blank]

TO: THE HONORABLE MAYOR AND CITY COUNCIL OF WILMINGTON JULY 2, 2015

102	Community Development Block Grant	M & T Bank	\$ 1.00
104	Old Non-Uniform Pension Account	M & T Bank	\$ 822.81
105	Police Pension Account	M & T Bank	\$ 3,314.71
106	Fire Pension Account	M & T Bank	\$ 4,121.86
107	Evidence/Found Currency Account	M & T Bank	\$ 534,239.58
108	Rent Withholding Escrow	M & T Bank	\$ 4,137.97
110	Capital Projects Account	M & T Bank	\$ 1.00
113	Non-Uniform Pension	M & T Bank	\$ 1,431.94
114	Central Deposit	M & T Bank	\$ 13,327.87
117	Cement Workers	Wilmington Savings Fund	\$ 33,439.80
118	Worker's Comp. 3 rd Party Account	M & T Bank	\$ 13,003.23
124	Non-Uniform Pension Act of 1990	M & T Bank	\$ 3,133.32
130	Payroll	M & T Bank	\$ 208,638.50
131	Pension Payroll Account	M & T Bank	\$ 124,381.98
139	Pension Healthcare Account	M & T Bank	\$ <u>44,059.41</u>
	Total Cash on Hand		\$ 988,054.98

[This space intentionally left blank]

FUND CODE	FUND	INSTITUTION	INVEST. TYPE	MATURITY DATE	INTEREST RATE	INTEREST RECEIVABLE	INVESTMENT AMOUNT
116	General	M&T Bank	RP	07/02/15	0.01%	\$ 1.96	\$ 7,136,103.00
116	General	WSFS	CD	07/10/15	0.30%	\$ 1,518.90	\$ 2,200,000.00
514	Risk Management	WSFS	CD	07/10/15	0.35%	\$ 14,938.32	\$ 4,279,819.74
515	Worker's Comp.	WSFS	CD	07/10/15	0.35%	\$ 14,938.32	\$ 4,279,819.74
514	Risk Management	WSFS	CD	07/10/15	0.30%	\$ 339.04	\$ 1,375,000.00
515	Worker's Comp.	WSFS	CD	07/10/15	0.30%	\$ 339.04	\$ 1,375,000.00
116	General ¹	TD	CD	07/10/15	0.25%	\$ 136.99	\$ 2,000,000.00
116	General	TD	CD	07/23/15	0.25%	\$ 934.94	\$ 1,500,000.00
116	General	WSFS	CD	07/24/15	0.30%	\$ 1,854.25	\$ 2,400,000.00
124	Non-Uniform 1990	WSFS	CD	07/29/15	0.30%	\$ 271.85	\$ 945,000.00
106	Fire Pension	WSFS	CD	07/29/15	0.30%	\$ 454.52	\$ 1,580,000.00
105	Police Pension	WSFS	CD	07/29/15	0.30%	\$ 146.71	\$ 510,000.00
116	General	TD	CD	08/07/15	0.25%	\$ 575.35	\$ 1,000,000.00
116	General	TD	CD	08/07/15	0.25%	\$ 657.54	\$ 1,200,000.00
110	Capital ²	TD	CD	08/21/15	0.25%	\$ 1,192.07	\$ 1,540,195.00
116	General	TD	CD	08/21/15	0.25%	\$ 390.41	\$ 1,000,000.00
116	General	TD	CD	08/21/15	0.25%	\$ 383.57	\$ 1,000,000.00
116	General ¹	TD	CD	08/24/15	0.25%	\$ 4,631.55	\$ 13,003,965.00
110	Capital	WSFS	CD	09/22/15	0.30%	\$ 13,606.52	\$ 19,476,000.00
104	Escrow Pension	Affinity Wealth					\$ 1,460,953.00
104	Escrow Pension	Vanguard					\$ 33,031,156.00
104	Escrow Pension	Black Rock					\$ 27,547,393.00
104	Escrow Pension	Edgar Lomax					\$ 22,639,235.00
104	Escrow Pension	Wilmington Trust					\$ 47,273,773.00
104	Escrow Pension	Manning & Napier					\$ 15,000,111.00
104	Escrow Pension	Earnest Partners					\$ 18,739,028.00
104	Escrow Pension	GMO					\$ 12,105,959.00
104	Escrow Pension	MFS Management					\$ 21,937,718.00
104	Escrow Pension	American Funds					\$ 11,488,995.00
139	Medical Escrow	Black Rock-OPEB					\$ 13,153,421.00
116	Deferred Comp.	MassMutual					\$ 40,345,554.00
	Total Investments						\$ 332,524,198.48
	Total Cash on Hand						\$ 988,054.98
	Grand Total						\$ 333,512,253.46

¹ Budget Reserve

² SEU

/s/Henry W. Supinski
City Treasurer

NON-LEGISLATIVE BUSINESS

Upon a motion of Ms. Shabazz/Mr. Williams/Mr. Michael Brown, seconded by Mr. Freel, the following non-legislative resolutions were accepted into the record and motion prevailed:

Chukwuocha	Welcome Mandela Washington Fellows
M. Brown	Sympathy Loretta F. Gumby
Gregory	Sympathy Wayne F. Brown
Gregory	Congratulate Little League Champions
Gregory	Sympathy Quiaire Nesmith
Walsh	Sympathy Bernadette Q. Butler
Wright	Retirement Jack Perry
Wright	Recognize Shiloh Baptist Church Anniversary

LEGISLATIVE BUSINESS

President Gregory: Mr. Chukwuocha.

Mr. Chukwuocha: Yes Mr. President, I have an Ordinance to present and call for the first and second reading.

Mr. Chukwuocha presented and called for the first and second reading Ordinance No. 15-029 (Agenda #4075) entitled:

AN ORDINANCE TO RENAME THE LOT LOCATED ON
THE 500 BLOCK OF MADISON STREET PRESENTLY
KNOWN AS “MADISON STREET TOT-LOT” TO
“FRAULINE M. TROTTER PLAZA”

The aforementioned Ordinance was given two separate readings by title only and upon a motion of Mr. Chukwuocha, seconded by Ms. Shabazz, the Ordinance was received, recorded and referred to the Education, Youth & Families Committee. Motion prevailed.

President Gregory: Mr. Congo.

Mr. Congo: Nothing tonight Mr. President; thank you.

President Gregory: Mr. Darius Brown.

Mr. Darius Brown: Thank you Mr. President; nothing tonight.

President Gregory: Ms. Shabazz.

Ms. Shabazz: Yes Mr. President, I have an Ordinance to present and call for the first and second reading.

Ms. Shabazz presented and called for the first and second reading Ordinance No. 15-030 (Agenda #4076) entitled:

AN ORDINANCE TO AUTHORIZE CITY CONTRACT
16010PW – SEWER CONSTRUCTION – WITH
BRANDYWINE CONSTRUCTION CO., INC.

The aforementioned Ordinance was given two separate readings by title only and upon a motion of Ms. Shabazz, seconded by Mr. Freely, the Ordinance was received, recorded and referred to the Public Works & Transportation Committee. Motion prevailed.

President Gregory: Mr. Prado.

Mr. Prado: Mr. President, I have a Resolution to present.

Mr. Prado presented Resolution No. 15-037 (Agenda #4077) as follows:

WHEREAS, pursuant to Wilm. C. (Charter) §1-101, the City may acquire, hold, manage, and dispose of property on such terms as it deems proper for any municipal purpose; and

WHEREAS, Wilm. C. §2-621(a) provides that the Council shall by resolution declare a property approved for disposition and authorize the conduct of disposition proceedings by the Department of Real Estate and Housing; and

WHEREAS, Wilm. C. §2-621(c) provides, that governmental agencies, governmental authorities organized pursuant to Title 22 of the Delaware Code and non-profit organizations are exempt from the City's bid procedures and that upon the declaration of a property as surplus, by resolution of City Council, the City may negotiate an agreement of sale, lease, exchange, or other transfer of such property owned by the City to any such governmental agency, governmental authority or non-profit organizations; and

WHEREAS, the City currently owns the parcels of real estate located at 514 Washington Street, Wilmington, DE, being Tax Parcel No. 26-035.30-121 and 2700 Northeast Boulevard, Wilmington, Delaware, being Tax Parcel No. 26-030.00-008 (together, the "Properties"); and

WHEREAS, the Council, upon the recommendation of the Department of Real Estate and Housing, wishes to approve the disposition of the Properties.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that Council hereby declares the Properties to be surplus and approves the Properties for disposition.

BE IT FURTHER RESOLVED that Council hereby authorizes the Mayor or his designee to execute any and all documents necessary to effectuate disposition proceedings for the Properties, including any and all further undertakings and assurances that may be appropriate.

On the question:

Mr. Prado: Yes Mr. President, this is a Resolution declaring 514 Washington Street and 2700 Northeast Boulevard surplus properties.

President Gregory: The Clerk will call the roll.

Upon a motion of Mr. Prado, seconded by Mr. Williams, the aforementioned Resolution was received, adopted as read and directed to be recorded and filed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Chukwuocha, Congo, Darius Brown, Shabazz, Prado, Dorsey Walker, Williams, Freel, Michael Brown, Cabrera and Wright and Council President Gregory. Total, twelve. Nays, none. Absent, Council Member Walsh. Total, one.

President Gregory: Declare it adopted.

Mr. Prado: I have a Resolution to present Mr. President.

Mr. Prado presented Resolution No. 15-038 (Agenda #4078) as follows:

WHEREAS, pursuant to Wilm. C. (Charter) §1-101, the City of Wilmington (“City”) may acquire, hold, manage, and dispose of property on such terms as it deems proper for any municipal purpose.

WHEREAS, the City has acquired 400 West 6th Street, Wilmington, DE, being Tax Parcel No. 26-035.30-114; 412 West 6th Street, Wilmington, DE, being Tax Parcel No. 26-035.30-120; and 514 Washington Street, Wilmington, DE, being Tax Parcel No. 26-035.30-121 (collectively, the “Properties”); and

WHEREAS, the Properties have been approved for disposition; and

WHEREAS, Wilm. C. §2-621(c) provides, that government agencies, governmental authorities organized pursuant to Title 22 of the Delaware Code and non-profit organizations are exempt from the City’s bid procedures and that upon the declaration of a property as surplus, by resolution of City Council, the City may negotiate an agreement of sale, lease, exchange or other transfer of such property owned by the City to any such governmental agency, governmental authority or non-profit organizations; and

WHEREAS, the Council of the City of Wilmington (“Council”), upon the recommendation of the Department of Real Estate and Housing of the City, wishes to dispose of the Properties to Interfaith Community Housing of Delaware, a non-profit organization.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the Council authorizes and approves the disposition of the Properties to Interfaith Community Housing of Delaware, a non-profit organization.

BE IT FURTHER RESOLVED that Council authorizes the Mayor or his designee to execute any and all documents and to take all actions necessary to effectuate the disposition of the Properties, including any and all further undertakings and assurances that may be appropriate.

On the question:

Mr. Prado: This is a Resolution authorizing disposition of 400 West 6th Street, 412 West 6th Street and 514 Washington Street. They're all located next to each other or near each other to Interfaith Housing.

President Gregory: Mr. Chukwuocha.

Mr. Chukwuocha: Thank you Mr. President. I am in support of this Resolution and as I mentioned yesterday in Committee, these two properties are both very - - two of the properties are very significant to me. One being, the former house of my father CDC the Project Act Company there in West Center City and then right next door to it, the 514 was the Barber Shop with Mr. Zin, Mr. Ben and Brother Sal. So, I grew up in those two locations and have seen them deteriorate to where they are now and this is a great opportunity for the City and for Interfaith Community Housing and for that community to begin to rebuild. And, I believe that as far as taking part of that creative district and having the artist live/workplace there in that community is a great step toward truly bringing some true investment not only to that part of Quaker Hill but also across on Washington Street into West Center City. Thank you.

President Gregory: The Clerk will call the roll.

Upon a motion of Mr. Prado, seconded by Mr. Williams/Mr. Freel, the aforementioned Resolution was received, adopted as read and directed to be recorded and filed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Congo, Darius Brown, Shabazz, Prado, Dorsey Walker, Williams, Freel, Michael Brown, Cabrera and Wright, and Council President Gregory. Total, eleven. Nays, none. Present, Council Member Chukwuocha. Total, one. Absent, Council Member Walsh. Total, one.

President Gregory: Declare it adopted. Mr. Prado.

Mr. Prado: Yes, I have a Resolution to present.

Mr. Prado presented Resolution No. 15-039 (Agenda #4079) as follows:

WHEREAS, pursuant to Wilm. C. (Charter) §1-101, the City of Wilmington (“City”) may acquire, hold, manage, and dispose of property on such terms as it deems proper for any municipal purpose.

WHEREAS, the City owns the parcel of land with a structure thereon located at 601 South Heald Street, Wilmington, Delaware, being Tax Parcel No. 26-057.20-071 (the “Property”).

WHEREAS, the Council of the City of Wilmington (“Council”), upon the recommendation of the Department of Real Estate and Housing of the City, hereby authorizes the City to dispose of the property to the Ark Learning Center.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the Council authorizes and approves the disposition of the Property to the Ark Learning Center.

BE IT FURTHER RESOLVED that Council authorizes the Mayor or his designee to execute any and all documents and to take all actions necessary to effectuate the disposition of the Properties, including any and all further undertakings and assurances that may be appropriate.

On the question:

Mr. Prado: Yes, this is a Resolution authorizing the disposition of 601 South Heald Street to the Ark Learning Center. I believe that’s the old Ford Funeral Home.

President Gregory: Ms. Shabazz.

Ms. Shabazz: Yes Mr. President; this property has been vacant for quite a long time in the Southbridge area. We’ve been trying various opportunities for something to be put in that area. I am familiar with the Ark Learning Center that’s on Vandever Avenue and the South Wilmington neighborhood welcomes this venture coming to our neighborhood. It’s going to bring another venue for our young people to have a place to express themselves creatively and I’m very much in support of this and would love to be a sponsor on it – a cosponsor on it.

President Gregory: So noted. The Clerk will call the roll.

Upon a motion of Mr. Prado, seconded by Mr. Williams, the aforementioned Resolution was received, adopted as read and directed to be recorded and filed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Chukwuocha, Congo, Darius Brown, Shabazz, Prado, Dorsey Walker, Williams, Freel, Michael Brown, Cabrera and Wright, and Council President Gregory. Total, twelve. Nays, none. Absent, Council Member Walsh. Total, one.

President Gregory: Declare it adopted. Ms. Dorsey Walker.

Ms. Dorsey Walker: Nothing tonight Mr. President; thank you.

President Gregory: Mr. Williams.

Mr. Williams: Mr. President, I'm going to hold my ordinance as we rework some additional language and additional attributes.

President Gregory: Mr. Freel.

Mr. Freel: I have nothing; thank you Mr. President.

President Gregory: Mr. Michael Brown.

Mr. Michael Brown: Yes Mr. President, nothing tonight; thank you.

President Gregory: Ms. Cabrera.

Ms. Cabrera: Nothing this evening sir.

President Gregory: Mr. Wright.

Mr. Wright: Nothing tonight Mr. President; thank you.

President Gregory: Entertain a motion.

PETITIONS AND COMMUNICATIONS

There were no petitions and communications presented this evening.

ADJOURNMENT

Upon a motion of Ms. Shabazz, seconded by Mr. Williams/Mr. Michael Brown, Council adjourned at 6:47 p.m. Motion prevailed.

Attest: 
Maribel Seijo, City Clerk