

*Wilmington City Council
Wilmington, Delaware
July 14, 2022*

City Council met in regular session virtually with remote participation on the above date at 6:30 p.m., President Ernest M. Congo, II presiding.

The opening prayer was done by Akira Grenardo, Deputy City Clerk.

The Pledge of Allegiance was recited by City Council.

ROLL CALL

The following members responded to the Call of the Roll: Council Members Gray, Darby*, Oliver, Harlee, B. Fields, McCoy, Johnson and Cabrera, and Council President Congo. Total, nine. Absent with leave, Council Members N. Field, Mills, Spadola and Walsh. Total, four.

MINUTES

After reading a portion of the minutes of July 7, 2022, upon a motion of Council Member Cabrera, seconded by Council Members Gray and McCoy, it was moved they be accepted as written. Motion prevailed.

COMMITTEE REPORTS

The City Clerk read the following committee report:

Finance & Economic Development Committee Member	Present	Absent w Leave	Absent w/out Leave
Chris Johnson, Chair	YES		
Michelle Harlee, Vice Chair	YES		
Nathan Field	YES		
Zanthia Oliver		YES	
Loretta Walsh		YES	
James Spadola	YES		
Ernest "Trippi" Congo, Ex-Officio	YES		

President and Members of Council of
The City of Wilmington

July 11, 2022

Ladies and Gentlemen:

We, your Finance & Economic Development Committee by **Virtual Meeting with remote participation**, to who was referred **Ordinance No. 22-030** entitled:

AN ORDINANCE TO APPROVE THE DISPOSITION OF SEVEN PROPERTIES LOCTAED IN THE WEST CETNER CITY NEIGHBORHOOD TO GRADUATES OF THE JUMPSTART WILMINGTON PROGRAM

Have given this Ordinance careful study and recommend Council vote on it accordingly.

Respectfully submitted, Members of Finance & Economic Development Committee

Upon a motion of Council Member Johnson, seconded by Council Member Harlee, the Report was received, recorded and filed. Motion prevailed.

The City Clerk read the following committee report:

Finance & Economic Development Committee Member	Present	Absent w Leave	Absent w/out Leave
Chris Johnson, Chair	YES		
Michelle Harlee, Vice Chair	YES		
Nathan Field	YES		
Zanthia Oliver		YES	
Loretta Walsh		YES	
James Spadola	YES		
Ernest "Trippi" Congo, Ex-Officio	YES		

President and Members of Council of The City of Wilmington

July 11, 2022

Ladies and Gentlemen:

We, your Finance & Economic Development Committee by **Virtual Meeting with remote participation**, to who was referred **Ordinance No. 22-031** entitled:

AN ORDINANCE TO CREATE A TEMPORARY CITY COUNCIL SPECIAL FUND FOR COMMUNITY SUPPORT GRANTS FOR ENTITIES IMPACTED BY THE COVID-19 PANDEMIC

Have given this Ordinance careful study and recommend Council vote on it accordingly.

Respectfully submitted, Members of Finance & Economic Development Committee

Upon a motion of Council Member Johnson, seconded by Council Member Harlee, the Report was received, recorded and filed. Motion prevailed.

TREASURER'S REPORT

The following Treasurer's Report for July 14, 2022 was read into the record by City Clerk and upon a motion of Council Member Cabrera, seconded by Council Member McCoy, the Report was received, recorded and filed. Motion prevailed.

Note: The Treasurer's Report is included herein as an insert from Page 4 to Page 5.

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City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report July 14, 2022

Cash - Ledger Balance (as of 07/13/2022):

General	M & T Bank	\$	8,255,910.00
Payroll	M & T Bank	\$	1,014,210.98
Law Department Court Costs	M & T Bank	\$	4,272.07
Total Petty Cash	M & T Bank	\$	6,346.53
Police - Evidence Found (Currency)	M & T Bank	\$	1,235,685.40
Police & Fire Remembrance	M & T Bank	\$	9,444.49
Police Department Discretionary	M & T Bank	\$	21,866.66
Rent Withholding Escrow	M & T Bank	\$	4,137.97
Grant-in-Aid	M & T Bank	\$	112,760.87
Community Development Block Grant	M & T Bank	\$	1.00
Capital Projects	M & T Bank	\$	1.00
Total Cash on Hand		\$	10,664,636.97

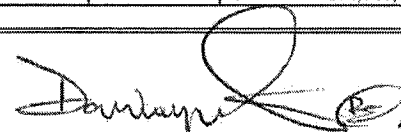
Cash Equivalents & Investments (as of 07/13/2022):

Account Type & Fund	Institution	Investment Type	Number of Days	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
General	M&T	Overnight Repo**	Daily	0.01%	\$ 6.55	\$ 53,527,861.21
General	TD	ARPA funds*	6	0.13%	\$ 382.76	\$ 17,665,667.63
General	TD	High Yield Checking	6	0.13%	\$ 195.51	\$ 9,023,649.17
General	TD	High Yield Checking	6	0.13%	\$ 0.15	\$ 6,845.05
General	TD	High Yield Checking	6	0.50%	\$ 2,601.46	\$ 31,217,460.23
SUB-TOTAL:						\$ 111,441,483.29
RESERVE:						
General ¹	TD	High Yield Checking	6	0.13%	\$ 374.34	\$ 17,277,418.71
SUB-TOTAL						\$ 17,277,418.71
RESTRICTED:						
Capital Project	TD	High Yield Checking	6	0.13%	\$ 45.96	\$ 2,121,210.54
Capital Project	TD	High Yield Checking	6	0.13%	\$ 93.86	\$ 4,332,191.59
Capital Project	TD	High Yield Checking	6	0.13%	\$ 629.64	\$ 29,060,246.81
Water/Sewer	TD	High Yield Checking	6	0.13%	\$ 71.96	\$ 3,321,409.38
State Bonds Proceeds	TD	High Yield Checking	6	0.08%	\$ 84.03	\$ 6,302,035.04
SUB-TOTAL						\$ 45,137,093.35
Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Int. Receiv.	Investment Amount
Police & Fire Remem.	WSFS	CD	7/23/2022	0.50%	\$ 196.19	\$ 25,871.46
Total Investments						\$ 173,881,866.81
Total Cash on Hand						\$ 10,664,636.97
Grand Total						\$ 184,546,503.78

¹ Budget Reserve

*Restricted use, Per ARPA US Treasury Guidelines

**Second tranche of ARPA funds (\$27.6m) inclusive of Overnight Repo


DaWayne Sims, City Treasurer

CITY TREASURER'S OFFICE

LOUIS L. REDDING CITY/COUNTY BUILDING • 800 FRENCH STREET • WILMINGTON, DELAWARE • 19801-3537

WWW.WILMINGTONDE.GOV • PHONE: (302) 576-2480 • FAX: (302) 573-5568

City of Wilmington



Treasurer's Report - Pensions
July 14, 2022

DaWayne Sims
 City Treasurer

Cash - Ledger Balance (as of 07/13/2022):

Pension Payroll	M & T Bank	\$	32,910.52
Retiree Healthcare	M & T Bank	\$	768,105.23
Police Pension	M & T Bank	\$	201,079.64
Fire Pension	M & T Bank	\$	6,078.18
Non-Uniform Pension Act of 1990-Plan 3	M & T Bank	\$	193,879.37
Non-Uniform Pension Plan 2	M & T Bank	\$	1,000.00
Old Non-Uniform Pension - Plan 1	M & T Bank	\$	1,592.81
Total Cash on Hand		\$	1,204,645.75

Cash Equivalents (as of 07/13/2022) & Investments (Market Value as of July 08, 2022)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
Pension Plan III	WSFS	CD	7/24/2022	0.01%	\$ 2.75	\$ 296,258.33
Fire Pension	TD	CD	8/11/2022	1.10%	\$ 10,152.71	\$ 3,691,893.61
SUB-TOTAL:						\$ 3,988,151.94
RESERVE:						
Pension Trust	Rhumbline 3000					\$ 45,599,847.00
Pension Trust	Fidelity Market Index					\$ 4,267,606.00
Pension Trust	Edgar Lomax					\$ 18,255,179.00
Pension Trust	Rhumbline 1000					\$ 13,112,601.00
Pension Trust	Earnest Partners					\$ 15,873,561.00
Pension Trust	Dodge & Cox					\$ 14,520,551.00
Pension Trust	AB Global Core					\$ 12,552,089.00
Pension Trust	Artisan Global					\$ 11,334,520.00
Pension Trust	MFS Low Global					\$ 13,416,795.00
Pension Trust	Hartford Schroder					\$ 2,398,712.00
Pension Trust	Fidelity Total Intl. Index					\$ 4,989,167.00
Pension Trust	Harding Loevner					\$ 1,185,268.00
Pension Trust	Wellington Emerging					\$ 3,565,453.00
Pension Trust	Clarion Lion					\$ 16,088,836.00
Pension Trust	Morgan Stanley					\$ 11,795,668.00
Pension Trust	JP Morgan					\$ 13,000,000.00
Pension Trust	LM Capital Core					\$ 28,733,962.00
Pension Trust	Rhumbline Core					\$ 27,697,496.00
Pension Trust	Fidelity Bond Index					\$ 4,342,222.00
Pension Trust	Money Market					\$ 760,963.00
Pension Trust	Vanguard-OPEB					\$ 27,762,091.00
SUB-TOTAL						\$ 291,252,587.00
Total Investments						\$ 295,240,738.94
Total Cash on Hand						\$ 1,204,645.75
Grand Total						\$ 296,445,384.69

Total Funds under Treasury Management:

Total Investments			\$ 469,122,605.75
Total Cash on Hand			\$ 11,869,282.72
Grand Total			\$ 480,991,888.47

¹ Excludes non-City funds held in trust on behalf of City employees (Mass Mutual)

CITY TREASURER'S OFFICE

DaWayne Sims
 DaWayne Sims, City Treasurer

NON-LEGISLATIVE BUSINESS

Upon a motion of Council Member B. Fields, seconded by Council Members Harlee and McCoy, the following non-legislative resolutions were accepted into the record and motion prevailed:

All Council	Recognize Robert Freeman
Cabrera	Recognize Jose Berrios
Darby	Recognize FAME Inc.
McCoy	Sympathy Michael Wright
Oliver	Recognize Charlotte B. Barnes
Oliver	Sympathy James Michael Stallings
Oliver	Sympathy Raymond Theodore Wilson, III
Spadola	Recognize Venezuelan Independence Day

*Note: During this time, Council Member Darby was recognized and marked present and reflected in the minutes herein (Roll Call).

PUBLIC COMMENTS

Upon a motion of Council Member B. Fields, seconded by Council Member Gray, Council extended the time period for public comments until 8:00 p.m.

At this time, President Congo opened up the floor for public comments and the following individuals spoke:

- Dionna J. Sargent
- Peter Zoltowski
- Terry Masters
- Sherine Velazquez
- Will Pass
- Cassandra Marshall
- G. Jerry Velazquez
- Eric Spruiell
- Branden Fletcher

LEGISLATIVE BUSINESS

Council Members Gray, Darby, and Harlee did not have any legislation to present this evening.

Council Member B. Fields presented and called for the third and final reading Ordinance No. 22-030 (Agenda #0207) entitled:

AN ORDINANCE TO APPROVE THE DISPOSITION OF SEVEN PROPERTIES LOCATED IN THE WEST CENTER CITY NEIGHBORHOOD TO GRADUATES OF THE JUMPSTART WILMINGTON PROGRAM

FISCAL IMPACT STATEMENT: This Ordinance has no negative fiscal impact.

Upon a motion of Council Member B. Fields, seconded by Council Member Harlee, the Ordinance was before the Council for its consideration. Motion prevailed. Council Member B. Fields spoke on the purpose of the Ordinance. President Congo made comments and requested to be added as a co-sponsor. Council Members Johnson, Harlee, Cabrera, Darby and Oliver made comments and requested to be added as a co-sponsor. Council Member Gray made comments. Council Member McCoy requested to be added as a co-sponsor and made comments. Council Member B. Fields mentioned that Council Member Spadola requested to be added as a co-sponsor and made final comments.

President Congo requested the Clerk call for the roll.

The above-referenced Ordinance was read for the third and final time and was adopted by title and section recurring to the Enacting Clause and was passed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Gray, Darby, Oliver, Harlee, B. Fields, McCoy, Johnson and Cabrera, and Council President Congo. Total, nine. Nays, none. Absent, Council Members N. Field, Mills, Spadola and Walsh. Total, four.

President Congo declared the Ordinance **adopted**.

Council Member McCoy did not have any legislation to present this evening.

Council Member Johnson presented and called for the third and final reading Ordinance No. 22-031 (Agenda #0210) entitled:

AN ORDINANCE TO CREATE A TEMPORARY CITY COUNCIL SPECIAL FUND FOR COMMUNITY SUPPORT GRANTS FOR ENTITIES IMPACTED BY THE COVID-19 PANDEMIC

Upon a motion of Council Member Johnson, seconded by Council Member B. Fields, the Ordinance was before the Council for its consideration. Motion prevailed. Council Member Johnson spoke on the purpose of the Ordinance and made comments. Council Member Darby made comments. Council Member Harlee requested to be added as a co-sponsor and made comments. Council Member Cabrera made comments. Council Member B. Fields requested to be added as a co-sponsor and made

comments. Council Member Oliver made comments. Council Member Johnson made additional comments. Council Member Oliver requested to be added as a co-sponsor.

President Congo requested the Clerk to call for the roll.

The above-referenced Ordinance was read for the third and final time and was adopted by title and section recurring to the Enacting Clause and was passed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Gray, Darby, Oliver, Harlee, B. Fields, McCoy, Johnson and Cabrera, and Council President Congo. Total, nine. Nays, none. Absent, Council Members N. Field, Mills, Spadola and Walsh. Total, four.

President Congo declared the Ordinance **adopted**.

Council Member Johnson presented Resolution No. 22-054 (Agenda #0212) as follows:

WHEREAS, pursuant to Wilmington Charter Section 8-205, the City may sell or exchange any real estate belonging to the City or grant any license, easement, right-of-way, or other interest over or in such real estate with authority by general ordinance and later resolution from Council to do so; and

WHEREAS, the City is the owner of 1641 West Fourth Street (being Tax Parcel No. 26-027.30-016) (the "Property"); and

WHEREAS, Cornerstone West Community Development Corporation ("Cornerstone West CDC") is 501(c)(3) corporation that develops housing that meets the needs of New Castle County's low to moderate-income families and serves as a proactive catalyst for community revitalization in the City's west side; and

WHEREAS, West Side Grows Together ("West Side Grows") is an initiative of Cornerstone West CDC that is dedicated to accomplishing the following goals for the City's west side: (1) empowering the community to improve quality of life; (2) providing educational opportunities for youth; (3) rehabilitating and developing affordable housing; (4) supporting a thriving, vibrant business community that provides services and jobs; (5) making our streets safe and accessible for everyone; and (6) improving parks and gardens for neighbors to come together; and

WHEREAS, Cornerstone West CDC asked the City to allow West Side Grows to use the Property to host a monthly small business pop-up event, and the City would like to accommodate such request; and

WHEREAS, City Council deems it necessary and appropriate to approve the grant of a license to Cornerstone West CDC for West Side Grows to use the Property to host a monthly small business pop-up event.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that the Council hereby approves the grant of a license to Cornerstone West CDC for West Side Grows to use the Property to host a monthly small business pop-up event.

BE IT FURTHER RESOLVED that the Mayor, or his designee, is hereby authorized to execute any and all documents necessary to effectuate the grant of a

license to Cornerstone West CDC for West Side Grows to use the Property to host a monthly small business pop-up event, including any and all further undertakings and assurances as may be appropriate.

Upon a motion of Council Member Johnson, seconded by Council Member B. Fields, the Resolution was before the Council for its consideration. Motion prevailed. Council Member Johnson spoke on the purpose of the Resolution and made comments.

President Congo requested the Clerk to call for the roll.

The above-referenced 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 Gray, Darby, Oliver, Harlee, B. Fields, McCoy, Johnson and Cabrera, and Council President Congo. Total, nine. Nays, none. Absent, Council Members N. Field, Mills, Spadola and Walsh. Total, four.

President Congo declared the Resolution **adopted**.

Council Member Cabrera presented Resolution No. 22-055 (Agenda #0171) as follows:

WHEREAS, the City of Wilmington (the “City”) is an “Entitlement Community” for purposes of the Community Development Block Grant Program (the “CDBG Program”), the HOME Investment Partnerships Program (the “HOME Program”), the Emergency Solutions Grant Program (the “ESG Program”), and the Housing Opportunities for Persons With AIDS Program (the “HOPWA Program”); and

WHEREAS, the United States Department of Housing and Urban Development (“HUD”) regulations require a consolidated application process for funds for the CDBG Program, the HOME Program, the ESG Program, and HOPWA Program (the “Consolidated Plan”); and

WHEREAS, City Council desires for the City to participate in the Consolidated Plan; and

WHEREAS, the City fiscal year 2023 corresponds with the federal fiscal year 2022; and

WHEREAS, City Council’s Community Development and Urban Planning Committee has completed its review of the proposed City fiscal year 2023/federal fiscal year 2022 annual action plan budget (the “Fiscal Year 2023 Annual Action Plan Budget”), pursuant to a determination that such review should be completed prior to, and, in effect, be separate from the enactment of the City fiscal year 2023 annual operating budget; and

WHEREAS, the Community Development and Urban Planning Committee and the Mayor’s Office have reached a consensus with respect to specific categories of spending and the amount of funds to be allocated to each such category, as set forth in the Fiscal Year 2023 Annual Action Plan Budget, a copy of which is attached hereto as Attachment “A”; and

WHEREAS, the Community Development and Urban Planning Committee and the Mayor's Office have agreed further that any substantial changes as defined in the Consolidated Plan regulations in the aforesaid categories and funding amounts will be reviewed in full by the Mayor's Office with the Community Development and Urban Planning Committee before implementation; and

WHEREAS, the referenced HUD regulations require that funding applications for the above-referenced funding sources must meet the public action requirements of the Consolidated Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WILMINGTON that Mayor Michael S. Purzycki, or his designee, is hereby authorized to submit the Fiscal Year 2023 Annual Action Plan Budget to HUD, which Plan allocates \$2,244,025.00 for the CDBG Program, \$696,698.00 for the HOME Program, \$189,282.00 for the ESG Program, and \$868,358.00 for the HOPWA Program, which together will comprise a total Fiscal Year 2023 Annual Action Plan Budget of \$3,998,363.00.

BE IT FURTHER RESOLVED that the City Council hereby endorses the specific enumeration of categories and amounts set forth in the Fiscal Year 2023 Annual Action Plan Budget, a copy of which is attached hereto as Attachment "A" and made a part hereof, and so endorses said enumeration, with the understanding that the Mayor's Office will expend funds and administer the funding program in a manner consistent with said enumeration and will review substantial changes, as defined by the Consolidated Plan regulations, in the enumeration of categories and amounts with the Community Development and Urban Planning Committee of City Council prior to the implementation of any such changes.

BE IT FURTHER RESOLVED that Mayor Michael S. Purzycki, or his designee, is hereby authorized to execute and submit the Fiscal Year 2023 Annual Action Plan Budget to HUD and he, or his designee, is hereby further authorized to certify to such matters as the Secretary of HUD may require with the application, to provide additional information as may be required, and to administer and expend such funds as are received or become available in accordance with the Consolidated Plan regulations and the regulations governing the CDBG Program, the HOME Program, the ESG Program, and the HOPWA Program.

Upon a motion of Council Member Cabrera, seconded by Council Member McCoy, the Resolution was before the Council for its consideration. Motion prevailed. Council Member Cabrera spoke on the purpose of the Resolution.

President Congo requested the Clerk to call for the roll.

The above-referenced 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 Gray, Darby, Oliver, Harlee, B. Fields, McCoy, Johnson and Cabrera, and Council President Congo. Total, nine. Nays, none. Absent, Council Members N. Field, Mills, Spadola and Walsh. Total, four.

President Congo declared the Resolution **adopted**.

PETITIONS AND COMMUNICATIONS

The Clerk read the following communication into the record:

June 23, 2022

VIA EMAIL: mhharlee@wilmingtonde.gov

The Honorable Michelle Harlee
Louis L. Redding
City/County Building
800 N. French Street, 9th floor
Wilmington, DE 19801

Dear Councilwoman Harlee:

By way of this letter, you are hereby advised that ForeSite Associates submitted a rezoning application on behalf of Reybold Venture Group XVII, LLC, of which a copy of the application is attached herein. As you may be aware, the application is submitted to the City Clerk, which in turn is referred to the Councilmember(s) representing the affecting district(s), for submission to City Council for action. In addition, please know that this rezoning request should also be referred to the Planning Commission at the next Council meeting.

Should you have any questions, please feel free to contact me. Thank you for your time and attention to this matter.

Sincerely,
/s/Maribel Seijo
City Clerk

Attachment

Cc: Honorable Ernest “Trippi” Congo II, City Council President (via email)
Honorable Yolanda McCoy, City Council Member – 6th District (via email)
Marchelle Basnight, Senior Legislative Advisor & CFO (via email)
Tanya Washington, Mayor’s Chief of Staff (w/encl.)
Akira R. Grenardo, Legislative Admin. Asst./Deputy City Clerk (via email)
Jerome S. Heisler, Jr., Reybold Venture Group XVII, LLC (w/o encl.)

Upon a motion of Council Member Harlee, seconded by Council Member B. Fields, the communication was received, recorded and filed, and referred to the Planning Department to be scheduled on City Planning Commission’s agenda. Motion prevailed.

Council Members and Council President spoke on the following: last Council meeting until August for summer break; everyone was encouraged to continue to be safe and have a great summer; announcements of community events and activities throughout the various districts; ARPA funding; several Councilmembers thanked their colleagues for working together during this session; uptick of new COVID variant and the need to be continue to be safe; announcements of open pools; with high heat, everyone was encouraged to check on seniors and others; and including but not limited to an announcement of intent to return in-person Council meetings in the Chambers on August 18 and everyone was encouraged to attend. In addition, everyone was thanked for attending virtually during the pandemic.

ADJOURNMENT

Upon a motion of Council Member Cabrera, seconded by Council Member B. Fields, Council adjourned at 8:31 p.m. Motion prevailed.

Attest: Maribel Seijo
Maribel Seijo, City Clerk