

*Wilmington City Council  
Wilmington, Delaware  
July 3, 2025*

City Council met in regular session with remote participation on the above date at 6:32 p.m., President Ernest M. Congo, II presiding.

The opening prayer was done by Mariaelena Rivera, 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 Owens, Darby\*, Oliver, Harlee, Willauer, McCoy, Johnson, Field, Bracy\*, Cabrera, Hackett, Spadola\* and Council President Congo. Total, thirteen.

**MINUTES**

After reading a portion of the minutes of the June 18, 2025 City Council Meeting, upon a motion of Council Member McCoy, seconded by Council Member Harlee, it was moved they be accepted as written. Motion prevailed.

**COMMITTEE REPORTS**

<b>Community Development &amp; Urban Planning Committee Member</b>	<b>Present</b>	<b>Absent w Leave</b>	<b>Absent w/out Leave</b>
Maria D. Cabrera, Chair	X		
Shané N. Darby, Vice Chair	X		
Nathan Field	X		
Alexander D. Hackett	X		
Yolanda M. McCoy	X		
Coby J. Owens	X		
Christian Willauer		X	
Ernest "Trippi" Congo, Ex-Officio	X		

President and Members of Council of  
The City of Wilmington

June 23, 2025

Ladies and Gentlemen:

We, your Community Development & Urban Planning Committee met by **anchor location and remote participation**, to who was referred **Ordinance No. 25-025** entitled:

AN ORDINANCE TO AMEND CHAPTER 11 OF THE CITY CODE

RELATING TO RELIGIOUS EXEMPTIONS FROM NOISE  
ORDINANCES

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

Respectfully submitted, Members of  
Community Development & Urban Planning Committee

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

Community Development & Urban Planning Committee Member	Present	Absent w Leave	Absent w/out Leave
Maria D. Cabrera, Chair	X		
Shané N. Darby, Vice Chair	X		
Nathan Field	X		
Alexander D. Hackett	X		
Yolanda M. McCoy	X		
Coby J. Owens	X		
Christian Willauer		X	
Ernest "Trippi" Congo, Ex-Officio	X		

President and Members of Council of  
The City of Wilmington

June 23, 2025

Ladies and Gentlemen:

We, your Community Development & Urban Planning Committee met by  
**anchor location and remote participation**, to who was referred **Ordinance No. 25-026**  
entitled:

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CITY CODE TO  
DISSOLVE THE WILMINGTON NEIGHBORHOOD CONSERVANCY  
LAND BANK

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

Respectfully submitted, Members of  
Community Development & Urban Planning Committee

Upon a motion of Council Member Cabrera, seconded by Council Members McCoy and Owens, the Report was received, recorded and filed. Motion prevailed.

### **TREASURER'S REPORT**

The following Treasurer's Report for July 3, 2025 was read into the record by City Clerk and upon a motion of Council Member McCoy, seconded by Council Members Harlee and Owens, 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 7.*

# City of Wilmington



**DaWayne Sims**  
City Treasurer

## Treasurer's Report July 03, 2025

### Cash - Ledger Balance (as of 07/02/2025):

General	M & T Bank	\$ 8,159,970.00
Payroll	M & T Bank	\$ 1,148,395.37
Law Department Court Costs	M & T Bank	\$ 4,452.07
Total Petty Cash	M & T Bank	\$ 5,841.68
Police - Evidence Found (Currency)	M & T Bank	\$ 1,232,301.00
Police & Fire Remembrance	M & T Bank	\$ 12,944.49
Police Department Discretionary	M & T Bank	\$ 34,145.63
Rent Withholding Escrow	M & T Bank	\$ 26,337.97
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
<b>Total Cash on Hand</b>		<b>\$ 10,737,151.08</b>

### Cash Equivalents & Investments (as of 07/02/2025):

Account Type & Fund	Institution	Investment Type	Number of Days	Interest Rate	Interest Receivable	Investment Amount
<b>LIQUIDITY:</b>						
General	M&T	Overnight Repo	Daily	3.25%	\$ 2,727.17	\$ 29,713,277.66
General	TD	High Yield Checking	2	3.56%	\$ 2,660.39	\$ 13,451,406.16
General	TD	High Yield Checking	2	3.56%	\$ 1,709.72	\$ 8,644,641.21
General	TD	High Yield Checking	2	3.56%	\$ 951.20	\$ 4,809,421.71
<b>SUB-TOTAL:</b>						<b>\$ 56,618,746.74</b>
Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Int. Receiv.	Investment Amount
Police & Fire Remem.	WSFS	CD	6/23/2025	3.92%	\$ 449.21	\$ 27,320.51
General	TD	CD	7/21/2025	4.02%	\$ 107,380.40	\$ 31,019,854.69
General	TD	CD*	7/21/2025	4.03%	\$ 28,000.72	\$ 8,088,796.10
<b>SUB-TOTAL:</b>						<b>\$ 39,135,971.30</b>
<b>RESERVE:</b>						
General <sup>1</sup>	PNC	T-Bills	8/5/2025	4.25%	\$ 149,000.00	\$ 20,163,000.00
<b>SUB-TOTAL:</b>						<b>\$ 20,163,000.00</b>
<b>RESTRICTED:</b>						
Capital Project	TD	CD	7/21/2025	4.02%	\$ 2,614.46	\$ 755,260.29
Capital Project	TD	CD	7/21/2025	4.02%	\$ 77.85	\$ 22,488.04
Capital Project	TD	CD	7/21/2025	4.03%	\$ 20,910.33	\$ 6,040,537.49
Water/Sewer	PNC	T-Bills	8/5/2025	4.25%	\$ 117,800.00	\$ 15,941,100.00
State Bonds Proceeds-FY23	TD	CD	7/21/2025	4.02%	\$ 5,300.70	\$ 1,531,256.95
People's Settlement	TD	High Yield Checking	2	4.29%	\$ 2,860.00	\$ 12,000,000.00
State Bonds Bill FY24	TD	High Yield Checking	2	4.29%	\$ 780.68	\$ 3,275,571.83
State Bonds Bill FY25	TD	High Yield Checking	2	4.29%	\$ 316.51	\$ 1,327,996.16
<b>SUB-TOTAL</b>						<b>\$ 40,894,210.76</b>
<b>Total Investments</b>						<b>\$ 156,811,928.80</b>
<b>Total Cash on Hand</b>						<b>\$ 10,737,151.08</b>
<b>Grand Total</b>						<b>\$ 167,549,079.88</b>

<sup>1</sup> Budget Reserve

<sup>2</sup> Restricted use Per ARPA US Treasury Guidelines

DocuSigned by:

*DaWayne Sims*  
DaWayne Sims, City Treasurer  
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### 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



**DaWayne Sims**  
City Treasurer

## Treasurer's Report - Pensions I July 03, 2025

### Cash - Ledger Balance (as of 07/02/2025):

Pension Payroll	M & T Bank	\$	163,275.07
Retiree Healthcare	M & T Bank	\$	4,371,869.78
Police Pension	M & T Bank	\$	235,348.90
Fire Pension	M & T Bank	\$	383,077.73
Non-Uniform Pension Act of 1990-Plan 3	M & T Bank	\$	2,137.83
Non-Uniform Pension Plan 2	M & T Bank	\$	1,000.00
Old Non-Uniform Pension - Plan 1	M & T Bank	\$	1,592.81
<b>Total Cash on Hand</b>		<b>\$</b>	<b>5,158,302.12</b>

### Cash Equivalents (as of 07/02/2025) & Investments (Market Value as of June 27, 2025)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
<b>LIQUIDITY:</b>						
Fire Pension IV		CD	8/4/2025	4.04%	\$ 36,920.48	\$ 5,393,350.72
<b>SUB-TOTAL:</b>						<b>\$ 5,393,350.72</b>
<b>RESERVE:</b>						
Pension Trust	Rhumblin (S&P 500)					\$ 120,373,006.00
Pension Trust	Earnest Partners					\$ 18,145,832.00
Pension Trust	Dodge & Cox					\$ 9,472,032.00
Pension Trust	WCM Global Fund					\$ 10,153,522.00
Pension Trust	MFS Low Global					\$ 9,608,171.00
Pension Trust	Fidelity Total Intl. Index					\$ 29,087,504.00
Pension Trust	GQG Emerging					\$ 4,789,345.00

DocuSigned by:

*DaWayne Sims*  
DaWayne Sims, City Treasurer  
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# City of Wilmington



**DaWayne Sims**  
City Treasurer

## Treasurer's Report - Pensions II July 03, 2025

### Investments (Market Value June 27, 2025)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
<b>RESERVE:</b>						
Pension Trust	Clarion Lion					\$ 9,467,769.00
Pension Trust	Morgan Stanley					\$ 7,769,730.00
Pension Trust	JP Morgan					\$ 17,240,839.00
Pension Trust	LM Capital Core					\$ 34,682,309.00
Pension Trust	Rhumblin Core					\$ 30,145,804.00
Pension Trust	Fidelity Bond Index					\$ 9,841,989.00
Pension Trust	Money Market					\$ 878,451.00
Pension Trust	OPEB Trust Fund					\$ 38,638,367.00
<b>SUB-TOTAL</b>						\$ 350,294,670.00
<b>Total Investments</b>						\$ 355,688,020.72
<b>Total Cash on Hand</b>						\$ 5,158,302.12
<b>Grand Total</b>						\$ 360,846,322.84

### Total Funds under Treasury Management:

<b>Total Investments</b>						\$ 512,499,949.52
<b>Total Cash on Hand</b>						\$ 15,895,453.20
<b>Grand Total<sup>1</sup></b>						\$ 528,395,402.72

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

DocuSigned by:

*DaWayne Sims*  
DaWayne Sims, City Treasurer  
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## **NON-LEGISLATIVE BUSINESS**

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

a. Recognition Resolutions

Cabrera	Recognize St. Paul's Church Gala
Harlee	Recognize Mother Bertha Lockett Parke (102nd Birthday)
Oliver	Recognize Veda Davida Wooley, Esq. MBA
Owens	Recognize National Minority Mental Health Awareness Month

b. Sympathy Resolutions

Field	Sympathy Lottoria Warner
Oliver	Sympathy Kei'Shona F. Wilson
Oliver	Sympathy Angelia Marie Cright
Spadola	Sympathy Miles Edward McGreevy

## **PUBLIC COMMENTS**

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

- Deacon Earl Tate
- Joe Connor
- Adil Ismaaeel
- Tish Colman
- Megan Wilson
- Hilary Daly
- Shyanne Miller
- Zumana Noor
- Rebecca Winward
- Kristina Kelly (virtual)
- Maggie Messinger

## **LEGISLATIVE BUSINESS**

Council Member Darby presented Ordinance No. 25-025 (Agenda #0058) and called for the third and final reading as follows:

AN ORDINANCE TO AMEND CHAPTER 11 OF THE CITY CODE  
RELATING TO RELIGIOUS EXEMPTIONS FROM NOISE  
ORDINANCES

Upon a motion of Council Member Darby, seconded by Council Member Owens, the Ordinance was before Council for its consideration. Motion prevailed.

Council Member Darby spoke to the Ordinance and made comments. President Congo, Council Members Willauer, Hackett, Oliver, Spadola, Bracy, McCoy and Owens made comments. President Congo, Council Members Willauer and Hackett requested to be co-sponsors on the ordinance.

President Congo requested the Clerk to call for the roll.

The above-referenced Ordinance was voted on by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Oliver, Harlee, Willauer, McCoy, Johnson, Field, Bracy, Cabrera, Hackett, and President Congo. Total, twelve. Nay, Council Member Spadola. Total, one.

President Congo declared the Ordinance **adopted**.

Council Member Darby presented Ordinance No. 25-026 (Agenda #0059) and called for the third and final reading as follows:

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CITY CODE TO  
DISSOLVE THE WILMINGTON NEIGHBORHOOD CONSERVANCY  
LAND BANK

Upon a motion of Council Member Darby, seconded by Council Members Owens and Hackett, the Ordinance was before Council for its consideration. Motion prevailed.

Council Member Darby spoke to the Ordinance and made comments. Council Members Oliver, Willauer, Bracy, Cabrera, Harlee, Johnson, McCoy, Owens, Spadola, and President Congo made comments. Council Member Darby stated she was going to HOLD this Ordinance.

*\* Council Member Hackett requested to be excused at this time.*

Council Member Darby presented Resolution No. 25-040 (Agenda #0077 Rev. 2) entitled:

A RESOLUTION CREATING A NEW COUNCIL RULE 10-3, A  
PUBLIC TRAVEL REPORTING REQUIREMENT

**Synopsis:** *This Resolution is being presented by City Council for Council's review and approval. This Resolution creates a new Council Rule 10-3, a public travel reporting requirement.*

Upon a motion of Council Member Darby, seconded by Council Member Owens, the Resolution was before the Council for its consideration. Motion prevailed. Council Member Darby spoke to the purpose of the resolution and made comments.



Council Members Johnson, Bracy, Spadola, Harlee and Oliver made comments on the resolution.

President Congo requested the Clerk to call for the roll.

The above-referenced Resolution was received, adopted as read and recorded to be filed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Harlee, Willauer, McCoy, Johnson, Field, Bracy, Cabrera, Spadola and President Congo. Total, eleven. Nay, Council Member Oliver. Total, one. Absent, Council Member Hackett. Total, one.

President Congo declared the Resolution **adopted**.

*\* Council Members Harlee, McCoy and Field were excused at this time.*

Council Member Darby presented Resolution No. 25-041 (Agenda #0078) as follows:

A RESOLUTION ESTABLISHING A REINTEGRATION  
SUBCOMMITTEE TO SERVE AS A SUBCOMMITTEE OF THE  
COMMUNITY DEVELOPMENT AND URBAN PLANNING  
COMMITTEE

**Synopsis:** *This Resolution is being presented by City Council for Council's review and approval. This Resolution establishes a Reintegration Subcommittee to serve as a Subcommittee of the Community Development and Urban Planning Committee.*

Upon a motion of Council Member Darby, seconded by Council Member Owens, the Resolution was before the Council for its consideration. Motion prevailed. Council Member Darby spoke to the purpose of the resolution and made comments. Council Members Johnson, and Willauer made comments and requested to be added as co-sponsors on the resolution.

President Congo requested the Clerk to call for the roll.

The above-referenced Resolution was received, adopted as read and recorded to be filed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Willauer, Johnson, Bracy, Cabrera, Spadola and President Congo. Total, eight. Nay, Council Member Oliver. Total, one. Absent, Council Members Harlee, McCoy, Field, and Hackett. Total, four.

President Congo declared the Resolution **adopted**.

Council Member Darby stated that the following item will be HELD, Agenda #0079 entitled:

A RESOLUTION REQUESTING AN AMENDMENT TO THE FISCAL

YEAR 2026 BUDGET TO PROVIDE SUPPORT TO THE RIGHT TO  
REPRESENTATION IN EVICTIONS PROGRAM

entitled: Council Member Darby presented Resolution No. 25-042 (Agenda #0080)

A RESOLUTION NOTIFYING THE WILMINGTON  
NEIGHBORHOOD CONSERVANCY LAND BANK (WNCLB) OF  
THE VIOLATION OF APRIL 17, 2025, DIRECTIVES REGARDING  
THE PROPERTY TRANSFER PROCESS AND PRESCRIBING  
CORRECTIVE ACTION

**Synopsis:** *This Resolution is being presented by City Council for Council's review and approval. This Resolution identifies concerns with the public transparency and accountability processes of the Wilmington Neighborhood Conservancy Land Bank (WNCLB) and prescribes actionable measures to remediate these concerns.*

Upon a motion of Council Member Darby, seconded by Council Member Owens, the Resolution was before the Council for its consideration. Motion prevailed. Council Member Darby spoke to 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 recorded to be filed by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Willauer, and President Congo. Total, four. Nays, Council Members Johnson, Bracy, Cabrera, and Spadola. Total, four. Present, Council Member Oliver. Total, one. Absent, Council Members Harlee, McCoy, Field, and Hackett. Total, four.

President Congo declared the Resolution **defeated**.

entitled: Council Member Darby presented Resolution No. 25-043 (Agenda #0081)

A RESOLUTION NOTIFYING THE WILMINGTON  
NEIGHBORHOOD CONSERVANCY LAND BANK (WNCLB) OF  
THE VIOLATION OF APRIL 17, 2025, DIRECTIVES REGARDING A  
PUBLIC HEARING

**Synopsis:** *This Resolution is being presented by City Council for Council's review and approval. This Resolution notifies the Wilmington Neighborhood Conservancy Land Bank (WNCLB) of its lack of compliance with the recommendations of Resolution 25-024, A Resolution Requesting a Public Hearing by the Wilmington Neighborhood Conservancy Land Bank (WNCLB) Regarding the Acquisition and Future Development of the Gibraltar Property, and prescribes actionable measures to remediate these concerns going forward.*

Upon a motion of Council Member Darby, seconded by Council Member Owens, the Resolution was before Council for its consideration. Motion prevailed. Council Member Darby spoke to the purpose of the resolution and made comments. Council Member Willauer made comments on the resolution.

President Congo requested the Clerk to call for the roll.

The above-referenced Resolution was voted on by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Oliver, Willauer, and President Congo. Total, five. Nays, Council Members Johnson, Bracy, Cabrera, and Spadola. Total, four. Absent, Council Members Harlee, McCoy, Field and Hackett. Total, four.

President Congo declared the Resolution **adopted**.

*\* Council Member Spadola was excused at this time.*

Council Member Oliver presented Resolution No. 25-044 (Agenda #0082) entitled:

A RESOLUTION REQUESTING A FEASIBILITY STUDY OF THE  
POTENTIAL FOR COMMERCIAL TO RESIDENTIAL  
CONVERSIONS

**Synopsis:** *This Resolution is being presented by City Council for Council's review and approval. This Resolution urges the Administration and relevant City departments to work collaboratively to conduct a feasibility study evaluating the potential for converting vacant and underutilized commercial properties into housing.*

Upon a motion of Council Member Oliver, seconded by Council Member Owens, the Resolution was before Council for its consideration. Motion prevailed. Council Member Oliver spoke to the purpose of the resolution and made comments. Council Members Johnson and Cabrera made comments on the resolution. Council Member Johnson requested to be added as a co-sponsor on the resolution.

President Congo requested the Clerk to call for the roll.

The above-referenced Resolution was voted on by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Oliver, Willauer, Johnson, Bracy, Cabrera and President Congo. Total, eight. Absent, Council Members Harlee, McCoy, Field, Hackett, and Spadola. Total, five.

President Congo declared the Resolution **adopted**.

Council Member Bracy presented Resolution No. 25-045 (Agenda #0083) entitled:

A RESOLUTION APPROVING THE DEPARTMENT OF PARKS AND RECREATION'S GRANT APPLICATION TO THE STATE OF DELAWARE DEPARTMENT OF EDUCATION TO SUPPORT THE CITY'S SUMMER 2025 FOOD SERVICE PROGRAM

**Synopsis:** *This Resolution is being presented by the Administration for Council's review and approval. This Resolution authorizes the Department of Parks and Recreation's grant application to the State of Delaware Department of Education in the amount of \$536,715.10, or such other amount that the Delaware Department of Education awards. The proposed grant funds would be used to support the City's Summer 2025 Food Service Program. No local matching funds are required.*

Upon a motion of Council Member Bracy, seconded by Council Member Owens, the Resolution was before Council for its consideration. Motion prevailed. Council Member Bracy spoke to the purpose of the resolution and made comments.

President Congo requested the Clerk to call for the roll.

The above-referenced Resolution was voted on by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Oliver, Willauer, Johnson, Bracy, Cabrera and President Congo. Total, eight. Absent, Council Members Harlee, McCoy, Field, Hackett, and Spadola. Total, five.

President Congo declared the Resolution **adopted**.

Council Member Bracy presented Resolution No. 25-046 (Agenda #0084) entitled:

A RESOLUTION AUTHORIZING THE DEPARTMENT OF PARKS AND RECREATION TO ACCEPT A CONDITIONAL GIFT OF FUNDING FROM THE GATORADE DELAWARE GIRLS BASKETBALL PLAYER OF THE YEAR TO SUPPORT SPORTS PROGRAMS AT THE WILLIAM "HICKS" ANDERSON COMMUNITY CENTER

**Synopsis:** *This Resolution is being presented by the Administration for Council's review and approval. This Resolution authorizes the Department of Parks and Recreation to accept a gift of \$1,000 from the Gatorade Delaware Girls Basketball Player of the Year to support sports programs at the William "Hicks" Anderson Community Center.*

Upon a motion of Council Member Bracy, seconded by Council Member Owens, the Resolution was before Council for its consideration. Motion prevailed. Council Member Bracy spoke to the purpose of the resolution and made comments.

President Congo requested the Clerk to call for the roll.

The above-referenced Resolution was voted on by the following Yea and Nay Roll Call Vote: Yeas, Council Members Owens, Darby, Oliver, Willauer, Johnson, Bracy, Cabrera and President Congo. Total, eight. Absent, Council Members Harlee, McCoy, Field, Hackett, and Spadola. Total, five.

President Congo declared the Resolution **adopted**.

### **PETITIONS AND COMMUNICATIONS**

Council Members and Council President spoke on the following information including but not limited to: Senior fan program information shared, Play Streets beginning July 8, Happy 4th of July well wishes shared, everyone was thanked for joining tonight's meeting, there will be a meeting next week due to the Summer Legislative break, community encouraged to contact Council Office with any questions and/or concerns.

### **ADJOURNMENT**

Upon a motion of Council Member Owens, seconded by Council Member Oliver, Council adjourned at 8:53 p.m. Motion prevailed.

*Note: More detailed information is reflected in the videotape of the July 3, 2025 City Council meeting at the following link: <https://www.witn22.org/programs/#/?video=4428>.*

Attest: Akira Grenardo  
Akira Grenardo, City Clerk