

*Wilmington City Council
Wilmington, Delaware
July 10, 2025*

City Council met in regular session with remote participation on the above date at 6:31 p.m., Council Member Harlee called the meeting to order, as President Ernest M. Congo, II presides virtually.

President Congo announced that the following legislation was
WITHDRAWN by the Sponsor:

OLIVER

#0091 A Resolution Respectfully Requesting the Disposition of a Lead Paint Tester to HELP Initiative Inc.

The following legislation is being HELD:

MCCOY

Rev. 3 Sub. 1 to An Ordinance to Amend Chapter 34 of the City Code to
#0044 Ord. 25-018 Allow Residential Tenants in City Properties to Deposit
 Withheld Rent in a City-Held Escrow Account (3rd & Final
 Reading)

#0088 An Ordinance to Amend Chapter 34 of the City Code to Require
Landlords Provide Written Notice of Tenants' Rights in Leases (1st & 2nd
Reading)

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, Harlee, Willauer, Johnson, Field, Cabrera, Hackett, Spadola* and Council President Congo. Total, nine. Absent, Council Members Darby, Oliver, McCoy, and Bracy. Total, five.

MINUTES

After reading a portion of the minutes of the July 3, 2025 City Council Meeting, upon a motion of Council Member Johnson, seconded by Council Member Owens, it was moved they be accepted as written. Motion prevailed.

TREASURER'S REPORT

The following Treasurer's Report for July 10, 2025 was read into the record by City Clerk and upon a motion of Council Member Harlee, seconded by Council Member Johnson, the Report was received, recorded and filed. Motion prevailed.

Note: The Treasurer's Report is included herein as an insert from Page 3 to Page 5.

City of Wilmington



DaWayne Sims
City Treasurer

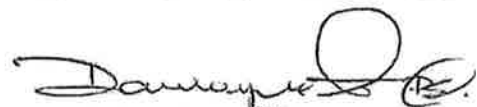
Treasurer's Report - Pensions I July 10, 2025

Cash - Ledger Balance (as of 07/09/2025):

Pension Payroll	M & T Bank	\$	71,077.51
Retiree Healthcare	M & T Bank	\$	4,023,933.42
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	\$	15,515.28
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		\$	4,731,545.65

Cash Equivalents (as of 07/09/2025) & Investments (Market Value as of Jul 03, 2025)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
Fire Pension IV		CD	8/4/2025	4.04%	\$ 36,920.48	\$ 5,393,350.72
SUB-TOTAL:						\$ 5,393,350.72
RESERVE:						
Pension Trust	Rhumblin (S&P 500)					\$ 122,489,251.00
Pension Trust	Earnest Partners					\$ 18,547,479.00
Pension Trust	Dodge & Cox					\$ 9,568,256.00
Pension Trust	WCM Global Fund					\$ 10,150,227.00
Pension Trust	MFS Low Global					\$ 9,728,410.00
Pension Trust	Fidelity Total Intl. Index					\$ 29,306,756.00
Pension Trust	GQG Emerging					\$ 4,849,969.00


DaWayne Sims, City Treasurer

CITY TREASURER'S OFFICE

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

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City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report July 10, 2025

Cash - Ledger Balance (as of 07/09/2025):

General	M & T Bank	\$ 8,113,740.00
Payroll	M & T Bank	\$ 1,052,601.77
Law Department Court Costs	M & T Bank	\$ 4,512.07
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	\$ 32,132.44
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
Total Cash on Hand		\$ 10,593,174.29

Cash Equivalents & Investments (as of 07/09/2025):

Account Type & Fund	Institution	Investment Type	Number of Days	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
General	M&T	Overnight Repo	Daily	3.25%	\$ 2,450.65	\$ 27,188,562.45
General	TD	High Yield Checking	9	3.56%	\$ 11,971.75	\$ 13,451,406.16
General	TD	High Yield Checking	9	3.56%	\$ 7,693.73	\$ 8,644,641.21
General	TD	High Yield Checking	9	3.56%	\$ 4,280.39	\$ 4,809,421.71
SUB-TOTAL:						\$ 54,094,031.53
RESERVE:						
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	4.02%	\$ 28,000.72	\$ 8,088,796.10
SUB-TOTAL:						\$ 39,135,971.30
RESTRICTED:						
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	4.02%	\$ 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	9	4.29%	\$ 12,870.00	\$ 12,000,000.00
State Bonds Bill FY24	TD	High Yield Checking	9	4.29%	\$ 3,513.05	\$ 3,275,571.83
State Bonds Bill FY25	TD	High Yield Checking	9	4.29%	\$ 1,424.28	\$ 1,327,996.16
SUB-TOTAL:						\$ 40,894,210.76
Total Investments						\$ 154,287,213.59
Total Cash on Hand						\$ 10,593,174.29
Grand Total						\$ 164,880,387.88

¹ Budget Reserve

*Restricted use Per ARPA US Treasury Guidelines

DaWayne Sims, City Treasurer

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City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report - Pensions II July 10, 2025

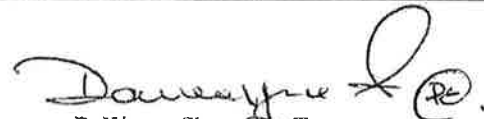
Investments (Market Value Jul 03, 2025)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
RESERVE:						
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					\$ 34,625,157.00
Pension Trust	Rhumblin Core					\$ 30,087,887.00
Pension Trust	Fidelity Bond Index					\$ 9,852,359.00
Pension Trust	Money Market					\$ 881,411.00
Pension Trust	OPEB Trust Fund					\$ 39,066,078.00
SUB-TOTAL						\$ 353,631,578.00
Total Investments						\$ 359,024,928.72
Total Cash on Hand						\$ 4,731,545.65
Grand Total						\$ 363,756,474.37

Total Funds under Treasury Management:

Total Investments						\$ 513,312,142.31
Total Cash on Hand						\$ 15,324,719.94
Grand Total¹						\$ 528,636,862.25

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


DaWayne Sims, City Treasurer

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NON-LEGISLATIVE BUSINESS

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

a. Recognition Resolutions

Cabrera	Recognize McAleer Paulson School of Irish Dance
Field	Recognize Mary T. Barksdale (101st Birthday)
Harlee	Recognize Jamar Rahming
Harlee	Recognize Apostle Thomas Wesley Weeks, Sr. (80th Birthday)
McCoy	Recognize Joseph C. Smolka (80th Birthday)

b. Sympathy Resolutions

All Council	Sympathy Judith Young
Oliver	Sympathy Maurice Xavier Barrett

PUBLIC COMMENTS

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

- Deacon Earl Tate
- Rebecca Winward
- Jakim Mohammed
- Maggie Mesinger (virtual)
- Lourdes Rivera
- Brandon Fletcher (virtual)
- Shyanne Miller
- Patrick Mead

LEGISLATIVE BUSINESS

Council Member Johnson presented Resolution No. 25-047 (Agenda #0085) and called for the third and final reading as follows:

A RESOLUTION APPOINTING MEMBERS OF THE WILMINGTON COMMUNITY POLICE ACCOUNTABILITY BOARD

Synopsis: *This Resolution is being presented by City Council for Council's review and approval. The Wilmington City Council 2022-2025 Strategic Plan prioritizes a "Transparent and Well-Represented Wilmington," where constituents can make meaningful contributions to City government policy and processes. This Resolution appoints seven (7) voting members and two (2) non-voting members to the Wilmington Community Police Accountability Board.*

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

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 Harlee, Willauer, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, eight. Present, Council Member Owens. Total, one. Absent, Council Members, Darby, Oliver, McCoy, and Bracy. Total, four.

President Congo declared the Resolution **adopted**.

On behalf of Council Member Darby, Council Member Willauer presented and called for the first and second reading Ordinance No. 25-036 (Agenda #0086) entitled:

AN ORDINANCE TO AMEND CHAPTER 2 F THE CITY CODE REGARDING OVERSIGHT, TRANSPARENCY AND ACCOUNTABILITY OF THE WILMINGTON NEIGHBORHOOD CONSERVATORY LAND BANK CORPORATION AND APPOINTMENT OF A DIRECTOR

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Willauer, seconded by Council Member Owens, the Ordinance was received, recorded and referred to the Community Development & Urban Planning Committee. Motion prevailed.

On behalf of Council Member Darby, Council Member Willauer presented and called for the first and second reading Ordinance No. 25-037 (Agenda #0087) entitled:

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CITY CODE TO INCREASE SUPPORT AND ACCOUNTABILITY OF NEIGHBORHOOD PLANNING COUNCILS

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Willauer, seconded by Council Member Owens, the Ordinance was received, recorded and referred to the Community Development & Urban Planning Committee. Motion prevailed.

Council Member Cabrera presented Resolution 25-048 (Agenda #0089) as follows:

A RESOLUTION AUTHORIZING THE MAYOR TO FILE A THIRD SUBSTANTIAL AMENDMENT TO THE CITY FISCAL YEAR

2025/FEDERAL FISCAL YEAR 2024 ANNUAL ACTION PLAN WITH
THE U.S. DEPARTMENT OF HOUSING AND URBAN
DEVELOPMENT

Synopsis: *This Resolution is being presented by the Administration for Council's review and approval. This Resolution authorizes the Mayor, or his designee, to file a Third Substantial Amendment to the City Fiscal Year 2025/Federal Fiscal Year 2024 Annual Action Plan with the U.S. Department of Housing and Urban Development that (i) transfers \$300,000 of CDBG Program funds from the Jumpstart program to the demolition of 817 West Fourth Street, which has been declared unsuitable for rehabilitation and must be demolished, and (ii) changes the location of a HOME Program project for West Tatnall to different scattered site units.*

Upon a motion of Council Member Cabrera, seconded by Council Members Johnson and Harlee, the Resolution was before the Council for its consideration. Motion prevailed. Council Member Cabrera 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, Harlee, Willauer, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, nine. Absent, Council Members, Darby, Oliver, McCoy, and Bracy. Total, four.

President Congo declared the Resolution **adopted**.

Council Member Cabrera presented Resolution 25-049 (Agenda #0090) as follows:

A RESOLUTION AUTHORIZING THE MAYOR TO FILE WITH THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT THE FOLLOWING PLANS REGARDING FUNDING FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM, THE HOME IMPROVEMENT INVESTMENT PARTNERSHIPS PROGRAM, THE EMERGENCY SOLUTIONS GRANTS PROGRAM, AND THE HOUSING OPPORTUNITIES FOR PERSONS WITH AIDS PROGRAM: (I) THE CITY FISCAL YEAR 2026-2030/FEDERAL FISCAL YEAR 2025-2029 CONSOLIDATED PLAN; (II) THE CITY FISCAL YEAR 2026/FEDERAL FISCAL YEAR 2025 ANNUAL ACTION PLAN; AND (III) THE CITIZEN PARTICIPATION PLAN FOR THE CITY

Synopsis: *This Resolution is being presented by Administration for Council's review and approval. This Resolution authorizes the Mayor, or his designee, to file with the*

U.S. Department of Housing and Urban Development the (i) City fiscal year 2026/federal fiscal year 2025 Annual Action Plan, which includes funding for the Community Development Block Grant Program, HOME Investment Partnerships Program, Emergency Solutions Grants Program, and Housing Opportunities for Persons with AIDS Program, (ii) consolidated plan for City fiscal years 2026-2030/federal fiscal years 2025-2029, and (iii) updated citizen participation plan.

Upon a motion of Council Member Cabrera, seconded by Council Member Johnson, the Resolution was before the Council for its consideration. Motion prevailed. Council Member Cabrera 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, Harlee, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, eight. Present, Council Member Willauer. Total, one. Absent, Council Members, Darby, Oliver, McCoy, and Bracy. Total, four.

President Congo declared the Resolution **adopted**.

PETITIONS AND COMMUNICATIONS

Council Members and Council President spoke on the following information including but not limited to: community events, movies in the park, weekly Farmer's Markets, Housing Forum, Open & Pay Street events shared; Summer Legislative break everyone encouraged to be safe. Also, the community encouraged to contact Council Office with any questions and/or concerns.

ADJOURNMENT

Upon a motion of Council Member Cabrera, seconded by Council Member Owens, Council adjourned at 7:23 p.m. Motion prevailed.

Note: More detailed information is reflected in the videotape of the July 10, 2025 City Council meeting at the following link: <https://www.witn22.org/programs/#/?video=4443>.

Attest: Akira Grenardo
Akira Grenardo, City Clerk