

*Wilmington City Council
Wilmington, Delaware
July 9, 2026*

City Council met in regular session with remote participation on the above date at 6:30 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 President Congo. Total, thirteen.

MINUTES

After reading a portion of the minutes of the July 2, 2026 City Council Meeting, upon a motion of Council Member Owens seconded by Council Member Harlee, it was moved they be accepted as written. Motion prevailed.

COMMITTEE REPORTS

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 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

May 14, 2026

Ladies and Gentlemen:

We, your Community Development & Urban Planning Committee met by **anchor location and remote participation**, to who was referred **Ordinance No. 26-028** entitled:

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CITY CODE
RELATED TO THE FUNCTIONS OF THE DEPARTMENT OF REAL
ESTATE & HOUSING ALLOWING THE DEPARTMENT TO SPEND
NEIGHBORHOOD STABILIZATION FUNDS TO ASSIST IN SETTLING
EVICTION PROCEEDINGS

Have given this Ordinance careful review and recommend Council vote on it
at an upcoming Council Meeting.

Respectfully submitted, Members of
Community Development & Urban Planning Committee

Upon a motion from Council Member Owens and seconded by Council
Member Oliver, 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 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

May 14, 2026

Ladies and Gentlemen:

We, your Community Development & Urban Planning Committee met by
anchor location and remote participation, to who was referred **Ordinance No. 26-029**
entitled:

AN ORDINANCE TO AMEND CHAPTER 8 OF THE CITY CODE TO
CREATE A HOMEOWNER REPAIR PROGRAM

Have given this Ordinance careful review and recommend Council vote on it
at an upcoming Council Meeting.

Respectfully submitted, Members of
Community Development & Urban Planning Committee

Upon a motion from Council Member Owens and seconded by Council Member Oliver, 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 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

May 14, 2026

Ladies and Gentlemen:

We, your Community Development & Urban Planning Committee met by **anchor location and remote participation**, to who was referred **Ordinance No. 26-030** entitled:

AN ORDINANCE TO AMEND CHAPTER 8 OF THE CITY CODE TO
CREATE A VACANT PROPERTY REHABILITATION ASSISTANCE
PROGRAM

Have given this Ordinance careful review and recommend Council vote on it at an upcoming Council Meeting.

Respectfully submitted, Members of
Community Development & Urban Planning Committee

Upon a motion from Council Member Owens and seconded by Council Member Oliver, the Report was received, recorded and filed. Motion prevailed.

Finance & Economic Development Committee Member	Present	Absent w Leave	Absent w/out Leave
Michelle Harlee, Chair		X	
Latisha Bracy, Vice Chair	X		
Shané N. Darby	X		
Alexander D. Hackett		X	
Zanthia Oliver	X		
James Spadola	X		
Ernest "Trippi" Congo, Ex-Officio		X	

President and Members of Council of
The City of Wilmington

June 8, 2026

Ladies and Gentlemen:

We, your Finance & Economic Development Committee met by **anchor location and remote participation**, to who was referred **Substitute No. 2 to Ordinance No. 25-017** entitled:

AN ORDINANCE TO AMEND CHAPTER 45 TO EXEMPT ELDERLY
AND DISABLED RESIDENTS AND RESIDENCES WITH CHILDREN
UNDER THE AGE OF FIVE FROM WATER SERVICE
DISCONNECTION FOR NONPAYMENT OF UTILITY CHARGES

Have given this Ordinance careful review and recommend Council vote on it
at an upcoming Council Meeting.

Respectfully submitted, Members of
Finance & Economic Development Committee

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

TREASURER'S REPORT

The following Treasurer's Report for July 9, 2026 was read into the
record by City Clerk and upon a motion of Council Member Owens, seconded by
Council Members Bracy and Oliver, the Report was received, recorded and filed. Motion
prevailed.

Note: The Treasurer's Report is included herein as an insert from Page 5 to Page 8.

City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report July 09, 2026

Cash - Ledger Balance (as 07/08/2026):

General	M & T Bank	\$ 8,411,539.00
Payroll	M & T Bank	\$ 722,190.00
Paid Leave	M & T Bank	\$ 331,452.00
Law Department Court Costs	M & T Bank	\$ 4,502.07
Total Petty Cash	M & T Bank	\$ 6,023.89
Police - Evidence Found (Currency)	M & T Bank	\$ 1,147,963.44
Police & Fire Remembrance	M & T Bank	\$ 14,044.49
Police Department Discretionary	M & T Bank	\$ 37,427.42
Rent Withholding Escrow	M & T Bank	\$ 36,537.97
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		\$ 10,824,443.15

Cash Equivalents & Investments (as of 07/08/2026):

Account Type & Fund	Institution	Investment Type	Number of Days	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
General	M&T	Overnight Repo	Daily	3.25%	\$ 2,088.46	\$ 32,121,726.46
General	TD	High Yield Checking	8	2.94%	\$ 2,427.81	\$ 3,716,041.96
General	TD	High Yield Checking	8	2.94%	\$ 7,686.48	\$ 11,765,021.35
General	TD	High Yield Checking	8	2.94%	\$ 3,725.28	\$ 5,701,960.28
SUB-TOTAL:						\$ 53,304,750.05
RESERVE:						
General	PNC	T-Bills	7/30/2026	3.62%	\$ 69,970.00	\$ 20,178,730.00
SUB-TOTAL:						\$ 20,178,730.00
RESTRICTED:						
Capital Project - 2015	Citizens Bank	CD	7/29/2026	3.65%	\$ 2,168.59	\$ 712,962.16
Capital Project - 2018	Citizens Bank	CD	7/29/2026	3.65%	\$ 68.41	\$ 22,490.23
Capital Project - 2020	Citizens Bank	CD	7/29/2026	3.65%	\$ 8,762.25	\$ 2,880,741.09
Capital Project - 2025	Citizens Bank	CD	7/29/2026	3.65%	\$ 105,423.23	\$ 34,659,692.22
Water/Sewer	PNC	T-Bills	7/30/2026	3.62%	\$ 56,124.00	\$ 16,182,376.00
State Bonds Bill FY23	Citizens Bank	CD	7/29/2026	3.65%	\$ 3,241.76	\$ 1,065,784.91
State Bonds Bill FY24	TD	High Yield Checking	8	3.52%	\$ 1,935.71	\$ 2,474,630.16
State Bonds Bill FY25	TD	High Yield Checking	8	3.52%	\$ 430.22	\$ 550,000.00
State Bonds Bill FY26	Citizens Bank	CD	7/29/2026	3.65%	\$ 24,791.53	\$ 8,150,640.35
SUB-TOTAL						\$ 66,699,317.12
Total Investments						\$ 170,356,719.22
Total Cash on Hand						\$ 10,824,443.15
Grand Total						\$ 181,181,162.37

¹ Budget Reserve

*Restricted use Per ARPA US Treasury Guidelines

DocuSigned by:

DaWayne Sims

7/9/2026

CITY TREASURER'S OFFICE

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DaWayne Sims, City Treasurer

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 09, 2026

Cash - Ledger Balance (as of 07/08/2026):

Pension Payroll	M & T Bank	\$	168,136.13
Retiree Healthcare	M & T Bank	\$	5,734,774.96
Police Pension	M & T Bank	\$	538,345.34
Fire Pension	M & T Bank	\$	1,395,103.55
Non-Uniform Pension Act of 1990-Plan 3	M & T Bank	\$	14,260.87
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		\$	7,853,213.66

Cash Equivalents (as of 07/08/2026) & Investments Market Value as of Jul 02, 2026)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
Fire Pension V	Citizens Bank	CD	7/29/2026	3.65%	\$ 19,736.01	\$ 6,279,242.21
SUB-TOTAL:						\$ 6,279,242.21
RESERVE:						
Pension Trust	Rhumblin (S&P 500)					\$ 134,410,434.00
Pension Trust	Earnest Partners					\$ 23,474,478.00
Pension Trust	Dodge & Cox					\$ 10,770,904.00
Pension Trust	WCM Global Fund					\$ 10,845,720.00
Pension Trust	MFS Low Global					\$ 10,419,692.00
Pension Trust	Fidelity Total Intl. Index					\$ 31,282,557.00
Pension Trust	GQG Emerging					\$ 4,806,438.00

DocuSigned by:

DaWayne Sims

7/9/2026

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DaWayne Sims, City Treasurer

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City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report - Pensions II July 09, 2026

Investments (Market Value Jul 02, 2026)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
RESERVE:						
Pension Trust	Clarion Lion					\$ 6,397,673.00
Pension Trust	Morgan Stanley					\$ 9,948,915.00
Pension Trust	JP Morgan					\$ 19,125,495.00
Pension Trust	LM Capital Core					\$ 37,414,538.00
Pension Trust	Rhumblin Core					\$ 37,479,310.00
Pension Trust	Fidelity Bond Index					\$ 7,645,359.00
Pension Trust	Money Market					\$ 1,717,305.00
Pension Trust	OPEB Trust Fund					\$ 45,288,996.00
SUB-TOTAL						\$ 391,027,814.00
Total Investments						\$ 397,307,056.21
Total Cash on Hand						\$ 7,853,213.66
Grand Total						\$ 405,160,269.87

Total Funds under Treasury Management:

Total Investments						\$ 567,663,775.43
Total Cash on Hand						\$ 18,677,656.81
Grand Total¹						\$ 586,341,432.24

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

DocuSigned by:
DaWayne Sims
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DaWayne Sims, City Treasurer

7/9/2026

CITY TREASURER'S OFFICE

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NON-LEGISLATIVE BUSINESS

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

- a. Recognition Resolutions
 - All Council Recognize Dr. Dorrell Green (Transition to Norristown Area School District)
- b. Sympathy Resolutions
 - Oliver Sympathy Kadir A. Skinner
 - Spadola Sympathy James Matthews
 - Spadola Sympathy Audrey K. O'Shaughnessy
 - Spadola Sympathy Ted Calvin Williams
 - Spadola Sympathy Cara Sage Feeley

PUBLIC COMMENTS

President Congo accepted a motion from Council Member Owens to extend Public Comment past 7:30pm, seconded by Council Member Spadola. Motion prevailed. President Congo opened up the floor for public comments and the following individuals spoke:

- April Collins
- John Messiick
- Lip Betley
- Sarah Rhine
- Jamila Davey
- Miguel Almote
- LaDonna Graham
- Emily Van Vlack
- Kristina Kelly
- Gillian Holck
- Dora Williams
- Shyanne Miller
- Ann Aviles

LEGISLATIVE BUSINESS

Council Member Darby presented Substitute No. 2 to Ordinance No. 25-017 (Agenda #0037) and called for the third and final reading, as follows:

AN ORDINANCE TO AMEND CHAPTER 45 TO EXEMPT ELDERLY
AND DISABLED RESIDENTS AND RESIDENCES WITH CHILDREN
UNDER THE AGE OF FIVE FROM WATER SERVICE
DISCONNECTION FOR NONPAYMENT OF UTILITY CHARGES

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

Council Member Darby spoke to the Substitute Ordinance and made comments. Council Members Johnson, Hackett, Owens, Cabrera, Spadola, Harlee and Willauer made comments.

Council Members Johnson, Hackett, Owens and President Congo requested to be added as co-sponsors.

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, Willauer, Johnson, Hackett and President Congo. Total, seven. Nays, Council Members Harlee, Field, Bracy, Cabrera and Spadola. Total, five. Absent, Council Member McCoy. Total, one.

President Congo declared the Substitute Ordinance **adopted**.

Council Member Willauer presented Resolution No. 26-058 (Agenda #0234) entitled:

A RESOLUTION ENCOURAGING THE GOVERNOR OF THE STATE OF DELAWARE AND THE DELAWARE GENERAL ASSEMBLY TO EXPAND INVESTMENTS IN SUSTAINABLE, AFFORDABLE ENERGY STRATEGIES

Synopsis: *This Resolution is being presented by the City Council for Council's review and approval. While the State has taken action to offer assistance to Delmarva customers experiencing increased costs, this relief is a temporary solution to an ongoing issue. This Resolution respectfully urges the Governor of the State of Delaware and the honorable members of the Delaware General Assembly to expand investments in sustainable, affordable energy strategies.*

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

Council Member Willauer spoke to the purpose of the resolution and made comments. Council Members Harlee, Johnson, Owens, Oliver, Cabrera, Hackett, Bracy and Darby made comments. Council Members Harlee, Johnson, Owens, Cabrera, Hackett, Spadola, Darby, Field and President Congo 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 Owens, Darby, Oliver, Harlee, Willauer, Johnson, Field, Bracy, Cabrera, Hackett, Spadola and President Congo. Total, twelve. Absent, Council Member McCoy. Total, one.

President Congo declared the Resolution **adopted**.

Council Member Willauer presented Ordinance No. 26-028 (Agenda #0221) and called for the third and final reading, as follows:

AN ORDINANCE TO AMEND CHAPTER 2 OF THE CITY CODE
RELATED TO THE FUNCTIONS OF THE DEPARTMENT OF REAL
ESTATE & HOUSING ALLOWING THE DEPARTMENT TO SPEND
NEIGHBORHOOD STABILIZATION FUNDS TO ASSIST IN
SETTLING EVICTION PROCEEDINGS

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

Council Member Willauer spoke to the Ordinance and made comments. Upon a motion from Council Member Willauer, seconded by Council Member Owens, a floor amendment was before council for consideration. Motion prevailed. Council Members Johnson, Hackett, Harlee, Darby and Oliver made comments. Council Members Johnson, Hackett, Harlee, Darby, Oliver, Owens and President Congo requested to be added as co-sponsors.

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, Johnson, Field, Bracy, Cabrera, Hackett, Spadola and President Congo. Total, twelve. Absent, Council Member McCoy. Total, one.

President Congo declared the Ordinance **adopted**.

Council Member Willauer presented Ordinance No. 26-029 (Agenda #0222) and called for the third and final reading, as follows:

AN ORDINANCE TO AMEND CHAPTER 8 OF THE CITY CODE TO
CREATE A HOMEOWNER REPAIR PROGRAM

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

Council Member Willauer spoke to the Ordinance and made comments. Upon a motion from Council Member Willauer, seconded by Council Member Hackett a floor amendment was before Council for its consideration. Council Member Oliver made comments on the amendment. Motion prevailed.

Council Members Johnson, Hackett, Owens, Bracy, Harlee and Oliver made comments. Council Members Johnson, Hackett, Owens, Bracy, Harlee, Darby, Oliver and President Congo requested to be added as co-sponsors.

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, Johnson, Field, Bracy, Cabrera, Hackett, Spadola and President Congo. Total, twelve. Absent, Council Member McCoy. Total, one.

President Congo declared the Ordinance **adopted**.

Council Member Willauer presented Ordinance No. 26-030 (Agenda #0223) and called for the third and final reading, as follows:

AN ORDINANCE TO AMEND CHAPTER 8 OF THE CITY CODE TO
CREATE A VACANT PROPERTY REHABILITATION ASSISTANCE
PROGRAM

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

Council Member Willauer spoke to the Ordinance and made comments. Upon a motion from Council Member Willauer, seconded by Council Member Owens, a floor amendment was before Council for its consideration. Motion prevailed.

Council Members Hackett, Cabrera, Darby, Oliver and Harlee made comments. Council Members Hackett, Owens, Congo, Cabrera, Bracy, Darby, Oliver and Harlee requested to be added as co-sponsors.

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, Johnson, Field, Bracy, Cabrera, Hackett, Spadola and President Congo. Total, twelve. Absent, Council Member McCoy. Total, one.

President Congo declared the Ordinance **adopted**.

Council Member McCoy presented Resolution No. 26-059 (Agenda #0260) entitled:

A RESOLUTION APPROVING THE OFFICE OF EMERGENCY MANAGEMENT'S GRANT APPLICATION TO THE DELAWARE EMERGENCY MANAGEMENT AGENCY FOR FUNDS ALLOCATED PURSUANT TO THE FISCAL YEAR 2025 EMERGENCY MANAGEMENT PERFORMANCE GRANT

Synopsis: *This Resolution is being presented by the Administration for Council's review and approval. This Resolution authorizes the Office of Emergency Management's grant application to the Delaware Emergency Management Agency for Fiscal Year 2025 Emergency Management Performance Grant funds in the amount of \$400,400. The grant contains a fifty percent local match requirement of \$200,200. The funds will be used to support the operation of the Office of Emergency Management and the Emergency Operations Center.*

Upon a motion of Council Member McCoy, seconded by Council Members Owens and Bracy, the Resolution was before the Council for its consideration. Motion prevailed.

Council Member Cabrera spoke to the purpose of the resolution and made comments. Council Member Oliver requested to be added as co-sponsor.

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, Harlee, Willauer, Johnson, Field, Bracy, Cabrera, Hackett, Spadola and President Congo. Total, twelve. Absent, Council Member McCoy. Total, one.

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 meetings and events; sharing events and community events taking place over the summer, Council will be on legislative break until our meetings resume August 20th; the community encouraged to contact Council Office with any questions and/or concerns.

ADJOURNMENT

Upon a motion of Council Member Owens, seconded by Council Member Bracy. Council adjourned at 9:00 p.m. Motion prevailed.

Note: More detailed information is reflected in the videotape of the July 9, 2026 City Council meeting at the following link: <https://www.witn22.org/programs/#/?video=5008>.

Attest: 
Akira Grenardo, City Clerk