

*Wilmington City Council
Wilmington, Delaware
August 20, 2026*

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

President Congo requested a moment of silence on the passing of former colleague Edythe Pridgen.

President Congo stated that Council Member Darby will be holding her legislation this evening:

- | | |
|-------|---|
| #0261 | An Ordinance to Amend Chapter 2 of the City Code to Establish a Community Response Team Program (1 st & 2 nd Reading) |
| #0262 | An Ordinance Amending Chapter 4 of the City Code to Provide Relief for Qualified Small Developers From Vacant Property Registration Fees to Incentivize the Development of Affordable Housing in the City (1 st & 2 nd Reading) |

MINUTES

After reading a portion of the minutes of the July 9, 2026 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.

After reading a portion of the minutes of the August 6, 2026 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

TREASURER'S REPORT

The following Treasurer's Report for August 20, 2026 was read into the record by City Clerk and upon a motion of Council Member McCoy, seconded by Council Member Harlee, 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 6.

City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report August 20, 2026

Cash - Ledger Balance (as of 08/19/2026):

General	M & T Bank	\$ 11,718,507.00
Payroll	M & T Bank	\$ 1,257,132.57
Paid Leave	M & T Bank	\$ 331,452.00
Law Department Court Costs	M & T Bank	\$ 4,289.07
Total Petty Cash	M & T Bank	\$ 6,009.90
Police - Evidence Found (Currency)	M & T Bank	\$ 1,104,334.44
Police & Fire Remembrance	M & T Bank	\$ 14,044.49
Police Department Discretionary	M & T Bank	\$ 35,095.42
Rent Withholding Escrow	M & T Bank	\$ 37,737.97
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		\$ 14,621,365.73

Cash Equivalents & Investments (as of 08/19/2026):

Account Type & Fund	Institution	Investment Type	Number of Days	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
General	M&T	Overnight Repo	Daily	3.25%	\$ 2,058.78	\$ 31,293,449.96
General	TD	High Yield Checking	19	2.94%	\$ 5,780.26	\$ 3,725,194.62
General	TD	High Yield Checking	19	2.94%	\$ 18,680.63	\$ 12,039,075.29
General	TD	High Yield Checking	19	2.94%	\$ 9,064.97	\$ 5,842,088.32
SUB-TOTAL:						\$ 52,899,808.19
Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Int. Receiv.	Investment Amount
Police & Fire Remem.	WSFS	CD	12/23/2026	2.96%	\$ 433.87	\$ 28,835.14
General	Citizens Bank	CD	8/28/2026	3.65%	\$ 79,143.72	\$ 26,019,854.69
General	Citizens Bank	*CD	8/28/2026	3.65%	\$ 11,780.97	\$ 3,873,197.15
SUB-TOTAL:						\$ 29,921,886.98
RESERVE:						
General ¹	PNC	T-Bills	9/1/2026	3.62%	\$ 67,370.00	\$ 20,178,730.00
SUB-TOTAL:						\$ 20,178,730.00
RESTRICTED:						
Capital Project - 2015	Citizens Bank	CD	8/28/2026	3.65%	\$ 2,168.59	\$ 712,962.16
Capital Project - 2018	Citizens Bank	CD	8/28/2026	3.65%	\$ 68.41	\$ 22,490.23
Capital Project - 2020	Citizens Bank	CD	8/28/2026	3.65%	\$ 8,762.25	\$ 2,880,741.09
Capital Project - 2025	Citizens Bank	CD	8/28/2026	3.65%	\$ 105,423.23	\$ 34,659,692.22
Water/Sewer	PNC	T-Bills	9/1/2026	3.62%	\$ 54,024.00	\$ 16,182,376.00
State Bonds Bill FY23	Citizens Bank	CD	8/28/2026	3.65%	\$ 3,241.76	\$ 1,065,784.91
State Bonds Bill FY24	TD	High Yield Checking	19	3.52%	\$ 4,597.31	\$ 2,474,630.16
State Bonds Bill FY25	TD	High Yield Checking	19	3.52%	\$ 1,021.78	\$ 550,000.00
State Bonds Bill FY26	Citizens Bank	CD	8/28/2026	3.65%	\$ 24,791.53	\$ 8,150,640.35
SUB-TOTAL						\$ 66,699,317.12
Total Investments						\$ 169,699,742.29
Total Cash on Hand						\$ 14,621,365.73
Grand Total						\$ 184,321,108.02

¹ Budget Reserve

*Restricted use Per ARPA US Treasury Guidelines

CITY TREASURER'S OFFICE

DaWayne Sims, City Treasurer

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

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City of Wilmington



DaWayne Sims
City Treasurer

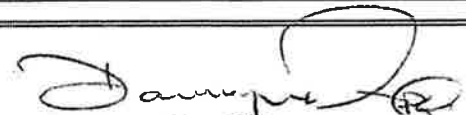
Treasurer's Report - Pensions I August 20, 2026

Cash - Ledger Balance (as of 08/19/2026):

Pension Payroll	M & T Bank	\$	224,256.29
Retiree Healthcare	M & T Bank	\$	5,367,135.37
Police Pension	M & T Bank	\$	97,481.94
Fire Pension	M & T Bank	\$	763,038.00
Non-Uniform Pension Act of 1990-Plan 3	M & T Bank	\$	168,022.87
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		\$	6,622,527.28

Cash Equivalents (as of 08/19/2026) & Investments Market Value as of Aug 14, 2026)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
Fire Pension V	Citizens Bank	CD	8/28/2026	3.65%	\$ 19,157.46	\$ 6,298,341.57
SUB-TOTAL:						\$ 6,298,341.57
RESERVE:						
Pension Trust	Rhumblin (S&P 500)					\$ 140,076,513.00
Pension Trust	Earnest Partners					\$ 24,209,339.00
Pension Trust	Dodge & Cox					\$ 11,115,967.00
Pension Trust	WCM Global Fund					\$ 10,822,446.00
Pension Trust	MFS Low Global					\$ 10,864,585.00
Pension Trust	Fidelity Total Intl. Index					\$ 32,435,240.00
Pension Trust	GQG Emerging					\$ 4,860,939.00


DaWayne Sims, City Treasurer

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City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report - Pensions II August 20, 2026

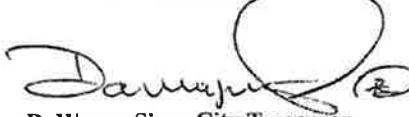
Investments (Market Value Aug 14, 2026)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
RESERVE:						
Pension Trust	Clarion Lion					\$ 6,255,425.00
Pension Trust	Morgan Stanley					\$ 10,020,322.00
Pension Trust	JP Morgan					\$ 19,589,239.00
Pension Trust	LM Capital Core					\$ 37,060,756.00
Pension Trust	Rhumbline Core					\$ 37,138,838.00
Pension Trust	Fidelity Bond Index					\$ 7,575,046.00
Pension Trust	Money Market					\$ 1,971,428.00
Pension Trust	OPEB Trust Fund					\$ 46,326,613.00
SUB-TOTAL						\$ 400,322,696.00
Total Investments						\$ 406,621,037.57
Total Cash on Hand						\$ 6,622,527.28
Grand Total						\$ 413,243,564.85

Total Funds under Treasury Management:

Total Investments						\$ 576,320,779.86
Total Cash on Hand						\$ 21,243,893.01
Grand Total¹						\$ 597,564,672.87

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


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

All Council	Recognize August Quarterly (212 th Anniversary)
All Council	Recognize Mother African Union Church
All Council	Recognize Wilmington City Council Interns (Summer 2026)
Cabrera	Recognize Hope Rose Bedenbaugh (Retirement)
Congo	Recognize Derrick Milano (Duffy's Hope Legacy of Hope 2026 Honoree)
Congo	Recognize Born4Brothers and Sisters (Relaunch and Ribbon-Cutting)
Harlee	Recognize Phat Cuts Hairstyling (30-Year Anniversary)
McCoy	Recognize Irene Krystopolski (100 th Birthday)
Oliver	Recognize Harmon Carey (90 th Birthday)
Owens	Recognize St. Paul UAME (Union American Methodist Episcopal Church) 139 th Anniversary
Owens	Recognize Robert O. Wright III (The Wright Way 1 st Annual Basketball Camp)
Owens	Recognize North Market Public Library (Official Opening)
Owens	Recognize Commemoration of the Americans with Disabilities Act (ADA) 36-Year Anniversary

b. Sympathy Resolutions

All Council	Sympathy Eugene Delano Johnson
Cabrera	Sympathy Thomas Francis Hinkle
Congo	Sympathy Jamil N. Merrell
Darby	Sympathy Roxanne Elizabeth Scrivens
Harlee	Sympathy Evangelist Hattie B. Witcher
Harlee	Sympathy Doris Olivia Chapman
Oliver	Sympathy Joseph Vincent Williams, Jr.
Oliver	Sympathy Rita Elizabeth Smith
Oliver	Sympathy Ronald Albert Anderson, Jr.
Oliver	Sympathy Carolyn Dollard
Spadola	Sympathy Harold William Schneikert, Jr.
Spadola	Sympathy Paul Michael Schofield, Jr.

PUBLIC COMMENTS

President Congo opened up the floor for public comments and the following individuals spoke:

- Deacon Tate
- Kristina Kelley
- Dr. Bland
- Lip Betley
- Shyanne Miller- Dorrell Dollard
- Joy Piles
- Abdul Hay

LEGISLATIVE BUSINESS

Upon a Motion of Council Member Cabrera, seconded by Council Member McCoy, Council dissolved into the Committee of the Whole for the purpose of holding a public hearing on Ord. 25-048 (Agenda #0102). Motion prevailed.

PUBLIC HEARING ORDINANCE NO. 25-048

AN ORDINANCE TO AMEND CHAPTER 48 OF THE CITY CODE TO PERMIT COMMERCIAL RECREATION AND PUBLIC ASSEMBLY AS MATTER-OF- RIGHT USES IN THE M-1 (LIGHT MANUFACTURING) ZONING DISTRICT

President Congo asked for the Clerk to read the Affidavit of Publication.

The City Clerk read in part the following Affidavit of Publication:

Note: The Affidavit of Publication is attached herein as an insert on Page 7.

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USA TODAY CO.



PO Box 631699 Cincinnati, OH 45263-1699

AFFIDAVIT OF PUBLICATION

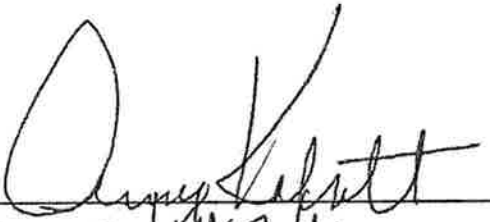
Akira Akira
SD City of Wilmington City Council Office
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STATE OF DELAWARE, COUNTY OF NEW CASTLE

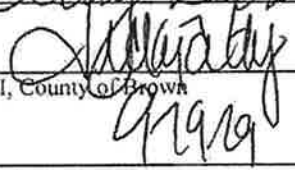
The Wilmington News Journal is a daily newspaper of general circulation, printed and published in the State of Delaware; that the publication, a copy of which is attached hereto, was published in the said newspaper in the issues dated:

WIL delawareonline.com 08/05/2026
WIL Wilmington News Journal 08/05/2026

Sworn to and subscribed before on 08/05/2026



Legal Clerk



Notary, State of WI, County of Brown

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VICKY FELTY
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State of Wisconsin

NOTICE OF PUBLIC HEARING

Notice of time and place of a continued public hearing on **August 20, 2026 at 6:30 pm** before Wilmington City Council in the City Council Chambers, 1st Floor, City/County Building, 800 North French Street, Wilmington, DE regarding **Ordinance No. 25-048** entitled "An Ordinance to Amend Chapter 48 of the City Code to Permit Commercial Recreation and Public Assembly as Matter-of-Right Uses in the M-1 (Light Manufacturing) Zoning District." Members of the public will be allowed to participate in person and virtually. Instructions for virtual participation will be provided on the agenda for the August 20th Council meeting.

City Clerk
AKIRA GREJARDO
8/5-NJ



Upon a motion of Council Member Cabrera, seconded by Council Member McCoy, the Affidavit of Publication was made a part of the record. Motion prevailed.

President Congo requested the Clerk to read the Planning Commission Report.

The City Clerk read the Planning Commission report and upon a motion of Council Member Cabrera, seconded by Council Member Owens, the Planning Commission Report was made a part of the record. Motion prevailed. The Planning Commission's Report constituting the recommendations to City Council are further reflected in the videotape of the August 20, 2026 City Council meeting and public hearing, which is incorporated herein by reference.

Gwinneth Kaminsky (Planning Manager) presented, which is reflected in the videotape of the August 20, 2026 City Council meeting and public hearing, which is incorporated herein by reference.

President Congo opened up the floor for comments by members of Council. Council Members Cabrera, Willauer, Owens, Oliver, McCoy, Field, Harlee raised questions and made comments. Director Larkin was recognized by President Congo and made comments.

Upon a motion of Council Member Cabrera, seconded by Council Member Owens, Council returned to regular order of business. Motion prevailed.

COMMITTEE REPORT

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

September 11, 2025

Ladies and Gentlemen:

We, your Community Development & Urban Planning Committee met by

anchor location and remote participation, to who was referred **Ordinance No. 25-048** entitled:

AN ORDINANCE TO AMEND CHAPTER 48 OF THE CITY CODE TO PERMIT COMMERCIAL RECREATION AND PUBLIC ASSEMBLY AS MATTER-OF- RIGHT USES IN THE M-1 (LIGHT MANUFACTURING) ZONING DISTRICT

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

President Congo requested the Clerk to read the Findings.

The City Clerk read the Findings and upon a motion of Council Member Cabrera, seconded by Council Member Owens, the Findings were made a part of the record. Motion prevailed.

Council Member Cabrera presented Ordinance No. 25-048 (Agenda #0102) and called for the third and final reading as follows:

AN ORDINANCE TO AMEND CHAPTER 48 OF THE CITY CODE TO PERMIT COMMERCIAL RECREATION AND PUBLIC ASSEMBLY AS MATTER-OF-RIGHT USES IN THE M-1 (LIGHT MANUFACTURING) ZONING DISTRICT

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

Council Member Cabrera spoke to the Ordinance and made comments.

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 Owens – based on the

findings, Oliver – based on the findings, Harlee – based on the findings and the opportunity for it to bring in more revenue, McCoy – based on the findings, Johnson – based on the findings, Field – based on the findings, Bracy – based on the findings, Cabrera – based on the findings and the report, Hackett – based on the findings, Spadola – based on the findings, and President Congo – based on the findings. Total, eleven. Present, Council Member Willauer – based on the findings. Total, one. Absent, Council Member Darby. Total, one.

President Congo declared the Ordinance **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; Community Clean Up for the 1st District at the PAL; Millie Cannon 6th Annual Concert; Playstreets Finale at Rodney Square on August 25, Afro Foodie event; 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 McCoy. Council adjourned at 8:30 p.m. Motion prevailed.

Note: More detailed information is reflected in the videotape of the August 20, 2026 City Council meeting at the following link: <https://www.witn22.org/programs/#/?video=5089>.

Attest: 
Akira Grenardo, City Clerk