

*Wilmington City Council
Wilmington, Delaware
September 3, 2026*

City Council met in regular session with remote participation on the above date at 6:32 p.m., President Pro-Tempore McCoy, 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, Willauer, McCoy, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, nine. Absent, Council Member Darby, Oliver, Harlee and Bracy. Total, four.

President Pro-Tempore McCoy stated that Council Member Johnson will be holding his legislation this evening:

#0272 An Ordinance to Rezone a Parcel of Land Located at 2140 West Eleventh Street from a Zoning Classification of C-1 (Neighborhood Shopping) to a Zoning Classification of R-5-B (Apartment Houses Medium Density) and a Parcel of Land Located at 1010 North Bancroft Parkway from a Zoning Classification of C-1 (Neighborhood Shopping) to a Split Zoning Classification of R-5-B (Apartment Houses Medium Density) and C-2 (Secondary Business Centers) (1st & 2nd Reading)

MINUTES

After reading a portion of the minutes of the August 27, 2026 City Council Meeting, upon a motion of Council Member Owens seconded by Council Member Willauer, it was moved they be accepted as written. Motion prevailed.

COMMITTEE REPORTS

TREASURER'S REPORT

The following Treasurer's Report for August 27, 2026 was read into the record by City Clerk and upon a motion of Council Member Owens, seconded by Council Members Willauer and Hackett, the Report was received, recorded and filed. Motion prevailed.

Note: The Treasurer's Report is included herein as an insert from Page 2 to Page 5.

City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report September 03, 2026

Cash - Ledger Balance (as 09/02/2026):

General	M & T Bank	\$ 8,410,666.00
Payroll	M & T Bank	\$ 1,777,084.41
Paid Leave	M & T Bank	\$ 331,452.00
Law Department Court Costs	M & T Bank	\$ 6,009.90
Total Petty Cash	M & T Bank	\$ 4,289.07
Police - Evidence Found (Currency)	M & T Bank	\$ 1,099,590.44
Police & Fire Remembrance	M & T Bank	\$ 14,044.49
Police Department Discretionary	M & T Bank	\$ 35,095.42
Rent Withholding Escrow	M & T Bank	\$ 40,137.97
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		\$ 11,831,132.57

Cash Equivalents & Investments (as of 09/02/2026):

Account Type & Fund	Institution	Investment Type	Number of Days	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
General	M&T	Overnight Repo	Daily	3.25%	\$ 2,484.31	\$ 37,224,926.16
General	TD	High Yield Checking	2	2.94%	\$ 609.95	\$ 3,734,369.83
General	TD	High Yield Checking	2	2.94%	\$ 1,966.38	\$ 12,039,075.29
General	TD	High Yield Checking	2	2.94%	\$ 976.38	\$ 5,977,841.47
SUB-TOTAL:						\$ 58,976,212.75
RESERVE:						
Police & Fire Remem.	WSFS	CD	12/23/2026	2.96%	\$ 433.87	\$ 28,835.14
General	Citizens Bank	CD	9/28/2026	3.65%	\$ 81,781.85	\$ 26,019,854.69
General	Citizens Bank	*CD	9/28/2026	3.65%	\$ 12,068.63	\$ 3,839,777.44
SUB-TOTAL:						\$ 29,888,467.27
RESTRICTED:						
Capital Project - 2015	Citizens Bank	CD	9/28/2026	3.65%	\$ 2,174.05	\$ 691,698.09
Capital Project - 2018	Citizens Bank	CD	9/28/2026	3.65%	\$ 70.69	\$ 22,490.23
Capital Project - 2020	Citizens Bank	CD	9/28/2026	3.65%	\$ 8,910.58	\$ 2,835,005.35
Capital Project - 2025	Citizens Bank	CD	9/28/2026	3.65%	\$ 102,309.29	\$ 32,550,901.55
Water/Sewer	PNC	T-Bills	10/1/2026	3.65%	\$ 48,624.01	\$ 16,182,376.00
State Bonds Bill FY23	Citizens Bank	CD	9/28/2026	3.65%	\$ 3,284.20	\$ 1,044,905.88
State Bonds Bill FY24	TD	High Yield Checking	2	3.52%	\$ 483.93	\$ 2,474,630.16
State Bonds Bill FY25	TD	High Yield Checking	2	3.52%	\$ 107.56	\$ 550,000.00
State Bonds Bill FY26	Citizens Bank	CD	9/28/2026	3.65%	\$ 25,098.37	\$ 7,985,340.35
SUB-TOTAL						\$ 64,337,347.61
Total Investments						\$ 173,380,757.63
Total Cash on Hand						\$ 11,831,132.57
Grand Total						\$ 185,211,890.20

¹ Budget Reserve

*Restricted use, Per ARPA US Treasury Guidelines

DocuSigned by:

DaWayne Sims

9/3/2026

CITY TREASURER'S OFFICE

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 September 03, 2026

Cash - Ledger Balance (as of 09/02/2026):

Pension Payroll	M & T Bank	\$	278,472.26
Retiree Healthcare	M & T Bank	\$	5,440,324.74
Police Pension	M & T Bank	\$	1,000.00
Fire Pension	M & T Bank	\$	127,513.49
Non-Uniform Pension Act of 1990-Plan 3	M & T Bank	\$	13,269.08
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		\$	5,863,172.38

Cash Equivalents (as of 09/02/2026) & Investments Market Value as of Aug 28, 2026)

Account Type & Fund	Institution	Investment Type	Maturity Date	Interest Rate	Interest Receivable	Investment Amount
LIQUIDITY:						
Fire Pension V	Citizens Bank	CD	9/28/2026	3.65%	\$ 19,856.25	\$ 6,317,499.03
SUB-TOTAL:						\$ 6,317,499.03
RESERVE:						
Pension Trust	Rhumbline (S&P 500)					\$ 138,770,593.00
Pension Trust	Earnest Partners					\$ 23,179,829.00
Pension Trust	Dodge & Cox					\$ 11,103,643.00
Pension Trust	WCM Global Fund					\$ 10,700,257.00
Pension Trust	MFS Low Global					\$ 10,853,992.00
Pension Trust	Fidelity Total Intl. Index					\$ 32,355,193.00
Pension Trust	GQG Emerging					\$ 4,873,915.00

DocuSigned by:

DaWayne Sims

9/3/2026

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DaWayne Sims, City Treasurer

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City of Wilmington



DaWayne Sims
City Treasurer

Treasurer's Report - Pensions II September 03, 2026

Investments Market Value as of Aug 28, 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					\$ 37,191,489.00
Pension Trust	Rhumblin Core					\$ 37,226,522.00
Pension Trust	Fidelity Bond Index					\$ 7,567,691.00
Pension Trust	Money Market					\$ 1,971,428.00
Pension Trust	OPEB Trust Fund					\$ 46,024,018.00
SUB-TOTAL						\$ 397,683,556.00
Total Investments						\$ 404,001,055.03
Total Cash on Hand						\$ 5,863,172.38
Grand Total						\$ 409,864,227.41

Total Funds under Treasury Management:

Total Investments						\$ 577,381,812.66
Total Cash on Hand						\$ 17,694,304.95
Grand Total¹						\$ 595,076,117.61

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

DocuSigned by:

DaWayne Sims

9/3/2026

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DaWayne Sims, City Treasurer

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NON-LEGISLATIVE BUSINESS

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

a. Recognition Resolutions

All Council	His Worship Mayor Michael Belnavis (Mayor of St. Ann's Bay, Jamaica) (Official Sister Cities of Wilmington Visit)
Cabrera	Recognize Latin American Community Center (Annual Proclamation of Hispanic Heritage Month 2026)
Cabrera	Recognize Bob King (Athletic Accomplishments and Community Service)
Congo	Recognize G. Christopher Fullman (Service to Small Business Community)
Congo	Recognize Tanya Associated Business Services (TABS) (Registered Apprenticeship Program)
Oliver	Recognize Gamma Theta Lambda Chapter of Alpha Phi Alpha Fraternity, Inc (Founded Aug. 27, 1945)
Owens	Recognize HBCU Week (10 Year Anniversary)

b. Sympathy Resolutions

All Council	Sympathy Willie Louis Lamar
Oliver	Sympathy Thomas Redden

PUBLIC COMMENTS

President Pro-Tempore McCoy opened up the floor for Public Comment and the following people made comments:

- Deacon Earl Tate
- Kathleen Dinsmore

LEGISLATIVE BUSINESS

Council Member Owens presented Resolution No. 26-061 (Agenda #0267 Rev. 1) as follows:

A RESOLUTION APPROVING GRANT FUNDS FROM CITY COUNCIL COMMUNITY SUPPORT FUNDS TO NUESTRAS RAICES

Synopsis: *This Resolution is being presented by City Council for Council's review and approval. This Resolution approves grant funding from the Community Support/Discretionary Funds of Council Member Coby J. Owens, City Council President*

Ernest "Trippi" Congo, II, and Council Members Christian Willauer, Yolanda M. McCoy, Maria D. Cabrera, and James Spadola in the amount of \$14,250 to Nuestras Raíces.

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

Council Member Owens spoke to the purpose of the resolution and made comments. Council Members Cabrera, Willauer and Hackett made comments.

President Pro-Tempore McCoy 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, Willauer, McCoy, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, nine. Absent, Council Members Darby, Oliver, Harlee and Bracy. Total, four.

President Pro-Tempore declared the Resolution **adopted**.

On behalf of Council Member Oliver, Council Member Owens presented and called for the first and second reading, Ordinance No. 26-046 (Agenda #0268) entitled:

AN ORDINANCE TO AMEND CHAPTER 4 OF THE CITY CODE
INSECT AND RODENT CONTROL REQUIREMENT FOR SELF-
SERVICE STORAGE FACILITIES

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

On behalf of Council Member Oliver, Council Member Owens presented Resolution 26-062 (Agenda #0269) as follows:

A RESOLUTION AUTHORIZING GRANT FUNDS TO CITYFEST
FOR MILLIE CANNON CONCERT

Synopsis: *This Resolution is being presented by City Council for Council's review and approval. This Resolution approves a total of \$19,000 in grant funding to Cityfest, Inc. from Community Support/Discretionary Funds of Council Member Zanthia Oliver (\$15,000), City Council President Ernest "Trippi" Congo, II (\$1,500), and Council*

Members Christofer C. Johnson (\$1,500), and Latisha Bracy (\$1,000) to support expenses associated with the planning and hosting of the 6th Annual Millie Cannon Summer Concert.

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

Council Member Owens spoke to the purpose of the resolution and made comments. Council Members Spadola, Hackett, Cabrera and Johnson made comments.

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

President Pro-Tempore declared the Resolution **adopted**.

On behalf of Council Member Oliver, Council Member Owens presented Resolution 26-063 (Agenda #0270) as follows:

A RESOLUTION APPROVING THE DEPARTMENT OF PUBLIC WORKS' GRANT APPLICATION TO THE DELAWARE DEPARTMENT OF HEALTH AND SOCIAL SERVICES, DIVISION OF PUBLIC HEALTH FOR A DRINKING WATER STATE REVOLVING FUND GRANT FOR UPGRADES TO THE WATER DISTRIBUTION SYSTEM IN THE DUNLEITH NEIGHBORHOOD

Synopsis: *This Resolution is being presented by the Administration for Council's review and approval. This Resolution authorizes the Department of Public Works' grant application to the Delaware Department of Health and Social Services, Division of Public Health ("DHSS") for a Drinking Water State Revolving Fund grant in the amount of \$2,525,000, or such other amount that DHSS awards. The funds will be used to reimburse the City for upgrades to the existing water distribution system in the Dunleith neighborhood to increase the available fire flow and system pressure in such neighborhood. No local matching funds are required.*

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

Council Member Owens spoke to the purpose of the resolution and made comments. Council Members Willauer and Hackett made comments.

President Pro-Tempore McCoy 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, Willauer, McCoy, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, nine. Absent, Council Members Darby, Oliver, Harlee and Bracy. Total, four.

President Pro-Tempore declared the Resolution **adopted**.

On behalf of Council Member McCoy, Council Member Hackett presented and called for the first and second reading, Ordinance No. 26-047 (Agenda #0271) entitled:

AN ORDINANCE TO AMEND CHAPTER 5, SECTION 5-58
REGARDING PUBLIC NUISANCES

The above-referenced Ordinance was given two separate readings by title only and upon a motion of Council Member Hackett, second by Council Member Owens, the Ordinance was received, recorded and referred to the Public Safety Committee. Motion prevailed.

Council Member Cabrera presented Resolution 26-064 (Agenda #0273) as follows:

A RESOLUTION APPROVING GRANT FUNDS FROM CITY
COUNCIL TO ROBERTO CLEMENTE LITTLE LEAGUE

Synopsis: *This Resolution is being presented by City Council for Council's review and approval. This Resolution approves Community Support/Discretionary Funds from Council Member Maria D. Cabrera, City Council President Ernest "Trippi" Congo, II, and Council Member Christian Willauer in the amount of \$6,250 for the Roberto Clemente Baseball League.*

Upon a motion of Council Member Cabrera, seconded by Council Member Owens, 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 Pro-Tempore McCoy 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, Willauer, McCoy, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, nine. Absent, Council Members Darby, Oliver, Harlee and Bracy. Total, four.

President Pro-Tempore declared the Resolution **adopted**.

Council Member Spadola presented Resolution 26-065 (Agenda #0274) as follows:

A RESOLUTION APPROVING GRANT FUNDS FROM CITY
COUNCIL COMMUNITY SUPPORT FUNDS TO NEIGHBORHOOD
HOUSE

Synopsis: *This Resolution is being presented by City Council for Council's review and approval. This Resolution approves grant funding to Neighborhood House from the Community Support/Discretionary Funds of City Council Member James Spadola, City Council President Ernest "Trippi" Congo, II, and Council Members Michelle Harlee and Maria D. Cabrera in the amount of \$5,999.*

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

Council Member Spadola spoke to the purpose of the resolution and made comments. Council Member Hackett made comments.

President Pro-Tempore McCoy 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, Willauer, McCoy, Johnson, Field, Cabrera, Hackett, Spadola and President Congo. Total, nine. Absent, Council Members Darby, Oliver, Harlee and Bracy. Total, four.

President Pro-Tempore 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; Music and Arts Culture Festival, Hispanic Festival, Brandywine Arts Festival, Back to School for Teachers and Students, thank you to the Seniors for coming out to our meeting, DANA Non-Profit Training for Civic Associations; the community encouraged to contact Council Office with any questions and/or concerns.

ADJOURNMENT

Upon a motion of Council Member Owens, seconded by Council Members Willauer and Cabrera. Council adjourned at 7:21 p.m. Motion prevailed.

Note: More detailed information is reflected in the videotape of the September 3, 2026 City Council meeting at the following link: <https://www.witn22.org/programs/#/?video=5117>.

Attest: Akira Grenardo
Akira Grenardo, City Clerk