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**Newark Housing Authority
Board of Commissioners
Special Meeting
Friday, February 17, 2023**

Summary of Virtual Zoom Meeting Minutes

Opening:

The Special Meeting of the Board of Commissioners was called to order at approximately 11:04 AM by the Chairperson, Nikki Lane.

I. Roll Call:

A request for Roll Call was made. Board of Commissioners present: Nikki Lane, Paul Tillman, Jerry Clifton, Emile Brown, and Keith Moone (new appointment by City Council). Marene Jordan (Executive Director), and Attorney Donald Gouge Jr. were also present.

Absent: Marguerite Ashley (excused absence) and Abeo Lucas

Before the meeting commenced, the Chairperson welcomed our new Board member, Keith Moone.

II. Business by the Commissioners – Action Items:

A). Approval of FY 2024 Operating Budget:

The Executive Director asked if there were any additional questions or comments regarding the proposed budget for 2024. Since there were none, the Chairperson made a motion to approve the budget. The motion was 2nd by Commissioner Clifton.

Aye 5 (lane, Tillman, Clifton, Brown and Moone)

Nay 0

Motion passed, Vote: 5 to 0

B). Approval of a Real Estate Transaction:

Attorney Gouge presented the proposed standard real estate contract for 37 and 39 West Cleveland Avenue properties to be sold “as is”. Both NHA tenants have been relocated and the properties are vacant. The buyer agreed to the additional terms and conditions as required by the board. Whereas if within five years of the settlement date the buildings are torn down and more then 2 units are constructed, one must be set aside as an affordable unit by NHA standards.

Attorney Gouge mentioned the offer is contingent upon getting the property appraised and the lease review of current lease was found to be satisfactory.

Commissioner Clifton asked if the sale price changed.

Attorney Gouge responded, “No.”

Chairperson Lane asked if there were any more questions or comments regarding this real estate transaction. Since there were none, she asked for a motion for the Executive Director to execute the contract for sale. Commissioner Brown made a motion to proceed with the sale. The motion was 2nd by Commissioner Tillman.

Aye 5 (lane, Tillman, Clifton, Brown and Moone)
Nay 0
Motion passed, Vote: 5 to 0

C). Approval to proceed with disposition of remaining scattered sites:

The Executive Director recalled that under the former developer partner the proposed plans for the redevelopment of George Read Village called for two redevelopment phases. This would allow time to submit a deposition for the scattered site properties proposed for new construction in Phase II. Currently, HUD has approved the disposition of the 36 1-bedroom units only. Ms. Jordan is asking the board to allow her to proceed with the remaining 16 scattered site rentals that are eligible for tenant protection voucher and additional funding.

The Executive Director stated that once we have approval, we have an opportunity to be creative in disposing them to the 501(c)3 and rent them as market rate units or selling them to interested buyers.

The Chairperson confirmed with the Executive Director, "Hasn't it always been the plan of the agency to sell the scattered sites properties, correct?" Mrs. Jordan responded, "Yes."

Attorney Gouge concurred with the future use of the 501(c)3 and the direction the agency was heading. He thought it was positive.

Chairperson Lane asked if there were any more questions or comments regarding the request to proceed with the sale of the remaining scattered sites. Since there were none, she made a motion to proceed with the disposition. The motion was 2nd by Commissioner Clifton.

Aye 5 (lane, Tillman, Clifton, Brown and Moone)
Nay 0
Motion passed, Vote: 5 to 0

III. Visitors or Petitions:

No visitors were present.

IV. Adjournment:

The Chairperson made a motion for the meeting to adjourn. The motion was 2nd by Commissioner Clifton.

Aye 5 (lane, Tillman, Clifton, Brown and Moone)
Nay 0
Motion passed, Vote: 5 to 0

Meeting adjourned at approximately 11:15 AM
Minutes Submitted by: Marene M. Jordan, Executive Director

APPROVED