

THE MINISTRY OF CARING INC.



Board of Directors

MEETING

MINUTES

Thursday, March 21, 2024, 7:30pm

Attendance Confirmed: Mark Calandra, Sec’y, Megan McGlinchey, Treas., The Hon. Jim Baker, Anne Connolly, Esq., Tim Constantine, Dr. Kaylia Duncan, Richard Forsten, Esq., Richard Gessner, The Hon. Kent Jordan, Brian King, Dr. Garry Lyons, Marilyn Monahan, Denny Nealon, Kimberlee Orth, Br. Rod Pieretti, OFM Cap., Elaine Reilly, Esq., David Ross, John Sullivan, John Sweeney

Members excused: Bill LaFond, Pres., Danielle Nowaczyk, Esq., Vice Pres., Peter Grumbacher, Brendan Kennealey, The Hon. Alan Levin

Approval of January 18, 2024, Board Minutes: Mark Calandra, Sec’y

A motion was made by Marilyn Monahan to approve the minutes as presented. Mayor Baker seconded. All in favor; none opposed; motion carried.

1. Report on House of Joseph II Funding – Brother Ronald

- Our goal is to convert the 16 beds, 8 medical and 8 independent living
- Sufficient funds are available for 8 medical beds

2. Yesterday we lost a resident who lived here for 14 years. She was undocumented and had no family.

3. Approval of the Resolution to assist Village of St. John – Brother Ronald

Br. Ronald stated that MOC hopes to take over management after 5 years.

Severn now has 100% occupancy. VSJ has been approved for a rent increase.

A motion was made by Judge Jordan to ratify the MOC Board Executive Committee’s resolution to approve the advance to VSJ. Kimberlee Orth seconded. Seventeen in favor; none opposed; one abstention; motion carried.

4. Human Resources – Mark Calandra

- Introduction and welcome to Chief Operating Officer – Eugene Halus – January 22, 2024.

Gene gave a brief bio of his career.

- Retirement of Senior Deputy Director of Program Services – John Bates – April 30, 2024 – **Brother Ronald**

Br. Ronald thanked John for his incredible support and love for the poor.

- Farewell reception is planned for Tuesday, May 14, 2024, at Mary's Garden at 115 East 14th Street at 4:00 pm – 5:00 pm. We will present John the Homeless Jesus Award for his outstanding and dedicated service.

- We welcome our new human resources manager, Kim Bowers

Kim most recently worked for Port of Wilmington and is happy to be at the ministry.

- Dentist – We have a lead after several years to recruit a dentist either part-time or full-time and Dr. Vu will remain on Mondays provided that we get a part-time dentist. We are hopeful that we will announce a new dentist soon.

5. Villa Maria – our proposed 74-unit senior housing project in Old Brandywine Village – Brother Ronald & Annie Halverson

- We have a one-year and three-month delay, chiefly due to the archeological studies, Phase I & II
- Construction documents are 100% complete and ready for bid
- Construction will commence within 30 days after settlement
- Construction will take 12-15 months to complete
- Projection of occupancy will not be until 2025

6. Village of Francis and Clare – proposed property to create additional senior housing – Rick Gessner

- Property located at 201 Vandever Avenue
- Existing abandoned factory covers one entire side of the block, with the exception of one lot
- Owner, Land Bank, is obtaining approval from the City for demolition
- An archeological study, in all probability, will be demanded, at owner's expense
- Ministry of Caring will not enter into any agreement nor obtain the property unless property is shovel-ready for new construction –

7. Programs – Gene Halus/John Bates and Br. Ronald

- **Distribution Center** is in full swing after being out of commission for several years, due to a major flood. We have obtained flood insurance for the new facility.
 - We provide clothing, furniture, food, and showers – Hours of operation – Tues-Fri, 8am-3pm
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- **Former MOC Admin Building on Church Street**

●Converting into a 4-bedroom house as a convent for sisters working in the Ministry of Caring. All five communities from India, which are comprised of a total of 29 sisters, are now housed and doing a great job at HOJ II, childcare, and EDR.

- **St. Francis Housing – 24 Vouchers**

- **St. Francis Transitional Housing – Jackson Street – 8 units, lofts or 1-bedroom apartments**
- **St. Francis Transitional Housing – Spruce Street – 1 unit, 2 bedrooms**
- **Mary Mother of Hope Supportive Housing - 9 suites**
- **Barbara and Jack Kreuer House - 807 W. 6th Street – 1 house (2-bedrooms)**
- **Margaret Nusbaum House – 207 S. Van Buren Street – 1 house (2-bedrooms)**
- **Bangalore Lakshman House – 203 N. Jackson Street – 1 house (1-bedroom)**
- **Mary Collings House – 1000 W. 2nd Str – 1 house (1-bedroom)**
- **Dottie Wilson Apartment – 809 A N. Jefferson Street – 1 unit (2-bedrooms)**
- **Clarence McGowan Apartment – 1 unit (2-bedrooms)**

Gene reported on the present status of the vouchers, which the Program Directors are working on. John added that he hopes to have all vouchers utilized by his departure at the end of April.

8. Property – Br. Ronald

- **121 N. Jackson Street – Emmanuel Dining Room West** in need of repair.

- Renovations:

- **Samaritan House, 917 N. Madison St.**
- **Job Placement Center, 1100 Lancaster Ave.**
- **Sen. Coons has asked us to identify a property to be converted for housing for 10 AmeriCorps personnel. Rick Gessner reported that Land Bank has a property for MOC to look at.**

9. Pending Legislation – Rick Gessner

•Homeless Bill of Rights before the General Assembly – Richard Forsten

- A task force has been formed and the results will be reported via memo. Again, we will need the members of the board to support the recommendation of the task force.

•An Ordinance to Amend Chapter 8 of the City Code to Protect the Exploited Work Force, Promote Local Hire of Wilmington Residents, and Increase Skilled Labor in Residential and Commercial Construction Projects

Rick Gessner reported pending legislation from Councilperson Darby which would require that at least 20% of personnel working on a construction job would have to be a legal resident of the city of Wilmington. That requirement would go up 5% per year until it reached 50%. Secondly, all government-funded construction within the city would require apprenticeships on each project.

10. Finance Committee Report – Chair Megan McGlinchey and Karen Smith, CPA

- Financial Statements were reviewed.

11. Advancement – Chair Marilyn Monahan

- Giving Machine – A project of Church of Jesus Christ of Latter Day Saints
- We received Historical Tax Credits for restoring the historical nature of 403 Washington Street during renovations.
- We received a Group Life Insurance benefit of on February 20, 2024, from the deceased Laura Spinden, the daughter of longtime benefactors Theresa and Ken Miller who passed away several years ago

Marilyn announced that Barbra Andrisani and she, with the help of Megan McGlinchey and Elaine Reilly, are planning a gala. Marilyn encouraged all to put this date on their calendar as it will be a major fundraiser. You might wish to suggest support of this event as alternative gift-giving for the holiday season.

12. Grant Request

-Request to Laffey-McHugh Foundation for Samaritan House

A motion was made by Denny Nealon to approve the grant request; Mayor Baker seconded. All in favor; none opposed; motion carried.

12. Upcoming Events – Priscilla Rakestraw

- **Emmanuel Dining Room Auction**
- **Eleganza Fashion Show**
- **Jingle Bell Brunch**

- **Farewell to John Bates**
Reception is planned.
We will present John with the Homeless Jesus Award.

- **Next Board Meeting, Thursday, May 16, 2024 – Mark Calandra**

There being no further business, the meeting was adjourned.

Respectfully submitted,
Deborah Philips
on behalf of Mark Calandra, Sec'y