



# WILMINGTON

HOUSING AUTHORITY

## MEETING OF THE BOARD OF COMMISSIONERS OF THE WILMINGTON HOUSING AUTHORITY

Ben Cohen, Chairperson  
Ray Fitzgerald, Executive Director

**MONDAY, APRIL 27, 2026**  
**321 EAST 11TH ST. (BOARD ROOM)**  
**WILMINGTON, DE 19801**  
**6:00 PM**

### A G E N D A

CALL TO ORDER

ROLL CALL

#### 1. EXECUTIVE SESSION OF THE BOARD (IF NEEDED)

- a. Strategy Session

#### 2. PUBLIC COMMENT

If you wish to be heard during the meeting, give your name for the record. Public Comment that is repetitious, slanderous, offensive and inflammatory, or amounts to personal attacks or interferes with the rights of other speakers is not allowed. Any person who acts in violation of these rules will be blocked by Zoom Controls from the remainder of the meeting. During Public Comment, the Board and Staff will not be required to provide feed-back but will ensure that persons requesting such will receive follow up prior to the next monthly board meeting. Public Comment from attendees will not be allowed after this.

Public Comment Rules: (1) Chairperson will recognize you by your name or phone number - (2) State your name for the record - (3) Speak clearly - (4) Public Comment is limited to 3-minutes per person during the session (Timer in Use). No additional Public Comment for attendees will be allowed.

#### 3. ELECTION OF OFFICERS

- a. Nomination and Election of Chairman of the Board
- b. Nomination and Election of Vice Chairman of the Board

Posted: 4/20/2026

- c. Nomination and Election of Treasurer of the Board
- d. Nomination and Election of Secretary of the Board
- e. Designation by Chairperson of Assistant Secretary of the Board

**4. APPROVAL OF MINUTES (From the Regular Meeting of March 23, 2026)**

**5. EXECUTIVE DIRECTOR'S REPORT**

**6. AFFILIATE STRUCTURE CHANGES**

- a. HoldCo Update

**7. BOARD COMMITTEE REPORTS**

- a. Development
- b. Finance
- c. Audit

**8. BUDGET AND FINANCE REPORT**

**9. RESOLUTIONS**

- a. **26-03** RESOLUTION AUTHORIZING THE WILMINGTON HOUSING AUTHORITY TO ENTER INTO A CONTRACT WITH TROUTMAN PEPPER FOR LEGAL SERVICES FOR DEVELOPMENT, REAL ESTATE, AND MIXED FINANCE
- b. **26-04** RESOLUTION AUTHORIZING THE WILMINGTON HOUSING AUTHORITY TO ENTER INTO A CONTRACT WITH FOX ROTHSCHILD FOR LEGAL SERVICES FOR DEVELOPMENT, REAL ESTATE, AND MIXED FINANCE
- c. **26-05** RESOLUTION AUTHORIZING THE WILMINGTON HOUSING AUTHORITY TO ENTER INTO A CONTRACT WITH YOUNG CONAWAY STARGATT & TAYLOR, LLP FOR LEGAL SERVICES FOR GENERAL COUNSEL SERVICES
- d. **26-06** RESOLUTION AUTHORIZING THE SIGNIFICANT AMENDMENT OF THE WILMINGTON HOUSING AUTHORITY'S 2026 ANNUAL PLAN

**10. OTHER BUSINESS**

**11. ADJOURN MEETING**

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