



WILMINGTON
HOUSING AUTHORITY

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

**Ben Cohen, Chairperson
Ray Fitzgerald, Executive Director**

**MONDAY, DECEMBER 8, 2025
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. APPROVAL OF MINUTES (From the Regular Meeting of October 27, 2025)

Posted: 12/01/2025

4. **BYLAW AMENDMENTS** (*first reading*)
5. **AFFILIATE STRUCTURE CHANGES**
6. **EXECUTIVE DIRECTOR'S REPORT**
7. **BOARD COMMITTEE REPORTS**
 - a. Development
 - b. Finance
 - c. Audit
8. **BUDGET AND FINANCE REPORT**
9. **RESOLUTIONS**
10. **OTHER BUSINESS**
11. **ADJOURN MEETING**

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