



**A REGULAR MEETING
OF THE HOUSING AUTHORITY
OF THE CITY OF SALEM**

March 05, 2026

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday, March 05, 2026, at the Broadway Tower Community Room. 205 Seventh Street, Salem, NJ. The meeting was in person and via zoom. The meeting commenced at 5:00pm. Chair Moritz, for Board of Commissioners, read the Sunshine Law notification indicating the Sunshine Law had been met, properly posted, and advertised.
- II. **Roll Call:** Board Secretary announced the roll call. Present were Commissioners Annalisa Moritz, Commissioner Christopher Colon, Commissioner Kiersten Wesley Henson, and Commissioner Dawn Johnson, and Commissioner Diane Wood. Also present were Adam Telsey Baord Attorney, and Charles Matthew Bailey, Executive Director.

Absent: Commissioner Wadiya Davenport

- III. **Approval of Minutes:** Meeting Minutes for February 05, 2026; and February 17, 2026 were approved unanimously
- IV. **Public Comment/Questions:** There were no public comments at this meeting
- V. **Salem City Updates:** There were no Salem City updates at this meeting
- VI. **Executive Director's Report:** Update to the board was provided regarding insurance claim triggered by extreme cold weather event, in addition to lawsuit and eviction updates provided.
- VII. **Resolutions for Consideration**

- No. 16 of 2026 Resolution Approving Risk Management Agreement

Motion: Commissioner Henson
Second: Commissioner Johnson

	Motion	Second	Yea	Nay	Abstain	Absent
Commissioner Moritz			X			
Commissioner Johnson		X	X			
Commissioner Henson	X		X			

Commissioner Colon			X			
Commissioner Davenport						X
Commissioner Wood			X			

- No. 17 of 2026 Resolution Approving payment of Bills

Motion: Commissioner Henson

Second: Commissioner Johnson

	Motion	Second	Yea	Nay	Abstain	Absent
Commissioner Moritz			X			
Commissioner Johnson		X	X			
Commissioner Henson	X		X			
Commissioner Colon			X			
Commissioner Davenport						X
Commissioner Wood			X			

- No. 18 of 2026 Resolution Authorizing Public Comment Period for ACOP changes

Motion:

Second:

	Motion	Second	Yea	Nay	Abstain	Absent
Commissioner Moritz			X			
Commissioner Johnson		X	X			
Commissioner Henson	X		X			
Commissioner Colon			X			
Commissioner Davenport						X
Commissioner Wood			X			

- No. 19 of 2026 Resolution Authorizing Public Comment Period for tenant lease changes

Motion: Commissioner Henson

Second: Commissioner Johnson

	Motion	Second	Yea	Nay	Abstain	Absent
Commissioner Moritz			X			
Commissioner Johnson		X	X			
Commissioner Henson	X		X			
Commissioner Colon			X			

Commissioner Davenport						X
Commissioner Wood			X			

- No. 20 of 2026 Resolution Appointing Treasurer for the Board of Commissioners

Motion: Commissioner Henson

Second: Commissioner Johnson

Board of Commissioners for the Housing Authority deliberated and selected Commissioner Johnson for Treasurer

	Motion	Second	Yea	Nay	Abstain	Absent
Commissioner Moritz			X			
Commissioner Johnson		X	X			
Commissioner Henson	X		X			
Commissioner Colon			X			
Commissioner Davenport						X
Commissioner Wood			X			

- No. 21 of 2026 Resolution Authorizing Executive Session

Motion: Commissioner Colon

Second: Commissioner Henson

	Motion	Second	Yea	Nay	Abstain	Absent
Commissioner Moritz			X			
Commissioner Johnson			X			
Commissioner Henson		X	X			
Commissioner Colon	X		X			
Commissioner Davenport						X
Commissioner Wood			X			

1. Old Business

No Old Business Conducted

2. New Business

No new Business Conducted

3. Adjournment

CERTIFICATION OF BOARD RESOLUTION

I, Charles Matthew Bailey, Secretary of the Board of Commissioners of the Housing Authority of the City of Salem, a public body corporate and politic organized and existing under the laws of the State of New Jersey, do hereby certify that the foregoing meeting minutes was duly adopted by the Board at a meeting held on the 8 day of March, 2026, at which a quorum was present and acting throughout, and that said minutes has not been amended, modified, or rescinded and remains in full force and effect as of the date hereof.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the Housing Authority of the City of Salem on this 6 day of March, 2026.

Charles Matthew Bailey
Charles Matthew Bailey,
Secretary (Executive Director),
Housing Authority of the City of Salem