



205 Seventh Street, Salem, NJ 08079
Telephone: (856) 935-5022 Fax: (856) 935-5290
Web Site: salemhousingnj.org

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

March 25, 2026

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday, March 25, 2026, at the Broadway Tower Community Room. 205 Seventh Street, Salem, NJ. The meeting was in person and via zoom. The meeting commenced at 8:00am. 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, Commissioner Wadiya Davenport, and Commissioner Diane Wood. Also present were Adam Telsey, Board Attorney; Ralph Polcari, Fee Accounting; Jennifer Derevlany, Property Manager; and Charles Matthew Bailey, Executive Director.

Absent: No Absence

- III. **Approval of Minutes:** no minutes were approved at this meeting
- 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:** There was no report at this meeting

VII. Resolutions for Consideration

- **No. 22 of 2026 Resolution Authorizing the Submission of a late/delayed introduced budget for fiscal year ending September 30, 2026**

Motion: Colon
Second: Henson

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairperson Colon	X		X			
Treasurer/Commissioner Johnson			X			
Commissioner Henson		X	X			
Commissioner Wood			X			

Commissioner Davenport			X			
Chairperson Moritz			X			

- No. 23 of 2026: Resolution Adopting the 2026 Budget**

Motion: Colon

Second: Wood

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairperson Colon	X		X			
Treasurer/Commissioner Johnson			X			
Commissioner Henson			X			
Commissioner Wood		X	X			
Commissioner Davenport			X			
Chairperson Moritz			X			

- No. 24 of 2026 Resolution Authorizing the Executive Director to Execute an Agreement with Polcari & Co. for Fee Accounting Services**

Motion: Johnson

Second: Henson

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairperson Colon			X			
Treasurer/Commissioner Johnson	X		X			
Commissioner Henson		X	X			
Commissioner Wood			X			
Commissioner Davenport			X			
Chairperson Moritz			X			

- No. 25 of 2026 Resolution Authorizing the Emergency Engagement of Grake Restoration, LLC for Insurance – Related Rehabilitation Work**

Motion: Colon

Second: Wood

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairperson Colon	X		X			
Treasurer/Commissioner Johnson			X			
Commissioner Henson			X			
Commissioner Wood		X	X			
Commissioner Davenport			X			

Chairperson Moritz			X			
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- **No. 26 of 2026 Resolution Authorizing the Exxecutive Director to Execute an Agreement with Domora Property Solutions for Property Management Services**

Motion:

Second:

	Motion	Second	Yea	Nay	Abstain	Absent
Vice Chairperson Colon	X		X			
Treasurer/Commissioner Johnson		X	X			
Commissioner Henson			X			
Commissioner Wood			X			
Commissioner Davenport			X			
Chairperson Moritz			X			

1. Old Business

No Old Business Conducted

2. New Business

No new Business Conducted

3. Adjournment

CERTIFICATION OF BOARD RESOLUTION

I, , 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 25 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 26 day of March, 2026.



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