



HOUSING AUTHORITY OF THE CITY OF SALEM

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

August 13, 2026

- I. A Special meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday August 13, 2026, Via Zoom. The meeting commenced at Noon. Chair Chris Colon, 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 Commissioner Christopher Colon, Commissioner Diane Wood, and Commissioner Michael Brooks. Commissioner Yuenge Groce. Also present were Adam Telsey; Alesia Watson, and Charles Matthew Bailey, Executive Director.

Absent: Commissioner Davenport and Commissioner Anthony Denby
- III. **Public Comment:**
- IV. **Approval of Minutes – No Minutes**
- V. **Public Comment Period**
- VI. **Resolutions for Consideration**
 - **Resolution 50 of 2026 Ratifying and recording of expenditure**

Motion: Groce

Second: Wood

	Motion	Second	Yea	Nay	Abstain	Absent
Chairperson Colon			X			
Vice Chair Davenport						X
Treasurer Groce	X		X			
Commissioner Denby						X
Commissioner Brooks			X			

Commissioner Wood		X	X			
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- **Resolution 51 of 2026 Approving the Payment of Bills**

Motion: Groce

Second: Brooks

Discussion: Chair Colon stated he wants better understanding of the cash flow and cash going out so they have better understanding when its time pay bills. Chair Colon wants better breakdown of personnel payroll and benefits for the monthly payroll. Commissioner Wood expresses the need to see electronic debits as well regarding what is being paid and needs to be shown. Commissioner Groce; asked a clarifying question that \$20,000 monthly payroll includes the pension fees. Commissioner Wood requested contracts for finance committee meeting and wanting to see Verizon bill and also followed up that electric must be turned off and appliances unplugged in all vacant units. The housing authority discussed with the fee accountant that there will only be \$21,000 remaining after all checks clear. Treasurer Groce and the Fee accountant stated there needs to be a pause in future cash checks. Board attorney asked to verify that we don't have any pending emergency and there was discussion regarding vendors that accounts were on hold due to nonpayment. Fee Accountant stated that checks have been paid and need to look into outstanding invoices. It was further discussed that the housing authority is a net 30 and Treasurer Groce questions if vendors like Smick Lumber is currently requesting payment sooner than our net 30 process. Treasurer Groce suggested updating emails that will requiring all vendors to submit invoices to the executive director, so the organization has better understanding of bills coming in. Housing Consultant suggested an alternative email for accounts payable to better organize the pay process.

	Motion	Second	Yea	Nay	Abstain	Absent
Chairperson Colon			X			
Vice Chair Davenport						X
Treasurer Groce	X		X			
Commissioner Denby						X
Commissioner Brooks		X	X			
Commissioner Wood			X			

VII. Old Business

Insurance update continued and discussion occurred regarding professional liability coverage regarding no prior acts and that the JIF should continue to cover past claims against the public housing authority since the JIF wants to charge the housing authority to continue that coverage and the new insurance companies being sought don't want to cover prior lawsuits. Discussion also continued regarding HUD holding up of funds and HUD meeting with JIF for HUD to pressure JIF to try to extend our insurance coverage.

VIII. New Business

IX. Adjournment

CERTIFICATION OF MEETING MINUTES

I, Charles 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 3 day of September, 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 4 day of Sept, 2026.

Charles Bailey

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