



HOUSING AUTHORITY OF THE CITY OF SALEM

205 Seventh Street, Salem, NJ 08079

Telephone: (856) 935-5022 Fax: (856) 935-5290

Web Site: salemhousingauthority.org

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

August 26, 2026

- I. A Special meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Wednesday, August 26, 2026, Via Zoom. The meeting commenced at 5pm. Acting 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 Wadiya Davenport, Commissioner Diane Wood, and Commissioner Michael Brooks. Commissioner Yuenge Groce attended later in the meeting. Also present were Adam Telsey; Alesia Watson, and Charles Matthew Bailey, Executive Director.

Absent: Commissioner Anthony Denby

- III. **Public Comment:**

- IV. **Resolutions for Consideration**

- **Resolution 52 of 2026 Appointment of Qualified Purchasing Agent (QPA) naming Nina Williams as on call Qualified Purchasing Agent**

Motion: Wood

Second: Davenport

Roll Call Vote

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Colon			X			
Commissioner Davenport		X	X			
Commissioner Groce						X
Commissioner Wood	X		X			
Commissioner Brooks			/X			
Commissioner Denby						X

- **Resolution 53 of 2026 Adoption of Procurement Policy**

The board voted to approve a procurement policy in draft form, with plans to review it further and bring it back for official adoption.

Motion: Wood

Second: Brooks

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Colon			X			
Commissioner Davenport			X			
Commissioner Groce						X
Commissioner Wood	X		X			
Commissioner Brooks		X	X			
Commissioner Denby						X

- **Resolution 54 of 2026 Property Management Contract Termination**

Motion: Wood

Second: Brooks

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Colon			X			
Commissioner Davenport			X			
Commissioner Groce						X
Commissioner Wood	X		X			
Commissioner Brooks		X	X			
Commissioner Denby						X

1. **Old Business**

2. **New Business**

Advertisement for Temporary Special Counsel

Discussion regarding advertising for Special Counsel with HUD experience to help us with our HUD issues related to notices and fees. Board attorney agreed that this is a good

idea for a specialized attorney. The chair expressed that we need an attorney that specializes in HUD rules.

Insurance

Discussion of insurance policy options from two providers, with Lisa's quote being provided at a higher cost than Henry D. Young. Chair Colon said he wanted to move forward as quickly as possible since Lisa already has all available insurance while Henry D. Young is missing insurance coverage. Adam suggested the board should vote on the insurance selection since they were present and couldn't meet again before Monday. Chair Colon questioned if it should go through the QPA and suggested this is an emergency need. QPA, Nina Williams, stated this will fall under an exception under local public contracts law and consider this as an emergency procurement. Housing Consultant Alesia, Board Chair Colon, Commissioner Wood and the Executive Director agreed to meet the next morning to review all available insurance information. Commissioner Davenport said she has a 30day plan that will be helpful for the executive director that also includes the insurance.

- **Resolution 55 of 2026 emergency resolution for the purchase of Insurance for the public housing authority as an emergency resolution. Subject to the release of funds from HUD.**

Motion: Wood
Second: Groce

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Colon			X			
Commissioner Davenport			X			
Commissioner Groce		X	X			
Commissioner Wood	X		X			
Commissioner Brooks			X			
Commissioner Denby						X

More discussion continued regarding evaluation paperwork regarding Executive Director evaluation. The board of commissioners continued discussion to establish personnel committee.

- **Resolution 56 of 2026 establishing Personnel 'Committee appointing Commissioner Wood and Chairperson Christopher Colon**

- Motion: Wood
- Second: Groce

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Colon			X			
Commissioner Davenport			X			

Commissioner Groce		X	X			
Commissioner Wood	X		X			
Commissioner Brooks			X			
Commissioner Denby						X

3. 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 26 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 26 day of September, 2026.

Charles Bailey

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