



HOUSING AUTHORITY OF THE CITY OF SALEM

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Web Site: salemhousingauthority.org

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

February 05, 2026

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday, February 05, 2026, at the Broadway Tower Community Room. 205 Seventh Street, Salem, NJ. The meeting was in person. The meeting commenced at 530 p.m. Secretary, Executive Director Charles Matthew Bailey, for Board of Commissioners read the Sunshine Law notification indicating the Sunshine Law had been met, properly posted, and advertised.
- II. **Roll Call:** Board Chair Annalisa Moritz announced the roll call. Present were Commissioners Annalisa Moritz, Commissioner Christopher Colon, Commissioner Kiersten Wesley Henson, and Commissioner Dawn Johnson, also present were Adam Telsey Baord Attorney, and Charles Matthew Bailey, Executive Director.

Absent: Commissioner Davenport

- III. **Approval of Minutes:** January 22, 2026, meeting minutes were approved
- 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:** No Report
- VII. **Resolutions for Consideration**

**No. 11 of 2026 RESOLUTION APPROVING THE INTERIM
EXECUTIVE DIRECTOR TO PERMANENT EXECUTIVE DIRECTOR**

Motion: Vice Chair Colon

Second: Johnson

Vote 4-0

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

**No. 12 of 2026 AUTHORIZING THE ESTABLISHMENT AND
OPERATION OF A NONPROFIT CORPORATION PURSUANT TO
SECTION 501(c)(3) OF THE INTERNAL REVENUE CODE**

Motion to Table

Motion: Vice Chair Colon

Second: Johnson

Vote: 4-0

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

**No. 13 of 2026 RESOLUTION APPROVING the Payment of Bills for the Housing
Authority of the City of Salem**

Motion: Vice Chair Colon

Second: Johnson

Vote 4-0

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

No 14 of 2026 Resolution Establishing the 2026 Regular Meeting Schedule for the Housing Authority of the City of Salem Board of Commissioners

**Motion: Vice Chair Colon
Second: Henson
Vote 4-0**

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

1. Old Business

- Housing Consultant, Alesia Watson, provided the board with an update regarding transfer of electric utilities.

2. New Business

No new Business

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 5 day of February, 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 February, 2026.



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