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

January 22, 2026

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday, January 22, 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:** Executive Director Bailey announced the roll call. Present were Commissioners Annalisa Moritz, Commissioner Kiersten Wesley Henson, Commissioner Dawn Johnson, Commissioner Wadiya Davenport, Also present were Adam Telsey Baord Attorney, and Charles Matthew Bailey, Executive Director.

Absent: No Absents

Swearing In of New Commissioner: Christopher Colon

- III. **Approval of Minutes:** There were no minutes to approve 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:** No Report
- VII. **Resolutions for Consideration**

Appointing Annalisa Moritz Board Chair

Motion: Johnson

Second: Colon

Vote 5-0

- **No. 1 of 2026 Resolution Electing the Chair of the Board of Commissioners**

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

Appointing Christopher Colon Board Vice Chair

Motion: Davenport

Second Heson

Vote: 5-0

- **No. 2 of 2026 Resolution Electing the Vice Chair of the Board of Commissioners**

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

No. 3 of 2026 was amended Appointing Executive Director Bailey as Board

Secretary Separating out Treasurer

Motion: Henson

Second: Johnson

Vote 5-0-1

- **No. 3 of 2026 Resolution Appointing the Secretary – Treasurer**

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

The Treasurer duties were removed from the original resolution (3 of 2026) and was tabled by the Board for a later unspecified date. Resolution now appoints the Executive Director only as Board Secretary.

No 4 of 2026 Resolution was amended to now include the South Jersey Times in addition to the Elmer Times

Motion: Chair Moritz

Second: Henson

Vote 5-0

- **No. 4 of 2026 Resolution Designating the Elmer Times Company the Preferred Local Newspaper for the Housing Authority of the City of Salem**

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

Resolution 5 of 2026 was amended to to now include the meeting dates to be established on the First Thursday of the month at 530pm.

Motion: Henson

Second: Moritz

Vote: 5-0

- No. 5 of 2026 Resolution Establishing the 2026 Regular Meeting Schedule for the Housing Authority of the City of Salem Board of Commissioners

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

- **No. 6 of 2026 Resolution Appointing the Executive Director as Fund Commissioner for the Joint Insurance Fund for the Year 2026**

Motion: Henson

Second: Moritz

Vote: 5-0

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

- **No. 7 of 2026 Resolution Authorizing the Executive Director to Execute an Agreement with Giampaolo & Associates for Auditing Services**

Motion: Colon

Second: Davenport
Vote: 5-0

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

- **No. 8 of 2026 Resolution Authorizing the Executive Director to Execute an Agreement with Done Right Property Maintenance for Maintenance Supervisory Services & Training for the Year 2026**

Motion: Colon
Second: Heson
Vote: 5-0

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

- **No. 9 of 2026 Resolution Approving the Payment of Bills for the Housing Authority of the City of Salem**

Motion: Colon
Second: Henson
Vote: 5-0

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

- **No. 10 of 2026 Resolution Approving the Payment of Unused/Accrued Vacation Time for Percy Evans Maintenance Employee**

Motion: Colon
Second: Johnson

Vote: 5-0

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

1. Old Business

2. New Business

- Joint Insurance Fund update (also attached)
- Inspire Inspection January 30th

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 22 day of January, 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 23 day of January, 2026.

Charles Matthew Bailey

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