



HOUSING AUTHORITY OF THE CITY OF SALEM

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

November 06, 2025

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday, November 06, 2025, at the Broadway Tower Community Room. 205 Seventh Street, Salem, NJ. The meeting was convened via zoom and 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:** Secretary, and Executive Director Bailey announced the roll call. Present were Commissioner Joyce Lewis-White, Commissioner Annalisa Moritz, Commissioner Kiersten Wesley Henson, Commissioner Dawn Johnson, Commissioner Wadiya Davenport, and Commissioner Acting Chair Akmad Nichols. Also present were Barbara Ann Johnson-Stokes, Solicitor, and Charles Matthew Bailey, Executive Director.

Absent: Commissioner Destiny Wood
- 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:** The executive director provided a report with attachments to the board in the board packet to review. The report updated the board of excessive spending due to the lack of proper maintenance training and proper oversight of contractor work being conducted on the property from 2018-2025. There were brief Question and Answer regarding the report from the Board of Commissioners.

VII. Resolutions for Consideration:

Resolution No. 32 of 2025 Resolution Approving Payment of Bills

Roll Call Vote:

Motion: Commissioner Nichols

Second: Commissioner Moritz

Roll Call: 0-6

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols		X		X		
Commissioner Henson				X		
Commissioner Johnson				X		
Commissioner Lewis				X		
Commissioner Wood						X
Commissioner Davenport				X		
Commissioner Moritz	X			X		

Resolution to table Resolution 32 Until the next scheduled meeting on November 20, 2025

Roll Call Vote:

Motion: Commissioner Nichols

Second: Commissioner Henson

Roll Call: 6-0

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols	X		X			
Commissioner Henson		X	X			
Commissioner Johnson			X			
Commissioner Lewis			X			
Commissioner Wood						X
Commissioner Davenport			X			
Commissioner Moritz			X			

Resolution No. 33 of 2025

Resolution Approving Roof Repair for Anderson Drive

Roll Call Vote:

Motion: Acting Chair Nichols

Second: Commissioner Moritz

Vote: 6-0

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols	X		X			
Commissioner Henson			X			
Commissioner Johnson			X			
Commissioner Lewis			X			
Commissioner Wood						X
Commissioner Davenport			X			
Commissioner Moritz		x	X			

Resolution No. 34 of 2025 Resolution Approving Roof Repair for Westside Court

Roll Call Vote:

Motion: Acting Chair Nichols

Second: Commissioner Moritz

Vote: 6-0

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols	X		X			
Commissioner Henson			X			
Commissioner Johnson			X			
Commissioner Lewis		X	X			
Commissioner Wood						X
Commissioner Davenport			X			
Commissioner Moritz			X			

Resolution No. 35 of 2025 Resolution Approving Agreement for Tenant Landlord Attorney

Roll Call Vote:

Motion: Commissioner Henson

Second: Commissioner Johnson

Vote: 6-0

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols			X			
Commissioner Henson	X		X			
Commissioner Johnson		X	X			
Commissioner Lewis			X			
Commissioner Wood						X

Commissioner Davenport			X			
Commissioner Moritz			X			

Resolution No. 36 of 2025 Resolution Authorizing Executive Session

Roll Call Vote:

Motion: Commissioner Davenport

Second: Commissioner Johnson

Vote: 6-0

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols			X			
Commissioner Henson			X			
Commissioner Johnson		X	X			
Commissioner Lewis			X			
Commissioner Wood						X
Commissioner Davenport	X		X			
Commissioner Moritz			X			

Roll Call Vote:

Motion: Commissioner Davenport

Second: Commissioner Johnson

Vote: 6-0

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols			X			
Commissioner Henson			X			
Commissioner Johnson		X	X			
Commissioner Lewis			X			
Commissioner Wood						X
Commissioner Davenport	X		X			
Commissioner Moritz			X			

Resolution for Approving SHA to pay outstanding back pension payment of current employee

Roll Call Vote:

Motion: Commissioner Nichols

Second: Commissioner Lewis

Vote: 5-0-1

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols		X	X			
Commissioner Henson			X			
Commissioner Johnson			X			
Commissioner Lewis	X		X			
Commissioner Wood						X
Commissioner Davenport					X	
Commissioner Moritz			X			

- VIII. **Old Business:** Director Bailey provided update regarding HUD Choice Planning Grant with Salem City.
- IX. **New Business:** Updates regarding the Federal Government shut down and changes to work Requirement going into effect in 2027.
- X. **Adjournment:** A motion to adjourn the meeting was made at 6:41 p.m.

Roll Call Vote:

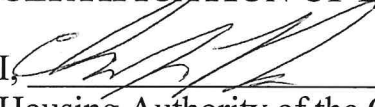
Motion: Commissioner Moritz

Second: Commissioner Joyce Lewis

Roll Call: 6-0

	Motion	Second	Yea	Nay	Abstain	Absent
Acting Chair Nichols			X			
Commissioner Henson			X			
Commissioner Johnson			X			
Commissioner Lewis		X	X			
Commissioner Wood						X
Commissioner Davenport			X			
Commissioner Moritz	X		X			

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 18 day of Nov, 2021, 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 17 day of January, 2022.



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