



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**

December 18, 2025

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday, December 18, 2025, at the Broadway Tower Community Room. 205 Seventh Street, Salem, NJ. The meeting was in person and via zoom. The meeting commenced at 530pm. Board Secretary, 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 Secretary announced the roll call. Present were Commissioners Joyce Lewis, Commissioner Dawn Johnson, Commissioner Kiersten Wesley Henson, , and Commissioner Wadiya Davenport. Also present were Barbra Ann Stokes Johnson Board Attorney, and Charles Matthew Bailey, Executive Director.

Absent: Commissioners Akmad Nichols, and Commissioner Destiny Wood
- III. **Public Comment/Questions:** There were no public comments at this meeting
- IV. **Salem City Updates:** There were no Salem City updates at this meeting
- V. **Executive Director's Report:**
No Update
- VI. **Resolutions for Consideration**
 - **No. 39 of 2025 Resolution Approving Transfer of Electric Utilities**

**Motion: Moritz
Second: Johnson**

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

• **No. 40 of 2025 Resolution Approving Payment of Bills**

Motion: Moritz

Second: Lewis

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

1. Old Business

2. New Business

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 19 day of December, 2025, 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 May, 2026.

Charles Matthew Bailey

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