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

December 30, 2025

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Tuesday, December 30, 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 Akmad Nichols, Commissioner Joyce Lewis, Commissioner Dawn Johnson, Commissioner Kiersten Wesley Henson, Commissioner Destiny Wood, and Commissioner Wadiya Davenport. Also present were Barbra Ann Stokes Johnson Board Attorney, and Charles Matthew Bailey, Executive Director.

Absent:

- 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. 41 of 2025 Resolution Authorizing Executive Session (1) Matters
Required by law to be confidential**

**Motion: Moritz
Second: Nichols**

	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			

- **No. 42 of 2025 Resolution Authorizing Executive Director to pay attorney fees**

Motion: Nichols

Second: Moritz

	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			

- **No. 43 of 2025 Resolution Authorizing Executive Director to enter into agreement for legal services for board attorney**

Motion: Lewis

Second: Moritz

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

1. Old Business

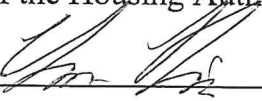
2. New Business

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 30 day of March, 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 1 day of May, 2026.



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