

The Housing Authority of the City of Salem
Resolution No. 32 of 2025
**Resolution Approving the Payment of Bills
for
The Housing Authority of the City of Salem**

WHEREAS, the City of Salem Housing Authority has incurred bills for the months of August and September of 2025; and,

WHEREAS, the Board of Commissioners have reviewed the attached list of invoices and charges for services rendered.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SALEM THAT the attached list of invoices and charges incurred are authorized and approved for payment. The designated Board of Commissioners are authorized to sign the checks.

	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			

CERTIFICATION OF BOARD RESOLUTION

I, Charles R. [Signature], 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 resolution was duly adopted by the Board at a meeting held on the 4 day of November, 2025, at which a quorum was present and acting throughout, and that said resolution has not been amended, modified, or rescinded and remains in full force and effect as of the date hereof.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 7 day of Nov, 2021.

Charles Bailey

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

(SEAL)

The Housing Authority of the City of Salem

Resolution No. 33 of 2025

**Resolution Approving Proposal for Roof Repair located at Anderson Drive
for
The Housing Authority of the City of Salem**

WHEREAS, the City of Salem Housing Authority went out for a Request for Qualifications on September 15, 2025 for a roofer; and,

WHEREAS, The Housing authority recognizes that there is a capital need to replace the roofs located at both Anderson Drive and Westside Court: and,

WHEREAS, Done Right was identified as the only respondent to the Request for Qualification; and,

WHEREAS, the scope of work identified each unit where roof rehab will be conducted and the contractor will be provided notice to proceed on an individual unit bases as funds are identified,

WHEREAS, the Board of Commissioners have reviewed the charges for services not to exceed \$491,000.00

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SALEM THAT the attached list of units and quotes to be approved for estimate number 1094.

	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			

CERTIFICATION OF BOARD RESOLUTION

I, Charles R. Ruff, 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 resolution was duly adopted by the Board at a meeting held on the 6 day

of 6 Nov, 2025, at which a quorum was present and acting throughout, and that said resolution 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 7 day of November, 2025.

Charles Bailey

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

(SEAL)

The Housing Authority of the City of Salem

Resolution No. 34 of 2025

**Resolution Approving Proposal for Roof Repair located at Westside Court
for
The Housing Authority of the City of Salem**

WHEREAS, the City of Salem Housing Authority went out for a Request for Qualifications on September 15, 2025 for a roofer; and,

WHEREAS, The Housing authority recognizes that there is a capital need to replace the roofs located at both Anderson Drive and Westside Court: and,

WHEREAS, Done Right was identified as the only respondent to the Request for Qualification; and,

WHEREAS, the scope of work identified each unit where roof rehab will be conducted and the contractor will be provided notice to proceed on an individual unit bases as funds are identified,

WHEREAS, the Board of Commissioners have reviewed the charges for services not to exceed \$510,000.00

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF SALEM THAT the attached list of units and quotes to be approved for estimate number 1095.

	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			

CERTIFICATION OF BOARD RESOLUTION

I, Charles King, 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 resolution was duly adopted by the Board at a meeting held on the 6 day

of Nov, 2025, at which a quorum was present and acting throughout, and that said resolution 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 7 day of Nov, 2025.

Charles Bailey

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

(SEAL)

The Housing Authority of the City of Salem

Resolution No. 35 of 2025

**Resolution Authorizing the Executive Director to Execute an Agreement for
Landlord Tenant Matters**

WHEREAS, the Housing Authority of the City of Salem (“SHA”) advertised for Landlord Tenant Matters Services under the New Jersey Public Contracts Law; and,

WHEREAS, pursuant to the N.J.S.A 40A-11-1 et. seq. said services were advertised within the Elmer Times and PHADA; and,

WHEREAS, two (1) RFP were received from Lori C. Greenberg & Associates: and

WHEREAS, recommendation is to award landlord tenant matters services to Lori C. Greenberg & Associates; and

WHEREAS, the hourly rate of \$350 (all services will be billed on an hourly basis) and additional fee schedule for services are attached and funds should be certified;

WHEREAS, pursuant to N.J.S.A. 40 A11-1 et seg., SHA has sixty (60) days to make an award; and,

**NOW THEREFORE, BE IT RESOLVED BY THE HOUSING AUTHORITY OF
THE CITY OF SALEM THAT:**

1. One (1) RFP were received from Lori C. Greenberg & Associates
2. The Executive Director is hereby authorized to execute a professional landlord Tenant Matters legal contract to Lori C. Greenberg & Associates

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

CERTIFICATION OF BOARD RESOLUTION

I, Charles M. 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 resolution was duly adopted by the Board at a meeting held on the 6 day of Nov, 2025, at which a quorum was present and acting throughout, and that said resolution 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 7 day of November, 2025.

Charles M. Bailey

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

(SEAL)

The Housing Authority of the City of Salem
Resolution No. 36 of 2025
Resolution Authorizing Executive Session

WHEREAS, the Open Public Meetings Act, N.J.S.A. 10:4-12b permits a public body to go into a closed session during a public meeting to discuss certain matters as follows:

- (1) *Matters Required by law to be confidential*: Any matter which by express provision of the Federal law or State statute or rule of court shall be rendered confidential or excluded from the provisions of the Open Public Meetings Act.
- (2) Any matter in which the release of information would impair the right to receive federal funding.
- (3) *Matters involving individual privacy*: Any matter, the disclosure of which constitutes an unwarranted invasion of individual privacy such as records, data, reports, recommendations or other personal material of any education, training, social service, medical, health, custodial, child protection, rehabilitation, legal defense, welfare, housing relocation, insurance and similar program or institution operated by a public body pertaining to any specific individual admitted to or served by such institution or program, including, but not limited to information relative to the individual's personal and family circumstances, and any material pertaining to admission, discharge, treatment, progress or condition of any individual, unless the individual concerned .
- (4) *Matters pertaining to a collective bargaining agreement*: Any matter involving a collective bargaining agreement, or the terms and conditions which are proposed for inclusion in any collective bargaining agreement, including the negotiation of the terms and conditions thereof with employees or representatives of employees of the public body.
- (5) *Matters relating to the purchase, lease acquisition of real property or investment of public funds*: Any matter involving the lease, purchase or acquisition of real property with public funds, the setting of banking rates or investment of public funds, where it could adversely affect the public interest if discussion of such matters were disclosed.
- (6) *Matters of public protection*: Any tactic and techniques utilized in protecting the safety and property of the public, provided that their disclosure could impair such protection.
- (7) *Matters relating to litigation, negotiations and attorney-client privilege*: Any matter of pending or anticipated litigation or contract negotiation other than in (4) above in which the Borough is or may become a party. Any matters falling within the attorney-client privilege, to the extent that confidentiality is required for the attorney to exercise ethical duties as a lawyer.
- (8) *Matters relating to the employment relationship*: Any matter involving the employment, appointment, termination of employment, terms and conditions of employment, evaluation of the performance of , promotion or disciplining of any specific prospective public officer or employee or current public officer or employee employed or appointed by the public body, unless all of the individual employees or appointees whose rights could be adversely affected request in writing that such matter or matters be discussed in public.
- (9) *Deliberations after public hearing*. Deliberations by the Borough occurring after a public hearing that may result in a civil penalty or the suspension or loss of a license or permit of a responding party; and

WHEREAS, the City of Salem Housing Authority (“SHA”) has determined that it is necessary to go into a closed session to discuss certain matters relating to the items as permitted by N.J.S.A. 10:4-12b **NOW, THEREFORE BE IT RESOLVED**, that the SHA will go into closed session to discuss the following, in accordance with the aforesaid provisions of the Open Public Meetings Act, after which it will reconvene in the public:

1. Appointment of An Interim Executive Director.

BE IT FURTHER RESOLVED, that the minutes of the closed session will be made available to the public when the need for privacy no longer exists.

	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		X			
Commissioner Moritz			X			

CERTIFICATION OF BOARD RESOLUTION

I, Charles 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 resolution was duly adopted by the Board at a meeting held on the 6 day of Nov, 2025, at which a quorum was present and acting throughout, and that said resolution 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 7 day of Nov, 2025.

Charles Bailey

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

(SEAL)