



# HOUSING AUTHORITY OF THE CITY OF SALEM

---

205 Seventh Street, Salem, NJ 08079

Telephone: (856) 935-5022 Fax: (856) 935-5290

Web Site: salemhousingni.org

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

May 16, 2024

- I. A regular meeting of the Housing Authority of the City of Salem (SHA) Board of Commissioners was held on Thursday, May 16, 2024, at the Broadway Tower Community Room. 205 Seventh Street, Salem, NJ. The meeting was convened via zoom and in person at 6:03 p.m. Adam Telsey, Solicitor, Board of Commissioners read the Sunshine Law notification indicating the Sunshine Law had been met, properly posted, and advertised.
- II. **Roll Call:** Solicitor Telsey announced the roll call. Present were Chairwoman Annalisa Moritz, Commissioner Joyce Lewis, Commissioner Destiny C. Wood and Commissioner Dawn Johnson. Also present were Adam Telsey, Solicitor and Karen M. Upshaw, Executive Director.  
**Absent:** Vice Chairman Akmad Nichols and Commissioner Kiersten Westley-Henson
- III. **Approval of Minutes:** Chairwoman Moritz moved to approve the minutes of the January 18, 2024 meeting. The motion was seconded by Commissioner Lewis and all present approved.
- IV. **Correspondence:** Executive Director Karen Upshaw mentioned that we had received a draft notice from the planner regarding the Neighborhood Choice Grant meeting for the West Side Court tenants. The meeting will be held at 6:00 p.m. on May 23, 2024 at West Side Court for all residents. She had provided a copy of the draft notice to the board members. She mentioned that a new tenant moved in at Broadway Towers; and that the Salem County Department of Health and Human Services Division on Aging and Disabilities (SCDHSDAD) held a luncheon for seniors in Pennsville. In addition, she mentioned the SCDHSDAD is sponsoring a June luncheon, too. The luncheon will be held at the Methodist Church.
- V. **Public Comments/Questions:**  
Stephanie Robinson requested an update on the uniforms for the maintenance staff. Director Upshaw stated that she has ordered the shirts for the staff and should be coming soon.  
Aysha Miller from Johnson Street, asked about the residents from East and West Side who are in the process of being transferred to a new unit. She asked if these tenants will be involved in the Neighborhood Choice Program. Director Upshaw explained that if the tenant is transferred to Anderson Drive from West Side Court they will no longer qualify. Chairwoman Moritz explained that the grant process is a lengthy process and with residents being transferred to other units anyone that is residing at West Side Court will qualify for the program.

Kirah Jarrett West Side Court resident mentioned that she was upset because of the condition of one particular tenant’s unit and his apartment has not been fixed or he has not been transferred to a new unit. She added that the work was done to a unit on Front Street and she was wondering if the unit next door could be fixed as well.

VI. **Report of the Executive Director:** Director Upshaw mentioned that the lawn care and outside lighting bids specifications went out for bid and are due on May 30, 2024. Broadway Towers has a new intercom system; new light (LEDs) bulbs were put in the foyer. Additionally, she mentioned there is hot water in the laundry room; and, two (2) families were transferred at West Side Court. She informed the Board there were two shootings at Anderson Drive.

VII. **Resolutions for Consideration:**

**Resolution No. 28 of 2024**      **Resolution Authorizing the Executive Director to Execute an Agreement With Siemens Industry, Incorporated for Fire Alarm and Life Safety Monitoring**

**Roll Call Vote:**

**Motion: Chairwoman Annalisa Moritz  
Second: Commissioner Destiny Wood**

**Roll Call: Unanimous**

	<b>Motion</b>	<b>Second</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
<b>Chairwoman Moritz</b>	X		X			
<b>Commissioner Nichols</b>						X
<b>Commissioner Henson</b>						X
<b>Commissioner Lewis</b>			X			
<b>Commissioner Wood</b>		X	X			
<b>Commissioner Johnson</b>			X			

**Resolutions No. 29 of 2024**      **Resolution Approving the Payment of Bills**

**Roll Call Vote:**

**Motion: Chairwoman Annalisa Moritz  
Second: Commissioner Joyce Lewis**

**Roll Call: Unanimous**

	<b>Motion</b>	<b>Second</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
<b>Chairwoman Moritz</b>	X		X			
<b>Commissioner Nichols</b>						X
<b>Commissioner Henson</b>						X
<b>Commissioner Lewis</b>		X	X			
<b>Commissioner Wood</b>			X			
<b>Commissioner Johnson</b>			X			

- VIII. **Old Business:** Director Upshaw spoke with Waste Management regarding getting individual garbage cans for West Side Court. They will be submitting a proposal but advised that the company does not recommend going that route because it will be more expensive, and they will not be going to each individual unit to pick up the trash. The tenants will have to place the canisters in a specific location.
- IX. **New Business: None**
- X. **Adjournment:** A motion to adjourn the meeting was made at 6:33 p.m.

**Roll Call Vote:**

**Motion: Commissioner Joyce Lewis**

**Second: Chairwoman Annalisa Moritz**

**Roll Call: Unanimous**

	<b>Motion</b>	<b>Second</b>	<b>Yea</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
<b>Chairwoman Moritz</b>		<b>X</b>	<b>X</b>			
<b>Commissioner Nichols</b>						<b>X</b>
<b>Commissioner Henson</b>						<b>X</b>
<b>Commissioner Lewis</b>	<b>X</b>		<b>X</b>			
<b>Commissioner Wood</b>			<b>X</b>			
<b>Commissioner Johnson</b>			<b>X</b>			