

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on January 13, 2026, at 8:30 AM at the office of the Authority, 630 Salem Street, Malden, MA 02148. All votes are by roll call with a remote Commissioner.

COMMISSIONERS ATTENDING: William P. Hurley, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

COMMISSIONERS ATTENDING REMOTELY: Emmanuel Marsh

MHA STAFF: Stephen G. Finn, Edward J. Fahey, Barbara A. Hooley and Thomas P. Callaghan

1. APPROVAL OF MINUTES 12-16-25

The Board reviewed the minutes of the 12-16-25 meeting.

After due discussion and upon motion duly made by Emmanuel Marsh and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve the 12-16-25 meeting minutes.

Ayes: Joan M. Chiasson, William P. Hurley, Emmanuel Marsh, Frank M. Molis and Karin H. Nystrom

Nays: None

2. APPROVAL OF THE BILLS AND SIGNING OF CHECKS None

3. FINANCIAL MATTERS

A. MHA FY2025 YEAR END FINANCIAL REPORTS--Review only

B. MALDEN HOUSING AUTHORITY FY2026 ANNUAL REPORT--City of Malden

The Board reviewed MHA's FY2026 Annual Report to the City of Malden.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve MHA's FY2026 Annual Report to the City of Malden and authorize the Executive Director and all Board Members to sign and submit same to Mayor Gary Christenson and other designated officials.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis, Emmanuel Marsh and Karin H. Nystrom

Nays: None

C. BOARD RESOLUTION 2026-01-BLOOMBERG FINANCE LEI REGISTRATION

The Executive Director presented a Self-Authorization Form from Bloomberg Business Finance LP LEI-Support (Bloomberg LEI) and requested the Board to approve the Self-Authorization Form be completed and signed by MHA Chairperson, William P. Hurley, authorizing the Executive Director, Stephen G. Finn, to submit same to Bloomberg LEI to complete MHA's LEI Registration Renewal Submission for 2026 – 2027 and, additionally, to automatically renew this registration for the full term of his employment contract with MHA as referenced above, with renewal cost to be paid by the EPC or COCC. This legal entity procedure is required for the Energy Performance Contract (EPC) bond.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Frank M. Molis, it was unanimously:

RESOLVED AND VOTED: To approve and adopt that the Bloomberg LEI Self- Authorization Form be completed and signed by MHA Board Chairperson, William P. Hurley, authorizing the Executive Director, Stephen G. Finn, to submit same to Bloomberg LEI to complete MHA's LEI Registration Renewal Submission for 2026 – 2027 and, additionally, to automatically renew this registration for the full term of his employment contract with MHA as referenced above, with renewal cost to be paid by the EPC or COCC.

Ayes: Joan M. Chiasson, Frank M. Molis, Emmanuel Marsh, William P. Hurley and Karin H. Nystrom

Nays: None

D. MYSTIC VALLERY ELDER SRVICES (MVES)--Invoice

The Board studied an invoice dated 12/19/25 in the amount of \$15,291.89 from MVES for Resident Service Coordinators for the month of November 2025 with cost paid by the AMP's served.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve payment in the amount of \$15,291.89 to MVES for Resident Service Coordinators for the month November 2025 with cost paid by the AMP's served.

Ayes: Joan M. Chiasson, William P. Hurley, Emmanuel Marsh, Frank M. Molis and Karin Nystrom

Nays: None

E. LAMBRIAN CONSTRUCTION CORP.--Change Order

The Board considered a change order (PCO #10) dated 12/23/25 in the amount of \$1,436.82 from Lambrian Construction Corp. for the building permit for the 557 Pleasant Street (AMP 5) EIFS project with cost to be paid by the CFP.

After due discussion and upon motion duly made by Emmanuel Marsh and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve the change order and authorize payment in the amount of \$1,436.82 from Lambrian Construction Corp. for the building permit for the 557 Pleasant Street (AMP 5) EIFS project with cost to be paid by the CFP.

Ayes: Joan M. Chiasson, William P. Hurley, Emmanuel Marsh, Frank M. Molis and Karin Nystrom

Nays: None

F. MASSACHUSETTS GROUP INSURANCE COMMISSION--(GIC)

The Board evaluated three (3) invoices dated 12/25/25 from the GIC as detailed below for Quarter 2 of FY2026 Health Insurance with cost to be paid as allocated by the Finance Director.

GIC Program	Amount
Current Employees	\$274,064.92
Retired Employees	\$79,072.36
Survivor Benefits	\$4,667.48
Total	\$357,804.76

After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve and authorize payment in the amount \$357,804.76 to the GIC for FY2026 Quarter 2 Health Insurance with cost to be determined as allocated by the Finance Director.

Ayes: Joan M. Chiasson, William P. Hurley, Emmanuel Marsh, Frank M. Molis and Karin Nystrom

Nays: None

G. INTERNAL REVENUE SERVICE (IRS)--2026 Federal Business Mileage Allowance

The Executive Director requested that the Board approve and adopt the IRS Calendar 2026 business mileage reimbursement rate of \$.725 per mile for MHA CY2026 business travel.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Emmanuel Marsh, it was unanimously:

VOTED: To approve to adopt the 2026 IRS business mileage reimbursement rate of \$.725 per mile for MHA business travel.

Ayes: William P. Hurley, Emmanuel Marsh, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

H. SOUTH COAST IMPROVEMENT COMPANY--Change Order

The Board perused a change order (PCO #012) dated 1/5/26 in the amount of \$52,689.12 from South Coast Improvement Company for structural steel repairs on the Suffolk Manor (AMP 2) Resident Stove Electrification project with cost to be paid by the CFP.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve and authorize payment in the amount \$52,689.12 to South Coast Improvement Company for structural steel repairs on the Suffolk Manor (AMP 2) Resident Stove Electrification project with cost to be paid by the CFP.

Ayes: William P. Hurley, Emmanuel Marsh, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

I. DEIULIS BROTHERS CONSTRUCTION (DEIULIS)--Change Order

The Board analyzed a change order (PCO #54) dated 12/17/25 in the amount of \$9,154.51 from Deiulis for LULU elevator pipe enclosures for the Forestdale ModPhase Project with cost paid by the State through CapHub.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Emmanuel Marsh, it was unanimously:

VOTED: To approve the change order and authorize payment in the amount of \$9,154.51 to Deiulis for LULU elevator pipe enclosures for the Forestdale ModPhase Project with cost paid by the state through CapHub.

Ayes: William P. Hurley, Emmanuel Marsh, Joan M. Chiasson, Frank M. Molis and Karin H. Nystrom

Nays: None

J. MALDEN POLICE DEPARTMENT--Invoices (9)

The Board studied nine (9) invoices from the Malden Police, including an invoice dated invoice from 9-22-25 as follows:

Invoice #	Date	Amount
35414	12-11-25	\$337.39
35425	12-12-25	\$337.39
35436	12-15-25	\$674.78
35452	12-17-25	\$674.78
35464	12-22-25	\$1,349.56
35484	12-27-25	\$674.78
35503	1-6-26	\$2,024.34
35521	1-8-26	\$337.39
34755	9-22-25	\$337.39
TOTAL		\$6,747.80

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve payment of nine (9) invoices from the Malden Police Department totaling \$6,747.80 as detailed above with cost to be paid by the AMP's served.

Ayes: William P. Hurley, Joan M. Chiasson, Emmanuel Marsh, Frank M. Molis and Karin H. Nystrom

Nays: None

K. CITY OF MALDEN SENIOR TRANSPORTATION PROGRAM--Contribution

The Board reviewed a letter from Mayor Gary Christenson dated 1-9-26 requesting MHA's annual contribution in the amount of \$20,000.00 to the City of Malden's Senior Transportation Program to provide MHA elderly/disabled resident families access to program services with payment made by the COCC or as otherwise determined by the Finance Director.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve and authorize payment of MHA's annual contribution in the amount of \$20,000.00 to the City of Malden's Senior Transportation Program with payment made by the COCC or as otherwise determined by the Finance Director.

Ayes: Joan M. Chiasson, William P. Hurley, Frank M. Molis, Emmanuel Marsh and Karin H. Nystrom

Nays: None

L. MHA's 2023 FORD EXPLORER XLT AUTHORIZED USER--Eric Svenson

The Board examined a request for authorization and approval for Principal Foreman, Eric Svenson's, incidental personal use of MHA's 2023 Ford Explorer XLT when driving to and from home to work/work to home. The vehicle is available with the retirement of Modernization & Procurement Director, Ed Fahey, who was the previous authorized user of the vehicle.

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve and authorize Principal Foreman, Eric Svenson, to utilize MHA's 2023 Ford Explorer XLT as detailed above.

Ayes: William P. Hurley, Joan M. Chiasson, Emmanuel Marsh, Frank M. Molis and Karin H. Nystrom

Nays: None

M. MHA MODERNIZATION & PROCUREMENT POSITION RECRUITEMENT--D&V/Mainsail Associates

The Board perused a request for approval of quote in the amount of \$5,000.00 plus actual cost reimbursement, if any, from D&V/Mainsail Associates (Rick Leco, Principal) to undertake and complete job recruiting functions relating to identifying a satisfactory candidate to fill MHA's posted Director of Modernization & Procurement position with cost to be paid by the COCC.

After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To approve a quote in the amount of \$5,000.00 plus any cost reimbursement from D&V/Mainsail Associates (Rick Leco, Principal) to undertake and complete job recruiting functions relating to identifying a

satisfactory candidate to fill MHA's posted Director of Modernization & Procurement position with cost to be paid by the COCC.

Ayes: William P. Hurley, Joan M. Chiasson, Emmanuel Marsh, Frank M. Molis and Karin H. Nystrom

Nays: None

N. CBIZ CPA's P.C.--AUDIT Engagement Letter

The Board examined a letter requesting approval and authorization from CBIZ CPAs P.C. FY2025 Single Act Audit Engagement Letter, Addendum and related documentation.

After due discussion and upon motion duly made by Emmanuel Marsh and seconded by Frank M. Molis, it was unanimously:

VOTED: To approve and authorize Executive Director to sign and return CBIZ CPA's P.C. FY2025 Single Act Audit Engagement Letter, Addendum and related documentation with costs not to exceed \$25,600.00.

Ayes: Joan M. Chiasson, William P. Hurley, Emmanuel Marsh, Frank M. Molis and Karin Nystrom

Nays: None

4. POLICIES AND CONTRACTS None

5. REVIEW OF CHARITABLE REQUESTS None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

- a) NAHRO News November/December 2025-Review only
- b) PHADA Advocate 1/1/2026-Review only

7. REVIEW OF APPROVED FOR PAYMENT CAPITAL INVOICES, REQUISITIONS FOR PAYMENT AND ALL OTHER APPLICABLE PROJECT DOCUMENTATION (EDIFICATION ONLY)

- a) Change Order #19 for a credit on approved CPO-0070 and CPO-0071 in the amount of (\$3,758.94) for the Forestdale ModPhase project with cost paid by the state through CapHub.
- b) Two (2) Hai Group Insurance invoices, the first in the amount of \$8,617.00 for Auto Liability and Auto Physical Damage and the second in the amount of \$1,789.00 for Excess Auto Liability for the five (5) new Bobcats recently purchased by MHA.

- c) Invoice dated 12/12/25 in the amount of \$1,104.00 from The Advocate Newspapers, Inc for advertising bid for the AMP 1-Linden Window and Siding replacement project with cost paid by the CFP.
- d) Application and Certificate for Payment dated 11/30/25 in the amount of \$189,995.02 from Deilulis Brothers Construction for work completed on the Forestdale ModPhase project with cost paid by the State through CapHub.

8. **REVIEW OF APPROVED TRAINING AND CONFERENCE OFFERINGS--Reminder**

- a) NERCNAHRO Mid-Winter Conference February 1 - 4, 2026-Mohegan Sun Sky Convention Center.
- b) NAHRO Conference March 9 - 11, 2026 Washington DC.
- c) MassNahro Spring Conference March 22-24, 2026 Hotel 1620 Plymouth, MA.

9. **OPEN DISCUSSION**

- a) Donation from IUVO Technologies to "All for All", "Life Science Cares", "Play like a Girl" on behalf of MHA.
- b) Discussion of MHA's EOHLC FY2025 Off-Year Unpublished Performance Management Review (PMR). The Executive Director noted "no findings" from the review.
- c) Salutations and much appreciation to Ed Fahey for his lengthy, dedicated service on his pending retirement.

ADJOURNMENT

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To Adjourn

Ayes: William P. Hurley, Joan M. Chiasson, Emmanuel Marsh, Frank M. Molis and Karin H. Nystrom

Nays: None

Adjourned at 9:15AM.


Joan M. Chiasson, Secretary