

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on January 27, 2026, at 8:30 AM at the office of the Authority, 630 Salem Street, Malden, MA 02148. All votes are by roll call with remote Commissioners.

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

COMMISSIONERS ATTENDING REMOTELY: Emmanuel Marsh and Joan M. Chiasson

MHA STAFF: Stephen G. Finn and Barbara A. Hooley

MHA STAFF ATTENDING REMOTELY: Thomas P. Callaghan

1. APPROVAL OF MINUTES 1-13-26

The Board reviewed the minutes of the 1-13-26 meeting.

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

VOTED: To approve the 1-13-26 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 December, 2025

The Board perused the Section 8 and MRVP Rent Payment Register for December, 2025 totaling \$1,612,192.82 and the Revolving Fund Register for December, 2025 totaling \$2,645,169.53.

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

VOTED: To approve the bills and signing of checks for Section 8, MRVP and the Revolving Fund Register for December, 2025.

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

Nays: None

3. FINANCIAL MATTERS

A. MANETTE DONOVAN, ESQ--Invoice

The Board analyzed an invoice dated 1/6/26 in the amount of \$2,205.00 from Manette Donovan, ESQ for work completed on MHA's 4 Factor Language Analysis update with cost paid by the COCC.

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

VOTED: To approve and authorize payment in the amount of \$2,205.00 to Manette Donovan, ESQ for services as detailed above.

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

Nays: None

B. MALDEN YMCA—Invoices-(3)

The Board studied three (3) invoices from the Malden YMCA as detailed below:

Date	Amount	Program	AMP Charged
1-9-26	\$4,166.67	December Resident Memberships	COCC
11-30-25	\$1,710.82	Newland Afterschool-November 2025	1
11-30-25	\$2,058.94	Linden Afterschool- November 2025	1
Total			\$7,936.43

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

VOTED: To approve and authorize payment to Malden YMCA in the amount of \$7,936.43 with cost to be paid as detailed above.

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

Nays: None

Abstain: Frank M. Molis

C. BCM CONTROLS CORPORATION--Invoice

The Board examined an annual renewal invoice in the amount of \$11,810.14 for CY2026 Service Agreement quote from BCM Controls Corporation for electric fob access and building surveillance systems at Linden with cost to be paid by AMP 1.

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

VOTED: To approve and authorize payment in the amount of \$11,810.14 for CY2026 Service Agreement quote from BCM Controls Corporation for electric fob access and building surveillance systems at Linden with cost to be paid by AMP 1.

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

Nays: None

D. BCM CONTROLS CORPORATION--Invoice

The Board evaluated an annual renewal invoice in the amount of \$4,818.00 for CY2026 Service Agreement quote from BCM Controls Corporation for electric fob access and building surveillance systems at Forestdale with cost to be paid by the State program or 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 and authorize payment in the amount of \$4,818.00 for CY2026 Service Agreement quote from BCM Controls Corporation for electric fob access and building surveillance systems at Forestdale with cost to be paid by the State program or COCC.

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

Nays: None

E. CBIZ--Invoice

The Board considered an invoice dated 1/13/26 in the amount of \$7,050.00 from CBIZ P.C. for work completed to date on MHA's FY2025 Audit with cost as determined by the Finance Director.

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 payment in the amount of \$7,050.00 to CBIZ P.C. for work completed on MHA's FY2025 Audit with cost as determined by the Finance Director.

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

Nays: None

F. DEIULIS BROTHERS (DEIULIS)—Change Orders

The Board studied proposed examples of change orders from DEIULIS as detailed below and authorization for approval of up to \$250,000.00 for several upcoming change orders from DEIULIS for the period 1/22/26 through 2/9/26 for work on the Forestdale ModPhase Project with cost paid by the State through CapHub. The Executive Director noted that the change orders are projected costs and will update final costs as available at next Board meeting.

Amount	Project
\$1,667.96	Rewire a mini split removed during construction
\$2,879.12	Wire Elevator Damper
\$4,086.86	Annese Electrical work costs
\$3,591.13	Installation of offset drains required in the ADA Bathroom Units
\$17,382.60	Install a frame in front of Elevator vestibule door and remove loam along foundation/sidewalk and add 12" of crushed stone.

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 change orders in the amount up to \$250,000.00 as detailed above from DEIULIS for work on the Forestdale ModPhase Project with cost paid by the State through CapHub.

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

Nays: None

G. MALDEN POLICE DEPARTMENT--Invoices (6)

The Board studied nine (6) invoices from the Malden Police as follows:

Invoice #	Date	Amount
35536	1-9-26	\$337.39
35544	1-11-26	\$678.78
35561	1-13-26	\$674.78
35581	1-16-26	\$674.78
35596	1-20-26	\$1,012.17
35614	1-21-26	\$674.78
TOTAL		\$4,048.68

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 six (6) invoices from the Malden Police Department totaling \$4,048.68 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

4. POLICIES AND CONTRACTS**Malden YWCA Tenant Selection Plan**

The Board considered a request for approval for a revision to the Malden YWCA's proposed new Malden Tenant Selection Plan and incorporation of same into MHA's current HAP Contract with the YWCA to be effective immediately.

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 a revision to the Malden YWCA's proposed new Malden Tenant Selection Plan and incorporation of same into MHA's current HAP Contract with the YWCA to be effective immediately.

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

Nays: None

5. REVIEW OF CHARITABLE REQUESTS

None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

None

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

- a) Invoice dated 1/13/26 in the amount of \$125.00 from Mass Nahro for MHA's "Gold Advertisement" in the Spring Conference Program Book.

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

- a) MassNahro Spring Conference March 22-24, 2026 Hotel 1620 Plymouth, MA.
- b) "Save the Date" MassNAHRO Legislative Advocacy Day at the State House on Monday, April 13, 2026.

9. OPEN DISCUSSION

- a) HUD MHA FY2026 PHA Annual Plan Approval 1/22/26.
- b) Review of HUD memo received on 1/22/2026 implementing HUD's new EIV-SAVE Tenant Matching Report System and requiring system use and related PHA obligations.

ADJOURNMENT

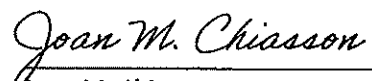
After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:00AM


Joan M. Chiasson, Secretary