

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on February 10, 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 and Karin H. Nystrom

COMMISSIONERS ATTENDING REMOTELY: Emmanuel Marsh, Frank M. Molis and Joan M. Chiasson

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

1. APPROVAL OF MINUTES 1-27-26

The Board reviewed the minutes of the 1-27-26 meeting.

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 1-27-26 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 None

3. FINANCIAL MATTERS

A. MYSTIC VALLEY ELDER SERVICES (MVES)--Invoice

The Board analyzed an invoice dated 1-29-26 in the amount of \$20,902.84 from MVES for Resident Service Coordinators for the month of December 2025 with cost paid by the AMP's served

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

VOTED: To approve and authorize payment in the amount of \$20,902.84 from MVES for Resident Service Coordinators for the month of December 2025 with costs paid by the AMP's served.

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

Nays: None

B. MASSACHUSETTS NAHRO INSURANCE GROUP-Workers' Compensation

The Board examined an invoice dated 1/23/26 in the amount of \$139,096.00 from Massachusetts NAHRO Insurance Group for renewal of MHA's Workmen's Compensation insurance coverage for the period 3/27/26 thru 3/27/27 with payment allocation as determined by the Finance Director.

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

VOTED: To approve and authorize payment in the amount of \$139,096.00 to Massachusetts NAHRO Insurance Group for renewal of MHA's Workmen's Compensation coverage as detailed above.

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

Nays: None

C. MALDEN POLICE DEPARTMENT--Invoices

The Board studied four (4) invoices from the Malden Police as follows:

Invoice #	Date	Amount
35644	1-27-26	\$1,012.17
35661	1-28-26	\$674.78
35669	1-30-26	\$337.39
35679	2-1-26	\$337.39
TOTAL		\$2,361.73

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

VOTED: To approve payment of four (4) invoices from the Malden Police Department totaling \$2,361.73 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

D. DEIULIS BROTHERS CONTRUCTION (DEIULIS)--Change Order

The Board considered a request for approval of up to \$250,000.00 in total costs for an expected number of change orders on the Forestdale ModPhase project to be proposed by DEIULIS between 2/10/26 and 2/23/26 with cost to be paid by the State through CapHub.

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 expected 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

E. SOUTH COAST IMPROVEMENT COMPANY—Change Orders

The Board evaluated a request for approval of up to \$150,000.00 in total costs for one or more expected change orders on the Suffolk Manor (AMP 2) Resident stove electrification project if proposed by South Coast Improvement Company between 2/10/26 and 2/23/26 with cost to be paid by the CFP.

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 change orders in the amount up to \$150,000.00 as detailed above from South Coast Improvement Company with cost paid by the CFP.

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

Nays: None

F. NATIONAL GRID—Service Agreement

The Board perused a request for approval of a new National Grid Electric Service Agreement for Forestdale-667-1 with MHA paying \$10,808.51 with cost to be allocated either to the State program or COCC 2 together with granting a new Easement for electric services and execution of related agreements.

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 the National Grid Electric Service Agreement for Forestdale-667-1 with MHA paying \$10,808.51 with cost to be allocated either to the State program or COCC 2 with the granting of a new Easement and execution of related agreements.

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

Nays: None

G. STATE PROPERTY INSURANCE—Participation Agreement

The Board analyzed an EOHLC State-Aided Property Insurance Participation Agreement dated December 16, 2025. The Executive Director noted that the invoice from Brown and Brown Insurance Services Inc. for State insurance coverage in the amount of \$55,188.00 was approved for payment at the 12-16-25 Board Meeting.

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 the Board Chairperson and Executive Director to sign and submit the EOHLC State-Aided Property Insurance Participation Agreement dated December 16, 2025 as detailed above.

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

Nays: None

4. **POLICIES AND CONTRACTS** None

5. **REVIEW OF CHARITABLE REQUESTS** None

6. **CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:**

a) PHADA Advocate-2-4-26

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

a) Invoice dated 1/16/26 in the amount of \$1,364.00 from Mass Nahro for CY2026 Membership dues with cost paid as determined by the Finance Director.

- b) Application and Certificate of Payment dated 1/29/26 from Deiulis Brothers Construction in the amount of \$85,998.75 for work completed on the Forestdale ModPhase Project with cost paid by the State through CapHub.
- c) Application and Certificate of Payment dated 1/23/26 in the amount of \$51,108.49 from Deiulis 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) "Save the Date" MassNAHRO Legislative Advocacy Day at the State House on Monday, April 13, 2026.
- b) PHADA 2026 Annual Convention and Exhibition-June 10th through 13th, 2026-Chicago, IL

9. OPEN DISCUSSION

- a) Thank You Note from "Triangle Inc" for our recent \$200.00 Donation.
- b) Thank You Note from "Bread of Life" for our recent \$300.00 Donation.
- c) Thank You Note from Linden Property Manager, Sherry Hall, for FY2026 wage increase.
- d) Thank You Note from Katelyn Veglia's Family.
- e) The Board considered a dual sponsorship request from Mass Union of Public Housing Tenants (Mass Union) for sponsorship of Public Housing Day (4-16-26) and Annual Convention (October 2nd to 4th 2026) in the amount of \$750.00.

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

VOTED: To approve and authorize donation in the amount of \$750.00 to Mass Union of Public Housing Tenants for dual sponsorship of Public Housing Day (4-16-26) and Annual Convention (10-2-26 through 10-4-26) with cost paid as determined by the Finance Director.

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

Nays: None

- f) The Executive Director requested confirmation of previous approval to amend FY2026 Budget for the open Modernization and Procurement Director Position from

\$120,000.00 per year to \$130,000.00 per year and to add a \$500.00 per month car allowance stipend.

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

VOTED: To confirm the previous approval to amend FY2026 budget for the open Modernization and Procurement position from \$120,000.00 to \$130,000.00 per year and to add a \$500.00 per month car allowance stipend.

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

Nays: None

ADJOURNMENT

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Emmanuel Marsh, 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 9:10AM


Joan M. Chiasson, Secretary