

**THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY**

The regular meeting of the Malden Housing Authority (MHA) was held on February 24, 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: Frank M. Molis and Joan M. Chiasson

COMMISSIONERS ABSENT: Emmanuel Marsh

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

MHA STAFF ATTENDING REMOTELY: Thomas P. Callaghan

**1. APPROVAL OF MINUTES 2-10-26**

The Board reviewed the minutes of the 2-10-26 meeting.

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

VOTED: To approve the 2-10-26 meeting minutes.

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

Nays: None

**2. APPROVAL OF THE BILLS AND SIGNING OF CHECKS None**

**3. FINANCIAL MATTERS**

**A. CBIZ CPA'S P.C.--Invoice**

The Board analyzed an invoice dated 2-16-26 in the amount of \$7,050.00 from CBIZ CPA's P.C. for 2<sup>nd</sup> payment for work completed on MHA's FY2025 audit with cost paid as allocated 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 \$7,050.00 from CBIZ CPA's P.C. for 2<sup>nd</sup> payment for work completed on the FY2025 audit with cost paid as allocated by the Finance Director.

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

Nays: None

**B. MANETTE DONOVAN Esq—Training Sessions (2)**

The Board considered a request for approval and authorization for Manette Donovan Esq to conduct two (2) training sessions consisting of Fair Housing and CORI (Criminal Offender Record Offender Information), together of approval of payment up to \$8,4000.00 with cost paid as allocated by the Finance Director.

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 Manette Donovan Esq to conduct two (2) training sessions as detailed above, together with approval of payment up to \$8,4000.00 with cost paid as allocated by the Finance Director.

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

Nays: None

**C. NEW ENGLAND AFFORDABLE HOUSING MANAGEMENT ASSOCIATION (NEAHMA)—Maintenance Expo**

The Board examined a request for approval and authorization for up to twelve (12) MHA Maintenance staff to attend the NEAHMA Maintenance Exposition being held on 4/29/26 at Gilette Stadium. The staff will require a hotel accommodation for the evening before the event, registration fees, meals, mileage reimbursement and approval to spend up to \$12,000.00 if all expected Maintenance staff attend with cost as allocated by the Finance Director. The Executive Director noted that the amount is an estimate and staff may not be able to attend due to scheduling conflicts and will keep the Board updated of the status of this event.

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

VOTED: To approve and authorize up to twelve (12) MHA's Maintenance staff to attend the NEAHMA Maintenance Expo at a total cost of up to

\$12,000.00 as detailed above with cost as determined by the Finance Director.

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

Nays: None

**D. THE ADVOCATE NEWSPAPERS, INC (MALDEN ADVOCATE)--Invoice**

The Board studied an invoice dated 2/20/2026 in the amount of \$480.00 from Advocate Newspapers, Inc. for a published MHA bid advertisement for the upcoming Springdale Development Paving Project in the (2/20/26) edition with cost to be paid by the State through CapHub.

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 \$480.00 to Advocate Newspapers, Inc. as detailed above with cost to be paid by the State through CapHub.

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

Nays: None

**E. MASSACHUSETTS GROUP INSURANCE COMMISSION (GIC)--Invoice**

The Board evaluated a request for approval of payment up to \$10,000.00 to the GIC for the FY2025 Administrative Fee invoice with cost as allocated by the Finance Director. The Executive Director noted that the Board will be informed of actual amount of invoice once received.

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 payment in the amount up to \$10,000. to the GIC for the yearly FY2025 Administrative Fee.

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

Nays: None

**4. POLICIES AND CONTRACTS                      None**

## 5. REVIEW OF CHARITABLE REQUESTS

The Board perused a request from the Malden High School Alumni Association for a donation for Hall of Fame Banquet being held on May 1, 2026.

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 donation in the amount of \$100.00 to the Malden High School Alumni Association with cost paid by the COCC.

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

Nays: None

## 6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

a) PHADA Advocate-2-18-26

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

- a) Application and Certificate of payment dated 1/31/26 in the amount of \$51,957.40 from M.L. Schmitt, Inc for work on the Forestdale 667-1 Electric Load Replacement project with cost paid by the state through CapHub.
- b) Invoice dated 12/19/25 in the amount of \$182,166 from Socotec AE Consulting, LLC for work completed on the Forestdale ModPhase Project with cost paid by the State through CapHub.
- c) Proposed change order (#13) dated 2/13/26 in the amount of \$24,961.08 from South Coast Improvement Company for work on the Suffolk Manor (AMP 2) gas to electrification project with cost paid by the CFP.
- d) Four (4) change orders (below) from Deiulis Brothers Construction as part of the Forestdale ModPhase Project with cost paid by the State through CapHub.

| Change Order Proposal Number | Date    | Project                       | Amount      |
|------------------------------|---------|-------------------------------|-------------|
| 165047-CR-0075               | 2-19-26 | LULU Elevator Camera          | \$5,544.50  |
| 165047-CR-076                | 1-15-26 | Rewire Mini Split             | \$1,666.25  |
| 165047-CR-0077               | 2-19-26 | Permit Fee Adjustment         | \$24,090.82 |
| 165047-CR-0078               | 2-19-26 | Offset sink drains-Building B | TBD         |

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

- a) NAHRO WASHCON 2026-March 9<sup>th</sup>-11<sup>th</sup> 2026 Grand Hyatt Hotel Washington DC.
- b) "Save the Date" MassNAHRO Legislative Advocacy Day at the State House on Monday, April 13, 2026.
- c) PHADA 2026 Annual Convention and Exhibition-June 10<sup>th</sup> through 13<sup>th</sup>, 2026-Chicago, IL.
- d) NERCNAHRO Annual Convention-Monday, June 22<sup>nd</sup> through Thursday, June 25<sup>th</sup> at the Seacrest Beach Resort, Falmouth, MA.

9. OPEN DISCUSSION      None

ADJOURNMENT

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

VOTED:                      To      Adjourn

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

Nays: None

Adjourned at 9:00AM

  
Joan M. Chiasson, Secretary