

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on March 10, 2026, at 8:30 AM at the office of MHA, 630 Salem Street, Malden, MA 02148. All votes are by roll call with remote Commissioners.

COMMISSIONERS ATTENDING
IN PERSON:

William P. Hurley and Karin H. Nystrom

COMMISSIONERS ATTENDING
REMOTELY:

Frank M. Molis, Emmanuel Marsh and Joan M. Chiasson

MHA STAFF:

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

1. APPROVAL OF MINUTES

2-24-26

The Board reviewed the minutes of the 2-24-26 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 2-24-26 meeting minutes.

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

Nays: None

2. APPROVAL OF THE BILLS AND SIGNING OF CHECKS January 2026 and February 2026

- a) The Board perused the Section 8 and MRVP Rent Payment Register for January 2026 totaling \$1,614,787.82 and the Revolving Fund Register for January, 2026 totaling \$646,782.01.

After due discussion and upon motion duly made by Joan M. Chiasson 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 January 2026.

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

Nays: None

- b) The Board analyzed the Section 8 and MRVP Rent Payment Register for February 2026 totaling \$1,604,014.90 and the Revolving Fund Register for February, 2026 totaling \$929,543.56.

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

VOTED: To approve the bills and signing of checks for Section 8, MRVP and the Revolving Fund Register for February 2026.

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

Nays: None

3. FINANCIAL MATTERS

A. MHA FY2026 FIRST QUARTER (12-31-25) OPERATING STATEMENTS SUBMITTED TO EOHLC-
- (Review Only)

B. DECEMBER 31, 2025 COMBINED BALANCE SHEET—(Review Only)

C. MALDEN POLICE DEPARTMENT--Invoices (5)

The Board studied five (5) invoices from the Malden Police as follows:

Invoice #	Date	Amount
35704	2-13-26	\$1,012.17
35722	2-14-26	\$1,686.95
35748	2-21-26	\$2,699.12
35772	2-22-26	\$337.39
35802	2-27-26	\$1,349.56
TOTAL		\$7,085.19

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

VOTED: To approve and authorize payment in the amount of \$6,073.02 to the Malden Police Department with cost paid by the AMP's served.

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

Nays: None

4. POLICIES AND CONTRACTS None

5. REVIEW OF CHARITABLE REQUESTS None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

a) NAHRO News-January/February 2026

b) NAHRO-Recent Articles:

We Need More Homes Not More Rules.

New 2026 HUD Mixed Status Proposed Rule Change

c) PHADA Advocate--3-4-26

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 3-2-26 in the amount of \$59,142.06 from South Coast Improvement Company for work on the Suffolk Manor (AMP 5) gas to electrification project with cost paid by the CFP.
- b) Invoice dated 3-2-26 in the amount of \$5,000 from D&V Associates for Applicant job search for Director of Modernization and Procurement Position (Randy Waters Accepted!) with cost paid by the COCC.
- c) Potential Change Order (#014) dated 2-12-26 in the amount of \$10,058.73 from South Coast Improvement Company for removal of lead paint as part of the Suffolk Manor (AMP 5) gas to electrification project with cost paid by the CFP.
- d) Potential Change Order (#015) dated 2-27-26 in the amount of \$3,287.46 from South Coast Improvement Company for Electrical work on the Suffolk Manor (AMP 5) gas to electrification project with cost paid by the CFP.
- e) Invoice dated 01-15-26 in the amount of \$3,200 from Allen & Majors Associates Inc. for work completed on Springdale Development Paving Project with cost by the State through CapHub.
- f) Invoice dated 3-1-26 in the amount of \$13,750 from MKA Architecture in the amount of \$13,750 for work on the Amp 1 Linden Phase 2 window and siding project with cost paid by the CFP.
- g) Application and Certificate for Payment dated 2-13-26 in the amount of \$86,302.02 from Lambrian Construction Corp for work completed on the 557 Pleasant Street (AMP 5) EIFIS project with cost paid by the CFP.

- h) Application and Certificate of Payment dated 12-31-25 in the amount of \$68,259.22 from South Coast Improvement Company for work on the Suffolk Manor (AMP 5) gas to electrification project with cost paid by the CFP.
- i) Three (3) 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-054	12-17-25	LULU Elevator Pipe Enclosures	\$9,154.51
165047-CR-065	10-23-25	Upgrades to ADA Accessible Units	\$42,498.78
165047-CR-0078	2-19-26	Offset sink drains-Building B	\$3,754.36

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.
- c) NERCNAHRO Annual Convention-Monday, June 22nd through Thursday, June 25th at the Seacrest Beach Resort, Falmouth, MA.

9. OPEN DISCUSSION None

- a) The Board discussed a donation in the amount of \$200.00 to the Malden DAV in memory of past MHA Commissioner Arthur Kahn and remarked on Arthur's contribution to MHA and the community.

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 donation in the amount of \$200.00 to the Malden DAV in memory of Arthur Kahn.

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

Nays: None

- b) Malden Mayor Gary Christenson "State of the City" Address on Wednesday, March 18, 2026 at 5:30PM at the Malden Teen Center.

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, Frank M. Molis, Emmanuel Marsh and Karin H. Nystrom

Nays: None

Adjourned at 9:00AM


Joan M. Chiasson, Secretary