

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on March 24, 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, Frank M. Molis and Karin H. Nystrom

COMMISSIONERS ATTENDING REMOTELY: Emmanuel Marsh and Joan M. Chiasson

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

1. APPROVAL OF MINUTES 3-10-26

The Board reviewed the minutes of the 3-10-26 meeting which included an amendment to the total amount due to the Malden Police Department (MPD) to \$7,085.19.

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 3-10-26 minutes with the amendment to the total amount due to MPD to \$7,085.19.

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

Nays: None

2. APPROVAL OF THE BILLS AND SIGNING OF CHECKS None

3. FINANCIAL MATTERS

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

Joan Chiasson Joined Meeting

B. DISCUSSION OF FY2026 BUDGET REVISIONS--Six (6)

- a) The Board discussed an adoption of new proposed MA Department of Labor Standards (MA DLS) Job Classification and Wage Rates (Effective 4-1-26).

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

VOTED: To approve the new proposed MA DLS Job Classification and Wage Rates effective 4-1-26.

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

Nays: None

- b) The Board evaluated a request to promote Tom Ruddock to Principal Foreman and approve a salary increase from \$105,105.00 annually to \$114,552.00 annually.

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

VOTED: To approve the promotion of Tom Ruddock to Principal Foreman at an annual salary of \$114,552.00.

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

Nays: None

- c) The Board considered a proposal to combine the open Junior Labor 1 position (full and part time) to create and fill up to two (2) Housing Authority Laborer positions at \$38.28/hour (see proposed MA DLS Rate Sheet effective 4/1/2026).

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

VOTED: To approve the combination of the open Junior Laborer 1 position (full and part time) to create and fill up to two (2) Housing Authority Laborer positions at \$38.28/hour.

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

Nays: None

- d) The Board analyzed a request to reorganize MHA's Legal Counsel staff to have Danielle Walsh be designated as Lead Counsel and Tom Callaghan be designated as Associate Counsel with each to receive a rate of \$65.00 per hour.

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

VOTED: To approve Danielle Walsh as Lead Counsel and Tom Callaghan as Associate Counsel as detailed above.

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

Nays: None

- e) The Board perused a request to approve a salary increase of \$7,500.00 for Sean Chase (From \$40,697.00 to \$48,197.00) for assumption of Section 8 HQS/NSPIRE-V QC inspection responsibilities along with mileage reimbursement and a MHA issued cell phone.

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

VOTED: To approve a salary increase for Sean Chase to an annual rate of \$48,197.00 per year together with mileage reimbursement and a MHA issued cell phone as detailed above.

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

Nays: None

Abstain: William P. Hurley

- f) The Board analyzed a request to approve mileage reimbursement for FSS Coordinators, Valencia Barere and Maryse Clairzier, for travel conducted for MHA business.

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 mileage reimbursement for Valencia Barere and Maryse Clairzier as detailed above.

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

Nays: None

C. MALDEN YMCA--Invoices

The Board reviewed five (5) invoices from the YMCA as follows:

Date	Amount	Program	AMP Charged
12-31-25	\$1,725.64	Newland Afterschool-December 2025	1
12-31-25	\$2,409.88	Linden Afterschool- December 2025	1
1-31-26	\$1,815.76	Newland Afterschool-January 2026	1
1-31-26	\$2,441.73	Linden Afterschool-January 2026	1
3-10-26	\$4,166.67	February Resident Family Memberships	COCC
Total			\$12,559.68

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

VOTED: To approve payment in the amount of \$12,559.68 to the Malden YMCA with cost paid as detailed above.

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

Nays: None

Abstain: Frank M. Molis

D. MALDEN ADVOCATE--Invoice

The Board considered an invoice dated 3-20-26 in the amount of \$384.00 from the Malden Advocate for MHA "Notice of Public Housing Hearing" published in the 3/20/26 edition with cost paid by the COCC.

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

VOTED: To approve payment of \$384.00 to the Malden Advocate with cost paid by the COCC.

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

Nays: None

E. CARAHSOFT TECHNOLOGY GROUP (Carahsoft)--Zoom Renewal Quotation

The Board examined a price quotation from Carahsoft in the amount of \$2,428.20 for renewal of MHA's annual subscription to ZOOM (current contract expiring 6-30-26) with cost paid by the COCC.

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 renewal of Zoom contract from Carahsoft in the amount of \$2,428.20 with cost paid by the COCC.

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

Nays: None

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

The Board analyzed an invoice dated 3-18-26 in the amount of \$17,592.14 from MVES for Resident Service Coordinators for the month of January 2026 with cost paid by the AMP's served.

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

VOTED: To approve payment of \$17,592.14 to MVES with cost paid by the AMP's served.

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

Nays: None

G. MALDEN POLICE DEPARTMENT--Invoices (3)

The Board studied three (3) invoices from the Malden Police as follows:

Invoice #	Date	Amount
35816	3-8-26	\$2,024.34
35827	3-8-26	\$337.39
35849	3-11-26	\$1,012.17
TOTAL		\$3,373.90

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

VOTED: To approve payment in the amount of \$3,373.90 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

Joan Chiasson left the meeting.

H. SOUTH COAST IMPROVEMENT COMPANY--Change Order

The Board perused a change order (PCO #16) dated 3/20/26 in the amount of up to \$15,000.00 from South Coast Improvement Company for completing additional work on the Suffolk Manor (AMP 2) Resident Stove Electrification Project with cost paid by the CFP. The Executive Director explained the possibility of additional costs.

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

VOTED: To approve change order in the amount up to \$15,000.00 from South Coast Improvement Company as detailed above.

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

Nays: None

Joan Chiasson rejoined the meeting.

I. MKA ARCHITECTURE, LLC (MKA)--Change Order

The Board considered a change order dated 3/20/26 in the amount of up to \$20,000.00 from MKA for an additional design fee required to create re-bid documents for the AMP 1 Window and Siding Replacement Project 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 change order in the amount up to \$20,000.00 from MKA as detailed above.

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

Nays: None

J. OWNER PROJECT MANAGER (OPM)--Designation

The Board reviewed a request for designation and approval of the Executive Director, Stephen G. Finn, as the MHA's Owner's Project Manager to act with all requisite authority until such time as the new Modernization and Procurement Director begins work at MHA.

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 Executive Director, Stephen G. Finn, as the MHA's Owner's Project Manager to act with all requisite authority until such time as the new Modernization and Procurement Director begins work at MHA.

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

- a) The Board considered a donation request from Malden Babe Ruth for support of their 2026 Season.

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

VOTED: To approve donation in the amount of \$350.00 to Malden Babe Ruth in memory of Bob Rotundi with cost paid by the COCC.

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

Nays: None

- b) The Board reviewed a donation request from Malden Youth Baseball to support their 2026 Season.

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 donation in the amount of \$350.00 to Malden Youth Baseball with cost paid by the COCC.

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

Nays: None

- c) The Board perused a donation request from the North Shore Hispanic Association for support of their Annual "Honoring Outstanding Hispanic Citizens Making a Difference" Banquet being held on 4/30/26.

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

VOTED: To approve a donation in the amount of \$200.00 to the North Shore Hispanic Association with cost paid by the COCC.

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

Nays: None

- d) The Board studied a request from Massachusetts Special Olympics for a donation to their 2026 Summer Games being played at Harvard Stadium.

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

VOTED: To approve a donation in the amount of \$225.00 to Massachusetts Special Olympics with cost paid by the COCC.

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

Nays: None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

- a) PHADA Advocate-3-18-26

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

- a) Invoice dated 3/9/26 in the amount of \$2,500 from Allen & Majors Associates for work on the Springdale State Development Paving Project with cost paid by the State through CapHub.

- b) Application and Certificate of Payment dated 2/28/26 in the amount \$114,013.30 from M.L. Schmitt for work on the Forestdale Modphase Electric Load Center Project with cost paid by the State through CapHub.
- c) Invoice dated 3-18-26 in the amount of \$1,740.00 from Socotec for work on the 557 Pleasant Street (AMP 5) EIFIS project with cost paid by the CFP.
- d) Approval of five (5) proposed change orders from Deiulis Brothers Construction as detailed below as part of the Forestdale ModPhase Project with cost paid by the State through CapHub.

Change Order Proposal Number	Date		Amount
PCO #079	1-15-26	Wire Elevator Damper	\$7,807.52
PCO #080	2-26-26	Circuits in Community Room to be CFGI/AFCI.	\$9,797.03
PCO #081	1-15-26	Front Drain in Vestibule of Elevator Lobby	\$16,723.84
PCO #082	1-15-26	Annesse work on Forestdale ModPhase Project	\$4,082.68
PCO #TBD	TBD	LULU Elevator Repairs	\$5,159.50

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

- a) Discussion of proposed Board Meeting Dates for remainder of CY2026.
- b) MHA Maintenance Department will not be attending the NEAHMA Expo on April 29th (Previously approved up to \$12,000.00 at 2-24-26 Board Meeting).
- c) The Executive Director discussed the Reno & Cavanaugh APA Cash Management Litigation Questionnaire and requested approval and authorization to respond, as well as provide any necessary affidavit, and be the named Designated Representative for the public housing industry if the determination is made that litigation proposed by PHADA, NAHRO, CLPHA and the MTW collaborative against the US Department of Housing and

Urban Development is to be filed in the Federal District Court of Massachusetts and to undertake and complete all actions and provide all responses as may be required by such designation.

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 Executive Director, Stephen G. Finn, to respond to, including any necessary affidavit, and be the named Designated Representative for the public housing industry if the determination is made that the litigation proposed by PHADA, NAHRO, CLPHA and the MTW Collaborative against the US Department of Housing and Urban Development is to be filed in the Federal District Court of Massachusetts and to undertake and complete all actions and provide all responses as may be required by such designation.

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

Nays: None

- d) EOHLC Secretary Ed Augustus became UniBank CEO at the end of February 2026. Sec. Augustus is replaced by former HUD Regional Administrator, Juana Matias, as new EOHLC Secretary.

ADJOURNMENT

After due discussion and upon motion duly made by Frank M. Molis and seconded by Karin H. Nystrom, 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 9:50AM


Joan M. Chiasson, Secretary