

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on April 7, 2026, at 8:30 AM at the office of MHA, 630 Salem Street, Malden, MA 02148. All votes are by roll call with a remote Commissioner.

COMMISSIONERS ATTENDING IN PERSON: William P. Hurley, Frank M. Molis, Joan M. Chiasson, Emanuel Marsh and Karin H. Nystrom

COMMISSIONER ATTENDING REMOTELY: Emmanuel Marsh

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

MHA STAFF ATTENDING REMOTELY: Thomas P. Callaghan

1. APPROVAL OF MINUTES 3-24-26

The Board reviewed the minutes of the 3-24-26 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 3-24-26 minutes.

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 COMBINED BALANCE SHEET 1/31-26-- (Review Only)

Joan Chiasson joined meeting.

B. FY2026 BUDGET REVISIONS

- a) The Board was presented a proposal to increase salary for maintenance positions for FY2026 budget revisions due to implementation of MA (Department of Labor Standards) (DLS) required Maintenance Labor Wage Rates for the period 4/1/2026 -- 3/31/2027 with limited maintenance categories. Additionally, a minimum of a two (2) percent

wage increase, or a maximum of three (3) percent wage increase to all MHA Administrative Staff and Maintenance Staff who are not included as part of the MA DLS wage increase was discussed, with cost to be allocated as determined by the Finance Director and Fee Accountant. The Executive Director noted that this will be further discussed and potentially voted on at the 4-29-26 Board Meeting after conference call with MA DLS on 4-15-26.

C. HOUSING ASSISTANCE PAYMENTS (HAP)—Contract Amendment—Salem Towers Senior Housing LLC

The Board reviewed a request to amend Housing Assistance Payments (HAP) contract under the Section 8 Program Based Voucher Program with Salem Towers Senior Housing LLC at 280 Salem Street Malden, MA to reduce same from 80 assisted units to 75 assisted units.

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 amendment to the HAP for Salem Towers from 80 assisted units to 75 assisted units.

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

Nays: None

D. MASSACHUSETTS GROUP INSURANCE COMMISSION (GIC)--Invoice

The Board evaluated three (3) invoices dated 03/25/2026 from the GIC as detailed below for FY2026 health insurance (3rd Quarter) with cost to be paid as allocated by the Finance Director.

GIC Program	Amount
Current Employees	\$257,615.20
Retired Employees	\$72,825.09
Survivor Benefits	\$5,087.82
Total	\$335,528.11

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

VOTED: To approve payment in the amount \$335,528.11 to the GIC for FY2026 Quarter 3 health insurance with cost to be determined as allocated by the Finance Director.

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

Nays: None

E. MEASURABL, INC.--Change Order

The Board considered a change order dated 4-1-26 in the amount of \$7,000.00 from Measurabl, Inc. to add completion of an Annual Massachusetts Department of Energy Resources (DOER) Large Building Energy Tracking and Reporting (LBER) on designated MHA properties to MHA's existing contract with Measurabl, Inc. with cost allocated as determined by the Finance Director.

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

VOTED: To approve change order in the amount of \$7,000.00 from Measurabl, Inc. as detailed above with cost as allocated by the Finance Director.

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

Nays: None

F. HUD CAPITAL FUND--BOARD RESOLUTION-2026-02

The Executive Director requested approval of MHA's acceptance of HUD's FY2026 Capital Fund Program Grant Award in the amount of \$4,018,585.00 and authorize the Executive Director to sign requisite statements plans and forms, inclusive of HUD-52840-A, and all other required documentation and certifications including ACC Amendment Page 2 signed by Malden Mayor Gary J. Christenson, and submit same in HUD's EPIC Capital Planning System.

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

RESOLUTION 2026-02. RESOLVED AND VOTED: That MHA accept and approve HUD's FY2026 Capital Fund Program Grant Award in the amount of \$4,018,585.00 and authorize the Executive Director to sign requisite statements plans and forms, inclusive of HUD-52840-A, and all other required documentation and certifications including ACC Amendment Page 2 signed by Malden Mayor Gary J. Christenson, and submit same in HUD's EPIC Capital Planning System.

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

Nays: None

G. MALDEN POLICE DEPARTMENT--Invoices (8)

The Board studied eight (8) invoices from the Malden Police as follows:

Invoice #	Date	Amount
35867	3-15-26	\$337.39
35879	3-21-26	\$1,686.95
35898	3-22-26	\$674.78
35929	3-25-26	\$337.39
35834	3-8-26	\$337.39
35916	3-24-26	\$674.78
35950	3-27-26	\$337.39
35965	3-30-26	\$1,012.17
TOTAL		\$5,398.24

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 \$5,398.24 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

H. DEIULIS BROTHERS CONSTRUCTION (DEIULIS)--Change Order

The Board perused a change order dated TBD in the amount up to \$10,000.00 from Deiulis for additional elevator work completed or to be completed on the Forestdale ModPhase Project with cost paid by the State through CapHub.

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

VOTED: To approve change order in an amount up to \$10,000.00 from Deiulis for additional elevator work with cost paid by the State through CapHub.

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

Nays: None

I. MYSTIC VALLEY ELDER SERVICES (MVES)—Invoice

The Board analyzed an invoice dated 4-3-26 in the amount of \$16,741.59 from MVES for Resident Service Coordinators for the month of February 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 \$16,741.59 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

J. FORESTDALE AND SUFFOLK MANOR--CHANGE ORDERS— (2)

The Board studies two (2) changes orders for project completion as detailed below:

Contractor	Project	Amount	Cost Paid By
Deilulis Brothers Construction	Forestdale ModPhase Project	Up to \$100,000.00	State through CapHub
Southcoast Improvement Company	Suffolk Manor (AMP 2) Gas to Electrification Project	Up to \$100,000.00	CFP

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

VOTED: To approve two (2) change orders as detailed above.

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

Nays: None

4. POLICIES AND CONTRACTS

- a) The Board reviewed MHA EOHLC FY2027 Annual Plan Policy Reaffirmation, Ratification, and Adoption of each of the following Policies:

1. Capitalization Policy
2. State Rental Collection Policy
3. State Grievance Policy
4. State Private Conference Policy
5. Procurement Policy
6. Personnel Policy
7. State Program Language Access Plan
8. Fair Housing Marketing Plan
9. Reasonable Accommodation/Modification Policy-Procedure
10. Equal Employment Opportunity Policy and Affirmative Action Plan

It was noted that there were no substantial changes to the above documents, but annual updated vote is required.

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 reaffirmation, ratification, and adoption of the MHA's State EOHLC FY2027 Annual Plan policies as itemized above.

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

Nays: None

5. REVIEW OF CHARITABLE REQUESTS None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

a) PHADA Advocate- 4-1-26

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

- a) Invoice dated 3-27-26 in the amount of \$4,000.00 from Manette Donovan Esq for Fair Housing Training held on 3-25-26. Twenty-Eight MHA staff members attended the online training.
- b) Invoice dated 3-26-26 in the amount of \$7,500.00 from MKA Architecture LLC for additional design fee required to create re-bid documents for the AMP-1-Linden Window and Siding Project with cost paid by the CFP.

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

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

9. OPEN DISCUSSION

- a) Notice to the Board of two (2) grants received from the Adelaide Breed Bayrd Foundation. The first in the amount of \$71,568.00 to Agassiz Village for the purpose of supporting camperships for Malden Children, and the second in the amount of \$35,000.00 to the Boys & Girls Clubs of Metro North for the purpose of providing pool passes, swim lessons/supplies, and water safety equipment for Malden Children and Families, including MHA resident families.
- b) The Executive Director discussed the Reno & Cavanaugh APA Cash Management Litigation Questionnaire approved at the 3-24-26 Board Meeting and informed the Board that the Executive Director would not be the only designated representative for MHA, but rather the MHA Board of Commissioners would be required to be plaintiffs if the determination is made that litigation proposed by PHADA, NAHRO, CLPHA and the MTW collaborative against HUD is to be filed in the Federal District Court of Massachusetts, the Board will consider to undertake and complete all actions and provide all responses as may be required by such designation as plaintiff.

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

VOTED: To table item to next Board Meeting on 4/29/26.

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

Nays: None

ADJOURNMENT

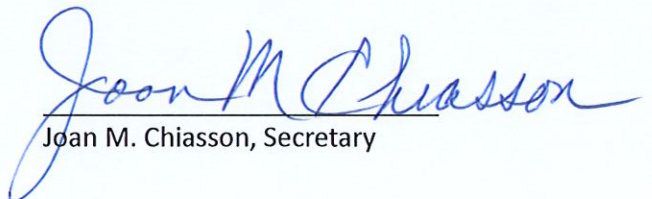
After due discussion and upon motion duly made by Frank M. Molis and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:40AM


Joan M. Chiasson, Secretary