

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on May 5, 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: Willaim P. Hurley, Joan M. Chiasson and Karin H. Nystrom

COMMISSIONERS ATTENDING REMOTELY: Frank M. Molis and Emmanuel Marsh

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

MHA STAFF ATTENDING REMOTELY: Thomas P. Callaghan

1. APPROVAL OF MINUTES 4-29-26

The Board reviewed the minutes of the 4-29-26 meeting.

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

VOTED: To approve the 4-29-26 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 April 2026

- a) The Board perused the Section 8 and MRVP Rent Payment Register for April, 2026 totaling \$1,608,427.49 and the Revolving Fund Register for April, 2026 totaling \$811,741.17.

After due discussion and upon motion duly made by Emmanuel Marsh 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 April 2026.

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

Nays: None

3. FINANCIAL MATTERS

A. MASSACHUSETTS DEPARTMENT OF LABOR STANDARDS (DLS)—Maintenance Department Job Classifications and Wage Determinations (4-1-26 through 3-31-27)

The Board studied a settlement agreement from the Massachusetts Department of Labor Standards (DLS) containing Job Classifications and Wage Rate Determinations for MHA Maintenance Staff required for 4-1-26 through 3-1-27 and approval of all related and proposed FY2026 budget revisions. After negotiations, the proposed settlement agreement phases-in wage rate changes for MHA's laborers and maintenance mechanics. The Executive Director informed the Board that EOHLC must approve changes before they can be implemented.

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

VOTED: To approve a settlement agreement with DLS on Job Classifications and Wage Rate Determinations for MHA Maintenance Staff as specified above for 4-1-26 through 3-1-27 and approve all related and proposed FY2026 budget revisions and authorize Executive Director to sign, submit same to EOHLC for approval and Implementation.

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

Nays: None

B. MANETTE DONOVAN, ESQ—Price Quote

The Board analyzed a quote dated 5-1-26 in the amount up to \$4,000.00 from Manette Donovan, Esq to update MHA's EOHLC Required Language Access Plan (Access Plan) and Four Factor Self-Assessment Analysis (Four Factor) regarding Limited English Proficiency (LEP) for individuals with inclusion in MHA's upcoming PMR Certification Process and Submission with cost to be paid by the State Program or COCC.

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

VOTED: To approve the quote from Manette Donovan Esq in the amount up to \$4,000.00 to update MHA's EOHLC Access Plan and Four Factor Analysis regarding the(LEP) for individuals with inclusion in MHA's upcoming PMR Certification Process and Submission as detailed above.

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

Nays: None

C. MALDEN POLICE DEPARTMENT--Invoices (4)

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

Invoice #	Date	Amount
36206	4-24-26	\$337.39
36225	4-27-26	\$1,349.56
36253	4-29-26	\$337.39
36271	5-1-26	\$337.39
TOTAL		\$2,361.73

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

VOTED: To approve payment in the amount of \$2,361.73 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

D. CITY SEALCOATING INC.--Change Order

The Board evaluated a change order dated 5-1-26 in the amount of up to \$15,000.00 from City Sealcoating Inc. to change current bollard count of eight (8) to the necessary fourteen (14) bollards as part of the 14 Clement Street Paving Project with cost paid by the State through CapHub.

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

VOTED: To approve change order in the amount up to \$15,000.00 from City Sealcoating Inc. as detailed above with cost to be paid by the State through CapHub.

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

Nays: None

E. M.L. SCHMITT, INC—Change Order

The Board assessed a change order dated 5-4-26 in the amount of up to \$25,437.06 from M.L. Schmitt, Inc. to comply with the City of Malden Electrical Inspector's determination that 40 AMP breakers must be used for unit stoves and all 50 AMP breakers must be replaced as part of 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 Karin H. Nystrom, it was unanimously:

VOTED: To approve change order in the amount of \$25,437.06 from M.L. Schmitt Inc. as detailed above and submit through CapHub.

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

Nays: None

4. POLICIES AND CONTRACTS

- a) The Board perused HUD's FY2026 Income Limits by family composition for all relevant program administration effective immediately.

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

VOTED: To approve and adopt HUD's FY2026 Income Limits for all relevant program administration effective immediately.

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

Nays: None

5. REVIEW OF CHARITABLE REQUESTS None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

- a) NAHRO NEWS March/April 2026.

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 4-30-26 in the amount of \$46,907.37 from Deiulis Brothers Construction for work on the Forestdale ModPhase project with cost paid by the State through CapHub.
- b) Requisition for Payment #1 from Homer Construction dated 4-29-26 in the amount of \$285,893.00 for preliminary work completed by AMP 1 (Linden Window and Siding Replacement Project with cost paid by the CFP.

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

- a) Mass Nahro Annual Conference September 13th through 16th at the Seacrest Beach Resort, Falmouth, MA

9. **OPEN DISCUSSION**

- a) Reminder of Annual Public Plan Hearings on June 2, 2026 with Board Meeting to follow.

ADJOURNMENT

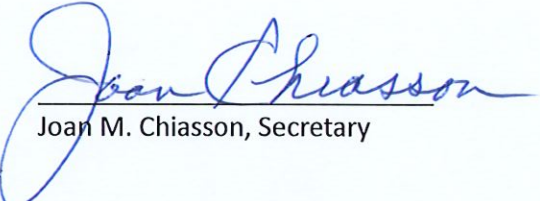
After due discussion and upon motion duly made by Emmanuel Marsh and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:00AM


Joan M. Chiasson, Secretary