

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on May 19, 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, Thomas P. Callaghan and Barbara A. Hooley

1. APPROVAL OF MINUTES 5-5-26

The Board reviewed the minutes of the 5-5-26 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 5-5-26 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 None

3. FINANCIAL MATTERS

A. MALDEN HOUSING AUTHORITY (MHA)--HUD Plans

The Board was presented with MHA's FY2027 Annual Plan together with CY2026 CFP Annual Statement. For Review only.

B. COMBINED BALANCE SHEET-MARCH 31, 2026--For Review Only

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

The Board analyzed an invoice dated 5-5-26 in the amount of \$21,143.38 from MVES for Resident Service Coordinators for the month of March, 2026 with cost paid by the AMP's served.

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 \$21,143.38 to MVES with cost paid by the AMP's served

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

Nays: None

D. BCM CONTROLS CORPORATION--Service Agreements (4)

The Board evaluated four (4) Service Agreements from BCM Controls for the period 6/1/2026 to 5/31/2027 for electronic fob access and surveillance systems as follows and authorize Executive Director to sign each contract.

Building	AMP Charged	Invoice Amount
Suffolk Manor	2	\$10,591.36
630 Salem Street	3	\$18,237.54
120 Mountain Ave	4	\$17,234.06
89 Pearl Street	6	\$11,286.58
TOTAL		\$57,349.54

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

VOTED: To authorize approval of four (4) service agreements with BCM Controls for the period 6/1/2026 to 5/31/2027 for electronic fob access and surveillance systems as detailed above with cost to be paid by AMP's served and authorize Executive Director to sign each contract.

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

Nays: None

E. HERITAGE APARTMENTS (195 Pleasant Street LLC Malden, MA 02148)

F. SALEM TOWERS SENIOR HOUSING LLC

G. CEDAR HOUSE LLC

The Board examined three (3) HAP renewal contracts under the Section 8 Program Based Voucher Program as follows:

Program Name	Number of Units	Contract Length	Contract Period
Heritage-195 Pleasant Street LLC	78	16 years	9-1-2026 to 8-31-2042
Salem Towers Senior Housing LLC	75	20 years	11-1-2026 to 10-31-2046
Cedar House LLC	12	20 years	6-1-2026 to 5-31-2046

After due discussion and upon motion duly made by William P. Hurley and seconded by Frank M. Molis, it was unanimously:

VOTED: To authorize renewal of three (3) HAP contracts under the Section 8 Program Based Voucher Program with the Heritage, Salem Towers and Cedar House as detailed above and authorization for Executive Director to sign same three (3) contracts.

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

Nays: None

H. RICOH USA--Copier Purchase

The Board studied a request to purchase a Ricoh Copier at a cost of \$10,941.15 for the Forestdale Development Administrative Office with cost paid by the State and authorization for Executive Director to sign purchase agreement.

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 purchase of Ricoh copier as detailed above for the Forestdale Development Administration Office with cost paid by the State and authorization for Executive Director to sign purchase agreement.

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

Nays: None

I. SOUTHCOAST IMPROVEMENT COMPANY--Change Order

The Board analyzed a change order dated 5/6/2026 in the amount of \$51,601.00 from Southcoast Improvement Company for additional excavation work on the Suffolk Manor

Electrification Project with cost paid by the CFP. The Executive Director requested flexibility to react to additional possible changes with approval for an amount up to \$100,000.00

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

VOTED: To authorize change order in the amount up to \$100,000.00 from Southcoast Improvement Company for additional work on the Suffolk Manor Electrification project with cost paid by CFP.

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

Nays: None

J. MALDEN YMCA--Invoice

The Board evaluated an invoice dated 5-12-26 in the amount of \$4,166.67 from the YMCA for MHA Resident Memberships for the month of April, 2026 with cost paid by the COCC.

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

VOTED: To authorize payment in the amount of \$4,166.67 to the Malden YMCA with cost paid by the COCC.

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

Nays: None

Abstain: Frank M. Molis

K. MALDEN POLICE DEPARTMENT--Invoices (5)

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

Invoice #	Date	Amount
36298	5-4-26	\$337.39
36315	5-6-26	\$337.39
36340	5-8-26	\$337.39
36352	5-11-26	\$337.39
36392	5-13-26	\$337.39
TOTAL		\$1,686.95

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

VOTED: To approve payment in the amount of \$1,686.95 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

L. DEIULIS BROTHERS CONTRUCTION (DEIULIS)—Substantial Completion

The Board considered the Certificate of Substantial Completion from DEIULIS on Building "B" at the Forestdale ModPhase project.

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 Substantial Completion by DEIULIS and authorize the Executive Director to sign document.

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

Nays: None

4. POLICIES AND CONTRACTS **None**

5. REVIEW OF CHARITABLE REQUESTS

- a) The Board assessed a request from ACTION Inc for a donation to ACTION Inc. The Executive Director reviewed ACTION's rewarding partnership with MHA at our Linden Development.

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

VOTED: To approve donation in the amount of \$250.00 to ACTION Inc. with cost to be 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--May 13, 2026

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

- a) Change Order dated 5-6-26 in the amount of \$25,437.06 for work completed on the Forestdale ModPhase Project with cost paid by the State through CapHub.
- b) Change Order dated 1-6-26 in the amount of \$8,785.89 Deiulis Brothers Construction for LULA HVAC work as part of the Forestdale ModPhase Project with cost paid by the State through CapHub.
- c) MHA Task Order signed in the amount of up to \$4,000.00 from Manette Donovan, Esq for updating MHA's EOHLC Required Language Access Plan and MHA's Four Factor Self-Assessment Analysis Regarding Limited English Proficiency (LEP) individuals for inclusion in MHA's upcoming PMR Certification Process and submission cost to be paid by the State program or COCC.
- d) Application and Certificate of Payment dated 4-30-26 in the amount of \$37,612.40 from M. L. Schmitt, Inc. for work completed on the Forestdale Load Center Replacement Project with cost paid by the State through CapHub.

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

- a) MHA Section 8 staff to attend the Section 8 Administrators Annual Meeting on June 10, 2026 at Venezia, Boston, MA.

9. **OPEN DISCUSSION** None

ADJOURNMENT

After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Emmanuel Marsh, 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 9:40 AM


Joan M. Chiasson, Secretary