

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on April 29, 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, and Karin H. Nystrom

COMMISSIONER ATTENDING REMOTELY: Emmanuel Marsh

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

1. APPROVAL OF MINUTES 4-7-26

The Board reviewed the minutes of the 4-7-26 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 4-7-26 minutes.

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

Nays: None

2. APPROVAL OF THE BILLS AND SIGNING OF CHECKS March 2026

- a) The Board perused the Section 8 and MRVP Rent Payment Register for March 2026 totaling \$1,603,380.90 and the Revolving Fund Register for March, 2026 totaling \$1,746,311.15

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 March 2026.

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

Nays: None

3. FINANCIAL MATTERS

A. PRESENTATION OF MHA's FY2027 EOHLC ANNUAL PLAN-- (For Discussion only)

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

The Board studied a proposal on the Massachusetts Department of Labor Standards (DLS) 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. The Executive Director informed the Board of ongoing negotiations with DLS.

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

VOTED: To table this item to allow for further negotiations.

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

Nays: None

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

The Board evaluated an invoice dated 4-6-26 in the amount of \$6,134.35 from the GIC for FY2025 administrative fees with cost paid as determined by the Finance Director.

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 \$6,134.35 to the GIC for FY2025 administrative fees 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

D. YMCA--Invoices (5)

The Board examined five (5) invoices from the YMCA as detailed below:

Date	Amount	Program	AMP Charged
2-28-26	\$1,787.97	Newland Afterschool-February 2026	1

2-28-26	\$2,679.95	Linden Afterschool-February 2026	1
3-31-26	\$2,028.71	Newland Afterschool-March 2026	1
3-31-26	\$2,863.13	Linden Afterschool-March 2026	1
4-13-26	\$4,166.67	March Resident Memberships	COCC
Total			\$13,526.43

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 of \$13,526.43 to the YMCA with cost determined as detailed above.

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

Nays: None

Abstain: Frank M. Molis

E. MHA YOUTH PART-TIME SEASONAL EMPLOYMENT PROGRAM--Renewal

The Board reviewed a proposal to continue MHA's youth part-time seasonal employment program consisting of children of MHA personnel, as well as Linden and Newland families ages 14-22 for up to 18 hours a week at \$15.75/hour for summer recess, winter and spring break work in the Linden and Newland maintenance department and/or in one or more MHA Administrative Office with cost to be paid by the AMP where the seasonal youth worker is assigned or 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 the continuation of MHA's youth part-time seasonal employment program for up to 18 hours a week at \$15.75/hour for summer recess, winter and spring break work in the Linden and Newland maintenance department and/or in one or more MHA Administrative Office with cost to be paid by the AMP where the seasonal youth worker is assigned or the COCC.

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

Nays: None

Abstain: Joan M. Chiasson

F. JAMES HENNESSEY, MHA HEARING OFFICER,--Invoices (3)

The Board analyzed three (3) invoices dated 4-7-26 from James Hennessey, MHA Hearing Officer, as detailed below,

INVOICE #	DATE OF HEARING	HEARING DESCRIPTION	AMOUNT	PROGRAM CHARGED
1	10-23-25	Informal Hearing-MG-7.5 hours	\$1,125.00	Section 8
	10-23-25	Informal Hearing-JP-9.0 hours	\$1,350.00	Section 8
Total			\$2,475.00	Section 8
2	2-25-26	Formal Grievance Hearing-PG-5.5 hours	\$825.00	Section 8
Total			\$825.00	Section 8
3	2-25-26	Informal Hearing-AS-4.5 hours	675.00	Public Housing
	10-23-25	Informal Hearing-AS-5.5 hours	825.00	Public Housing
Total			\$1500.00	Public Housing
Total Due			\$4,800.00	

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

VOTED: To authorize payment in the amount of \$4,800.00 to James Hennessey as detailed above.

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

Nays: None

G. PERFORMANCE INCENTIVE--Assistant Public Housing Director

The Board considered a performance incentive in the amount of \$1,000.00 from the COCC for Assistant Public Housing Director, Nicole Caruso, for successfully completing and passing Equifax Truepic Virtual Audit allowing all MHA staff to continue to use the Work Number Program for employment and income verification purposes.

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 performance incentive for Nicole Caruso in the amount of \$1,000.00 as detailed above with cost paid by the COCC.

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

Nays: None

H. CITY SEALCOATING, INC--Bid Award

The Board examined a request of bid award in the amount of \$17,983.00 and authorization for the Executive Director to contract with City Sealcoating, Inc as the most responsible low bidder on the 14 Clement Street sealcoating and paving project with cost to be paid by the State through CapHub.

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

VOTED: To approve Executive Director to contract with City Sealcoating, Inc. as the most responsible low bidder at \$17,983.00 on the 14 Clement Street sealcoating and paving project 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

I. MALDEN POLICE DEPARTMENT—Invoices--(9)

The Board analyzed nine (9) invoices from the Malden Police as follows:

Invoice #	Date	Amount
36000	4-2-26	\$337.39
36027	4-7-26	\$674.78
36043	4-9-26	\$337.39
36052	4-9-26	\$337.39
36060	4-10-26	\$337.39
36100	4-15-26	\$337.39
36127	4-16-26	\$337.39
36137	4-17-26	\$337.39
36155	4-21-26	\$674.78
TOTAL		\$3,711.29

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 \$3,711.29 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

J. BID AWARD--Homer Contracting, Inc.

The Board evaluated a memo from MHA's architect and an award bid to Homer Contracting, Inc. determined to be the most responsive and responsible bidder in the amount of \$2,657,000.00 on the AMP 1 (Linden) Window and Siding Replacement and Repair Project and authorization for the Executive Director to contract with the company in the amount of the bid with further authorization for MHA to make payments up to the contract bid amount and as same may be increased by project change orders going forward with all payments to be made by the Capital Fund.

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

VOTED: To approve Executive Director to award bid to Homer Contracting, Inc. determined to be the most responsive and responsible bidder in the amount of \$2,657,000.00 on the AMP 1 (Linden) Window and Siding Replacement and Repair Project, authorize the Executive Director to contract with the company in the amount of the bid with further authorization for MHA to make payments up to the contract bid amount and as same may be increased by project change orders going forward with all payments to be made by the Capital Fund.

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

Nays: None

K. OAKRIDGE CONSTRUCTION INC.--Bid award

The Board assessed a request to award a bid to Oakridge Construction Inc. in the amount of \$44,900.00 as the most responsive low bidder for the Springdale Development paving project with cost paid by the State through CapHub. The Board received a letter from RCAT program dated 4-24-26 approving the award.

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

VOTED: To award the bid to Oakridge Construction Inc. in the amount of \$44,900.00 for Springdale Development paving project with cost paid by the State through CapHub.

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

Nays: None

4. POLICIES AND CONTRACTS None

5. REVIEW OF CHARITABLE REQUESTS None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

a) PHADA Advocate- 4-15-26

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

- a) Review of EOHLC Payment Approval Form (PAF) dated 4-21-26 in the amount of \$114,013.30 for work completed by M.L. Schmitt on the Forestdale Load Replacement Project with cost paid by the State through CapHub.
- b) Invoice dated 3-18-26 in the amount of \$1,740.00 from Socotec for contract administration work completed on the 557 Pleasant Street Building Envelope project with cost paid by the CFP.
- c) Change Order (#019) dated 4-7-26 in the amount of \$29,687.06 from South Coast Improvement Company for electrical breaker swap work completed on the Suffolk Manor AMP 2 gas to electrification project with cost paid by the CFP.
- d) Change Order (#018) dated 4-7-26 in the amount of \$17,632.23 from South Coast Improvement Company for steel repairs as part of the Suffolk Manor AMP 2 gas to electrification project with cost paid by the CFP.
- e) Invoice dated 4-13-26 in the amount of \$4,400.00 from Manette Donovan, Esq for Onsite Cori Training Services for MHA staff on 4-9-26 with cost paid as determined by the Finance Director.
- f) Application and Certificate for Payment dated 3-31-26 in the amount of \$98,319.30 from M.L. Schmitt, Inc for work completed on the Forestdale 667-1 Load Center Replacement project with cost paid by the State through CapHub.
- g) Eight (8) change orders from Deiulis Brothers Construction as detailed below for work on the Forestdale ModPhase Project with cost paid by the state through CapHub.

PCO#	Date	Amount	Work Completed
#75-#76- #78	4-9-26	\$10,965.11	LULA Camera, mini split rewiring, offset sink drains.
#79	1-15-26	\$7,807.52	LULA Elevator damper controls and fire alarms.
#80	2-26-26	\$9,797.03	Circuits and lockable Breakers-Building B.
#81	1-15-26	\$16,723.84	Site drainage LULA Elevator
#82	4-11-26	\$4,082.68	LULA Elevator Wiring.
#83	2-26-26	\$4,942.00	LULA Elevator Punchlist items.
Total		\$54,318.18	

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

- a) NAHRO Summer Symposium 2026-July 16th-17th, 2026-Renaissance Hotel-Nashville, TN

9. OPEN DISCUSSION

- a) Letter from Mayor Gary Christenson Reappointing Bill Hurley to MHA's Board of Commissioners with his term to expire on 5/2/2031.
- b) Reminder of RAB Meeting Reminder Tuesday, May 19th, 2026 at 8:30am in the 630 Salem Library
- c) The Executive Director revisited the proposed litigation against HUD on APA Cash Management being handled by the law office of Reno and Cavanaugh. The attorneys have requested that the Executive Director sign a declaration/affidavit as a housing authority professional, regardless of whether MHA becomes a party to any lawsuit.

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 Executive Director signing a declaration as a housing authority professional to assist in moving the potential lawsuit forward.

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

Nays: None

ADJOURNMENT

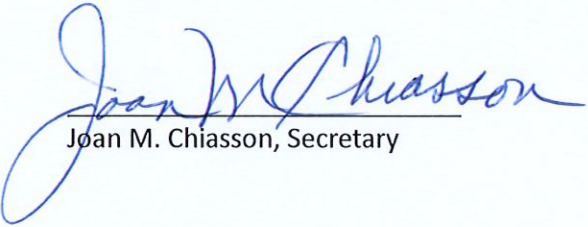
After due discussion and upon motion duly made by Frank M. Molis and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:15AM


Joan M. Chiasson, Secretary