

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on June 16, 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: Willaim P. Hurley, Joan M. Chiasson and Karin H. Nystrom

COMMISSIONERS ATTENDING REMOTELY: Emmanuel Marsh

COMMISSIONERS ABSENT: Frank M. Molis

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

1. APPROVAL OF MINUTES 6-2-26

The Board reviewed the minutes of the 6-2-26 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 6-2-26 meeting minutes.

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

Nays: None

2. APPROVAL OF THE BILLS AND SIGNING OF CHECKS None

3. FINANCIAL MATTERS

A. BOARD RESOLUTION 2026-04--FY2026 BUDGET REVISION

The Board reviewed MHA Board Resolution 2026-04: MHA's FY2026 Budget Revision 1 to comply with MA Department of Labor Standards (DLS) required Maintenance Job Classifications and Wage Rates for the period 4/1/2026 – 3/31/2027. Further, the Board considered authorizing Board Members and the Executive Director to sign all requisite, duly authorized budget certifications for the 400-1 and 689-C State Housing Programs, together with all other required certifications and documentation and to further authorizing the Executive Director and MHA's Fee Accountant to submit all of same to EOHLC for review and approval.

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

RESOLUTION 2026-04 RESOLVED AND VOTED: To approve MHA's FY2026 Budget Revision 1 to comply with MA DLS required Maintenance Job Classifications and Wage Rates for MHA's Maintenance Staff for the period 4/1/2026 – 3/31/2027 and authorize Board Members and the Executive Director to sign all requisite, duly authorized budget certifications for the 400-1 and 689-C State Housing Programs, together with all other required certifications and documentation and to further authorize the Executive Director and MHA's Fee Accountant to submit all of same to EOHLC for review and approval.

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

Nays: None

B. BOARD RESOLUTION 2026-05--FY2027 FEDERAL FISCAL YEAR ANNUAL PLAN

The Board analyzed the final version of MHA's Federal Annual PHA Plan and request for Fiscal Year FY2027 and authorization for the Executive Director to submit the same electronically to HUD.

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

RESOLUTION 2026-05: RESOLVED AND VOTED: To approve the MHA's Federal Fiscal Year 2027 Annual PHA Plan, inclusive of HUD forms 50077-5Y and 50077-ST-HCV-HP and to approve and adopt all ACOP, Section 8 Administrative Plan, Public Housing Lease and House Rules revisions, if any, and as referencing MHA's Hud approved 2026 – 2030 Five Year Capital Action Plans including MHA's 2026 and proposed 2026 Capital Fund Annual Statement, to authorize the Board Chairperson and the Executive Director to sign all required documents, and to further authorize the Executive Director to submit all of same electronically to HUD together with all requisite Attachments and Certifications signed by all required duly authorized and designated MHA and City of Malden, MA officials.

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

Nays: None

C. BOARD RESOLUTION 2026-06--APPROVAL AND SUBMISSION OF MHA'S EOHLC FY2027 CAPITAL IMPROVEMENT PLAN

The Board studied the final version of MHA's Fiscal Year 2027 Executive Office of Housing and Living Communities (EOHLC) Capital Improvement Plan (CIP) and request for authorization for Executive Director to submit same electronically prior to and together with MHA's FY2027 EOHLC Annual Plan inclusive of all requisite Plans, Policies, Certifications and Documentation to EOHLC.

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

RESOLUTION 2026-06: RESOLVED AND VOTED: To approve and adopt the MHA's Fiscal Year 2027 (EOHLC) CIP and to further authorize the Executive Director to submit same electronically prior to or together with MHA's FY2027 EOHLC Annual Plan inclusive of all requisite Plans, Policies, Certifications and Documentation to EOHLC.

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

Nays: None

D. BOARD RESOLUTION 2026-07--APPROVAL OF MHA'S FY2027 ANNUAL PLAN SUBMISSION

The Board examined the final version of MHA's FY2027 EOHLC Annual Plan Submission and authorization for Executive Director to submit same electronically to EOHLC.

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

RESOLUTION 2026-07: RESOLVED AND VOTED: To approve the MHA's Fiscal Year 2027 (EOHLC) Annual Plan, together with all Plans, Certifications and Policies, including but not limited to, MHA's Language Access Plan and Four Factor Analysis, Fair Housing Marketing Plan, Reasonable Accommodation and Modification Policy and Procedures, Personnel Policy, Procurement Policy, Rent Collection Policy, Grievance Policy and Capitalization Policy, and to authorize the Executive Director to submit same electronically to EOHLC.

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

Nays: None

E. MHA BOARD RESOLUTION 2026-08--DECLARATION OF TRUST

The Board perused HUD's CY2026 Capital Fund Program Grant Award in the amount of \$4,018,585.00 and MHA's HUD 2026-2030 Five Year Capital Action Plan inclusive of MHA's 2026 Capital Fund Grant Annual Statement together with authorization for the Executive Director to sign and submit the requisite forms HUD-52840-A and all other required documentation including ACC Amendment signed by Malden Mayor Gary J. Christenson in HUD's EPIC Capital Planning System and to further approve the execution and recording/registering of a Modernization Declaration of Trust pursuant to the U.S. Department of Housing and Urban Development's Consolidated Annual Contributions Contract (No. NY468) dated March 9, 2021 and authorize MHA's Chairperson and Secretary to execute and record same with cost to be paid by the CFP or COCC.

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

RESOLUTION 2026-08: RESOLVED AND VOTED: To approve and accept HUD's CY2026 Capital Fund Program Grant Award in the amount of \$4,018,585.00 and to confirm the approval and adoption of MHA's HUD 2026-2030 Five Year Capital Action Plan inclusive of MHA's 2026 Capital Fund Grant Annual Statement together with authorization for the Executive Director to sign and submit the requisite forms HUD-52840-A and all other required documentation including ACC Amendment signed by Malden Mayor Gary J. Christenson in HUD's EPIC Capital Planning System and further to approve the execution and recording/registering of a Modernization Declaration of Trust pursuant to the U.S. Department of Housing and Urban Development's Consolidated Annual Contributions Contract (No. NY468) dated March 9, 2021 and authorize MHA's Chairperson and Secretary to execute and record same with cost to be paid by the CFP or COCC.

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

Nays: None

F. MALDEN RETIREMENT BOARD--Invoice

The Board examined MHA's Malden Contributory Retirement System appropriation for municipal Fiscal Year 2027 in the amount of \$1,582,415.00, in order to avoid paying interest charges must be paid on or before June 30, 2026 with cost allocated as determined by the Finance Director.

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

VOTED: To approve and authorize payment of invoice in the amount of \$1,582,415.00 for MHA's Malden Retirement System appropriation for

municipal Fiscal Year 2027 with cost to be allocated as determined by the Finance Director.

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

Nays: None

G. YMCA--Invoices (4)

The Board evaluated four (4) invoices as detailed below:

YMCA Program	Date	Amount	AMP Charged
After School-Linden April 2026	4-30-26	\$3,152.02	1
After School Newland April 2026	4-30-26	\$3,171.24	1
MHA Membership Usage May, 2026	6-9-26	\$4,166.67	COCC
MHA Membership Usage January, 2026* Invoice Never Received	1-6-26	\$4,166.67	COCC
Total			\$14,656.60

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 \$14,656.60 to the YMCA as detailed above.

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

Nays: None

H. CBIZ--Invoice

The Board analyzed an invoice dated 6-2-26 in the amount of \$7,050.00 from CBIZ CPA's P.C. for 4th payment for work completed on MHA's FY2025 audit with cost paid as allocated by the Finance Director.

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

VOTED: To approve and authorize payment in the amount of \$7,050.00 to CBIZ for work completed on the FY2025 audit with cost paid as allocated by the Finance Director.

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

Nays: None

I. RICOH, USA, INC--Invoice

The Board examined an invoice dated 6/12/26 in the amount of \$2,682.40 for lease term buyout for the prior Forestdale printer with payments to be made by the State program or COCC.

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

VOTED: To approve and authorize payment in the amount of \$2,682.40 for the Forestdale printer lease with payments to be made by the State program or COCC.

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

Nays: None

J. MALDEN POLICE DEPARTMENT--Invoices (8)

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

Invoice #	Date	Amount
36520	5-29-26	\$674.78
36539	6-1-26	\$337.39
36549	6-1-26	\$337.39
36563	6-2-26	\$337.39
36590	6-4-26	\$337.39
36620	6-5-26	\$337.39
36636	6-8-26	\$337.39
36683	6-10-26	\$674.78
TOTAL		\$3,373.90

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 \$3,373.90 as detailed above to the Malden Police Department with cost paid by the AMP's served.

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

Nays: None

K. FM GENERATOR POWER SYSTEMS--Quote

The Board assessed a quote dated 6/15/26 in the amount of \$232,873.00 from FM Generator Power Systems to acquire a new emergency generator for 557 Pleasant Street to

replace the property's current malfunctioning unit that cannot be repaired with cost to be paid by AMP 5 and Reserve funds as needed.

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

VOTED: To approve quote in the amount of \$232,873.00 from FM Generator Power Systems to acquire a new emergency generator for 557 Pleasant Street to replace the property's current unit with cost to be paid by AMP 5 and Reserve funds as needed.

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

Nays: None

4. POLICIES AND CONTRACTS

- a) The Board reviewed MHA's Four Factor Analysis inclusive of EOHLC MHA's Limited English Proficiency Self-Assessment Analysis previously adopted.

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

VOTED: To reaffirm, ratify and adopt MHA's Four Factor Analysis inclusive of EOHLC MHA's Limited Proficiency Self-Assessment Analysis.

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

Nays: None

5. REVIEW OF CHARITABLE REQUESTS

- a) The Board considered a request from Mass Nahro for a donation to their Annual Golf Tournament and Scholarship Fundraiser at Juniper Hill Golf Course on 8/10/2026.

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

VOTED: To approve donation in the amount of \$300.00 to Mass Nahro with cost to be paid by the COCC.

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

Nays: None

6. CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:

a) PHADA ADVOCATE--June 17, 2026

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

- a) Application and Certificate for Payment dated 6-10-26 in the amount of \$35,393.77 from South Coast Improvement Company for the gas to electrification project at Suffolk Manor (AMP 2) with cost paid by the CFP.
- b) Invoice dated 6-9-26 in the amount of \$29,891.08 from City Sealcoating for the 14 Clement Street Paving Project with cost paid by the State through CapHub.
- c) Signed Owner Contract Agreement with Oakridge Construction Company, Inc. in the amount of \$44,900.00 for the Springdale Development Paving Project with cost paid by the State through CapHub (also Confirm Bid Award and Contract).

8. REVIEW OF APPROVED TRAINING AND CONFERENCE OFFERINGS None

9. OPEN DISCUSSION

- a) The Board considered a request to confirm it's previous approval of a \$15,000.00 hiring bonus to be paid to new Modernization and Procurement Director, Randy Waters, in addition to his salary and car allowance.

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

VOTED: To confirm a \$15,000.00 hiring bonus to be paid to new Modernization and Procurement Director, Randy Waters.

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

Nays: None

- b) Notification of MHA's Five (5) Year Action Plan (2026-2030) approval by HUD.
- c) Suggested date change of the July 14, 2026 Board Meeting to July 7, 2026 was confirmed along with confirmation of the August 11, 2026 Board Meeting.

- d) Notification of MHA's FY2024 HUD Public Housing Assessment (PHAS) score as a "High Performer".
- e) The Executive Director requested the Board add to item 3(E) previously approved in this meeting as follows:

MHA Board Resolution 2026-08 and add the following to the vote:
Authorization for the Executive Director to sign and submit the requisite forms HUD-52840-A and all other required documentation including ACC Amendment Page 2 signed by Malden Mayor Gary J. Christenson in HUD's EPIC Capital Planning System and to further approve the execution and recording/registering of a Modernization Declaration of Trust pursuant to the U.S. Department of Housing and Urban Development's Consolidated Annual Contributions Contract (No. NY468) dated March 9, 2021 and authorize MHA's Chairperson and Secretary to execute and record same with cost to be paid by the CFP or COCC.

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

VOTED: To amend the vote on Agenda 3E Resolution 2026-08 as detailed above.

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

Nays: None

ADJOURNMENT

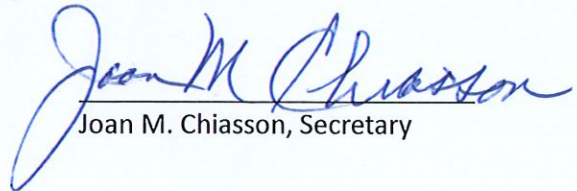
After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Joan M. Chiasson, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:25 AM


Joan M. Chiasson, Secretary