

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on June 2, 2026, at 9:20 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 and Karin H. Nystrom

COMMISSIONERS ATTENDING REMOTELY: Joan M. Chiasson and Emmanuel Marsh

COMMISSIONERS ABSENT: Frank M. Molis

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

1. APPROVAL OF MINUTES 5-19-26

The Board reviewed the minutes of the 5-19-26 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 5-19-26 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. HUD CAPITAL FUND--MHA BOARD RESOLUTION 2026-03

The Executive Director requested approval of MHA Board Resolution 2026-03: That MHA accept HUD's CY2026 Capital Fund Program Grant in the amount of \$4,018,585.00 and further approve and adopt 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 and certifications including ACC Amendment Page 2 signed by Malden Mayor Gary J. Christenson in HUD's EPIC Capital Planning System.

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

RESOLUTION 2026-03. RESOLVED AND VOTED: To Reaffirm Resolution 2026-02. Further that MHA accepts and approves HUD's CY2026 Capital Fund Program Grant in the amount of \$4,018,585.00 as well as 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 and certifications including ACC Amendment Page 2 signed by Malden Mayor Gary J. Christenson in HUD's EPIC Capital Planning System.

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

Nays: None

B. PRESENTATION OF UPDATED FY2027 HUD PHA and EOHLC Annual Plans--(Updated)

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

VOTED: To table approval of updated FY2027 HUD and EOHLC Annual Plans to next Board meeting.

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

Nays: None

C. NAN MCKAY AND ASSOCIATES INC.--Bid Award

The Board studied a Technical Assistance Proposal from Nan McKay and Associates, Inc. (Proposal) as the sole respondent to a request for proposals (RFP). The Executive Director recommended Nan McKay as the most responsive and responsible respondent for MHA's professional services and authorizing the Executive Director to sign a contract for one (1) year with the option to extend the contract for up to four (4) consecutive years in MHA's sole discretion at the price rate included in the Nan McKay's bid Proposal with payment made by the program served or the COCC.

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

VOTED: To approve an award to Nan McKay and Associates, Inc. as the most responsive and responsible respondent for MHA's professional services and authorize the Executive Director to sign a contract for one (1) year with the option to extend the contract for up to four (4) consecutive years in MHA's sole discretion at the price rate included in the Proposal with

payment made by the program served or the COCC.

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

Nays: None

D. SUFFOLK MANOR RESIDENT ASSOCIATION--Funding Request

The Board considered a request from Suffolk Manor Residents Association President, Rochelle Bluefort, for MHA's first funding allocation for calendar year 2026 funding in the amount of \$1,500.00 with funds to be contributed by the COCC.

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

VOTED: To approve and authorize payment of \$1,500.00 funding allocation to the Suffolk Manor Resident Association with cost to be paid by the COCC.

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

Nays: None

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

The Board analyzed an invoice dated 5-27-26 in the amount of \$16,326.63 from MVES for Resident Service Coordinators for the month of April, 2026 with cost paid by the AMP's served.

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 \$16,326.63 to MVES with cost paid by the AMP's served.

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

Nays: None

F. MASSACHUSETTS GROUP INSURANCE COMMISSION (GIC)--Invoices (3)

The Board evaluated three (3) invoices dated 05/15/2026 from the GIC as detailed below for FY2026 (4th Quarter) health insurance with cost to be paid as allocated by the Finance Director.

GIC Program	Amount
Current Employees	\$236,613.60
Retired Employees	\$78,782.61
Survivor Benefits	\$5,087.82
Total	\$320,484.03

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 \$320,484.03 to the GIC for FY2026 Quarter 4 health insurance with cost to be determined as allocated by the Finance Director.

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

Nays: None

G. MHA PROPERTY MANAGEMENT WAGE INCREASE--Paula Eccleston

The Board perused a request to approve a wage increase in the amount of \$36.94 per hour (effective 6-8-26) for 120 Mountain Ave Property Manager, Paula Eccleston, for her new duties managing Newland Street on Tuesday's and Thursdays in addition to her current assignment with cost to be paid by AMP 1-Newland and AMP-4-Mountain Ave.

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

VOTED: To approve a wage increase in the amount of \$36.94 per hour to Paula Eccleston as detailed above.

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

Nays: None

H. OCCUPANCY/TENANT SELECTION RETIREMENT LUNCHEON--Angie Flynn

The Board considered a request from Occupancy/Tenant Selection Director, Lisa Martorana, to use her MHA credit card for a staff luncheon on 6-23-26 honoring Angie Flynn on her retirement on 6-26-26 after 17 years of dedicated service to MHA.

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

VOTED: To approve Lisa Martorana to use her MHA credit card for a staff luncheon on 6-23-26 as detailed above.

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

Nays: None

I. FORESTDALE MODPHASE PROJECT--Retainage Funding

The Board scrutinized a request to approve a partial or a full release of retainage funding up to the amount of \$680,957.36 on the Forestdale ModPhase Project as approved by Socotec to be paid by the State through CapHub.

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

VOTED: To approve a full release of retainage funding up to the amount of \$680,957.36 on the Forestdale ModPhase Project as approved by Socotec to be paid by the State through CapHub.

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

Nays: None

J. EOHLC LOW BID APPROVAL--Springdale Paving Project

The Board studied an EOHLC low bid proposal dated 5-26-26 in the amount of \$82,069.54 from Oakridge Construction Inc. for the Springdale Development Paving Project and authorization for the Executive Director to contract for the project and complete submission of all required documents in CapHub.

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

VOTED: To approve bid proposal in the amount of \$82,069.54 from Oakridge Construction Inc. for the Springdale Development Paving Project and authorization for the Executive Director to contract and complete submission of all required documents in CapHub.

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

Nays: None

K. MALDEN POLICE DEPARTMENT--Invoices (5)

The Board studied six (6) invoices from the Malden Police as follows:

Invoice #	Date	Amount
36404	5-14-26	\$674.78
36439	5-16-26	\$337.39
36445	5-18-26	\$337.39
36484	5-21-26	\$337.39
36491	5-22-26	\$337.39
36505	5-26-26	\$1,349.56
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 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

4. POLICIES AND CONTRACTS None

5. REVIEW OF CHARITABLE REQUESTS

- a) The Board assessed a request from TRIANGLE, Inc for a donation to their Annual Golf Tournament on 7/27/2026

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

VOTED: To approve donation in the amount of \$200.00 to Triangle, Inc. 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 3, 2026

Joan M. Chiasson left meeting

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

- a) Signed Certificate of Substantial Completion from Deiulis Brothers Construction for work on the Forestdale ModPhase Project.
- b) Signed Contract dated 5-20-26 in the amount of \$10,941.15 for purchase of Ricoh Copier for the Forestdale Development with cost paid by the State.

8. REVIEW OF APPROVED TRAINING AND CONFERENCE OFFERINGS None

9. OPEN DISCUSSION

- a) Malden Juneteenth Celebration-Friday, June 19th, 2026-11:00am to 3:00pm at the Salemwood School Fieldhouse.
- b) Thank You note for 2026 Season Sponsorship and complimentary invitation from Malden Neighborhood Youth Basketball League to attend annual banquet on Tuesday, June 9th, 2026 at 6:00pm at the Malden Moose.
- c) The Executive Director discussed the need for a "revised budget for FY2026" based on with the Massachusetts Department of Labor Standards new rates for Maintenance Staff and noted that it will be finalized and presented at the 6-16-26 Board meeting for approval.

ADJOURNMENT

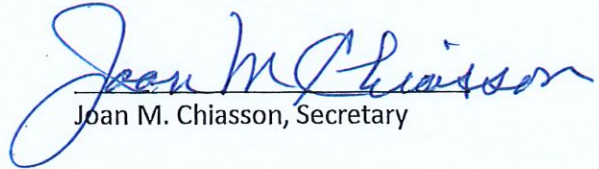
After due discussion and upon motion duly made by Karin H. Nystrom and seconded by Emmanuel Marsh, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:55 AM


Joan M. Chiasson, Secretary