

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on July 7, 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, Randy Waters, Thomas P. Callaghan and Barbara A. Hooley

1. APPROVAL OF MINUTES 6-16-26

The Board reviewed the minutes of the 6-16-26 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 6-16-26 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

The Board perused the Section 8 HAP and MRVP Rent Payment Registers and Revolving Fund Registers for May 2026 and June 2026 as detailed below:

Program	Month	Amount
Section 8 HAP and MRVP Registers	May, 2026	\$1,596,464.51
Revolving Fund Register	May, 2026	\$1,582,989.26
Section 8 HAP and MRVP Registers	June, 2026	\$1,592,609.08
Revolving Fund Register	June, 2026	\$3,299,552.17

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

VOTED: To approve the bills and signing of checks for Section 8, MRVP and the Revolving Fund Register for May 2026 and June 2026.

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

Nays: None

3. FINANCIAL MATTERS

A. MHA FY2025 COMPLETED AUDIT, AGREED UPON PROCEDURES AND SUBMISSION ACKNOWLEDGEMENT—Review only

B. NATIONAL STANDARDS FOR PHYSICAL INSPECTION OF REAL ESTATE (NSPIRE) AUDIT--120 Mountain Ave--Performance Bonus

The Board assessed a request to award a performance bonus to the following MHA staff members for achieving an excellent 95% score on an NSPIRE Inspection performed at 120 Mountain Ave on June 2, 2026 (compared to 66% in 2025) with cost paid by the COCC.

Name	Title	Bonus Amount
Ken Wilson	Foreman	\$2,000.00
Eric Svenson	Principal Foreman	\$1,500.00
Tom Ruddock	Foreman	\$1,250.00
Wai Wong	Laborer	\$1,000.00
Mike Gilligan	Foreman	\$750.00
Matt Figuero	Laborer	\$500.00
Dan Thomann	Laborer	\$500.00
Larry White	Laborer	\$500.00
Jen Carlson	PH Director	\$1,000.00
Nicole Caruso	PH Assistant Director	\$1,000.00
Paula Eccleston	PH Manager	\$1,000.00

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

VOTED: To approve performance bonuses to MHA staff as detailed above with cost paid as determined by the Finance Director.

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

Nays: None

C. YMCA--Invoices (2)

The Board evaluated two (2) invoices as detailed below:

YMCA Program	Date	Amount	AMP Charged
After School-Linden May, 2026	5-31-26	\$3,483.03	1
After School Newland May 2026	5-31-26	\$2,961.62	1
Total			\$6,444.65

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 \$6,444.65 to the YMCA as detailed above.

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

Nays: None

Abstain: Frank M. Molis

D. HOMER CONSTRUCTION--Change Order

The Board analyzed a change order in the amount of up to \$100,000.00 from Homer Construction for storm doors and frieze trim removal as part of the AMP 1 Linden Window and Siding Replacement Project with cost paid by the CFP.

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

VOTED: To approve change order in the amount up to \$100,000.00 as detailed above with cost paid by the CFP.

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

Nays: None

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

The Board examined an invoice dated 6/25/2026 in the amount of \$18,945.66 from MVES for Resident Service Coordinators for the month of May 2026 with cost paid by the AMP's served.

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

VOTED: To approve payment in the amount of \$18,945.66 from MVES as detailed above with cost paid by the AMP's served.

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

Nays: None

F. MKA Architecture LLC (MKA)--Change Order

The Board considered a change order dated 6-22-26 in the amount of \$8,000.00 from MKA for additional architectural and engineering work on the Suffolk Manor gas to electrification project with cost paid by the CFP.

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 \$8,000.00 from MKA for additional work on the Suffolk Manor gas to electrification project with cost paid by the CFP.

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

Nays: None

G. HOUSING AUTHORITY INSURANCE GROUP (HAI)--"A" Membership Upgrade

The Board studied a request to upgrade MHA's membership with HAI from a "B" membership to an "A" membership at a modest increase at a cost of up to \$7,500.00 with cost as allocated by the Finance Director.

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

VOTED: To approve up to \$7,500.00 for upgrading MHA's HAI Group Membership to an "A" as detailed above with cost as allocated by the Finance Director.

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

Nays: None

H. IUVO TECHNOLOGIES (IUVO)--Laptops (3)

The Board evaluated a quote for the purchase of three (3) additional laptops from IUVO in the amount of \$4,451.24 plus shipping costs with cost paid as determined by the Finance Director. The new Director of Modernization and Procurement will be assigned one with two emergency backups available.

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

VOTED: To approve \$4,451.24 plus shipping costs for the purchase of three (3) additional laptops from IUVO as detailed above with cost as determined by the Finance Director.

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

Nays: None

I. SIEMENS--Invoice

The Board reviewed an invoice in the amount of up to \$65,000.00 from Siemens for HUD's Energy Performance Contract (EPC) Performance Assurance Services to be completed for the period 7/1/2026 to 6/30/2027 with cost as allocated by the Finance Director.

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

VOTED: To approve invoice in the amount of up to \$65,000.00 from Siemens for HUD's EPC services to be completed for the period 7/1/2026 to 6/30/2027 with cost as allocated by the Finance Director.

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

Nays: None

J. MYSTIC VALLEY ELDER SERVICES (MVES)--Memorandum of Understanding (MOU)

The Board discussed approval of a revision to MHA's State Resident Service Coordinator (RSC) program with a (MOU) with MVES dated 10/1/2023 to designate the MVES RSC to be full time (currently part-time) with MHA's annual payment increasing initially to \$40,000/year (currently \$10,000) to reflect the additional hours to be charged together with an annual wage increase of three (3%) percent with cost to be paid by the State program and/or COCC. MVES will pay all employee benefits for the RSC assigned to Forestdale.

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

VOTED: To approve the revision to MHA's RSC MOU with MVES as detailed above with payment being made by the State program and/or COCC.

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

Nays: None

K. MALDEN POLICE DEPARTMENT--Invoices (10)

The Board perused ten (10) invoices from the Malden Police as follows:

Invoice #		Date	Amount
36704		6-11-26	\$337.39
36731		6-13-26	\$337.39
36738		6-15-26	\$337.39
36744		6-15-26	\$674.78
36764		6-15-26	\$337.39
36798		6-22-26	\$674.78
36814		6-23-26	\$337.39
36825		6-23-26	\$337.39
36831		6-24-26	\$337.39
36855		6-26-26	\$674.78
TOTAL			\$4,386.07

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 \$4,386.07 as detailed above 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

4. POLICIES AND CONTRACTS None

5. REVIEW OF CHARITABLE REQUESTS

- a) The Board considered a request from The Golden Tornado Club for a donation to their Fifth Annual Golf Fundraiser.

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 \$200.00 to the Golden Tornado Club for golf hole sponsorship with cost to be paid by the COCC.

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

Nays: None

6. **CORRESPONDENCE, PUBLICATIONS AND COMMUNICATIONS:**

a) PHADA ADVOCATE--July 8, 2026

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

a) Extension of Aetna Fire Alarm Service Contract (3rd year) for a cost up to \$95,000.00 with cost paid as determined by the Finance Director.

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

a) Assistant Exterminator, Josh Kaelin, to attend Pest World 2026 Annual Conference in Grapevine, TX (October 20th through 23rd).

9. **OPEN DISCUSSION**

a) The Board considered a request from MHA Directors to use their MHA credit cards for "Team Building" Staff Lunch/Cookout.

Name	Department
Jen Carlson	Public Housing
Samantha Heggarty	Section 8
Carla Svendsen	Finance and Human Resources
Eric Svenson	Maintenance

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

VOTED: To approve MHA staff as detailed above to use their MHA credit cards for "Team Building" Staff Lunch/Cookout.

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

Nays: None

- b) Thank You note from Triangle Inc for MHA's \$200.00 donation to their Annual Golf Classic.
- c) MHA's EOHLC Annual Plan submission (information only).
- d) Preliminary discussion of Executive Directors contract extension.

ADJOURNMENT

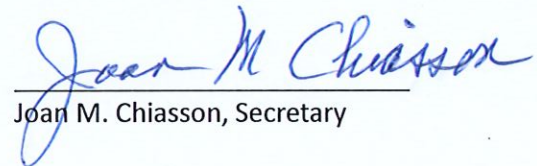
After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Frank M. Molis, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:25 AM


Joan M. Chiasson, Secretary