

THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY

The regular meeting of the Malden Housing Authority (MHA) was held on August 11, 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, Frank M. Molis and Karin H. Nystrom

COMMISSIONERS ATTENDING REMOTELY: Joan M. Chiasson and Emmanuel Marsh

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

MHA STAFF ATTENDING REMONTELY: Thomas P. Callaghan

1. APPROVAL OF MINUTES 7-7-26

The Board reviewed the minutes of the 7-7-26 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 7-7-26 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 Register, as well as the Revolving Fund Registers for July 2026 as detailed below:

Program	Amount
Section 8 HAP and MRVP Registers	\$1,579,171.08
Revolving Fund Register	\$820,665.97

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

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

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

Nays: None

3. FINANCIAL MATTERS

A. FY2026 FINANCIAL REPORTING OCTOBER, 2025 THROUGH APRIL, 2026—(Copies available upon request) For Information only

B. NORTHEAST CONSULTANTS LLC--Proposal/Invoice

The Board evaluated a proposal and invoice in the amount of \$1,125.00 from Northeast Consultants LLC to create MHA's FY2027 Utility Allowance Schedule (prior poll confirmation) 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 of \$1,125.00 to Northeast Consultants LLC 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 (3)

The Board studied three (3) invoices from the YMCA as detailed below:

YMCA Program	Date	Amount	AMP Charged
MHA Membership June, 2026	7-9-26	\$4,166.67	COCC
After School-Linden June 2026	6-30-26	\$3,739.11	1
After School Newland June 2026	6-30-26	\$2,993.36	1
Total			\$10,899.14

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 \$10,899.14 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. MHA HUMAN RESOURCES PAYROLL CLERK WAGE INCREASE--Karen Keenan

The Board considered a request to approve a wage increase in the amount of \$37.82 per hour (effective 8-1-26) for Human Resource Payroll Clerk, Karen Keenan, for performing additional tasks in addition to payroll, as required to maintain accuracy of MHA's employee benefits, including vacation, personal, sick time, direct deposits and retirement and smart plans.

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

VOTED: To approve a wage increase to Karen Keenan for a new hourly rate of \$37.82 per hour to as detailed above.

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

Nays: None

E. MHA OCCUPANCY SPECIALIST WAGE INCREASE--Sonia Lee

The Board examined a request to approve a wage increase to the amount of \$32.97 per hour (effective 8-1-26) for taking over a Supervisory role along with additional tasks in the Occupancy Department.

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

VOTED: To approve a wage increase to Sonia Lee in the amount of \$32.97 per hour as detailed above.

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

Nays: None

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

The Board reviewed an invoice dated 6/25/2026 in the amount of \$18,713.35 from MVES for Resident Service Coordinators for the month of June 2026 with cost paid by the AMP's served.

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

VOTED: To approve payment of \$18,713.35 to 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

G. M.L. SCHMITT--Change Order

The Board assessed a change order dated 7-21-26 in the amount of \$17,659.40 from M.L. Schmitt for contractor remobilization and addition of oil containment pad as part of the Forestdale ModPhase project with cost 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 the change order in the amount of \$17,659.40 from M.L. Schmitt as detailed above with cost paid by the State through CapHub.

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

Nays: None

H. NORTHEAST UTILITY CONSULTANTS LLC--Section 8 FY2027 Utility Allowance

The Executive Director presented the Board with the annual Section 8 and Public Housing Utility Allowance Table for FY2027 from Northeastern Utility Consultants, LLC and requested that same be adopted for FY2027 to be implemented as of 1/1/2027.

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

VOTED: To Approve and Adopt the Section 8 and Public Housing Utility Tables for FY2027 to be implemented as of 1/1/2027.

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

Nays: None

I. JAMES M. HENNESSEY--Invoice

The Board reviewed an invoice dated 7-27-26 in the amount of \$3,375.00 from James M. Hennessey for informal hearings performed for MHA with cost paid by the applicable program.

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 \$3,375.00 to James M. Hennessey 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

J. AVAYA FINANCIALS SERVICES (FIRST CITIZENS BANK AND TRUST)--Invoice

The Board perused an invoice dated 7-23-26 in the amount of \$4,258.56 from AVAYA (Citizens Bank & Trust Co.) for termination of two open contracts and purchase of all related telephone equipment with cost to be paid as determined by the Finance Director.

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 \$4,258.56 from AVAYA Financial Services (First Citizens Bank & Trust Co.) 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

K. DEIULIS BROTHERS CONSTRUCTION COMPANY CO.,INC--(DEIULIS)—Change Orders (2)

The Board studied two (2) Change Orders dated 7-20-26 from DEIULIS as detailed below:

PCO #	Project	Amount
054	LULA Elevator HVAC Piping Enclosure	\$9,154.71
083	LULA Elevator Signage, fire extinguisher, shaft work and standby time	\$4,942.00
Total		\$14,096.71

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

VOTED: To approve two (2) change orders from DEIULIS as detailed above as part of the Forestdale ModPhase project with cost paid by the State through CapHub.

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

Nays: None

L. RANDY WATERS, MODERNIZATION AND PROCUREMENT DIRECTOR,--Procurement Authority

The Board assessed a request for approval to delegate procurement authority for credit card usage in amount of up to \$10,000.00 to Modernization and Procurement Director, Randy Waters, as a duly designated employee pursuant to MHA's Procurement Policy.

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

VOTED: To approve the delegation of procurement authority to Modernization and Procurement Director, Randy Waters, in the amount of up to \$10,000.00 as detailed above.

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

Nays: None

M. IUVO TECHNOLOGIES--Quotes two (2)

The Board considered two (2) quotes from IUVO Technologies as detailed below:

Description of Work	Amount	Cost Charged	Quote Expiration Date
Bridge Kits to restore internet connectivity to Linden Maintenance and to replace obsolete kit at Forestdale.	\$2,015.99	Linden-Amp 1 & Forestdale-State Program or COCC	8-17-26
Migration of MHA's Servers save for dedicated HAB Public Housing Software Programming to the Cloud.	\$40,642.17	As allocated by the Finance Director	9-3-26

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

VOTED: To approve two (2) quotes from IUVO technologies for Bridge Kits and Server Migration as detailed above.

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

Nays: None

N. INSURANCE POLICIES-FY 2027 (10-1-26 TO 9-30-27)--Invoices

The Board reviewed a request for approval to pay all MHA Insurance Renewals for the period 10/1/2026 to 9/30/2027 (FY2027) in the amount up to \$800,000.00 upon invoice receipt for each policy with cost as allocated by the Finance Director, with the current FY2026 rates listed below.

Current FY2026 HAI Group Insurance Policy Cost

Insurance Company	Type of Insurance	Premium
Travelers	Auto	\$46,859.00
Travelers/HAI Group	Excess Auto Liability	\$10,189.00
Travelers	Crime Liability	\$1,587.00
Cowbell	Cyber Liability	\$12,495.36
Philadelphia	Officers & Directors	\$5,203.00
Palms Specialty Ins. Co.	Lead Liability	\$5,166.32
H A Risk Retention Group	Commercial Liability	\$75,152.00
H A Property Insurance	Commercial Property	\$410,803.00
*Philadelphia	Flood Insurance Linden	\$16,580.00
HAI Group	Generator 630 Salem St	\$17.00

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 of the renewal insurance policies for FY2027 FY2027 (10-1-26 to 9-30-27) in the amount up to \$800,000.00 upon invoice receipt for each policy 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

O. KP LAW--Price Increase

The Board evaluated a price increase in the amount of \$10.00 per hour (to \$240.00 per hour) from KP Law for provision of legal services, particularly employee related services, to MHA effective 9/1/2026 with cost to be paid by the cost center for which the services are rendered.

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

VOTED: To approve a price increase in the amount of \$10.00 per hour (to \$240.00 per hour) from KP Law for provision of legal services to MHA effective 9/1/2026 with cost to be paid by the cost center for which the services are rendered.

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

Nays: None

P. GORDON/GRIFFIN LLC--Change Order

The Board perused a change order in the amount of \$10,800 from Gordon/Griffin LLC for an additional fee of \$900.00 per month (increasing current contract cost from \$9,000.00 per month to \$9,900.00 per month for additional reporting requirements related to HUD's new PHA Public Housing Program Cash Management Reporting obligations inclusive of payment of an invoice dated 7/22/2026 in the amount of \$2,700.00 for the months of January, February and March of 2026 with cost paid as determined 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 change order in the amount of \$10,800.00 from Gordon/Griffin LLC for an additional fee of \$900.00 per month (increasing current contract cost from \$9,000.00 per month to \$9,900.00 per month for additional reporting requirements related to HUD's new PHA Public Housing Program Cash Management Reporting obligations inclusive of payment of an invoice dated 7/22/2026 in the amount of \$2,700.00 for the months of January, February and March of 2026 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

Q. MRI SOFTWARE LLC (MRI)--Invoice

The Board studied an invoice dated 7-31-26 in the amount of \$23,964.82 from MRI for MHA's annual HAB Public Housing Software subscription fee and Cloud fee with cost as determined by the Finance Director.

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

VOTED: To approve payment in the amount of \$23,964.82 from MRI 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

R. EOHLC 2026-2027 DOCUSIGN CFA AWARD AGREEMENT

The Board considered a request for authorization for Board Chair, William P. Hurley to execute and submit EOHLC 2026-2027 DocuSign CFA Award/Agreement.

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

VOTED: To authorize Board Chair, William P. Hurley, to execute and submit EOHLC Docusign CFA Award Agreement.

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

S. M.L. SCHMITT--Change Order

The Board assessed a change order in the amount up to \$200,000.00 from M.L. Schmitt for removal and responsible disposal of existing transformers at the Forestdale Load Replacement Center 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 a change order in the amount up to \$200,000.00 from M.L. Schmitt for removal and responsible disposal of existing transformers at the Forestdale Load Replacement Center 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 H. Nystrom

Nays: None

Joan M. Chiasson left meeting

T. FORESTDALE COMMUNITY ROOM--New Furniture

The Board evaluated a request for approval to purchase furniture in the amount up to \$50,000.00 to furnish the newly renovated Forestdale Community Room with cost paid by the COCC.

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

VOTED: To approve the purchase of furniture in the amount up to \$50,000.00 to furnish the newly renovated Forestdale Community Room with cost paid by the COCC.

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

Nays: None

U. SOUTHCOAST IMPROVEMENT COMPANY—Application and Certificate for Payment

The Board studied an Application and Certificate for Payment dated 7-31-26 in the amount of up to \$71,358.31 from Southcoast Improvement Company for work completed on the AMP 2 Suffolk Manor resident stove electrification project with cost to be paid by the CFP.

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

VOTED: To approve the Application and Certificate for Payment in the amount of up to \$71,358.31 from Southcoast Improvement Company as detailed above with cost to be paid by the CFP.

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

Nays: None

V. SOUTHCOAST IMPROVEMENT COMPANY--Change Order

The Board analyzed a change order dated 7-6-26 in the amount of \$1,975.60 from Southcoast Improvement Company for additional electrical breakers installed for the Suffolk Manor resident stove electrification project with cost paid by the CFP.

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

VOTED: To approve change order in the amount of \$1,975.60 from Southcoast Improvement Company as detailed above with cost paid by the CFP.

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

Nays: None

W. MHA FY 2025 (CBIZ) AUDIT--Performance Bonus

The Board considered a request from Finance Director, Carla Svendsen, to pay a performance incentive award in the amount of \$1,500.00 to Finance Manager, Margherita Federico, and Executive Assistant, Barbara Hooley, for their invaluable assistance in working with MHA's Auditors (CBIZ) to successfully complete MHA's FY2025 Audit without findings with cost to be paid by the COCC.

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

VOTED: To approve a performance incentive award in the amount of \$1,500.00 to Finance Manager, Margherita Federico, and Executive Assistant, Barbara Hooley, as detailed above with cost to be paid by the COCC.

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

Nays: None

Joan Chiasson rejoined the meeting

X. MK ARCHITECTURE LLC--Task Order

The Board assessed a task order from MK Architecture LLC in the amount of up to \$92,500.00 for design and contract administration for the AMP 1 Linden Window and Siding Replacement Project Phase 2 with cost paid by the CFP.

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

VOTED: To approve task order from MK Architecture LLC in the amount of up to \$92,500.00 for design as detailed above for the AMP 1 Linden Window and Siding Replacement Project Phase 2 with cost paid by the CFP.

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

Nays: None

Y. SITE IMPROVEMENTS INC.—RESOLUTION 2026-09

The Executive Director presented the Board with a request in connection with the Capital Improvement plan that was previously approved. Quotes have been solicited for Paving the Driveway at the Springdale Development. The original estimated cost for this project was \$57,000.00. NE RCAT has conducted this procurement by statute, and in accordance with all EOHLC regulations. The low bidder for this project is Site Improvements Inc. It is RCATS recommendation to accept the quote and enter into contract with Site Improvements for this project in the amount of \$54,682.00

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

VOTED: To accept the recommendation of NE RCAT and approve low bid award and contract in the amount of \$54,682.00 to Site Improvements, Inc. for MHA's Springdale Paving Reconstruction Project with cost to be paid by the State through CabHub. In approving the bid and awarding the contract to Site Improvements Inc, MHA expressly rejects the Low Bid of Oakridge Construction which bid was withdrawn from consideration by the Company, as well as the 2nd Low Bid of Madeira Construction with the Company's bid being determined "non-responsive" and therefore, each bid will not be considered for contract award.

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

Nays: None

Z. MALDEN POLICE DEPARTMENT--Invoices (12)

The Board perused twelve (12) invoices from the Malden Police as follows:

Invoice #	Date	Amount
36943	7-7-26	\$674.78
36973	7-9-26	\$674.78
36988	7-13-26	\$674.78
37023	7-15-26	\$337.39
37035	7-21-26	\$674.78
37053	7-23-26	\$674.78
37068	7-24-26	\$337.39
37081	7-27-26	\$337.39
37105	7-28-26	\$337.39
37130	7-29-26	\$337.39
37140	7-30-26	\$337.39
37160	8-3-26	\$337.39
TOTAL		\$5,735.63

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

VOTED: To approve payment in the amount of \$5,735.63 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

- a) The Board considered a request for adoption of MHA's FY2027 Affirmative Action Goal of 38.7% for State Public Housing Program Administration.

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

VOTED: To approve adoption of MHA's FY2027 Affirmative Action Goal of 38.7% for State Public Housing Program Administration.

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

Nays: None

- b) The Board examined a request for approval and adoption of updated MHA State Public Housing Language Access Plan and Four Factor Analysis for EOHLC CHAMP PMR submission.

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

VOTED: To approve and adopt updated MHA State Public Housing Language Access Plan and Four Factor Analysis for EOHLC CHAMP PMR submission.

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

Nays: None

5. REVIEW OF CHARITABLE REQUESTS

- a) The Board considered a request from The Bread of Life for their Annual Walk/Fundraiser on September 26, 2026.

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

VOTED: To approve donation in the amount of \$250.00 to The Bread of Life with cost paid by the COCC.

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

Nays: None

- b) The Board examined a request for support from the Malden Fire Department for the Malden Public Safety Day being held on 10/04/2026 at Linden Park with a proposal for MHA to purchase five iPads for five lucky children.

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

VOTED: To approve donation in the amount of \$1,800.00 to support Malden Public Safety Day with cost paid by the COCC.

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

Nays: None

- c) The Board perused a request for a donation from Mass Union of Public Housing Tenants for their Annual Convention October 2nd through 4th, 2026.

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 a full-page ad in the amount of \$125.00 in Mass Union of Public Housing Tenants Fall conference program book.

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 22, 2026 and August 5, 2026

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

- a) Invoice dated 7-21-26 in the amount of \$24,090.82 for additional building permit fees paid to the City of Malden ISD (Inspection Services Department) with cost paid by the State through CapHub.
- b) Invoice dated 8/3/26 in the amount of \$8,250.00 from MKA Architecture for work on the Linden AMP 1 window and siding replacement project with cost paid by the CFP.
- c) Change Order dated July 2, 2026 in the amount of \$64,220.00 from Homer Contracting for additional work on the Linden AMP 1 Window and Siding Project with cost paid by the CFP.
- d) Requisition for Payment dated 8-6-26 in the amount of \$570,000.00 from Homer Contracting INC for work on the AMP 1 Linden Window and Siding Project with cost paid by the CFP.

8. REVIEW OF APPROVED TRAINING AND CONFERENCE OFFERINGS None

9. OPEN DISCUSSION

- a) EOHLC approval of Revised FY2026 Budget Submission for both 689-C and 400-1 (For Review Only).
- b) Thank you letter from ACTION Inc. for \$250.00 donation.
- c) Notice of the Executive Director's approval for Procurement and Modernization Director, Randy Waters, to use vacation and/or personal time on 7-21-26 and as he may need to prior to the expiration of his six-month probationary period with all such time used to be offset against such time when accrued after the satisfactory completion of his probationary period in accordance with MHA's Personnel Policy.
- d) Executive Director, Stephen G. Finn -Proposed three (3) year EOHLC Executive Director Contract Renewal (For Review Only).
- e) Confirmation of purchasing a floral arrangement in the amount up to \$150.00 and donating \$150.00 to MHA's default charity in recognition of the passing of former Commissioner Barbara Purcel with cost paid by the COCC.

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

VOTED: To approve the purchase of a floral arrangement in the amount up to \$150.00 and donation of \$150.00 to MHA's default charity in

recognition of the passing of former Commissioner Barbara Purcel with cost paid by the COCC.

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

Nays: None

ADJOURNMENT

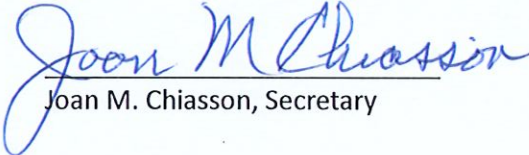
After due discussion and upon motion duly made by Frank M. Molis and seconded by Karin H. Nystrom, it was unanimously:

VOTED: To Adjourn

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

Nays: None

Adjourned at 9:45 AM


Joan M. Chiasson, Secretary