

SPECIAL MEETING OF THE MALDEN HOUSING AUTHORITY (MHA)

The Special Meeting of the Malden Housing Authority (MHA) was held on September 22, 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:

William P. Hurley, Joan M. Chiasson, and Karin H. Nystrom

COMMISSIONER ATTENDING
REMOTELY:

Frank M. Molis and Emmanuel Marsh

MHA STAFF:

Stephen G. Finn, Randy Waters and Barbara A. Hooley

MHA STAFF ATTENDING
REMOTELY:

Thomas P. Callaghan

1. FINANCIAL MATTERS

A. NAN MCKAY--Task Order Contract, Mexico Missouri

The Board considered a request for approval and authorization for (MHA) to permit the Housing Authority of the City of Mexico, Missouri to piggyback or utilize MHA's Nan McKay task order contract for procurement purposes.

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

VOTED: To approve to permit the Housing Authority of the City of Mexico, Missouri to piggyback MHA's Nan McKay task order contract and authorize the Executive Director to sign any necessary documents.

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

Nays: None

B. AMENDMENT OF VOTE--AUGUST 11, 2026 MEETING

The Board reviewed a request for approval to amend the wording of an approved vote taken on 8/11/26 (see meeting minute, item 3R) "Contract for Financial Assistance Work Plan #5001" by increasing the amount by \$275,140.67 for a revised total of \$22,574,509.05.

VOTED: To approve the amendment of the vote taken on 8/11/26 (see meeting minutes, item 3R) "Contract for Financial Assistance Work Plan #5001" as stated above.

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

Nays: None

C. WASTEZERO--Price Increase Malden Housing Authority (MHA) Trash Bags

The Board perused a price increase from WASTEZERO in the amount of 7.2 % increasing the total price of MHA black trash bags from \$68.25 to \$73.16 per case.

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

VOTED: To approve price increase from WASTEZERO for MHA trash bags as detailed above.

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

Nays: None

D. VACATED TENANT BALANCES--Additional Write Offs Two (2)

The Board evaluated two (2) additional tenant balance write offs, the first in the amount of \$4,694.82 and the second in the amount of \$1,347.00 totaling \$6,131.82 with Attorney Danielle Walsh having the ability to pursue collection if recovery is possible at her discretion.

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

VOTED: To approve two (2) additional tenant balance write offs as detailed above with Attorney Danielle Walsh having the ability to pursue collection if recovery is possible at her discretion.

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

Nays: None

2. OPEN DISCUSSION 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, Joan M. Chiasson, Frank M. Molis, Emmanuel Marsh and Karin H. Nystrom

Nays: None

Adjourned at 8:55 AM


Joan M. Chiasson, Secretary