

**THE REGULAR MEETING OF THE MALDEN HOUSING AUTHORITY**

The regular meeting of the Malden Housing Authority, (MHA) was held on February 27, 2023, at 8:30 AM at the office of the Authority, 630 Salem Street, Malden, MA 02148.

COMMISSIONERS ATTENDING: William P. Hurley

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REMOTELY: Joan M. Chiasson and Mark A. Lawhorne

COMMISSIONERS ABSENT: John P. Matheson

MHA STAFF: Stephen G. Finn, Edward J. Fahey, and Thomas P. Callaghan, Jr. Esq.

GUESTS ATTENDING: Karin Nystrom

**1. APPROVAL OF MINUTES**

The minutes of the January 31, 2023 and February 14, 2023 meetings were scrutinized by the Board.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Mark A. Lawhorne, it was unanimously

VOTED: To approve the minutes of the meetings of January 31, 2023 and February 14, 2023 as submitted.

Ayes: Mark A. Lawhorne, William P. Hurley, and Joan M. Chiasson

Nays: None

**2. APPROVAL OF BILLS AND SIGNING OF CHECKS**

None

**3. FINANCIAL MATTERS**

**A. HUD CAPITAL FUND PROGRAM – CY 2023 GRANT AWARD**

The Board considered accepting the HUD Capital Fund Program CY 2023 Grant Award in the amount of \$3,846,517.00 and authorizing the Executive Director to sign and submit the form HUD-52840-A and Mayor's Page 2 together with MHA's 2023-2027 five-year capital plan and 2023 CFP grant annual statement to HUD and to submit MHA's five-year capital plan and 2023 annual statement to Malden's Department of Strategic Planning and Community Development for approval of environmental review of all not previously approved work activities.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Mark A. Lawhorne, it was unanimously

VOTED: To accept the HUD Capital Fund Program CY 2023 Grant Award in the amount of \$3,846,517.00 and to authorize the Executive Director to sign and submit the form HUD-52840-A and Mayor's Page 2 together with MHA's 2023-2027 five-year capital plan and 2023 CFP grant annual statement to HUD and to submit MHA's five-year capital plan and 2023 annual statement to Malden's Department of Strategic Planning and Community Development for approval of environmental review of all not previously approved work activities.

Ayes: Mark A. Lawhorne, William P. Hurley, and Joan M. Chiasson

Nays: None

**B. YMCA – INVOICES (2)**

The Board analyzed two (2) invoices from the Malden YMCA, the first in the amount of \$2,410.19 for the provision of after school program services at Linden for the month of January, 2023 and the second in the amount of \$1,545.97 for the provision of after school program services at Newland Street for the month of January, 2023, with payments to be made by AMP 1.

After due discussion and upon motion duly made by Mark A. Lawhorne and seconded by Joan M. Chiasson, it was unanimously

VOTED: To approve and authorize payment of the two (2) invoices from the Malden YMCA, the first in the amount of \$2,410.19 for the provision of after school program services at Linden for the month of January, 2023 and the second in the amount of \$1,545.97 for the provision of after school program services at Newland Street for the month of January, 2023, with payment to be made by AMP 1.

Ayes: Mark A. Lawhorne, William P. Hurley, and Joan M. Chiasson

Nays: None

**C. MALDEN POLICE DEPARTMENT – INVOICES (6)**

The Board studied six (6) invoices from the Malden Police Department in the total amount of \$3,715.56 as follows:

<u>Dated</u>	<u>Invoice No.</u>	<u>Amount</u>
2/10/2023	28467	\$309.63
2/13/2023	28487	\$928.89
2/15/2023	28514	\$309.63
2/16/2023	28529	\$309.63

2/22/2023	28557	\$928.89
2/23/2023	28581	\$928.89
<b>TOTAL</b>		<b><u>\$3,715.56</u></b>

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Mark A. Lawhorne, it was unanimously

VOTED: To approve and authorize payment of the six (6) invoices from the Malden Police Department in the total sum of \$3,715.56 for detail coverage at various MHA developments, with costs allocated to the AMPS served.

Ayes: Mark A. Lawhorne, William P. Hurley, and Joan M. Chiasson

Nays: None

#### **4. POLICIES AND CONTRACTS**

None

#### **5. REVIEW OF CHARITABLE REQUESTS**

##### **A. SPECIAL OLYMPICS MASSACHUSETTS – DONATION REQUEST**

A donation request from Special Olympics Massachusetts was reviewed by the Board.

After due discussion and upon motion duly made by Joan M. Chiasson and seconded by Mark A. Lawhorne, it was unanimously

VOTED: To approve and authorize a donation in the amount of \$100.00 to Special Olympics Massachusetts, with costs to be paid by the COCC.

Ayes: Mark A. Lawhorne, William P. Hurley, and Joan M. Chiasson

Nays: None

##### **B. TRIANGLE, INC. – ANNUAL AWARDS CEREMONY AND FUNDRAISER**

The Board contemplated making a donation to Triangle, Inc.'s annual awards ceremony and fundraiser.

After due discussion and upon motion duly made by Mark A. Lawhorne and seconded by Joan M. Chiasson, it was unanimously

VOTED: To approve and authorize a donation in the amount of \$100.00 to Triangle, Inc., with costs to be paid by the COCC.

Ayes: Mark A. Lawhorne, William P. Hurley, and Joan M. Chiasson

Nays: None

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

**A. MALDEN COMMUNITY PRESERVATION COMMITTEE – MHA APPOINTMENT**

The issue of MHA's appointment to the Malden Community Preservation Committee was presented to the Board with a need for a Commissioner to serve on the Committee as MHA's designee.

For informational purposes only at this time.

**B. MALDEN CHAMBER OF COMMERCE – LEGISLATIVE BREAKFAST WITH SENATOR LEWIS AND REPRESENTATIVES PAUL DONATO AND KATE LIPPER-GARABEDIAN**

For informational purposes only at this time.

**C. NAHRO MONITOR**

For information purposes only at this time.

**7. CAPITAL INVOICES AND REQUISITIONS**

The following approved invoices, purchase/task orders, and project-related documentation were provided to the Board for informational purposes only:

- Projectdog's e-bid fee in the amount of \$795.00 for the 89 Pearl Street roof replacement project;
- Submission of TriVek Architects' invoice in the amount of \$5,600.00 for the 13 Rockland Ave roof replacement project to DHCD/CapHub;
- Submission of Blackstone Block Shop Drawings' invoice, with the incorrect invoice date, in the amount of \$1,750.00 for the Springdale door and window replacement project to DHCD/CapHub; and
- Socotec Admin Support's invoice in the amount of \$2,150.00 for the 120 Mountain Ave second floor deck repair project.

**8. TRAINING AND CONFERENCES**

The following training/conference-related documentation were supplied to the Board for informational purposes only:

- Registration and hotel information for the PHADA annual conference in Denver, CO from May 20, 2023 through May 25, 2023.

**9. OPEN DISCUSSION**

**A. MA DEPARTMENT OF PUBLIC UTILITIES (DPU) – CONSENT DECREE AND COMPLIANCE AGREEMENT UPDATE RESPONSE**

The Board received a copy of a letter from the Executive Director to the DPU dated February 27, 2023 with MHA considering either metering gas at each building or converting to electricity to address DPU requirements on master metering.

**ADJOURNMENT**

After due discussion and upon motion duly made by Mark A. Lawhorne and seconded by Joan M. Chiasson, it was unanimously

VOTED: To adjourn

Ayes: William P. Hurley, Mark A. Lawhorne, and Joan M. Chiasson

Nays: None

Adjourned at 8:55 AM

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John P. Matheson, Secretary