



DATE POSTED:

Town Clerk Use Only

MEETING NOTICE

POSTED IN ACCORDANCE WITH THE PROVISIONS OF MGL 30A § 20 Act relative to extending certain COVID-19 measures adopted during the state of emergency

Marblehead Housing Authority Board of Commissioners

____ Name of Board/Committee

REMOTE MEETING

When: Aug 25, 2026 03:30 PM Eastern Time (US and Canada)

Topic: Marblehead Housing Authority Board of Commissioners

Join from PC, Mac, iPad, or Android:

<https://us02web.zoom.us/j/87201596801?pwd=u6tE8axCgEY1WT2J8IbBs4NKEuSNVW.1>

Passcode:170132

Phone one-tap:

+13052241968,,87201596801#,,,,*170132# US

+13092053325,,87201596801#,,,,*170132# US

Join via audio:

+1 305 224 1968 US

+1 309 205 3325 US

Webinar ID: 872 0159 6801

Passcode: 170132

Tuesday	August	25	2026	3:30 pm
Day of week	Month	Date	Year	Time

Agenda or Topics to be discussed listed below (That the chair reasonably anticipates will be discussed)

*All the reports and supporting documents related to this meeting can be found on www.marbleheadha.org

1. Roll Call
2. Approval of Minutes of Regular Meeting held on June 16, 2026 and the Special Meeting held on July 1, 2026.
3. Public Participation
4. Report of the Executive Director

5. Communications

Modernization Report, Work Order Report, Move in Move Out Report, Vacancy Report, State-wide waitlist Data Report, Service Coordinator Report

6. Items from Commissioners

Discussion on Commissioner Office Hours

Board Training Updates

7. Report from Committees

8. Broughton Road Redevelopment Updates

9. New Business Items that Involve Discussion by the Board or Votes

- a. Board Vote-Bills/Payment transactions for the Agency for June and July 2026.
- b. Board Vote-Financial Statements as provided by Fenten Ewald and Associates for period ending 6/30/26 and 7/31/26.
- c. Board Vote-Collections of Losses and Write Offs for Period Ending 6/30/26
- d. Board Vote-Award of Bid for Sump Pump Upgrades Project #168130 at Old Farrell Court, Green Street Court and New Farrell Court to Hydro Mechanical Inc. in the amount of \$108,534.00
- e. Board Vote-New hire, Maintenance Mechanic, Nathan Sousa Nascimento
- f. Board Vote-Change Order #1 for project 168121, selective paving and fence work, in the amount of \$8,134.85 for additional work on the stoops of the building.
- g. Adjournment of Regular Board Meeting
- h. Motion to go into Executive Session under M.G.L. c. 30A, Sec. 21(a)(6): To consider the purchase, exchange, lease or value of real property as the chair declares that an open meeting may have a detrimental effect on the negotiating position of the MHA. Specifically, said motion to convene in executive session is for the purposes of discussing a Land Use Agreement. The Executive Session will not reopen to a public meeting and will adjourn in Executive Session.

Remote Meeting Notice: Members of the public are welcome to attend the open portion of this remote meeting via zoom connection provided.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson: Jenn Schaeffner

Posted by: Cathy Sheehan

Date: August 20, 2026

Executive Director Summary

August 2026

Administration/Personnel

- “Future Forward” individual enrollment/goal setting completed for 10 families in Marblehead and 12 families in Salem. Enrollment will be ongoing. Five families have begun earning escrow, we now have over \$9000 in escrow! **See Future Forward report in Board packages for detailed information.**

Financials

- MHA Financials are in good standing. **See Financial reports included for specific details on monthly financials.**

Broughton Road Redevelopment Updates

The team is planning presentations to the Town Planning Board (sept 8) and Select Board (sept 9) to provide updates on design concepts prior to permitting.

Funding Awards Summary for Period 2024-2025

- MHA and AgeSpan applied for funding for a supportive living program which would provide onsite Service Coordination and assisted living supports like community meals and onsite attendants for personal care services. The site chosen for the application was Farrell Court. **The application was funded**
- MHA RSC application for increased funding was awarded! **\$60,000.00**
- ED submitted Mass Housing Partnership grant for technical assistance to help MHA cover costs associated with legal/consulting fees in development of Memorandum of Understanding (MOU) for any chosen developer for Broughton Road redevelopment exploration. The application was funded **\$35,000.00**
- A Shade for Friends Grant was submitted last Fall in partnership with the Rotary Club. The grant was awarded, **two benches and three new trees were installed and planted at Farrell Court in the Spring. A ribbon cutting celebration event will take place on June 5 at 3pm**

- State Self-Sufficiency Grant application in partnership with Salem HA was submitted in March 2025, the grant application was awarded, \$100,000/annually.
- Laura Veligor submitted a funding request to Marblehead Female Humane and Making Ends Meet for supplemental funding to support the Mobile Salem Food Pantry for our residents. **Both applications were successful and funded \$6,600.**
- **MAPC (Metropolitan Area Planning Council) Accelerating Climate Resilience grant MHA submitted in conjunction with the Town and Sustainable Marblehead was awarded \$80,000 for our “Resilient by Design Cooling Marblehead’s Housing for the Future”.** Funds for design services for Farrell Court, Barnard Hawkes Court and Green Street Court to design exterior cooling features for outdoor gathering.
- Winn and MHA submitted to the Town of Marblehead for Affordable Housing Trust funds.
- Submission for Sustainable Initiative Funds for heating/cooling submitted to EOHLC in November for Farrell Court electrification project. The grant was awarded in the amount of \$911,500!

Funding Awards Summary 2025-2026

- Creative Placemaking Grant Application submitted in June. Awaiting updates on funding.

Property/Modernization

- **422 Work orders** logged for June and July 2026. **46 Inspections** performed.
- See newly improved **Maintenance Operations Report, Inspection Operations Report** for information related to work order data and public housing inspections.
- See new **Modernization Operations Report** for specific project modernization information. **7 projects are in motion and/or design phase.**
- **200 applications** have been pulled for review in June and July.
- See **Champ Data report** for information related to list pulls and offers made to date.
- **8 Elderly Vacancies- 5 units leased in July and 1 transfer in June.**

- See newly improved **Public Housing Operations Report** for more information related to public housing operation standards like vacancies, units leased, compliance inspections.

Residents and Community

- 15 new referrals made for June and July to the Resident Services Coordinator, 595 contacts were made overall for both months.
- Ongoing programs for residents include-
Financial Literacy program -Woman's Money Matters
Community coffee hours with Lt. Ostrovitz
Chair Yoga and Meditation
Community Bingo
Mobile Food Pantry on first Tuesday of the each month at Farrell Court, Powderhouse Court and Broughton Road
Community Office Hours with Housing Managers as well as the Resident Services Coordinator
- A very well attended back to school event took place at Broughton Road on August 18th from 4-5:30 pm including school supply give aways.
- Well attended ice cream socials took place for residents in July at Powderhouse Court, Farrell Court and Road School
- For more detailed information related to contacts made, please see the **Resident Services Coordinator monthly report.**

Marblehead Housing Authority

Inspection Operations Report — August 2026

Summary

For the August 2026 inspection operations report, Marblehead Housing Authority completed **46 inspections** across **6 locations** in the State 200 and State 667 programs, covering completed inspections dated **June 1, 2026 through July 31, 2026**. All completed inspections listed were **Annual** inspections and were performed by **Luis Lopez or Patric Bishop**. Of the 46 inspections, **18 passed** and **28 failed**. The highest inspection volume occurred at **Farrell Court** with 18 inspections, followed by **Broughton Road** with 10 inspections, and **Powder House Court** and **Roads School** with 6 inspections each.

Total Inspections	Passed	Failed	Completion Period	Locations Inspected
46	18	28	Jun–Jul	6

Inspection Volume

This report covers completed inspections dated **June 1, 2026 through July 31, 2026**, as printed on **August 12, 2026**. Based on the provided report, **46 annual inspections** were completed across the Marblehead Housing Authority portfolio.

Program	Location / Project	Inspections	Passed	Failed	Inspection Date(s)
State 200	200-1 Barnard Hawkes Court	2	0	2	06/17/2026
State 200	200-2 Broughton Road	10	2	8	06/16/2026, 06/17/2026, 07/23/2026
State 667	667-1 Powder House Court	6	1	5	06/17/2026, 07/22/2026
State 667	667-2 Green Street Court	4	1	3	06/17/2026, 07/22/2026
State 667	667-3 Farrell Court	18	10	8	06/16/2026, 07/23/2026
State 667	667-5 Roads School (26 Rowland Street)	6	4	2	06/17/2026, 07/22/2026
Total	All Locations	46	18	28	06/16/2026–07/23/2026

Key Observations and Pertinent Information

- **Inspection mix:** All inspections in the report were annual inspections, completed between June 16 and July 23, 2026.
- **Program activity:** State 200 accounted for 12 inspections, while State 667 accounted for 34 inspections.
- **Concentration of activity:** Farrell Court represented the largest share of activity with 18 inspections, or approximately 39% of the total inspection volume.
- **Staffing note:** All inspections listed in the report were completed by Luis Lopez or Patric Bishop.

Marblehead Housing Authority

August 2026 Maintenance Operations Report

Summary: The August 2026 report reflects maintenance activity created from June 1 through July 31, 2026 across State 200, State 667, and State 705 programs. During this reporting period, Marblehead Housing Authority recorded 422 total work orders, completing 392 and carrying 30 open or incomplete items. Overall completion performance remained strong at approximately 92.9%, with the largest workload concentrated in the State 667 portfolio and Farrell Court developments.

Dashboard Highlights

Total Work Orders	Completed	Open / Incomplete	Completion Rate
422	392	30	92.9%
State 667 Completed	State 200 Completed	State 705 Completed	
284	94	14	

Development Activity Snapshot

Development / Project	Completed	Incomplete
667-4 Farrell Court	126	2
667-3 Farrell Court	57	13
667-5 Roads School	38	3
667-2 Green Street Court	35	4
667-1 Powder House Court	28	3
200-1 Barnard Hawkes Court	27	1
200-2 Broughton Road	67	3
705-1 New Broughton Road	14	1

Takeaways

The June–July reporting period shows a high level of maintenance activity across the Marblehead portfolio, with 392 completed work orders and only 30 remaining incomplete at the time of the report. State 667 accounted for the largest share of activity, completing 284 work orders, while State 200 completed 94 and State 705 completed 14. Farrell Court remained the highest-volume area, led by 667-4 Farrell Court with 126 completed items.

- **Strong completion performance:** 392 of 422 work orders were completed, resulting in a 92.9% completion rate for the reporting period.
- **Highest workload concentration:** State 667 represented the largest portion of activity, with 284 completed work orders and 25 incomplete items.
- **Top project volume:** 667-4 Farrell Court led all developments with 126 completed work orders and only 2 incomplete items.
- **Operational theme:** Routine, emergency, vacant unit, preventive, and inspection-related work remained active across the full Marblehead portfolio.

Month-in-Context

This August report covers work orders created between June 1 and July 31, 2026, with completion data current through the printed report date of August 12, 2026. The data reflects a busy summer maintenance period with sustained activity across family, elderly, and scattered-site developments. The portfolio-wide completion rate remained strong, and the remaining incomplete items appear concentrated primarily in State 667, especially 667-3 Farrell Court.

Program-Level Summary

Program	Completed	Incomplete
State 667	284	25
State 200	94	4
State 705	14	1
Grand Total	392	30

Bottom line: The August 2026 maintenance dashboard shows strong portfolio-wide execution across Marblehead Housing Authority properties, with a 92.9% completion rate, high work order volume, and continued attention to emergency, routine, vacancy, preventive, and inspection-related maintenance needs.

Marblehead Housing Authority

Modernization Operations Report — August 2026

Summary

As of August 2026, the Marblehead Housing Authority modernization program continues to move forward with several key projects reaching major milestones. Project 168121 is approximately **75% complete**, with paving finished and parking lot striping and fence work scheduled as the next steps. Project 168128 is complete, with the final punch list prepared and the contractor submitting both the Certificate of Substantial Completion and Certificate of Final Completion. Project 168130 has completed the bidding process, with Hydro Mechanical Inc. selected and kickoff expected soon. Walkthroughs were held for Projects 168133 and 168134 on Thursday, August 13, and both projects are expected to go out to bid.

Project			Budget	Status	August 2026 Highlight
168121 Selective paving and fence work			\$270,549	75% complete	Paving is complete; the parking lot is ready for striping and fence work is scheduled to begin.
168128 Fire escape repaint / walkway site work			\$288,000	Complete	Final punch list prepared; contractor submitted the Certificate of Substantial Completion and Certificate of Final Completion.
168122 Additional parking feasibility			\$45,375	Design coordination	Discussed upcoming project design elements with Allen and Majors on 5/1.
168130 Sump pump upgrades			\$103,950	Awarded / kickoff pending	Bidding process completed; Hydro Mechanical Inc. selected and project kickoff is expected soon.
168127 New potable water system			\$644,000	Pre-construction	No May milestone noted; prior work includes design upload and boiler replacement.
168133 Ventilation of attics and basements	\$170,550	Bid preparation	Project walkthrough was held on Thursday, August 13, and the project is expected to go out to bid soon.		
168134 Dry sprinkler system renovations	\$129,570	Bid preparation	Project walkthrough was held on Thursday, August 13, and the project is expected to go out to bid soon.		
Other active lines			\$776,455	Planning / investigation	Projects 168133 and 168134 had walkthroughs on Thursday, August 13, and are expected to go out to bid soon; remaining active lines continue to be monitored.

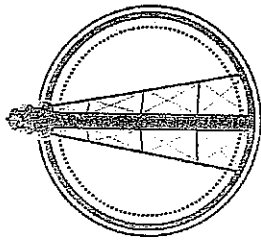
Project Updates

Latest Updates by Project

Project Number	Date	Latest Update
168122	5/1/2026	Spoke with Allen and Majors regarding upcoming project design elements.
168121	8/2026	Project is approximately 75% complete. Paving has been completed, parking lot striping is the next step, and fence work is scheduled to begin.
168128	8/2026	Project is complete. The final punch list has been prepared, and the company submitted both the Certificate of Substantial Completion and Certificate of Final Completion.
168127	12/5/2025	Electrification project granted for this property.
168129	N/A	No dated project update listed in the summary.
168130	8/2026	Bidding process has been completed, with Hydro Mechanical Inc. selected. Project kickoff is expected soon.
168131	1/7/2026	Investigatory meeting.
168132	1/20/2026	Investigatory meeting.
168133	8/13/2026	Project walkthrough was held on Thursday, August 13, and the project is expected to go out to bid soon.
168134	8/13/2026	Project walkthrough was held on Thursday, August 13, and the project is expected to go out to bid soon.
168135	3/24/2026	Work started and completed on this day.

Project List

Project Number	Project Information
168121	Selective paving and fence work development wide - 200-01; Proposed Budget: \$270,549.00; EOHLC – Ben Oxender; Repairing or replacing the fencing and fixing or repaving the paving issues for the driveway, parking area, and walkways at Barnard Hawkes Court.
168122	Feasibility study for additional parking - 667-03, 667-04, 667-05; Proposed Budget: \$45,375.00; RCAT – Allen and Majors; Looking at three properties Roads School, Farrell Court, and New Farrell Court to determine whether additional parking can be added.
168127	New Potable Water System – 667-3, 667-4; Proposed Budget: \$644,000.00; EOHLC – Crowley Engineering; Replacement of the potable hot water system at Old and New Farrell Court.
168128	Fire Escape Repaint / Walkway Site Work – 667-3; Proposed Budget: \$288,000.00; EOHLC – SV Design LLC; Work focused on the fire escape and rear walkways at Old Farrell Court.
168129	Routine Turnover; Proposed Budget: \$44,400.00.
168130	Sump Pump Upgrades – 667-2, 667-3, 667-4; Proposed Budget: \$103,950.00; RCAT – Tricia Halpin – Rogue Engineering and Design; Upgrading and replacing the sump pumps and selective piping throughout the properties.
168131	Intercom Systems – 667-2, 667-3, 667-4; Proposed Budget: \$295,000.00; EOHLC – Marcel Dumitres; Upgrade and installation of the intercom systems for three properties.
168132	Mechanical Room Door and Vent Cover Replacement – 667-1, 667-2; Proposed Budget: \$52,230.00; RCAT – Tricia Halpin – Vance Architects; Replacing the mechanical room door and the basement/crawlspace vent covers.
168133	Ventilation of Attics and Basements – 667-3, 667-4; Proposed Budget: \$170,550.00; RCAT – Tricia Halpin – Vance Architects; Repairing, replacing, or adding ventilation to the attic and crawlspace areas at the two properties.
168134	Dry Sprinkler System Renovations – 667-5; Proposed Budget: \$129,570.00; RCAT – Tricia Halpin – Rogue Engineering and Design; Repairing or replacing components of the dry sprinkler system and piping.
168135	Emergency – DCAMM – Underground Heat Pipe Replacement; Proposed Budget: \$84,705.00; MHA – Gary Dean; Replacing a broken section of heat pipe and repaving the area.



MARBLEHEAD
HOUSING AUTHORITY

Public Housing Administrative Performance



The Public Housing team continues to provide subsidized housing and social services to the Marblehead community.

We are also continuing to offer available units through applications submitted via CHAMP.



Key Highlights

- 292 Households are presently leased on the program.
- Vacancies available to lease are low at 11 units, or ~4%.
- Compliance inspections for 8 residents are continuing as we address lease violations in-house to assist those falling behind with lease obligations while avoiding legal involvement.



Vacancy Report

Vacancies by Type

10	
1	1
WAIVERED FOR OFFICE USE	FAMILY VACANCIES



Vacancy Report Cont.

- Though vacancies appear on the data, the data does not show that we have offered 3 Elderly units.
- The overall vacancy rate is currently low and will be even lower once we finish the leasing process with the offers currently in applicant's hands.
- We will continue to send other offers as units become habitable.



Lease Up Report

In June 2026, we leased up 1 household, and it was for a transfer.
3 Units have been offered, and we plan to see them leased up soon.

June 2026 Lease Ups

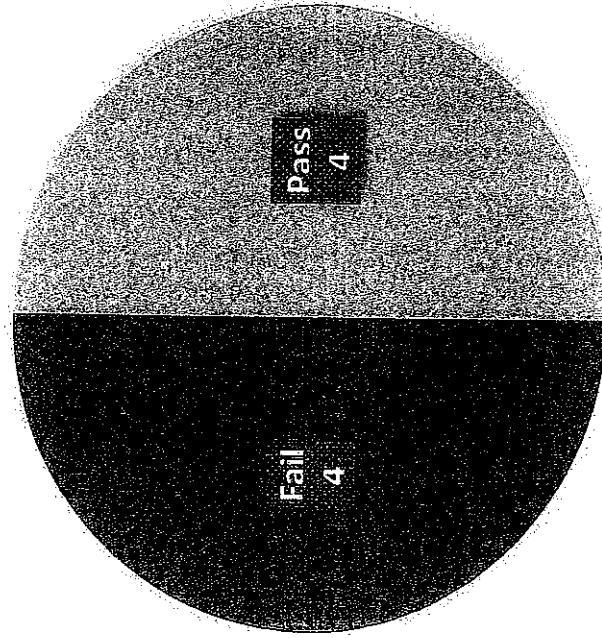
1			
FAMILY	ELDERLY	FAM. TRANSFER	ELD. TRANSFER
Number of Lease Ups			



Compliance Inspection Report

In June 2026, the Public Housing Department completed 8 compliance inspections:

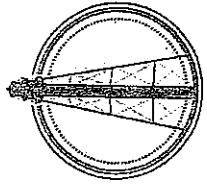
June 2026 Compliance Inspections



■ Pass
■ Fail

Compliance Inspection Report Cont.

- Each month the Public Housing team completes compliance inspections to ensure resident compliance with the lease with residents that have had prior issues adhering to their lease terms.
- This is part of an ongoing effort to assist residents in coming back into compliance with their lease through monthly visits and RSC involvement.



MARBLEHEAD
HOUSING AUTHORITY

Private Conference Report

- In June 2026, the Public Housing Department conducted 4 Private Conferences.
- These meetings are held in our office to address various types lease violations without the involvement of legal representation.
- Private Conferences are a great opportunity to understand context and offer help through our Resident Service Coordinator if there is an unmet need.
- The goal is always lease compliance in the end. The way we get there varies depending on circumstance, but the residents are always given the opportunity to be heard and to work with us.



Quarterly Surveys

- Starting this past month, we began working on collecting quarterly survey data through online forms. Once data begins to be submitted, future reports will show a breakdown and provide guidance on areas residents are saying need improvement.
- The goal is to see the needs and trends from the community perspective so we can investigate and incorporate this information into future decisions.



Community Impact

- Our efforts have led to our Public Housing portfolio being just below capacity, ensuring a safe and affordable place for people in our community to live.
- Through the team's efforts, we have continued working with households to maintain housing stability. Our Resident Service Coordinator continues to offer assistance to many of these households, along with other households, with grant funding, community resources, and various program opportunities.
- Future survey data will help us guide future decisions towards an end that makes sense for the Authority and for residents.



Public Housing Administrative Performance



The Public Housing team continues to provide subsidized housing and social services to the Marblehead community.

We are also continuing to offer available units through applications submitted via CHAMP.



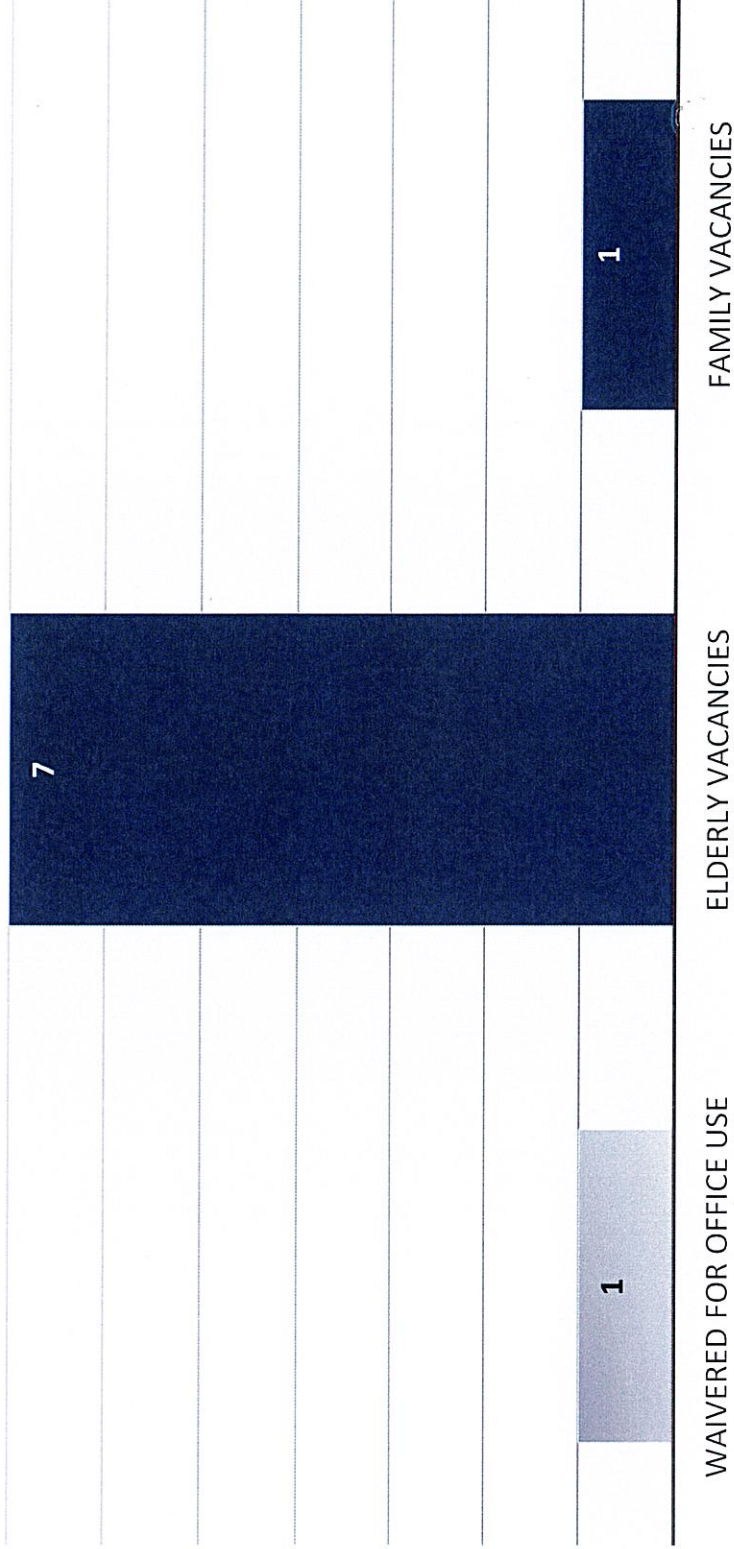
Key Highlights

- 295 Households are presently leased on the program.
- Vacancies available to lease are low at 8 units, or ~3%.
- Compliance inspections for 11 residents are continuing as we address lease violations in-house to assist those falling behind with lease obligations while avoiding legal involvement.



Vacancy Report

Vacancies by Type





Vacancy Report Cont.

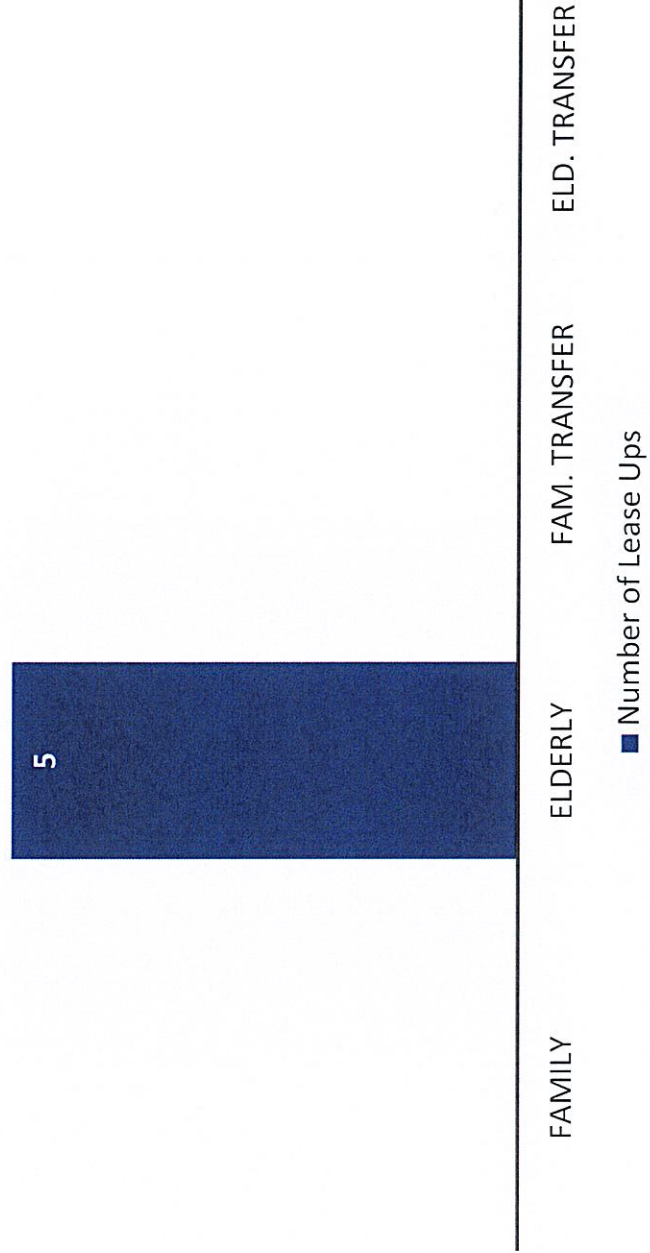
- Though vacancies appear on the data, the data does not show that we have offered 3 Elderly units.
- The overall vacancy rate is currently low and will continue to drop as our scheduled August lease up meetings happen.
- We will continue to send other offers as units are repaired and ready for occupancy.



Lease Up Report

In July 2026, we leased up 5 households.
3 Units have been offered, and we plan to see them leased up soon.

July 2026 Lease Ups

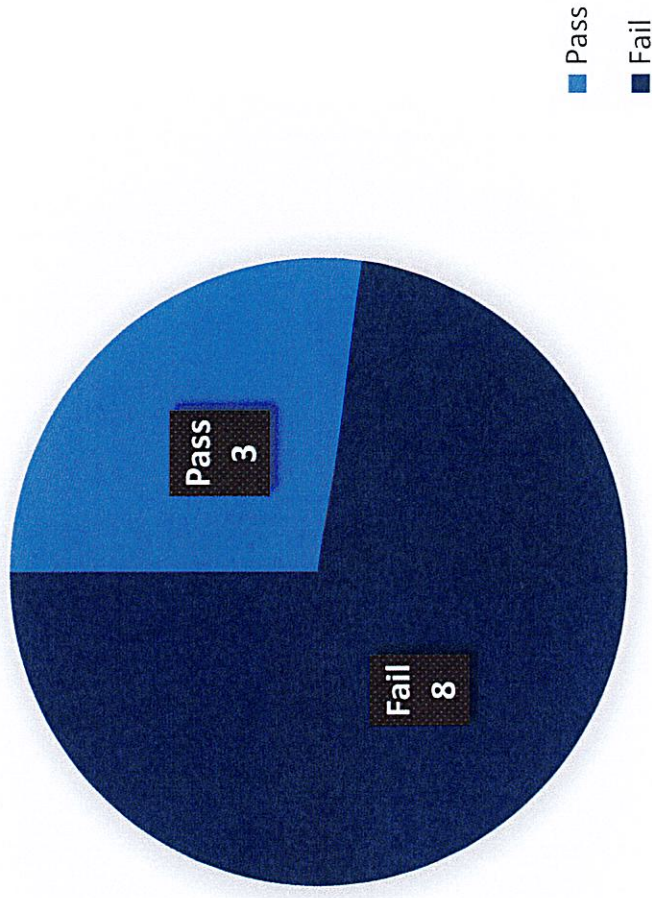




Compliance Inspection Report

In July 2026, the Public Housing Department completed 8 compliance inspections:

July 2026 Compliance Inspections





Compliance Inspection Report Cont.

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- This is part of an ongoing effort to assist residents in coming back into compliance with their lease through monthly visits and RSC involvement.
- These inspections allow us to work with residents and allow time to cure without taking any legal action.



Private Conference Report

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- Future survey data will help us guide future decisions towards an end that makes sense for the Authority and for residents.

Marblehead CHAMP List Pull Report

Date Pulled	List ID	Criteria	# Applicants Pulled	Eligible Candidates	Offers	Offers Accepted	Rejected Units	Notes
4/6/2026	30612433	1 BR Elderly No Stairs	50	1	1	0	1	Pending applicant response
4/6/2026	30613434	1 BR Elderly Stairs	50	2	2	2	0	Pending applicant response
6/11/2024	31066887	1 BR Elderly Stairs	50	0	0	0	0	Pending applicant response
6/11/2025	31067888	1 BR Elderly No Stairs	50	2	2	0	0	Pending applicant response
6/11/2026	31069890	2BR Family	100	0	0	0	0	Pending applicant response

Marblehead CHAMP List Pull Report





Back to School

**TUESDAY, AUGUST 18TH
4 PM – 5:30 PM**

BROUGHTON RD CUL DE SAC

FREE EVENT INCLUDES:

- BACKPACKS/SCHOOL SUPPLY GIVEAWAY
- FALL CLOTHING SWAP
- GAMES
- POPSICLES

**ALL MHA FAMILIES WELCOME!
SUPERVISED CHILDREN WELCOME!**

**REGISTRATION FOR SCHOOL
SUPPLIES IS REQUIRED BY 8/4/26.**

**PLEASE INCLUDE YOUR STUDENT'S
NAME AND GRADE WHEN REGISTERING.
LVELIGOR@MARBLEHEADHA.ORG
781-631-2580**

NEIGHBORHOOD NEWS

Official Newsletter of the
Marblehead Housing Authority



RSC News

BY LAURA VELIGOR

Summer is here, and programming is heating up! Hope to see many of you at these events.



SALEM PANTRY MOBILE PANTRY

The Mobile Pantry visits Marblehead on the first Tuesday of each month, stopping at three of our sites. Thank you to MFHS and MEM for sponsoring this important program! Please bring bags.

Upcoming Dates: **July 7, August 4, and September 1**

- 2:30–3:00 PM – Farrell Court (in front of the maintenance garage)
- 3:15–3:45 PM – Powder House Court (in front of #1)
- 4:00–4:30 PM – Broughton Road (at the circle)



LAPTOP LENDING LIBRARY KICK-OFF

Tues, 7/28 4-5:30 pm - Roads School Comm Room

Come check out our new DELL PRO 14 LAPTOPS available for residents aged 18+ to borrow and take home for up to 3 months!!! We'll review how the program works, get a feel for the new devices, and chat about what computer classes are of interest.



BACK TO SCHOOL BASH

Join us on **Tuesday, 8/18 from 4-5:30 pm**, at the cul de sac of Broughton Road for our 3rd annual Back to School Bash! We'll have free school supplies, a fall clothing swap, and popsicles. Please email/call Laura to register for school supplies and be sure to include your child's name and grade. Those registered will receive a backpack filled with grade specific supplies.

MHA Hours:

MONDAY 8:30AM – 4:00PM

TUESDAY 8:00AM – 5:00PM

WEDNESDAY 8:30AM – 4:00PM

THURSDAY 8:30AM – 4:00PM

FRIDAY 8:30AM – 12:00PM

*CLOSED MONDAY, 9/7/26 - LABOR DAY

MHA STAFF:

CATHY SHEEHAN, EXECUTIVE DIR
GARY DEAN, DIR OF OPERATIONS
MAUREEN THOMAS, DIR OF PUB HSG
ROBERT LAMBERT, HOUSING MGR
DEBBIE SUTHERLAND, HOUSING MGR
JEANNE BOUCHARD, OFFICE MANAGER
PEYTON DIXEY, FINANCE COORD.
LAURA VELIGOR, RESIDENT SERVICES
LOUIS LOPEZ, DIR OF MAINTENANCE
PATRIC BISHOP, FACILITIES/OP MGR
TJ RUSSELL, MAINTENANCE FOREMAN
MAINTENANCE TEAM: STEVE ABRAMO,
TIM COLLINS, & BRIAN SAUVAGEAU

MHA BOARD OF DIRECTORS:

JENNIFER SCHAEFFNER, CHAIR
TERI TAURO, VICE CHAIR
WILLIAM KUKER, TREASURER
KRISTIN DUBAY HORTON, MEMBER
JEFFREY WEEDON, MEMBER

ADDRESS:

26 ROWLAND STREET, 01945
781-631-2580



MARBLEHEAD
HOUSING AUTHORITY

Cathy Sheehan, Executive Director

July 9, 2026

**RESIDENT SERVICE COORDINATOR
MONTHLY REPORT – June 2026**

<u>Total Referrals to RSC:</u>	7
From agency:	4
(including MHA staff, MCC)	
From individual:	3
(including MHA residents, family members, etc.)	
 <u>Contacts:</u>	 312
Phone calls:	132
Emails:	145
Home visits:	16
Office visit (including FC office):	12
Flyers:	7
Programs:	13
(Office Hours x3 + Mobile Pantry x3 + Chair Yogax4 + BINGO + 250 th BBQ + ice cream socialx3 = 208 participants)	

Meetings:

- 6/1 – 250th Planning Meeting at Lodge w Chef Louise and Waltham Legion Band
- 6/4 – S/MHA Managers Meeting
- 6/15 – MPD Community Meeting
- 6/16 – Mass Housing's Building Community Through Arts and Culture

Referrals made by RSC:

- 1 MFHS - pending
- 1 MEM - pending
- 1 AgeSpan (Money Management)
- 3 RAFT
- 1 SHINE
- 1 COA Transportation



MARBLEHEAD
HOUSING AUTHORITY

Cathy Sheehan, Executive Director

August 3, 2026

**RESIDENT SERVICE COORDINATOR
MONTHLY REPORT – July 2026**

<u>Total Referrals to RSC:</u>	8
From agency:	3
(including MHA staff, MCC)	
From individual:	5
(including MHA residents, family members, etc.)	
 <u>Contacts:</u>	 283
Phone calls:	73
Emails:	164
Home visits:	6
Office visit (including FC office):	17
Flyers:	8
Quarterly Newsletter (delivered by RSC to all 307 units):	1
Programs:	14
(Office Hours x3 + Mobile Pantry x3 + Chair Yogax3 + BINGO + ice cream socialx3 + Laptop Lending Library Launch = 127 participants)	

Meetings:

- 7/20 – MPD Community Meeting
- 7/22 – RSC Supervision
- 7/23 – EOHLC RSC Zoom – Medical Transportation

Referrals made by RSC:

- 4 MFHS - pending
- 1 MEM - pending
- 3 AgeSpan
- 2 RAFT
- 1 SHINE
- 1 MH

**MINUTES OF THE
REGULAR MEETING
FOR THE MARBLEHEAD HOUSING AUTHORITY
Tuesday June 16, 2026
6:00 p.m.**

1. Called Meeting to Order at 6:00 p.m.

Jenn Schaeffner announces the newest Board member of the Authority, Jeff Weeden. The Board acknowledges Jean Eldridge and her years of service on the MHA Board. She also reads an introductory statement outlining procedures of the Board and the meeting process.

2. Roll Call

Present

Jenn Schaeffner

Terri Tauro

Kristin duBay Horton (arrived at 6:05pm)

Bill Kuker

Jeff Weeden

Absent

Also Present: Cathy Hoog, Executive Director, Gary Dean, Director of Operations and Luis Lopez, Director of Maintenance

3. Minutes of Previous Meeting(s)

Bill Kuker moved to approve the Minutes of the Regular Meeting held on May 19, 2026. Terri Tauro seconded the motion and the vote was as follows:

Ayes

Jenn Schaeffner

Kristin duBay Horton

Bill Kuker

Terri Tauro

Nays

Jeff Weeden (recused himself from the vote)

4. Tenant/Public Engagement

Anne Freedman-10 Farrell Court-asks if the Fire Escape project is complete. Gary Dean provides an update on the project and where things stand with timeline.

Sanra Winter-FC-Welcomes the new Board member. She also thanks the staff for the project at Farrell Court, stating how the improvements to the site have made a difference. She stated she was supposed to read a statement from another resident, Elaine McGrath, but forgot the statement and would let Elaine know.

5. Communications

MHA Department Reports (Move In, Move Out, Modernization Report, Completed Work Orders, Resident Services Report, Champ Data Report, 250th Celebration of America flyer for MHA residents-ED summarized the reports asking Board members if they have any questions.

6. Items from the Commissioners

Bill Kuker suggests the Board members do office hours at the Council on Aging, Terri Tauro discussed Commissioner Office hours and times for Commissioners to meet with tenants at the next round of office hours, a discussion took place about ideas, Jenn Schaeffner will send out email to provide finalized dates.

Terri Tauro also discussed how the High School is holding a spot for MHA for next Spring to do a senior project where the film students and department will help interview MHA seniors and do a “senior to senior” film project.

Kristin duBay Horton suggests a “seed the mind” session at the Board meetings to show quick videos of inspiration. A discussion took place and it was decided that if Kristin found an inspirational video she would send to the ED in advance of the meeting to share at the meeting.

Board Member training updates were also provided by the ED with regard to upcoming trainings and who needed to complete the mandatory training requirements by EOHLC.

7. Report from Committees

See items from Commissioner section

8. Broughton Road Redevelopment Updates

ED provided update on the recent informal meetings scheduled with the Planning Board (June 15) and how the feedback went. ED explained that the feedback was helpful to the Winn team as the concept of four stories was not supported and the team would be re-visiting the design to determine alternative options to follow up with. The next informal meeting with the Selectboard is to be determined following the design concept revisions.

9. Report of the Executive Director

Cathy Sheehan summarized Executive Director Report and gave Board members an opportunity to ask questions.

10. New Business

a. Board Vote-Vendor Payment Bills for Period ending May 2026.

Terri Tauro motioned to approve the Vendor payments for period ending May 2026 which was seconded by Bill Kuker.

Ayes

Nays

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Tauro
Jeff Weeden

- b. Board Vote-Monthly Balance Statements of Revenues and Expenses as prepared by Fenton, Ewald and Associates for period ending May 31, 2026.

Bill Kuker motioned to approve the 5/31/26 Financial Statements as presented which was seconded by Terri Tauro. The vote was as follows:

Ayes

Nays

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Tauro
Jeff Weeden

- c. Board Vote-Contract for Financial Assistance Amendment for \$699,299.22

A motion was made by Bill Kuker which was seconded by Terri Tauro to approve the CFA as presented. The vote was as follows:

Ayes

Nays

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Tauro
Jeff Weeden

- d. Board Vote-Change order for Farrell Court Fire Escape Repaint and Site Work project in the amount of \$10,252.61 for exterior kickplates and lintel replacement. A motion was made by Terri Tauro which was seconded by Bill Kuker to approve the change order as presented. The vote was as follows:

Ayes

Nays

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Tauro
Jeff Weeden

- e. Board Vote-Submission of the 2026 Creative Placemaking Grant application for Barnard Hawkes Court. A motion was made by Terri Tauro which was seconded by Bill Kuker to approve the grant application as presented. The vote was as follows:

Ayes

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Taruo
Jeff Weeden

Nays

11. Adjournment

Bill Kuker moved that the Board adjourn the regular Meeting at 7:40 p.m. Terri Tauro seconded the motion to adjourn the meeting. The vote was as follows:

Ayes

Kristin duBay Horton
Jenn Schaeffner
Bill Kuker
Terri Taruo
Jeff Weeden

Nays

Chairman Schaeffner adjourned the meeting at 7:40 PM.

Respectfully Submitted,

Cathy Sheehan

Cathy Sheehan, Executive Director

**MINUTES OF THE
SPECIAL MEETING
FOR THE MARBLEHEAD HOUSING AUTHORITY
Wednesday July 1, 2026
4:00 p.m.**

1. Called Meeting to Order at 4:00 p.m. This meeting was a remote meeting.

2. Roll Call

Present

Jenn Schaeffner
Terri Tauro (online)
Bill Kuker
Jeff Weeden (online)

Absent

Kristin duBay Horton

Also Present: Cathy Hoog, Executive Director

3. Board Discussion- Jenn Schaeffner discussed how the Board received an Open Meeting Law Violation complaint from an individual, Judith Reilly. Chair Schaeffner discussed how the Board could choose to assign/delegate someone to respond to the complaint on the Board's behalf and that delegation could be the Board's Attorney.

A motion was made by Terri Tauro which was seconded by Bill Kuker to assign the Board's counsel, Raeha Noel, to respond to the OML complaint. The vote was as follows:

Ayes

Jenn Schaeffner
Bill Kuker
Terri Tauro
Jeff Weeden

Nays

4. Adjournment

Bill Kuker moved that the Board adjourn the Special Meeting at 4:09 p.m.
Jeff Weedon seconded the motion to adjourn the meeting. The vote was as follows:

Ayes

Jenn Schaeffner

Bill Kuker

Terri Taruo

Jeff Weedon

Nays

Chairman Schaeffner adjourned the meeting at 4:09 PM.

Respectfully Submitted,

Cathy Sheehan

Cathy Sheehan, Executive Director

Nathan Sousa Nascimento

Melrose, MA 02176 | +1(857)348-8900 | nascimento.nathan@gmail.com

Willing to relocate: Anywhere

Work Experience

Table Games Dealer

Encore Boston Harbor | Everett, MA

March 2026 to Present

Table Games Dealer with a big background in customer service. Proficient in dealing Blackjack, Poker while maintaining strict adherence to gaming regulations and house procedures. Known for delivering an engaging and professional gaming experience, handling high-pressure situations with composure, and maintaining accuracy in chip handling and payouts. Committed to fair play, game integrity, and creating a welcoming atmosphere for all guests.

Key Skills

- Blackjack, Poker dealing
- Chip handling & payout accuracy
- Gaming regulations compliance
- Customer service & guest engagement
- Fraud detection & game protection
- Fast-paced environment adaptability

Fence Installer Foreman

Campbell's Fence | Tewksbury, MA

May 2021 to December 2025

- Skilled in post setting, panel mounting, gate installation, and operating power tools and machinery.
- Strong commitment to safety, efficiency, and quality craftsmanship.
- Fence installation (wood, vinyl, chain-link, iron, farm/agricultural)
- Post hole digging (manual and auger)
- Concrete mixing and post setting
- Power and hand tools (saws, drills, levels, tampers)
- Gate installation and adjustment
- Measuring and marking layouts accurately
- Teamwork and communication
- Physical stamina and lifting (50-100 lbs)
- Safety compliance (OSHA basic knowledge)

Bartender/Server

Public Kitchen | Wakefield, MA

June 2021 to June 2025

- Prepare and serve a wide variety of alcoholic and non-alcoholic beverages.
- Provide prompt and friendly customer service in a fast-paced environment.
- Maintain a clean and organized bar area, ensuring compliance with health and safety regulations.
- Manage cash and credit transactions, balancing till at the end of each shift.
- Collaborate with kitchen staff to ensure timely service and handle customer complaints with professionalism.
- Mixed cocktails and beverages based on standard recipes and customers.
- Strong communication and interpersonal skills; able to manage multiple tasks and maintain high service standards.
- POS Systems: Proficient with [POS System] and cash handling.
- Experienced in maintaining stock levels and ordering supplies.
- Ability to work well under pressure with fellow staff and handle customer inquiries.
- Able to handle difficult customers and resolve complaints in a professional manner.

Bartender

Village Bar & Grill | Everett, MA

December 2018 to February 2020

Construction Laborer

Education

Plumbing Tier 1 (Trade school)

Peterson School | Woburn, MA

September 2025 to Present

Basic Plumbing (Trade school)

The Peterson School | Woburn, MA

June 2025 to Present

- 90 hours of basic plumbing course: course designed to prepare for a career in the plumbing industry
- covers different facets of plumbing codes and industry standards relative to plumbing
- prerequisite for plumbing Teir 1 prep course

Business (Associate's degree)

February 2010 to December 2014

Bachelor's degree

High school diploma or GED

Skills

Bartending Phone communication Mixology & Craft Cocktails: Expertise in preparing classic and contemporary Job site management Management Guest Services Fine dining experience Leadership Worksite efficiency Quality control Administrative experience Sanitation Catering Construction Carpentry Wine knowledge Outdoor work Plumbing Commercial construction Janitorial experience Residential construction Restaurant Experience Customer service Hotel experience Inventory Control Time management Facilities maintenance Cash handling Cocktail

experience Basic math Power tools operation Cleaning Snow plowing Task Delegation
OSHA Computer skills Work ethic Crew supervision Supervising Experience Typing Serving
Experience Hospitality

Languages

Spanish - Expert
Portuguese - Fluent
English - Fluent
Bilingual

Certifications and Licenses

OSHA 10

June 2025 to Present

Bartender License

Driver's License

Additional Information

Authorized to work in the US for any employer

**COLLECTION OF LOSSES – WRITE OFFS THROUGH
6/30/2026**

<u>Tenant</u>	<u>Accounts Receivable</u>	<u>Reason</u>
<u>200</u>	\$ 243.69	Eviction
<u>667</u>	\$ 1541.10	Leefort, Death
Total	\$ 1784.79	

mrtwriteoffmh

FENTON, EWALD & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
280 HILLSIDE AVENUE
NEEDHAM, MA 02494-1365

OFFICE: (781) 444-6630
FAX (781) 444-6836
E-MAIL: office@feacpa.com

To the Board of Commissioners
Marblehead Housing Authority
26 Rowland Street
Marblehead, MA 01945

We have compiled the accompanying balance sheets of the Marblehead Housing Authority as of **June 30, 2026**, and the related statements of Revenues and Expenses for the **6** months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. The information included in the accompanying Agency Wide Revenue and Expenses and Analysis of Nonroutine Expenditures and Credits is presented only for supplementary analysis purposes. Such information has been compiled from information that is the representation of management, without audit or review, and accordingly, we do not express an opinion or provide any assurance on such data.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the Authority's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Fenton, Ewald & Associates, P.C.

Fenton, Ewald & Associates P.C.

Needham, Massachusetts
Dated: July 9, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
BALANCE SHEET

Marblehead Housing Authority
6/30/2026 Period Ended
4001 Program Number

ACCOUNT NUMBER	ASSETS		X Administration Modernization Development
CASH			
1111	Cash Development or Modernization fund - Unrestricted	0.00	
1111.1	Cash Development or Modernization fund - Restricted	0.00	
1112	Cash Administration Fund - Unrestricted	68,284.06	
1112.1	Cash Administration Fund - Restricted	0.00	
1113	Cash - Escrow	0.00	
1114	Security Deposit and Pet Deposit Fund Cash	23,499.18	
1117	Petty Cash	100.00	
1118	Change Fund	0.00	91,883.24
ACCOUNTS RECEIVABLE			
1121	Federal and DHCD--Section 8 Subsidy-Shelter Rent	0.00	
1122	Tenants Accounts Receivable	65,254.20	
1123	Allowance for Doubtful Accounts - Dwelling Rents	(14,247.32)	
1125	Accounts Receivable Subsidy	145,391.00	
1129	Accounts Receivable - Cultural Grants	0.00	
1130	Interprogram Due From State Mod	0.00	
1131	Allowance for Doubtful Accounts - Other	0.00	
1145	Accrued Interest Receivable	0.00	196,397.88
INVESTMENTS			
1162	Investments - Unrestricted		554,295.26
DEFERRED CHARGES			
1211	Prepaid Insurance	63,384.00	
1212	Inventory	0.00	
1290	Deferred Charges - Retirement	141,146.00	
1291	Deferred Outflows of Resources	168,446.00	372,976.00
FIXED ASSETS			
1400.2	Cost Control Account - Development/Modernization	0.00	
1401	Land	291,150.00	
1402	Building and Building Improvements	10,972,864.20	
1403	Furniture, Equipment and Machinery - Dwellings	159,112.80	
1404	Other Equipment - Administration/Maintenance	120,325.04	
1405	Leasehold Improvements	0.00	
1406	Accumulated Depreciation	(9,090,890.91)	
1407	Infrastructure	0.00	
1408	Capital Leases	0.00	2,452,561.13
TOTAL ASSETS			3,668,113.51
LIABILITIES AND EQUITY			
ACCOUNTS PAYABLE			
2106	Bank Overdraft	0.00	
2111	Accounts Payable <=90 Days	99,621.66	
2111.1	Accounts Payable >90 Days Past Due	0.00	
2112	Contract Costs	0.00	
2114	Tenants Security Deposits & Pet Deposits	23,499.18	
2115	Bid Deposits	0.00	
2117	Employee's Payroll Deductions	4,796.31	
2118	Accounts Payable - Subsidy Overpayment	200,540.00	
2119	Accounts Payable - Interfund	4,310.00	
2120	Accounts Payable - Other	0.00	332,767.15
ACCRUED LIABILITIES			
2130.2	Accrued Contingent Liability	0.00	
2135	Accrued Compensated Absences - Current Portion	63,888.20	
2137	Payment in Lieu of Taxes (PILOT)	0.00	
2138	Accrued Payroll	9,308.40	
2139	Accrued Liabilities - Other	0.00	73,196.60
DEFERRED CREDITS			
2240	Tenants Prepaid Rents	42,705.67	
2290	Deferred Revenue - Rent	0.00	
2291	Deferred Revenue - Subsidy	0.00	
2292	Deferred Revenue - Other	475,180.00	517,885.67
NOTES PAYABLE			
2299	Notes Payable Capital Borrowings - Current Portion	0.00	
2299.1	Notes Payable Operating Borrowings - Current Portion	0.00	0.00
NON-CURRENT LIABILITIES			
2301	Notes Payable Capital Borrowings - Non-Current Portion	0.00	
2301.1	Notes Payable Operating Borrowings - Non-Current Portion	0.00	
2335.01	Accrued Compensated Absences - Non-Current Portion	0.00	
2339	Accrued Pension Liability - GASB 68	763,471.00	
2339.1	Accrued OPEB Liability - GASB 75	1,392,545.00	2,156,016.00
EQUITY (NET ASSETS)			
2700	Net Income (Deficit)	(24,517.67)	
2802	Invested in Capital Assets, net of Related Debt	2,452,561.13	
2805	Net Assets - Restricted	0.00	
2806	Net Assets - Unrestricted	Max % 48.28% 622,954.63	
2806.1	Net Assets - Pension & OPEB Liabilities	(2,462,750.00)	588,248.09
TOTAL LIABILITIES AND EQUITY			3,668,113.51

See Accountants' Compilation Report

Marblehead Housing Authority
6 months ending
June 30, 2026

4001

307

units
1842
unit months

Fenton, Ewald & Associates, P.C.
PSP
07/09/26

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 6 Months	Budget P.U.M.	Actual To Date P.U.M.	Actual To Date Amount	Amount Favorable (Unfavorable)	Actual As a Factor of Pro Rata	Available Remainder of the Year
OPERATING RECEIPTS									
3110	Shelter Rent - Tenant	2,046,900	1,023,450	555.62	551.44	1,015,757.42	(7,693)	0.992	1,031,143
3115	Shelter Rent - Federal Sect. 8	0	0	0.00	0.00	0.00	0		0
3190	Non Dwelling Rentals	0	0	0.00	0.00	0.00	0		0
3400	Administrative Fees - MRVP	0	0	0.00	0.00	0.00	0		0
3610	Interest on Investments - Unrestricted	25,000	12,500	6.79	0.05	84.52	(12,415)	0.007	24,915
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	10,000	5.43	3.89	7,171.48	(2,829)	0.717	12,829
3950	Operating Grants	0	0	0.00	0.00	0.00	0		0
3691	Other Revenue Retained	0	0	0.00	0.00	0.00	0		0
3692	Other Revenue - Operating Reserves	0	0	0.00	0.00	0.00	0		0
3801	Operating Subsidy	503,638	251,819	136.71	182.08	335,391.00	83,572	1.332	168,247
3920	Gain/Loss From Sale/Disp. of Prop.	0	0	0.00	0.00	0.00	0		0
TOTAL OPERATING RECEIPTS		2,595,538	1,297,769	704.54	737.46	1,358,404.42	60,635	1.047	1,237,134
OPERATING EXPENDITURES									
ADMINISTRATIVE									
4110	Administration Salaries	254,321	127,161	69.03	59.78	110,118.00	17,043	0.866	144,203
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	20,000	10.86	37.49	69,064.13	(49,064)	3.453	(29,064)
4140	Compensation-Board Members	12,200	6,100	3.31	3.24	5,960.00	140	0.977	6,240
4150	Travel and Related Expenses	6,000	3,000	1.63	0.43	787.15	2,213	0.262	5,213
4170	Accounting Services	17,418	8,709	4.73	4.61	8,484.00	225	0.974	8,934
4171	Audit Services	5,250	2,625	1.43	0.00	0.00	2,625	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	131,144	71.20	64.47	118,759.84	12,384	0.906	143,528
4191	Tenant Organization	7,675	3,838	2.08	0.00	0.00	3,838	0.000	7,675
TOTAL ADMINISTRATIVE EXPENSE		605,152	302,576	164.26	170.02	313,173.12	(10,597)	1.035	291,979
UTILITIES									
4310	Water & Sewer	311,549	155,775	84.57	80.29	147,891.79	7,883	0.949	163,657
4320	Electricity	131,065	65,533	35.58	40.32	74,262.83	(8,730)	1.133	56,802
4330	Gas	160,618	80,309	43.60	72.24	133,061.83	(52,753)	1.657	27,556
4340	Fuel	0	0	0.00	0.00	0.00	0		0
4360	Energy Conservation	0	0	0.00	0.00	0.00	0		0
4390	Other	0	0	0.00	0.00	0.00	0		0
TOTAL UTILITIES EXPENSE		603,232	301,616	163.74	192.84	355,216.45	(53,600)	1.178	248,016
ORDINARY MAINTENANCE									
4410	Maintenance Labor	443,108	221,554	120.28	137.28	252,878.03	(31,324)	1.141	190,230
4420	Materials And Supplies	80,364	40,182	21.81	19.16	35,286.10	4,896	0.878	45,078
4430	Contract Costs	165,000	82,500	44.79	46.26	85,219.88	(2,720)	1.033	79,780
TOTAL ORDINARY MAINTENANCE		688,472	344,236	186.88	202.71	373,384.01	(29,148)	1.085	315,088
GENERAL EXPENSE									
4510	Insurance	127,850	63,925	34.70	34.52	63,589.00	336	0.995	64,261
4520	Pilot	4,951	2,476	1.34	1.38	2,536.50	(61)	1.025	2,415
4540	Employee Benefits	334,381	167,191	90.77	99.32	182,954.65	(15,764)	1.094	151,426
4570	Collection Losses	15,000	7,500	4.07	0.44	802.00	6,698	0.107	14,198
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
TOTAL GENERAL EXPENSES		482,182	241,091	130.89	135.66	249,882.15	(8,791)	1.036	232,300
TOTAL OPERATING EXPENSES		2,379,038	1,189,519	645.78	701.22	1,291,655.73	(102,137)	1.086	1,087,382
NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES		(287,138)	(143,569)	-77.94	(145.84)	(268,642.31)	(125,073)	1.871	(18,496)
NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY		216,500	108,250	58.77	36.24	66,748.69	(41,501)	0.617	149,751
NONROUTINE EXPENSES AND (CREDITS)									
4610	Extraordinary Maintenance	70,000	35,000	19.00	46.52	85,689.58	(50,690)	2.448	(15,690)
4611	Equip. Purchased - Non Capitalized	30,000	15,000	8.14	3.03	5,576.78	9,423	0.372	24,423
4612	Restricted Reserve Expenditures	0	0	0.00	0.00	0.00	0		0
4715	Housing Assistance Payments	0	0	0.00	0.00	0.00	0		0
TOTAL NONROUTINE EXPENSES		100,000	50,000	27.14	49.55	91,266.36	(41,266)		
CAPITAL EXPENDITURES									
7520	Replacement of Equipment-Capitalized	0	0	0.00	0.00	0.00	0		0
7540	Betterments & Additions - Capitalized	0	0	0.00	0.00	0.00	0		0
TOTAL CAPITAL EXPENDITURES		0	0	0.00	0.00	0.00	0		0
2700 NET INCOME (DEFICIT) FROM OPERATIONS		116,500	58,250	31.62	(13.31)	(24,517.67)	(82,768)		
4801	Depreciation Expense	0	0	0.00	0.00	0.00	0		0
4541	Other Post Employment Benfits Exp	0	0	0.00	0.00	0.00	0		0
NET CHANGE IN UNRESTRICTED NET ASSETS		116,500	58,250	31.62	(13.31)	(24,517.67)	(82,768)		

Operating Subsidy Earned
year-to-date **335,391**

Operating Subsidy Rec'd
year-to-date **\$190,000**

Amount (Over) or Under
Subsidized **\$145,391**

See Accountants' Compilation Report

ANALYSIS OF NONROUTINE EXPENDITURES AND CREDITS

Name of Local Authority

Marblehead Housing Authority

Fiscal Year Ending Date

12/31/2026

Development Nos.

4001

Report for Period Ended

June 30, 2026

[illegible]

Fenton, Ewald & Associates, PC

PSP

07/09/26

See Accountants' Compilation Report

FENTON, EWALD & ASSOCIATES, P.C.
CERTIFIED PUBLIC ACCOUNTANTS
280 HILLSIDE AVENUE
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To the Board of Commissioners
Marblehead Housing Authority
26 Rowland Street
Marblehead, MA 01945

We have compiled the accompanying balance sheets of the Marblehead Housing Authority as of **July 31, 2026**, and the related statements of Revenues and Expenses for the 7 months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America. The information included in the accompanying Agency Wide Revenue and Expenses and Analysis of Nonroutine Expenditures and Credits is presented only for supplementary analysis purposes. Such information has been compiled from information that is the representation of management, without audit or review, and accordingly, we do not express an opinion or provide any assurance on such data.

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on Standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

Management has elected to omit substantially all disclosures and the statement of cash flows required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statements, they might influence the user's conclusion about the Authority's financial position, results of operations, and cash flows. Accordingly, these financial statements are not designed for those who are not informed about such matters.

Fenton, Ewald & Associates, P.C.

Fenton, Ewald & Associates P.C.

Needham, Massachusetts
Dated: August 11, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
BALANCE SHEET

Marblehead Housing Authority
7/31/2026 Period Ended
4001 Program Number

ACCOUNT NUMBER	ASSETS		X Administration Modernization Development
CASH			
1111	Cash Development or Modernization fund - Unrestricted	0.00	
1111.1	Cash Development or Modernization fund - Restricted	0.00	
1112	Cash Administration Fund - Unrestricted	70,547.75	
1112.1	Cash Administration Fund - Restricted	0.00	
1113	Cash - Escrow	0.00	
1114	Security Deposit and Pet Deposit Fund Cash	23,501.17	
1117	Petty Cash	100.00	
1118	Change Fund	0.00	94,148.92
ACCOUNTS RECEIVABLE			
1121	Federal and DHCD--Section 8 Subsidy-Shelter Rent	0.00	
1122	Tenants Accounts Receivable	84,400.52	
1123	Allowance for Doubtful Accounts - Dwelling Rents	(14,247.32)	
1125	Accounts Receivable Subsidy	138,992.00	
1129	Accounts Receivable - Cultural Grants	0.00	
1130	Interprogram Due From State Mod	0.00	
1131	Allowance for Doubtful Accounts - Other	0.00	
1145	Accrued Interest Receivable	0.00	209,145.20
INVESTMENTS			
1162	Investments - Unrestricted		554,295.26
DEFERRED CHARGES			
1211	Prepaid Insurance	52,958.00	
1212	Inventory	0.00	
1290	Deferred Charges - Retirement	129,048.00	
1291	Deferred Outflows of Resources	168,446.00	350,452.00
FIXED ASSETS			
1400.2	Cost Control Account - Development/Modernization	0.00	
1401	Land	291,150.00	
1402	Building and Building Improvements	10,972,864.20	
1403	Furniture, Equipment and Machinery - Dwellings	159,112.80	
1404	Other Equipment - Administration/Maintenance	120,325.04	
1405	Leasehold Improvements	0.00	
1406	Accumulated Depreciation	(9,090,890.91)	
1407	Infrastructure	0.00	
1408	Capital Leases	0.00	2,452,561.13
TOTAL ASSETS			3,660,602.51
LIABILITIES AND EQUITY			
ACCOUNTS PAYABLE			
2106	Bank Overdraft	0.00	
2111	Accounts Payable <=90 Days	99,621.66	
2111.1	Accounts Payable >90 Days Past Due	0.00	
2112	Contract Costs	0.00	
2114	Tenants Security Deposits & Pet Deposits	23,501.17	
2115	Bid Deposits	0.00	
2117	Employee's Payroll Deductions	5,664.31	
2118	Accounts Payable - Subsidy Overpayment	200,540.00	
2119	Accounts Payable - Interfund	7,560.00	
2120	Accounts Payable - Other	0.00	336,887.14
ACCRUED LIABILITIES			
2130.2	Accrued Contingent Liability	0.00	
2135	Accrued Compensated Absences - Current Portion	63,888.20	
2137	Payment in Lieu of Taxes (PILOT)	422.75	
2138	Accrued Payroll	9,308.40	
2139	Accrued Liabilities - Other	0.00	73,619.35
DEFERRED CREDITS			
2240	Tenants Prepaid Rents	42,705.67	
2290	Deferred Revenue - Rent	0.00	
2291	Deferred Revenue - Subsidy	0.00	
2292	Deferred Revenue - Other	475,180.00	517,885.67
NOTES PAYABLE			
2299	Notes Payable Capital Borrowings - Current Portion	0.00	
2299.1	Notes Payable Operating Borrowings - Current Portion	0.00	0.00
NON-CURRENT LIABILITIES			
2301	Notes Payable Capital Borrowings - Non-Current Portion	0.00	
2301.1	Notes Payable Operating Borrowings - Non-Current Portion	0.00	
2335.01	Accrued Compensated Absences - Non-Current Portion	0.00	
2339	Accrued Pension Liability - GASB 68	763,471.00	
2339.1	Accrued OPEB Liability - GASB 75	1,392,545.00	2,156,016.00
EQUITY (NET ASSETS)			
2700	Net Income (Deficit)	(36,571.41)	
2802	Invested in Capital Assets, net of Related Debt	2,452,561.13	
2805	Net Assets - Restricted	0.00	
2806	Net Assets - Unrestricted	Max % 47.31% 622,954.63	
2806.1	Net Assets - Pension & OPEB Liabilities	(2,462,750.00)	576,194.35
TOTAL LIABILITIES AND EQUITY			3,660,602.51

See Accountants' Compilation Report

Marblehead Housing Authority
7 months ending
July 31, 2026

4001

307
2149
units
unit months

Fenton, Ewald & Associates, P.C.
PSP
08/11/26

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 7 Months	Budget P.U.M.	Actual To Date P.U.M.	Actual To Date Amount	Amount Favorable (Unfavorable)	Actual As a Factor of Pro Rata	Available Remainder of the Year
OPERATING RECEIPTS									
3110	Shelter Rent - Tenant	2,046,900	1,194,025	555.62	554.87	1,192,412.42	(1,613)	0.999	854,488
3115	Shelter Rent - Federal Sect. 8	0	0	0.00	0.00	0.00	0		0
3190	Non Dwelling Rentals	0	0	0.00	0.00	0.00	0		0
3400	Administrative Fees - MRVP	0	0	0.00	0.00	0.00	0		0
3610	Interest on Investments - Unrestricted	25,000	14,583	6.79	0.05	97.11	(14,486)	0.007	24,903
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	11,667	5.43	4.03	8,661.41	(3,005)	0.742	11,339
3950	Operating Grants	0	0	0.00	0.00	0.00	0		0
3691	Other Revenue Retained	0	0	0.00	0.00	0.00	0		0
3692	Other Revenue - Operating Reserves	0	0	0.00	0.00	0.00	0		0
3801	Operating Subsidy	503,638	293,789	136.71	153.09	328,992.00	35,203	1.120	174,646
3920	Gain/Loss From Sale/Disp. of Prop.	0	0	0.00	0.00	0.00	0		0
TOTAL OPERATING RECEIPTS		2,595,538	1,514,064	704.54	712.03	1,530,162.94	16,099	1.011	1,065,375
OPERATING EXPENDITURES									
ADMINISTRATIVE									
4110	Administration Salaries	254,321	148,354	69.03	61.51	132,191.01	16,163	0.891	122,130
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	23,333	10.86	39.66	85,219.18	(61,886)	3.652	(45,219)
4140	Compensation-Board Members	12,200	7,117	3.31	2.77	5,960.00	1,157	0.837	6,240
4150	Travel and Related Expenses	6,000	3,500	1.63	0.37	787.15	2,713	0.225	5,213
4170	Accounting Services	17,418	10,161	4.73	4.61	9,898.00	263	0.974	7,520
4171	Audit Services	5,250	3,063	1.43	0.00	0.00	3,063	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	153,001	71.20	64.44	138,489.73	14,512	0.905	123,798
4191	Tenant Organization	7,675	4,477	2.08	0.00	0.00	4,477	0.000	7,675
TOTAL ADMINISTRATIVE EXPENSE		605,152	353,005	164.26	173.36	372,545.07	(19,540)	1.055	232,607
UTILITIES									
4310	Water & Sewer	311,549	181,737	84.57	68.82	147,891.79	33,845	0.814	163,657
4320	Electricity	131,065	76,455	35.58	35.69	76,706.86	(252)	1.003	54,358
4330	Gas	160,618	93,694	43.60	63.99	137,523.50	(43,830)	1.468	23,095
4340	Fuel	0	0	0.00	0.00	0.00	0		0
4360	Energy Conservation	0	0	0.00	0.00	0.00	0		0
4390	Other	0	0	0.00	0.00	0.00	0		0
TOTAL UTILITIES EXPENSE		603,232	351,885	163.74	168.51	362,122.15	(10,237)	1.029	241,110
ORDINARY MAINTENANCE									
4410	Maintenance Labor	443,108	258,480	120.28	138.93	298,553.55	(40,074)	1.155	144,554
4420	Materials And Supplies	80,364	46,879	21.81	19.06	40,956.50	5,923	0.874	39,408
4430	Contract Costs	165,000	96,250	44.79	49.62	106,622.72	(10,373)	1.108	58,377
TOTAL ORDINARY MAINTENANCE		688,472	401,609	186.88	207.60	446,132.77	(44,524)	1.111	242,339
GENERAL EXPENSE									
4510	Insurance	127,850	74,579	34.70	34.44	74,015.00	564	0.992	53,835
4520	Pilot	4,951	2,888	1.34	1.38	2,959.25	(71)	1.025	1,992
4540	Employee Benefits	334,381	195,056	90.77	90.93	195,414.50	(359)	1.002	138,967
4570	Collection Losses	15,000	8,750	4.07	0.37	802.00	7,948	0.092	14,198
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
TOTAL GENERAL EXPENSES		482,182	281,273	130.89	127.12	273,190.75	8,082	0.971	208,991
TOTAL OPERATING EXPENSES		2,379,038	1,387,772	645.78	676.59	1,453,990.74	(66,219)	1.048	925,047
NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES		(287,138)	(167,497)	-77.94	(117.65)	(252,819.80)	(85,323)	1.509	(34,318)
NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY		216,500	126,292	58.77	35.45	76,172.20	(50,119)	0.603	140,328
NONROUTINE EXPENSES AND (CREDITS)									
4610	Extraordinary Maintenance	70,000	40,833	19.00	48.52	104,259.83	(63,426)	2.553	(34,260)
4611	Equip. Purchased - Non Capitalized	30,000	17,500	8.14	3.95	8,483.78	9,016	0.485	21,516
4612	Restricted Reserve Expenditures	0	0	0.00	0.00	0.00	0		0
4715	Housing Assistance Payments	0	0	0.00	0.00	0.00	0		0
TOTAL NONROUTINE EXPENSES		100,000	58,333	27.14	52.46	112,743.61	(54,410)		
CAPITAL EXPENDITURES									
7520	Replacement of Equipment-Capitalized	0	0	0.00	0.00	0.00	0		0
7540	Betterments & Additions - Capitalized	0	0	0.00	0.00	0.00	0		0
TOTAL CAPITAL EXPENDITURES		0	0	0.00	0.00	0.00	0		0
2700 NET INCOME (DEFICIT) FROM OPERATIONS		116,500	67,958	31.62	(17.02)	(36,571.41)	(104,530)		
4801	Depreciation Expense	0	0	0.00	0.00	0.00	0		0
4541	Other Post Employment Benfits Exp	0	0	0.00	0.00	0.00	0		0
NET CHANGE IN UNRESTRICTED NET ASSETS		116,500	67,958	31.62	(17.02)	(36,571.41)	(104,530)		

Operating Subsidy Earned
year-to-date **328,992**

Operating Subsidy Rec'd
year-to-date **\$190,000**

Amount (Over) or Under
Subsidized **\$138,992**

See Accountants' Compilation Report

ANALYSIS OF NONROUTINE EXPENDITURES AND CREDITS	
1	2
3	4
5	6
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99	100

Name of Local Authority **Marblehead Housing Authority**

Marblehead Housing Authority

Fiscal Year Ending Date
12/31/2026

12/31/2026

Development Nos.	4001
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4001

Report for Period Ended July 31, 2026
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July 31, 2026

[illegible]

Fenton, Ewald & Associates, PC

PSP

08/11/26

See Accountants' Compilation Report

Tuesday, July 28, 2026

Marblehead Housing Authority
26 Rowland St.
Marblehead, MA 01945

Subject: Rogue Engineering and Design, Inc.
Bid Acceptance Recommendation Letter
Marblehead Housing - Sump Pump Upgrades
EOHLC# 168130

Rogue Engineering and Design, Inc. (Rogue) has reviewed the qualifications of the lowest bidder, Hyrdo Mechanical Inc. Rogue recommends **acceptance** of Hyrdo Mechanical Inc.'s bid of One Hundred Eight Thousand Five Hundred Thirty-four Dollars (\$108,534.00) for the subject project.

Hyrdo Mechanical Inc's bid was slightly higher than the estimated construction cost of \$97,000.00 which is subject to market demand fluctuations.

Rogue spoke to the following references which were provided by Hydro Mechanical Inc.

On 7/23/2025 Rogue spoke with Bob Simeone who stated that he has worked with Hydro Mechanical, Inc. for 15 to 20 years and has had consistently positive experiences with their entire crew. Most recently, they relocated an entire facility and converted the process piping from steam to thermal oil, completing the work flawlessly. He described the company as dependable, adaptable, and capable of handling projects of any size.

Rogue spoke with Geoffrey C. Northrup, who reported that Hydro Mechanical ran the project very smoothly, maintained a good schedule, and communicated and coordinated well throughout the work. He described the company as professional, praised the quality of their workmanship, and confirmed that he would gladly work with them again.

Lastly, Rogue spoke with Josiah Moyer, who indicated that he has worked with Don and the Hydro Mechanical team on several occasions and has had an overall positive experience. On one plumbing project, the work proved more challenging than originally anticipated; however, Don and his team remained responsive, flexible, and communicative throughout the process. Don was readily available to answer questions, consistently maintained a positive and upbeat attitude, and provided good work at a competitive price point.

Based on this Rogue is comfortable recommending the low bidder, Hydro Mechanical Inc.

A list of the General bids received for this project is below for informational purposes only.

Sincerely,



Ryan Nordstrom
Rogue Engineering and Design, Inc.



508-688-0765
339-987-7496



LTP@Rogue-Eng.com
DLB@Rogue-Eng.com
Rogue-Eng.com

General Bid Results

General Bidders	Bid Price	Qualified
Hydro Mechanical Inc. 148 West Boylston Dr. Worcester, MA 01606	\$108,534.00	Yes
A & R Construction, Inc. 29 Hathaway Avenue Beverly, MA 01915	\$114,250.00	N/A
Byors and Sons Mechanical LLC 3 Henrys Way Marblehead, MA 01945	\$119,000.00	N/A
Riverdale Plumbing & Heating, Inc. 35 Merchants Drive Walpole, MA 02081	\$128,400.00	N/A
T4 Construction LLC 4 Autumn View Salem, MA 01970	\$128,500.00	N/A
Kneeland Construction Corp. 407R Mystic Ave., Suite 34B Medford, MA 02155	\$146,250.00	N/A
Stallion Plumbing, Heating, Cooling 1193 Ashley Blvd New Bedford, MA 02745	\$165,900.00	N/A
Robert W. Irvine & Sons, Inc. - WBE 147 Blossom Street Lynn, MA 01902	\$171,800.00	N/A
Glionna Plumbing & Heating Services, Inc - WBE 31 Staaf Road Saugus, MA 01906	\$180,464.00	N/A
D & C Construction Co., Inc. 649 Broad Street East Weymouth, MA 02189	\$197,385.00	N/A

BDO Project B26-YLLZ
Marblehead Housing Authority
Sump Pump Upgrades, 667-2
Client Project #168130

General Bid Log

Date: 07/09/2026 at 1:50PM EDT
Page 1 of 2

Bidder	Info	Base Bid	Alternates	Final Bid	Status
Hydro Mechanical Inc. 148 West Boylston Dr. Worcester, MA 01606		\$108,534.00		\$108,534.00	Anticipated Contract Award
A & R Construction, Inc. 29 Hathaway Avenue Beverly, MA 01915		\$114,250.00		\$114,250.00	—
Byors and Sons Mechanical LLC 3 Henrys Way Marblehead, MA 01945		\$119,000.00		\$119,000.00	—
Riverdale Plumbing & Heating, Inc. 35 Merchants Drive Walpole, MA 02081		\$128,400.00		\$128,400.00	—
T4 Construction LLC 4 Autumn View Salem, MA 01970		\$128,500.00		\$128,500.00	—
Kneeland Construction Corp. 407R Mystic Ave., Suite 34B Medford, MA 02155		\$146,250.00		\$146,250.00	—

General Bid Log

Date: 07/09/2026 at 1:50PM EDT
Page 2 of 2

Bidder	Info	Base Bid	Alternates	Final Bid	Status
Stallion Plumbing, Heating, Cooling 1193 Ashley Blvd New Bedford, MA 02745		\$165,900.00		\$165,900.00	—
Robert W. Irvine & Sons, Inc. - WBE 147 Blossom Street Lynn, MA 01902		\$171,800.00		\$171,800.00	—
Giliona Plumbing & Heating Services, Incorporated - WBE 31 Staaf Road Saugus, MA 01906		\$180,464.00		\$180,464.00	—
D & C Construction Co., Inc. 649 Broad Street East Weymouth, MA 02189		\$197,385.00		\$197,385.00	—

FORM FOR GENERAL BID

MA MGL c.149 §50-150K

TO THE AWARDING AUTHORITY: Marblehead Housing Authority

A. The Undersigned proposes to furnish all labor and materials required for Sump Pump Upgrades [Project #168130] at Farrell Court (667-3)

Farrell Court, Marblehead, MA 01945

Green Street Court (667-2)

Green Street Court, Marblehead, MA 01945

New Farrell Court (667-4)

Farrell Court, Marblehead, MA 01945

in accordance with the accompanying plans and specifications prepared by **Rogue Engineering & Design Inc.** for the contract price specified below, subject to additions and deductions according to the terms of the specifications.

B. This bid includes addenda numbered: 1, 2

C. The proposed contract price is:

One Hundred Eight Thousand Five Hundred Thirty-four Dollars \$108,534.00.

D. The undersigned agrees that, if he is selected as general contractor, he will within five days, Saturdays, Sundays and legal holidays excluded, after presentation thereof by the awarding authority, execute a contract in accordance with the terms of this bid and furnish a performance bond and also a labor and materials or payment bond, each of a surety company qualified to do business under the laws of the commonwealth and satisfactory to the awarding authority and each in the sum of the contract price, the premiums for which are to be paid by the general contractor and are included in the contract price; provided, however, that if there is more than 1 surety company, the surety companies shall be jointly and severally liable.

The undersigned hereby certifies that he is able to furnish labor that can work in harmony with all other elements of labor employed or to be employed on the work; that all employees to be employed at the worksite will have successfully completed a course in construction safety and health approved by the United States Occupational Safety and Health Administration that is at least 10 hours in duration at the time the employee begins work and who shall furnish documentation of successful completion of said course with the first certified payroll report for each employee; and that he will comply fully with all laws and regulations applicable to awards made subject to section 44A.

The undersigned further certifies under the penalties of perjury that this bid is in all respects bona fide, fair and made without collusion or fraud with any other person. As used in this subsection the word "person" shall mean any natural person, joint venture, partnership, corporation or other business or legal entity. The undersigned further certifies under penalty of perjury that the said undersigned is not presently debarred from doing public construction work in the commonwealth under the provisions of section twenty-nine F of chapter twenty-nine, or any other applicable debarment provisions of any other chapter of the General Laws or any rule or regulation promulgated thereunder.

BID BOND

CONTRACTOR:

Name: Hydro Mechanical Inc.
Address: 148 West Boylston Drive
Worcester, MA 01606

SURETY:

Name: United Casualty and Surety Insurance Company
Address: 303 Congress Street, Suite 502
Boston, MA 02210

AWARDING AUTHORITY:

Name: Marblehead Housing Authority
Address: 26 Rowland Street
Marblehead, MA 01945

BOND AMOUNT: Five Percent of Attached Bid (5%)

PROJECT: EOHLC 168130 - Sump Pump Upgrades, Farrell Court (667-3), Green Street Court (667-2), New Farrell Court (667-4), Marblehead, MA 01945

The Contractor and Surety are bound to the Awarding Authority in the amount set forth above, for the payment of which the Contractor and Surety bind themselves, their heirs, executors, administrators, successors and assigns, jointly and severally, as provided herein. The conditions of this Bond are such that if the Awarding Authority accepts the bid of the Contractor within the time specified in the bid documents, or within such time period as may be agreed to by the Awarding Authority and Contractor, and the Contractor either (1) enters into a contract with the Awarding Authority in accordance with the terms of such bid, and gives such bond or bonds as may be specified in the bidding or Contract Documents, with a surety admitted in the jurisdiction of the Project and otherwise, acceptable to the Awarding Authority, for the faithful performance of such Contract and for the prompt payment of labor and material furnished in the prosecution thereof; or (2) pays to the Owner the difference, not to exceed the amount of this Bond, between the amount specified in said bid and such larger amount for which the Awarding Authority may in good faith contract with another party to perform the work covered by said bid, then this obligation shall be null and void, otherwise to remain in full force and effect. The Surety hereby waives any notice of an agreement between the Awarding Authority and Contractor to extend the time in which the Awarding Authority may accept the bid. Waiver of notice by the Surety shall not apply to any extension exceeding sixty (60) days in the aggregate beyond the time for acceptance of bids specified in the bid documents, and the Awarding Authority and Contractor shall obtain the Surety's consent for an extension beyond sixty (60) days.

When this Bond has been furnished to comply with a statutory or other legal requirement in the location of the Project, any provision in this Bond conflicting with said statutory or legal requirement shall be deemed deleted here from and provisions conforming to such statutory or other legal requirement shall be deemed incorporated herein. When so furnished, the intent is that this Bond shall be construed as a statutory and not as a common law bond.

IN THE WITNESS WHEREOF,

the Principal and Surety signed and sealed this 8th day of July, 2026

Hydro Mechanical Inc.

(Contractor as Principal)

(Seal)

(Witness)

(Title)

United Casualty and Surety Insurance Company

(Surety)

(Seal)

(Witness) Randall J. Leclerc, Client Service Representative

Mark D. Leskanic
(Title) Mark D. Leskanic, Attorney-in-Fact

Hydro Mechanical Inc.
Name of Bidder

Don R. Okeefe


Don R. Okeefe - Bid Submitter

07/08/2026
Signature & Title

148 West Boylston Dr.
Worcester, MA 01606
Business Address


Bid By: Hydro Mechanical Inc.
07/08/2026 at 9:53:46AM EDT — BDO B26-YLLZ



**SURETY BOND
PROFESSIONALS**
INC.
YOUR BOND PARTNER

BID BOND ATTACHED

Thank you for choosing Surety Bond Professionals for support of all your bonding needs.

It is your responsibility to ensure the bid bond conforms with your needs and instructions to us, including but not limited to the correct coverages and parties, and with any laws applicable to your operations and/or the contract requiring the bid bond, and to advise us immediately, in writing, if the bid bond for so executed does not contain the proper information. Accordingly, it is incumbent upon you to carefully review the bond, and we will expect that you will, double-check all information, including signatures, dates, amounts and job descriptions for accuracy, and to verify that the bid bond form we executed is the form required by specification. This will avoid the possibility of having a low bid rejected because of a clerical error. We will also expect you to verify that anything unusual that has been requested by the obligee is attached.

If, following your review of the bond, you do not advise us in writing of any problem of deficiency in its terms and information but submit the bond as is, your submission will constitute your verification, and we will justifiably assume that the bond form as issued is correct and appropriate for the purpose for which it is being submitted. You further understand that we will have no liability for any deficiencies or discrepancies not brought to our attention in accordance with this letter.

**THE BID BOND AUTHORIZATION IS BASED UPON YOUR ORIGINAL
ESTIMATE. IF THE ACTUAL BID PRICE EXCEEDS THIS ESTIMATE BY 10% OR
MORE, YOU MUST CONTACT US FOR ADDITIONAL AUTHORITY.**

******* PLEASE PROVIDE BID RESULTS BELOW *******

Company Name: Hydro Mechanical Inc.

Project: EOHLC 168130 - Sump Pump Upgrades, Farrell Court (667-3), Green Street Court (667-2), New Farrell Court (667-4), Marblehead, MA 01945

Contractor Name:

Bid Amount:

1st

\$

2nd

\$

3rd

\$

Your Bid: _____

We greatly value the relationship we have established so if we can lend our support or assistance at any point in the future, please do not hesitate to contact us.

If you know of anyone whom might benefit from our bonding services, please let us know or provide them with our contact information.

Thank you!

1661 WORCESTER ROAD, SUITE 207, FRAMINGHAM, MA 01701

TOLL FREE: 855-5 SURETY (855-578-7389) | 781-559-0568 | FAX: 781-559-0569 | SURETYBONDPROFESSIONALS.COM

Bid By: Hydro Mechanical Inc.
07/08/2026 at 9:53:46AM EDT — BDO B2G-YLZ



171333

POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That United Casualty and Surety Insurance Company, a corporation of the State of Nebraska, and US Casualty and Surety Insurance Company and United Surety Insurance Company, assumed names of United Casualty and Surety Insurance Company (collectively, the Companies), do by these presents make, constitute and appoint:

Mark D. Leskanic, Matthew Leskanic, Greg Angel, Colin Warner, Lauren Leskanic

its true and lawful Attorney(s)-in-Fact, each in their separate capacity if more than one is named above, with full power and authority hereby conferred in its name, place and stead, to execute, acknowledge and deliver any and all bonds, recognizances, undertakings or other instruments or contracts of suretyship to include riders, amendments, and consents of surety, providing the bond penalty does not exceed Five Million & 00/100 Dollars
(\$5,000,000.00). This Power of Attorney shall expire without further action on December 31st, 2026.

This Power of Attorney is granted under and by authority of the following resolutions adopted by the Board of Directors of the Companies at a meeting duly called and held on the 1st day of July, 1993:

Resolved that the President, Treasurer, or Secretary be and they are hereby authorized and empowered to appoint Attorneys-in-Fact of the Company, in its name and as its acts to execute and acknowledge for and on its behalf as Surety any and all bonds, recognizances, contracts of indemnity, waivers of citation and all other writings obligatory in the nature thereof, with power to attach thereto the seal of the Company. Any such writings so executed by such Attorneys-in-Fact shall be binding upon the Company as if they had been duly executed and acknowledged by the regularly elected Officers of the Company in their own proper persons.

That the signature of any officer authorized by Resolutions of this Board and the Company seal may be affixed by facsimile to any power of attorney or special power of attorney or certification of either given for the execution of any bond, undertaking, recognizance or other written obligation in the nature thereof; such signature and seal, when so used being hereby adopted by the Company as the original signature of such officer and the original seal of the Company, to be valid and binding upon the Company with the same force and effect as though manually affixed.

IN WITNESS WHEREOF, the Companies have caused this instrument to be signed and their corporate seals to be hereunto affixed, this 14th day of January, 2025

UNITED CASUALTY AND SURETY INSURANCE COMPANY
US Casualty and Surety Insurance Company
United Surety Insurance Company

R. Kyle Fowler
R. Kyle Fowler, Treasurer

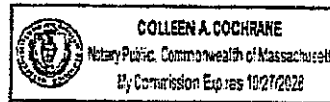
Corporate Seals

Commonwealth of Massachusetts
County of Suffolk ss:

On this 14th day of January, 2025, before me, Colleen A. Cochrane, a notary public, personally appeared, R. Kyle Fowler, Treasurer of United Casualty and Surety Insurance Company, US Casualty and Surety Insurance Company and United Surety Insurance Company, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person(s), or the entity on behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the Commonwealth of Massachusetts that the foregoing paragraph is true and correct.
WITNESS my hand and seal.

Colleen A. Cochrane (Seal)
Notary Public Commission Expires: 10/27/2028



I, Robert F. Thomas, President of United Casualty and Surety Insurance Company, US Casualty and Surety Insurance Company and United Surety Insurance Company do hereby certify that the above and foregoing is a true and correct copy of a Power of Attorney, executed by said Companies, which is still in full force and effect; furthermore, the resolutions of the Board of Directors, set out in the Power of Attorney are in full force and effect.

In Witness Whereof, I have hereunto set my hand and affixed the seals of said Companies at Boston, Massachusetts this 8th day of

July 2026

Corporate Seals

Robert F. Thomas
Robert F. Thomas, President

REFERENCE FORM - SIMILAR PROJECTS

Project 1: dual containment project	
Project Address: 5 Norton Dr., Worcester, MA 01606	
Start Date: 10/01/2024 Estimated End: 12/31/2024	
Current Cost: \$110,000.00 Original Cost: \$110,000.00 Cost Change Explanation:	
Project Description: Install waste tanks, 2" containment lines Interconnect system	
Awarding Authority/Owner	Prime Designer
Coortek Derek Silsby 5 Norton Dr Worcester, MA 01606 Office: 774-314-2600 Mobile: 774-314-2600 dsilsby@coorstek.com	Not Provided
Owner's Project Manager	General Contractor
Coorstek Derek Silsby 5 Norton Dr Worcester, MA 01606 Office: 774-317-2600 Mobile: 774-317-2600 dsilsby@coorstek.com	Hydro Mechanical Inc. Don R. Okeefe 148 West Boylston Dr. Worcester, MA 01606 Office: 774-214-0700 Mobile: 774-214-0700 dokeefe@hydromechanicalcorp.com

Project 2: eyewash station	
Project Address: 5 Norton Dr, Worcester, MA 01606	
Start Date: 11/11/2024 Estimated End: 11/15/2024	
Current Cost: \$22,000.00 Original Cost: \$22,000.00 Cost Change Explanation:	
Project Description: Install new instant water heater for eyewash station	
Awarding Authority/Owner	Prime Designer
Coortek Derek Silsby 5 Norton Dr Worcester, MA 01606 Office: 774-317-2600 Mobile: 774-317-2600 dsilsby@coorstek.com	Not Provided
Owner's Project Manager	General Contractor
Coorstek Derek Silsby 5 Norton Dr Worcester, MA 01606 Office: 774-317-2600 Mobile: 774-317-2600 dsilsby@coorstek.com	Hydro Mechanical Inc. Don R. Okeefe 148 West Boylston Dr. Worcester, MA 01606 Office: 774-214-0700 Mobile: 774-214-0700 dokeefe@hydromechanicalcorp.com

REFERENCE FORM - SIMILAR PROJECTS

Project 3: Install new hot water main and recirc. line for building	
Project Address: 71 Blackstone St , Sutton, MA 01590	
Start Date: 04/01/2024	End Date: 05/31/2024
Final Cost: \$46,705.00	Original Cost: \$46,705.00
Cost Change Explanation:	
Project Description: Opm Wayne Morrin Install new 2" hot water main from new Cogen to building, Install new 1" recirculation line.	
Awarding Authority/Owner	Prime Designer
Catelli Brothers Family of Foods Wayne Morrin 71 Blackstone St Sutton, MA 01590 Office: 508-865-1101 Mobile: 508-865-1101 wmorrin@catellibrothers.com	Not Provided
Owner's Project Manager	General Contractor
Catelli Brothers Family of Foods Wayne Morrin 71 Blackstone St Sutton, MA 01590 Office: 508-865-1101 Mobile: 508-865-1101 wmorrin@catellibrothers.com	Hydro Mechanical Inc. Don R. Okeefe 148 West Boylston Dr. Worcester, MA 01606 Office: 774-214-0700 Mobile: 774-214-0700 dokeefe@hydromechanicalcorp.com

Project 4: Install warehouse fans	
Project Address: 120 Fredette Street, Gardner, MA 01440	
Start Date: 05/19/2026	End Date: 06/01/2026
Final Cost: \$40,294.45	Original Cost: \$40,294.45
Cost Change Explanation:	
Project Description: Install exhaust fans and wire them into a VFD. Wired damper actuators into a plc to be controlled remotely.	
Awarding Authority/Owner	Prime Designer
Seaman Paper Company Bob Simeone 120 Fredette Street Gardner, MA 01440 Office: 978-790-5159 bob.simeone@seamanpaper.com	Not Provided
Owner's Project Manager	General Contractor
OPM - None	I am the General Contractor for this project.

REFERENCE FORM - SIMILAR PROJECTS

Project 5: upgrade gas main maple gardens	
Project Address: 11 Miller St, Fall River, MA 02721	
Start Date: 05/07/2025	End Date: 07/15/2025
Final Cost: \$115,645.00	Original Cost: \$115,645.00
Cost Change Explanation:	
Project Description: Upgrade to building gas mains	
Awarding Authority/Owner	Prime Designer
Fall River Housing Authority Scott Alves 85 Morgan Street Fall River, MA 02721 Office: 508-675-3584 scott.alves.alves@fallriverha.org	Starck Architects Geoff Northrup 126 Cove ST Fall River, MA 02720 Office: 508-679-5733 gnorthrup@starckarchitects.com
Owner's Project Manager	General Contractor
OPM - None	I am the General Contractor for this project.



RCAT Program NE Region - Essex, Middlesex, and Suffolk Counties

KIRK L. FULTON - Executive Director, Chelmsford HA

JEFF BAXTER- RCAT Director NE Region

10 Wilson Street, Chelmsford, Massachusetts 01824

VIA EMAIL

7/28/2026

Marblehead Housing Authority Board of Commissioners

26 Rowland St.

Marblehead, Ma. 01945

Re: Sump Pump Upgrades, Farrll Ct, Green St. Ct; New Farrell Ct FISH #168130

Board Award Resolution

Dear Marblehead Housing Authority Board of Commissioners,

In connection with The Capital Improvement Plan that was previously approved by this board, quotes have been solicited for the Sump Pump Upgrades at Farrll Ct, Green St. Ct; New Farrell Ct. The original estimated cost for this project was **\$97,000**.

NE RCAT has conducted this procurement by statute, and in accordance with all DHCD regulations. The low bidder for this project is Hydro Mechanical Inc. in the amount of **\$108,534**. EOHLC Candace Tempesta has reviewed Hydro Mechanical Inc. quote and finds it to be in order.

References have been reviewed by Ryan Nordstrom of Rogue Engineering & Design. Hydro Mechanical Inc. has performed similar projects for several other LHAs and public entities in the past several years. The references indicated that Hydro Mechanical Inc. performed the work in accordance with the plans and specifications, provided sufficient oversight of the project, and are both responsive as well as organized. All references indicated that they would hire them again.

Based on the above information, it is our recommendation that this Board of Commissioners accept the quote and enter into contract with Hydro Mechanical Inc. for this project in the amount of **\$108,534**.

If you have any questions regarding the above recommendation, please do not hesitate to contact me. If board members agree, we will send Hydro Mechanical Inc. an award letter on your behalf.

Sincerely,

Tricia Halpin

Tricia Halpin

NE RCAT Project Manager

Cc:

Cathy Sheehan, Executive Director Marblehead Housing Authority

Jeff Baxter, Northeast RCAT Director

Encl: Bid Tabulation Form

Bidders Reference Check Form

Marblehead Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 6/1/2026 Thru: 7/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099						
Revolving Fund									
A1 Exterminators Inc		XXX-XX-XXXX	PO Box 310 Lynn MA 01903-0310				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25014	CHK	3616262	BR: 05-16: Outside Ro	06/26	BR: 05-16: Outside Rod	\$426.00		
			3616316	RS: 04-15: Outside Ro	06/26	RS: 04-15: Outside Rod	\$72.00		\$498.00
07/09/2026	25064	CHK	3631583	BR: 06-16: Outside Ro	07/26	BR: 06-16: Outside Rod	\$447.00		
			3631637	RS: 6-18: Outside Rod	07/26	RS: 6-18: Outside Rode	\$76.00		\$523.00
Totals For Vendor: A1 Exterminators Inc									\$1,021.00
Ace Hardware		XXX-XX-XXXX	70 Atlantic Avenue Marblehead MA 01945-3042				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25039	CHK	354122/1	Circuit Breaker & Toile	06/26	Circuit Breaker & Toilet	\$36.87		\$36.87
07/09/2026	25065	CHK	354362/1	41 FC: Toilet Shims	07/26	41 FC: Toilet Shims	\$3.05		\$3.05
07/20/2026	25085	CHK	354516/1	Maint. Supplies: Cauti	07/26	Maint. Supplies: Cautio	\$13.49		\$13.49
Totals For Vendor: Ace Hardware									\$53.41
Bay State Electric		XXX-XX-XXXX	38 Bowditch Street Peabody MA 01960				Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/20/2026	25086	CHK	18959	6 BH: Remove & Insta	07/26	6 BH: Remove & Install	\$500.00		
			18950	4&5 BHC: Troublesho	07/26	4&5 BHC: Troubleshoot	\$901.66		\$1,401.66
Totals For Vendor: Bay State Electric									\$1,401.66
Breen and Sullivan Mechanical Services, LLC		XXX-XX-XXXX	3 Lopez Rd. Wilmington MA 01887				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	24997	CHK	2121485	BR: Emergency Repai	06/26	BR: Emergency Repair	\$6,201.44		\$6,201.44
06/25/2026	25040	CHK	2125322	RS Server Room & R	06/26	RS Server Room & RS/	\$2,461.60		\$2,461.60
07/20/2026	25087	CHK	2126408	RS: Recharge System	07/26	RS: Recharge System,	\$4,690.09		\$4,690.09
Totals For Vendor: Breen and Sullivan Mechanical Services, LLC									\$13,353.13
Casey, Burns & Jean Felix, PLLC		XXX-XX-XXXX	71 Washington Street Unit: 2nd Floor Salem MA 01970				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25041	CHK	18218				\$667.00		
			18229				\$3,027.50		
			18209				\$50.00		
			18188				\$252.50		
			18136				\$225.00		
			18134				\$245.00		\$4,467.00
07/20/2026	25088	CHK	18568				\$2,526.77		
			18416				\$525.00		
			18417				\$105.00		
			18424				\$175.00		
			18429				\$275.00		
			18525				\$1,900.00		
			18526				\$1,970.00		
			18529				\$125.00		
			18531				\$250.00		
			18532				\$723.28		
			18567				\$3,177.50		\$11,752.55
Totals For Vendor: Casey, Burns & Jean Felix, PLLC									\$16,219.55

Marblehead Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 6/1/2026 Thru: 7/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name		SSN / TIN	Check Address				Print 1099		
Comcast		XXX-XX-XXXX	PO Box 70219 Philadelphia PA 19176				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25015	CHK	060126	06-08/07-07: 18 BH R	06/26	06-08/07-07: 18 BH Re	\$99.95		\$99.95
06/18/2026	25031	CHK	060526	06-12/07-11: RS Unit	06/26	06-12/07-11: RS Unit R	\$559.18		\$559.18
06/18/2026	25032	CHK	060426	06-11/07-10: 29 PH: S	06/26	06-11/07-10: 29 PH: SP	\$99.95		\$99.95
06/25/2026	25042	CHK	061426	06-21/07-20: 113 FC	06/26	06-21/07-20: 113 FC U	\$129.94		\$129.94
06/25/2026	25043	CHK	061626	06-23/07-22: 26 RS	06/26	06-23/07-22: 26 RS	\$244.24		\$244.24
07/20/2026	25090	CHK	070126	07-08/08-18 BH Rear	07/26	07-08/08-18 BH Rear U	\$99.95		\$99.95
07/20/2026	25091	CHK	070526	07-12/08-11: 26RS Un	07/26	07-12/08-11: 26RS Unit	\$559.70		\$559.70
07/20/2026	25092	CHK	070426	07-11/08-10: 29 PHC:	07/26	07-11/08-10: 29 PHC: S	\$99.95		\$99.95
07/27/2026	25107	CHK	071426	07-21/08-20: 113 FC:	07/26	07-21/08-20: 113 FC: U	\$129.94		\$129.94
07/27/2026	25108	CHK	071626	07-23/08-22: 26 RS	07/26	07-23/08-22: 26 RS	\$204.10		\$204.10
Totals For Vendor: Comcast									\$2,226.90
Crowley Cottrell, LLC		XXX-XX-XXXX	7 Liberty Sq. Unit: 3 Boston MA 02109				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/06/2026	25063	CHK	25102	May 2026 Phase 1&2	07/26	May 2026 Phase 1&2	\$15,570.25		\$15,570.25
Totals For Vendor: Crowley Cottrell, LLC									\$15,570.25
Delta Beckwith Elevator Service Corp		XXX-XX-XXXX	PO Box 33094 Newark NJ 07188-0094				Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	24998	CHK	F100003177	2026 Fuel Surcharge 02	06/26	2026 Fuel Surcharge	\$175.00		\$175.00
Totals For Vendor: Delta Beckwith Elevator Service Corp									\$175.00
Dodge Tree Service		XXX-XX-XXXX	281 Willow Street South Hamilton MA 01982				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/09/2026	25066	CHK	061526	GS: Emergency Tree	07/26	GS: Emergency Tree W	\$3,000.00		\$3,000.00
Totals For Vendor: Dodge Tree Service									\$3,000.00
Every Little Breeze Catering		XXX-XX-XXXX	62 Pleasant Street Unit: 4 Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/09/2026	25067	CHK	062826	250th Event: Catering	07/26	250th Event: Catering	\$1,547.00		\$1,547.00
Totals For Vendor: Every Little Breeze Catering									\$1,547.00
Fenton Ewald & Associates P.C.		XXX-XX-XXXX	Certified Public Accountants 280 Hillside Avenue Needham MA 02494-1365				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	24999	CHK	060126	May 2026: Accounting	06/26	May 2026: Accounting	\$1,414.00		\$1,414.00
07/09/2026	25068	CHK	070126	June 2026: Accountin	07/26	June 2026: Accounting	\$1,414.00		\$1,414.00
Totals For Vendor: Fenton Ewald & Associates P.C.									\$2,828.00
Ford Motor Credit Company LLC		XXX-XX-XXXX	PO Box 738506 Unit: Dallas TX 75373-8506				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25017	CHK	1783526	05-26: Act 9628300: 2	06/26	05-26: Act 9628300: 24	\$1,376.83		\$1,376.83
07/20/2026	25093	CHK	062326	06-26: Act 9628300: 2	07/26	06-26: Act 9628300: 24	\$1,376.83		\$1,376.83
Totals For Vendor: Ford Motor Credit Company LLC									\$2,753.66
FW Webb Company		XXX-XX-XXXX	160 Middlesex Turnpike Bedford MA 01730				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25016	CHK	96122870	Maintenance Supplies	06/26	Maintenance Supplies:	\$319.40		\$319.40

Marblehead Housing Authority

Vendor Payment History Report

Filter Criteria includes: 1) Type: Payment History, 2) Date Range From: 6/1/2026 Thru: 7/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name			SSN / TIN	Check Address			Print 1099		
06/25/2026	25044	CHK	96205367	9 BR: Maintenance Su	06/26	9 BR: Maintenance Sup	\$144.89		
			96256339	25 BR: Maintenance S	06/26	25 BR: Maintenance Su	\$24.22		\$488.51
			96328295	FC: Tool Renta!	06/26	FC: Tool Rental	\$50.00		
			96328399	FC: Mega Press & Fitti	06/26	FC: Mega Press & Fittin	\$535.64		
			96315945	26 FC: Zone Valve He	06/26	26 FC: Zone Valve Hea	\$314.55		
07/09/2026	25069	CHK	96437247	206 RS: Valves. Kitch	06/26	206 RS: Valves. Kitch	\$580.42		\$1,480.61
			96551413	70 FC: Frost Free Sillc	07/26	70 FC: Frost Free Sillco	\$68.31		\$68.31
07/20/2026	25094	CHK	96765029	Maintenance Supplies	07/26	Maintenance Supplies	\$370.43		
			96643324	53 BR: Flow Meter	07/26	53 BR: Flow Meter	\$363.80		\$734.23
Totals For Vendor: FW Webb Company									\$2,771.66
GE Appliance			XXX-XX-XXXX	A Haier Company PO Box 412233 Boston MA 02241-2233			Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25045	CHK	184685563	2 Refrigerators	06/26	2 Refrigerators	\$1,402.00		\$1,402.00
07/20/2026	25095	CHK	185541419	Stoves & Fridges	07/26	Stoves & Fridges	\$2,907.00		\$2,907.00
Totals For Vendor: GE Appliance									\$4,309.00
Gilbert & Cole			XXX-XX-XXXX	P.O. Box 947 42 Bessom Street Marblehead MA 01945			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/09/2026	25070	CHK	114342	98 FC: Plywood & Scr	07/26	98 FC: Plywood & Scre	\$142.96		\$142.96
Totals For Vendor: Gilbert & Cole									\$142.96
Group Insurance Commission			XXX-XX-XXXX	P.O. Box 412915 Boston MA 02241-2915			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/18/2026	25033	CHK	999-4701-2026-06-01-OAB	04-26/06-26: RET: Employer: Life, Health, Medicare	06/26	04-26/06-26: RET: Employer: Life, Health, Medicare	\$20,834.17		
			999-3701-06-01-2026-OEB	06-26: Active: Employee: Life, Health, LTD	06/26	06-26: Active: Employee: Life, Health, LTD	\$1,761.84		
			999-3701-2026-06-01-OAB	04-26/06-26: Active: Employer: Life & Health	06/26	04-26/06-26: Active: Employer: Life & Health	\$14,108.19		\$36,704.20
07/27/2026	25109	CHK	999-3701-07-01-2026-OEB	July 2026: Active Employee: Life, Health, LTD	07/26	July 2026: Active Employee: Life, Health, LTD	\$2,755.38		\$2,755.38
Totals For Vendor: Group Insurance Commission									\$39,459.58
Gvw, Inc.			XXX-XX-XXXX	38 Bennett St. Lynn MA 01905			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/20/2026	25096	CHK	#1	#168128:ARPA FF: Fi	07/26	#168128:ARPA FF: Fire	\$226,988.25		\$226,988.25
Totals For Vendor: Gvw, Inc.									\$226,988.25
Harpers Time and Attendance - Labor Logic LLC			XXX-XX-XXXX	857 Post Road, Ste. 333 Fairfield CT 06824			Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25018	CHK	53479	05-26: Monthly Maint.	06/26	05-26: Monthly Maint. F	\$31.50		\$31.50
07/09/2026	25071	CHK	53804	June 2026: 9 Profiles	07/26	June 2026: 9 Profiles	\$31.50		\$31.50
Totals For Vendor: Harpers Time and Attendance - Labor Logic LLC									\$63.00

Marblehead Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 6/1/2026 Thru: 7/31/2026, 3) Program: Revolving Fund, 4) Project: All Projects

Check Name		SSN / TIN	Check Address				Print 1099		
Hayden Safe & Lock Co., Inc.		XXX-XX-XXXX	119 Webb Street PO Box 864 Salem MA 01970				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25019	CHK	314538	Master Keys: P. Bisho	06/26	Master Keys: P. Bishop	\$113.96		
			314557	FC: Keys & Cores	06/26	FC: Keys & Cores	\$452.68		\$566.64
Totals For Vendor: Hayden Safe & Lock Co., Inc.									\$566.64
Hayden Systems Inc		XXX-XX-XXXX	PO Box 713 15 Main Street Rowley MA 01969				Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25020	CHK	525136	RS: Annual Fire Alarm	06/26	RS: Annual Fire Alarm	\$595.00		\$595.00
06/25/2026	25046	CHK	525197	667-3 & 667-4: Annual	06/26	667-3 & 667-4: Annual	\$1,600.00		\$1,600.00
Totals For Vendor: Hayden Systems Inc									\$2,195.00
HD Supply Facilities Maintenance - San Diego		XXX-XX-XXXX	PO Box 509058 San Diego CA 92150-9058				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25047	CHK	1805945436	Maintenance Supplies	06/26	Maintenance Supplies	(\$171.18)		
			9249987876	Maintenance Supplies	06/26	Maintenance Supplies	\$918.67		\$747.49
07/09/2026	25072	CHK	9250787384	Maintenance Supplies	07/26	Maintenance Supplies:	\$158.68		\$158.68
07/20/2026	25097	CHK	9250666793	Maintenance Supplies	07/26	Maintenance Supplies	\$987.65		
			9250719024	Maintenance Supplies	07/26	Maintenance Supplies	\$784.00		\$1,771.65
Totals For Vendor: HD Supply Facilities Maintenance - San Diego									\$2,677.82
Home Decor Group		XXX-XX-XXXX	515 Lowell Street Peabody MA 01960				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25021	CHK	38252/3	69 FC: Maint. Supplie	06/26	69 FC: Maint. Supplies:	\$38.47		
			38143/3	Maintenance Supplies	06/26	Maintenance Supplies:	\$246.17		\$284.64
06/25/2026	25048	CHK	38509/3	6 Outlets	06/26	6 Outlets	\$7.14		\$7.14
07/09/2026	25073	CHK	38588/3	FC: Spray Primer	07/26	FC: Spray Primer	\$20.47		
			133864/3	70 BR: Paint & Rollers	07/26	70 BR: Paint & Rollers	\$1,798.91		\$1,819.38
Totals For Vendor: Home Decor Group									\$2,111.16
Home Depot Commercial Account		XXX-XX-XXXX	PO Box 70293 Dept 32 - 2650449519 Philadelphia PA 19176-0293				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25022	CHK	9031170	FC: Planters and Prep	06/26	FC: Planters and Prep	\$328.93		\$328.93
07/20/2026	25098	CHK	2903463	BHC: Grille Return	07/26	BHC: Grille Return	(\$139.00)		
			2903336	BHC: Replacement Gr	07/26	BHC: Replacement Grill	\$300.36		
			2622533	FC: Flood Lights	07/26	FC: Flood Lights	\$156.00		
			2621318	FC: Supplies for Plant	07/26	FC: Supplies for Planter	\$32.53		
			2901589	FC: Supplies For Plant	07/26	FC: Supplies For Plante	\$233.42		
			1396975	FC: Supplies For Plant	07/26	FC: Supplies For Plante	\$59.97		
			1608453	FC: Supplies For Plant	07/26	FC: Supplies For Plante	\$16.26		\$659.54
Totals For Vendor: Home Depot Commercial Account									\$988.47
Intellibeam LLC		XXX-XX-XXXX	2 Haven Street Suite 301 Reading MA 01867				Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25023	CHK	8536	05-26: Line, 911, Call	06/26	05-26: Line, 911, Caller	\$641.18		\$641.18
Totals For Vendor: Intellibeam LLC									\$641.18

Marblehead Housing Authority

Vendor Payment History Report

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Check Name		SSN / TIN	Check Address				Print 1099		
Klein Hornig LLP		XXX-XX-XXXX	101 Arch Street Unit: 1101 Boston MA 02110				Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/09/2026	25074	CHK	143016	BR: Winn Developme	07/26	BR: Winn Development:	\$4,402.50		\$4,402.50
Totals For Vendor: Klein Hornig LLP									\$4,402.50
Laura Veligor		XXX-XX-XXXX	13 Lowell Junction Road Andover MA 01810				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/18/2026	25034	CHK	061526	RSC: Supplies	06/26	RSC: Supplies	\$52.50		
			0615261	RSC: Coffee Hours &	06/26	RSC: Coffee Hours & M	\$123.16		\$175.66
Totals For Vendor: Laura Veligor									\$175.66
Mahams Inc.		XXX-XX-XXXX	Attn: Steve Larry 21 Morton Meadows Athol MA 01331				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25000	CHK	060426	6-12: 54th Annual Me	06/26	6-12: 54th Annual Meeti	\$300.00		\$300.00
Totals For Vendor: Mahams Inc.									\$300.00
Marblehead Municipal Light Department		XXX-XX-XXXX	P.O. Box 369 Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25001	CHK	0515261	04-08/05-08: GS: 5,76	06/26	04-08/05-08: GS: 5,760	\$1,124.02		\$1,124.02
06/04/2026	25002	CHK	0515262	04-08/05-08: PH: 7,28	06/26	04-08/05-08: PH: 7,280	\$1,509.56		\$1,509.56
06/04/2026	25003	CHK	051526	04-08/05-08: FC: 24,9	06/26	04-08/05-08: FC: 24,92	\$4,829.95		\$4,829.95
06/25/2026	25049	CHK	0611262	05-08/06-08: PH: 8,23	06/26	05-08/06-08: PH: 8,233	\$1,690.16		\$1,690.16
06/25/2026	25050	CHK	0611261	05-08/06-08: GS: 6,72	06/26	05-08/06-08: GS: 6,720	\$1,305.94		\$1,305.94
06/25/2026	25051	CHK	061126	05-08/06-08: FC: 24,9	06/26	05-08/06-08: FC: 24,92	\$4,909.06		\$4,909.06
06/29/2026	25057	CHK	052926	04-21/05-21: BR: 762	06/26	04-21/05-21: BR: 762 K	\$193.14		\$193.14
06/29/2026	25058	CHK	0529261	04-21/05-21: 56-72 B	06/26	04-21/05-21: 56-72 BR:	\$37.50		\$37.50
06/29/2026	25059	CHK	061026	05-02/06-02: BH: 68 K	06/26	05-02/06-02: BH: 68 K	\$77.67		\$77.67
07/09/2026	25075	CHK	062326	RS: 05-14/06-14: KW	07/26	RS: 05-14/06-14: KWH	\$2,626.78		\$2,626.78
07/20/2026	25099	CHK	063026	05-21-06-21: 56-72 B	07/26	05-21-06-21: 56-72 BR	\$37.69		\$37.69
Totals For Vendor: Marblehead Municipal Light Department									\$18,341.47
Marblehead Water & Sewer Commission		XXX-XX-XXXX	P.o. Box 1108 Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25024	CHK	053026	02/28-05/30: BH: 42,5	06/26	02/28-05/30: BH: 42,50	\$10,304.87		\$10,304.87
Totals For Vendor: Marblehead Water & Sewer Commission									\$10,304.87
Metropolitan Life Insurance Company		XXX-XX-XXXX	PO Box 804466 Kansas City MO 64180-4466				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/18/2026	25035	CHK	061426	07-01/07-31: TM 0573	06/26	07-01/07-31: TM 05731	\$447.39		\$447.39
07/27/2026	25110	CHK	071326	08-01/08-30: TM0573	07/26	08-01/08-30: TM057314	\$447.39		\$447.39
Totals For Vendor: Metropolitan Life Insurance Company									\$894.78
Michael Russo Jr. Plumbing & Heating Co. Inc.		XXX-XX-XXXX	190 Locust St Unit: D Lynn MA 01904				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25004	CHK	73499	PH: Annual Boiler Ser	06/26	PH: Annual Boiler Servi	\$2,197.30		
			73645	PH: Boiler Service: 1-	06/26	PH: Boiler Service: 1-16	\$1,112.00		
			73491	PH: Annual Boiler Ser	06/26	PH: Annual Boiler Servi	\$1,108.50		
			73496	PH: Service: 1-6,7-12,	06/26	PH: Service: 1-6,7-12,1	\$2,388.00		

Marblehead Housing Authority

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Check Name			SSN / TIN	Check Address			Print 1099		
06/11/2026	25025	CHK	96177	PH: Annual Boiler 1-6, 06/26	PH: Annual Boiler 1-6.7	\$1,178.00		\$7,983.80	
			73345	PH: 4-8: Replace Air V 06/26	PH: 4-8: Replace Air Ve	\$984.50			
			96178	8 PH: 33-38 Replaced 06/26	8 PH: 33-88 Replaced	\$834.00			
			96178-2	GS 1-16: Cleaned Co 06/26	GS 1-16: Cleaned Cond	\$278.00		\$2,096.50	
06/25/2026	25052	CHK	74023	PH: Leaking Boilers Bl 06/26	PH: Leaking Boilers Bld	\$6,164.91		\$6,164.91	
06/29/2026	25060	CHK	72117	RS: Repair loose Lead 06/26	RS: Repair loose Lead	\$278.00		\$278.00	
07/09/2026	25076	CHK	73344	17-32 GS: Maint. on 2 07/26	17-32 GS: Maint. on 2 V	\$1,494.90			
			73346	1-16 GS: Replace Neu 07/26	1-16 GS: Replace Neutr	\$1,527.00		\$3,021.90	
Totals For Vendor: Michael Russo Jr. Plumbing & Heating Co. Inc.								\$19,545.11	
National Grid			XXX-XX-XXXX	P. O. Box 371338 Pittsburgh PA 15250-7338			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25005	CHK	052626	04/27-05-22: FC: 2,04	06/26	04/27-05-22: FC: 2,046	\$3,378.95		\$3,378.95
06/04/2026	25006	CHK	0526261	04-24/05-22: 26 RS: 8	06/26	04-24/05-22: 26 RS: 80	\$1,480.68		\$1,480.68
06/04/2026	25007	CHK	0526262	04-24/05-22: GS: 1,94	06/26	04-24/05-22: GS: 1,946	\$3,540.91		\$3,540.91
07/09/2026	25077	CHK	062526	GS: 05-22/06-24: Ther	07/26	GS: 05-22/06-24: Ther	\$1,931.60		\$1,931.60
07/09/2026	25078	CHK	0625261	RS: 05-22/06-24: Ther	07/26	RS: 05-22/06-24: Ther	\$756.63		\$756.63
07/20/2026	25100	CHK	062926	05-22/06-24: 0 FC: 11	07/26	05-22/06-24: 0 FC: 119	\$1,773.44		\$1,773.44
Totals For Vendor: National Grid								\$12,862.21	
North of Boston Media Group			XXX-XX-XXXX	100 Turnpike Street North Andover MA 01845			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/20/2026	25089	CHK	11316425	06-10: Ad: Sump Pum	07/26	06-10: Ad: Sump Pump	\$739.80		\$739.80
Totals For Vendor: North of Boston Media Group								\$739.80	
North Shore Executive Directors Association			XXX-XX-XXXX	c/o Concord Housing Authority 34 Everett St. Concord MA 01742			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/20/2026	25101	CHK	071326	Membership Dues for	07/26	Membership Dues for 2	\$85.00		\$85.00
Totals For Vendor: North Shore Executive Directors Association								\$85.00	
Northeast Arc, Inc.			XXX-XX-XXXX	27 Garden Street, Unit 4 Danvers MA 01923-1408			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/20/2026	25102	CHK	22518	02-09-26: Shredding	07/26	02-09-26: Shredding	\$304.10		
			25282	06-16-26: Shredding	07/26	06-16-26: Shredding	\$401.40		\$705.50
Totals For Vendor: Northeast Arc, Inc.								\$705.50	
OD Answering Services LLC			XXX-XX-XXXX	11 Manning Street Medford MA 02155			Yes		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25008	CHK	19159A	05-26: Dedicated Mai	06/26	05-26: Dedicated Maint.	\$563.00		\$563.00
06/18/2026	25036	CHK	19377A	06-26: Dedicated Mai	06/26	06-26: Dedicated Maint.	\$563.00		\$563.00
Totals For Vendor: OD Answering Services LLC								\$1,126.00	
Patriot Constable Service, LLC			XXX-XX-XXXX	859 Willard St. Unit: 400 Quincy MA 02169			No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/29/2026	25061	CHK	43318	[REDACTED]	06/26	[REDACTED]	\$300.00		
			43461	[REDACTED]	06/26	[REDACTED]	\$210.00		\$510.00
Totals For Vendor: Patriot Constable Service, LLC								\$510.00	

Marblehead Housing Authority

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Check Name		SSN / TIN	Check Address				Print 1099		
PRIMO Brands		XXX-XX-XXXX	P. O. Box 856192 Louisville KY 40285-6192				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25053	CHK	16F6708958693	05-11/06-10: FC Maint.: 4-5 Gallon	06/26	05-11/06-10: FC Maint.: 4-5 Gallon	\$13.95		
			26F0010819464	05-13/06-12: RS: 6-5 Gallon	06/26	05-13/06-12: RS: 6-5 Gallon	\$104.94		\$118.89
Totals For Vendor: PRIMO Brands									\$118.89
Principal Bank as Custodian FBO Commonwealth of MA		XXX-XX-XXXX	P.O. Box 830984 Philadelphia PA 19182				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25009	CHK	060426	05-01/26-05/31/26: 45	06/26	05-01/26-05/31/26: 457	\$375.00		\$375.00
07/09/2026	25079	CHK	063026	457: 06/01/26-06/30/2	07/26	457: 06/01/26-06/30/26	\$300.00		\$300.00
Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA									\$675.00
Principal Bank as Custodian FBO Commonwealth of MA		XXX-XX-XXXX	P. O. Box 830984 Philadelphia PA 19182				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25010	CHK	060426	05-01-26/05-31-26: O	06/26	05-01-26/05-31-26: OB	\$341.41		\$341.41
07/09/2026	25080	CHK	063026	OBRA: 06-01-26/06-3	07/26	OBRA: 06-01-26/06-30-	\$270.65		\$270.65
Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA									\$612.06
Rene C. Lamarre Co., Inc.		XXX-XX-XXXX	23 Oakview Avenue Salem MA 01970				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25054	CHK	061026	RS: Gravel Install Behi	06/26	RS: Gravel Install Behin	\$1,707.00		\$1,707.00
Totals For Vendor: Rene C. Lamarre Co., Inc.									\$1,707.00
Republic Services, Inc.		XXX-XX-XXXX	PO Box 71068 Charlotte NC 28272-1068				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25026	CHK	0094-002218360	05-01/05-31: Trash	06/26	05-01/05-31: Trash	\$4,542.29		\$4,542.29
07/20/2026	25103	CHK	0094-002227792	07-01/07-31: Trash	07/26	07-01/07-31: Trash	\$6,437.84		\$6,437.84
Totals For Vendor: Republic Services, Inc.									\$10,980.13
Salem Housing Authority		XXX-XX-XXXX	27 Charter Street Salem MA 01970				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25011	CHK	#06-2026	June 2026: Managem	06/26	June 2026: Managem	\$11,274.00		
			043026	04-30-26: Reimburse	06/26	04-30-26: Reimburse	\$2,552.16		\$13,826.16
06/11/2026	25027	CHK	053126	05-31-26: Reimburse	06/26	05-31-26: Reimburse	\$187.50		\$187.50
07/09/2026	25081	CHK	#07-2026	July 2026: Managem	07/26	July 2026: Management	\$11,274.00		\$11,274.00
07/20/2026	25104	CHK	05012026	May 2026: Reimburse	07/26	May 2026: Reimburse	\$2,716.75		\$2,716.75
Totals For Vendor: Salem Housing Authority									\$28,004.41
Sperling Interactive		XXX-XX-XXXX	10 Derby Square Unit: 1 Salem MA 01970				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25028	CHK	19019	06-26 Maintenance	06/26	06-26 Maintenance	\$260.00		\$260.00
Totals For Vendor: Sperling Interactive									\$260.00

Marblehead Housing Authority Vendor Payment History Report

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Check Name		SSN / TIN	Check Address				Print 1099		
Superior Landscape, Inc.		XXX-XX-XXXX	PO Box 1330 Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25055	CHK	R8531	May Landscape	06/26	May Landscape	\$4,051.00		\$4,051.00
07/20/2026	25105	CHK	R8889	Lawn Cuts, Clean Up, T	07/26	Lawn Cuts, Clean Up, T	\$3,580.00		\$3,580.00
Totals For Vendor: Superior Landscape, Inc.									\$7,631.00
SV Design LLC		XXX-XX-XXXX	126 Dodge Street Beverly MA 01915				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/11/2026	25029	CHK	50082	#168128: 1 FC: Profes	06/26	#168128: 1 FC: Profess	\$2,705.00		
			49847	#168128: 1FC: July-O	06/26	#168128: 1FC: July-Oct	\$7,961.25		
			50425	#168128: 1FC: Februa	06/26	#168128: 1FC: Februar	\$127.50		
			50426	#168128: 1 FC: Febru	06/26	#168128: 1 FC: Februar	\$1,309.00		\$12,102.75
Totals For Vendor: SV Design LLC									\$12,102.75
Thomas Russell		XXX-XX-XXXX	239 Washington St. Unit: 3 Marblehead MA 01915				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25012	CHK	060426	April 2026: Mileage: 3	06/26	April 2026: Mileage: 33	\$204.91		
			0604261	March 2026: Mileage: 0	06/26	March 2026: Mileage: 3	\$189.47		
			0604262	Feb 2026: Mileage: 29	06/26	Feb 2026: Mileage: 295	\$181.35		\$575.73
Totals For Vendor: Thomas Russell									\$575.73
Toshiba America Business Solutions		XXX-XX-XXXX	PO Box 70241 Philadelphia PA 19176-0241				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/25/2026	25056	CHK	5039093058	26 RS: 06-15/07-14: S	06/26	26 RS: 06-15/07-14: Sc	\$262.00		
			5039093057	26 RS: 06-15/07-14: C	06/26	26 RS: 06-15/07-14: Co	\$440.44		\$702.44
Totals For Vendor: Toshiba America Business Solutions									\$702.44
Town Of Marblehead		XXX-XX-XXXX	10 Humphrey St. Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/09/2026	25082	CHK	062326	COA Driver: 06-28-26	07/26	COA Driver: 06-28-26	\$150.00		\$150.00
Totals For Vendor: Town Of Marblehead									\$150.00
Town of Marblehead Board of Health		XXX-XX-XXXX	Mary A. Alley Municipal Building 7 Widger Road Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/09/2026	25083	CHK	16274	May 2026: Trash	07/26	May 2026: Trash	\$435.00		\$435.00
Totals For Vendor: Town of Marblehead Board of Health									\$435.00
Town of Marblehead Financial Services		XXX-XX-XXXX	7 Widger Road Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/20/2026	25106	CHK	2274394	06-15/06-18: Fuel	07/26	06-15/06-18: Fuel	\$299.11		\$299.11
Totals For Vendor: Town of Marblehead Financial Services									\$299.11
Town Of Marblehead Office Of Retire		XXX-XX-XXXX	Mary Alley Building 7 Widger Road Marblehead MA 01945				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/04/2026	25013	CHK	060426	May 2026: Retirement	06/26	May 2026: Retirement	\$6,253.72		\$6,253.72
06/29/2026	25062	CHK	070126	Appropriation Fiscal Y	06/26	Appropriation Fiscal Ye	\$137,138.00		\$137,138.00
07/09/2026	25084	CHK	063026	June 2026: Retirement	07/26	June 2026: Retirement	\$4,981.16		\$4,981.16
Totals For Vendor: Town Of Marblehead Office Of Retire									\$148,372.88

Marblehead Housing Authority

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Check Name		SSN / TIN	Check Address				Print 1099		
Verizon		XXX-XX-XXXX	P.O. Box 15124 Albany NY 12212-5124				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/18/2026	25037	CHK	060526	05-06/06-05: Fax	06/26	05-06/06-05: Fax	\$56.22		
			0605261	05-06/06-05: 114 FC	06/26	05-06/06-05: 114 FC Sh	\$125.11		\$181.33
07/27/2026	25111	CHK	070526	06-05/07-05: Fax	07/26	06-05/07-05: Fax	\$55.90		
			0705261	06-06/07-05: 113 FC	07/26	06-06/07-05: 113 FC Sh	\$121.77		\$177.67
Totals For Vendor: Verizon									\$359.00
Verizon Wireless		XXX-XX-XXXX	PO Box 15062 Albany NY 12212-5062				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
07/04/2026	070426	INV		06-05/07-04: Cells	07/26	06-05/07-04: Cells	\$521.03		\$521.03
Totals For Vendor: Verizon Wireless									\$521.03
Waltham American Legion Band		XXX-XX-XXXX	PO Box 540435 Waltham MA 02455				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/15/2026	25030	CHK	1	250th Celebration: 06-	06/26	250th Celebration: 06-2	\$600.00		\$600.00
Totals For Vendor: Waltham American Legion Band									\$600.00
WB Mason Company, Inc.		XXX-XX-XXXX	PO Box 981101 Boston MA 02298-1101				No		
Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
06/18/2026	25038	CHK	262335597	Office Supplies	06/26	Office Supplies	\$13.72		\$13.72
Totals For Vendor: WB Mason Company, Inc.									\$13.72
Total Payments:							56		\$627,177.33
Totals for Revolving Fund									\$627,177.33

Site Improvements, Inc.
PO Box 1145
Andover, MA 03079

Waterfield Design Group
50 Cross Street ,
Winchester, MA 01890

Below please find our proposal based on the above referenced Change Order Proposal Request.

We will require 0 additional calendar days to complete this work.
If you wish for us to proceed with this work, please issue a formal Change Order.