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

HYBRID MEETING

Address: Marblehead Housing Authority, 26 Rowland Street, Marblehead, MA 01945, **ROOM:** Community Room **–OR-**
By Zoom
When: Sep 15, 2026 03:30 PM Eastern Time (US and Canada)
Topic: Marblehead Housing Authority Board of Comissioners

Join from PC, Mac, iPad, or Android:
https://us02web.zoom.us/j/83379443324?pwd=xcBTr8N4xGABpR78ib5PJLlMZXPQY7.1
Passcode:851268

Phone one-tap:
+16465588656,,83379443324#,,,,*851268# US (New York)
+16469313860,,83379443324#,,,,*851268# US

Join via audio:
+1 646 558 8656 US (New York)
+1 646 931 3860 US
Webinar ID: 833 7944 3324
Passcode: 851268

Tuesday	September	15	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 August 25, 2026.
3. Public/Resident Participation

4. Report of the Executive Director
5. Communications
   Modernization Report, Maintenance Operations Report, Public Housing Operations Report, Inspection Services Report, State-wide waitlist Data Report, Service Coordinator Report, Future Forward Resident Program Report
6. Items from Commissioners
   MHA Communication Protocols
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 August 2026.
   b. Board Vote-Financial Statements as provided by Fenten Ewald and Associates for period ending 8/31/26.
   c. Board Vote-Bid approval for the lowest responsive, responsible bidder, Kneeland Construction Corp, in the amount of $89,100 for the replacement of mechanical room door and crawl space vents at Powder House Court and Green Street Court
   d. Adjournment

Hybrid Meeting Notice: Members of the public are welcome to attend this in-person at the Marblehead Housing Authority Roads School Community Room, 26 Rowland Street, Marblehead, MA 01945 or by the remote zoom connection provided. Please note that the in-person meeting will not be suspended or terminated if technological problems interrupt the remote connection.

THIS AGENDA IS SUBJECT TO CHANGE

Chairperson:____Jenn Schaeffner______________________________
Posted by: _______Cathy Sheehan____________________________
Date: ___September 9, 2026____________________________________

MINUTES OF THE
REGULAR MEETING
FOR THE MARBLEHEAD HOUSING AUTHORITY
Tuesday August 25, 2026
3:30 p.m.

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1. **Called Meeting to Order at 3:00 p.m.**

2. **Roll Call**

Present	Absent
Jenn Schaeffner	
Terri Tauro	
Jeff Weeden (arrived at 3:41pm)	Kristin duBay Horton
Bill Kuker	

Also Present: Cathy Hoog, Executive Director

3. **Minutes of Previous Meeting(s)**

Bill Kuker moved to approve the Minutes of the Regular Meeting held on June 16, 2026 and the special meeting held on July 1, 2026. Terri Tauro seconded the motion and the vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Jeff Weeden	

4. **Tenant/Public Engagement**

Elaine McGrath (Roads School)-see attached comments

5. Communications

MHA Department Reports (Public Housing Report, Modernization Report, Maintenance Reports, Resident Services Report, Waitlist/Champ Data Report, ED summarized the reports asking Board members if they have any questions.

6. Items from the Commissioners

Bill Kuker asked about fluorescent lighting and if we can replace with LED lighting through a grant program. ED discussed how MHA recently provided a listing of the sustainable upgrades provided through grant programs over the course of this Administration and discussed regularly including this information on the modernization report.

7. Report from Committees

None

8. Broughton Road Redevelopment Updates

ED provided updates about the informal meeting with the Planning Board (June 15) and how the Planning Board provided feedback on the design iterations, specifically the height of the building and how the support was not there for the existing 4 story height. The Development team will go back to the table and generate some new concepts given the feedback presented. Also discussed some new meeting dates to return to the Planning Board with some new concepts for further feedback. Also, a date to share the project updates with the Selectboard asking for a support letter to go along with the Project Eligibility application to EOHLC

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 June and July 2026.

Terri Tauro motioned to approve the Vendor payments for period ending June 2026 and July 2026 which was seconded by Jeff Wheeden.

Ayes	Nays
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 June 30, 2026 and July 31, 2026.

Bill Kuker motioned to approve the 6/30/26 and 7/31/26 Financial Statements as presented which was seconded by Terri Tauro. The vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Jeff Weeden	

c. Board Vote-Collection of Losses and Write Offs for Period Ending 6/30/26

Bill Kuker motioned to approve the collection of losses and write offs as presented. The motion was seconded by Jeff Wheeden and the vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Jeff Weeden	

d. Board Vote-Award of Bid for Sump Pump Upgrades Porject #168130 at Old Farrell Court, Green Street Court and New Farrell Court to Hydro Mechanical Inc. in the amount of $108,534.00

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

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Jeff Weeden	

e. Board Vote-New hire, Maintenance Mechanic, Nathan Sousa Nascimento

A motion was mad by Bill Kuker which was seconded by Jeff Wheeden to approve the new hire as presented. The vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Jeff Weeden	

f. Board Vote Change Order #1 for project 168121, selective paving and fence work, in the around of $8,134.85 for additional work on the stoops of the building. 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
Jenn Schaeffner	
Bill Kuker	
Terri Tauro	
Jeff Weeden	

g. **Adjournment of Regular Board Meeting and motion to go into Executive Session under MGL 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.**

Bill Kuker moved that the Board adjourn the regular Meeting at 4:32 p.m. Terri Tauro seconded the motion to adjourn the meeting. The vote was as follows:

Ayes	Nays
Jenn Schaeffner	
Bill Kuker	
Terri Taruo	
Jeff Weeden	

Chairman Schaeffner adjourned the meeting at 4:32 PM.

Respectfully Submitted,

Cathy Sheehan

Cathy Sheehan, Executive Director

Tenant Comment to MHA Board & Executive Director Cathy Sheehan August 25, 2026 MHA Board Meeting (please include in next month's Bd. packet)

I want to bring to your attention 2 omissions of material in the Board agenda and packet:

First, there is no mention of the August 18 League of Women Voters Voter Registration Drive at Farrell Court in the ED Report. That drive was a first in the 10+ years I've lived at the MHA. Tenants worked with the LWV and other volunteers and MHA Property Mgr. Robert Lambert (who helped with setup and info) to help tenants register and answer their questions about voting. ITO members Ann Freedman, Jean Halpin, Elaine McGrath and Sandra Winter, along with Alexis Soule and Jean Hamburg of the Unitarian Church Social Action Committee, created and distributed flyers for all 307 units at their own expense.

Second, an item in the MHA Board meeting agenda has been changed without notice or discussion, and this is a request to return it to the former description.

In the past year, the format of the MHA Board Agenda has been changed to list tenant and public comment as "Public Participation." Up until last year, it was listed as Resident or Tenant/Public Participation. Why were tenants dropped from this description and by whom? Tenants are not the public and the public are not tenants. The Salem Housing Authority continues to list this item as Resident or Tenant/Public Participation.

Elaine McGrath
Roads School

Executive Director Summary

September 2026

Administration/Personnel

- "Future Forward" individual enrollment/goal setting completed for 11 families in Marblehead and 12 families in Salem. Enrollment will be ongoing. Five families have begun earning escrow, we now have over $15,000 in escrow! Enrollment over the course of the next year will continue until the full enrollment of 25 families is met **See Future Forward report in Board packages for detailed information.**
- **The 2027 Draft Annual Plan to be finalized later in September and presented to the Board in October Meeting. The Draft will also be shared with the Informal tenant Organization members later this month.**

Financials

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

Broughton Road Redevelopment Updates

The team completed a Planning Board presentation on Sept 8th, 2026. The preliminary feedback was positive and better received since the reiteration of the design height of the building in the front and one of the buildings at the rear of the site. The slide show is included in Board packets. The Select Board met on Sept 9, 2026 and unanimously voted to provide a letter of support for the project as part of the requirement for the 40B application to the Executive Office of Housing and Livable Communities.

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!

<u>Funding Awards Summary 2025-2026</u>

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

<u>Property/Modernization</u>

- **179 Work orders** logged for August 2026. **28 Inspections** performed. **3 out of 3 maintenance work order resident satisfaction calls made as favorable.**

- See newly improved **Maintenance Operations Report for more information related to work order specifics, Inspection Operations Report for information related to public housing inspections data.**
- See new M**odernization Operations Report** for specific project modernization information. **2 projects are in motion 3 projects are next in line and 3 are in design/review phase. A complete list of projects directory is also included.**
- **100 applications** have been pulled for review in August.
- See **Champ Data report** for information related to list pulls and offers made to date.
- **296 Households currently under lease. 6 Elderly Vacancies and 1 Family Vacancy- 3 units leased in August.**
- See newly improved **Public Housing Operations Report** for more information related to public housing operation standards like vacancies, units leased, private conferences and compliance inspections-**10 compliance inspections completed in August and 8 private conferences.**

Residents and Community

- 5 new referrals made for August to the Resident Services Coordinator, 206 contacts were made overall for both months.
- Ongoing programs for residents include-
  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
- For more detailed information related to contacts made, please see the **Resident Services Coordinator monthly report.**

Broughton Road Redevelopment

Marblehead Planning Board Meeting

Sept. 8, 2026

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WinnDevelopment

Cathy to start the conversation, explain the history/why we are where we are today, priorities, how MHA selected Winn.

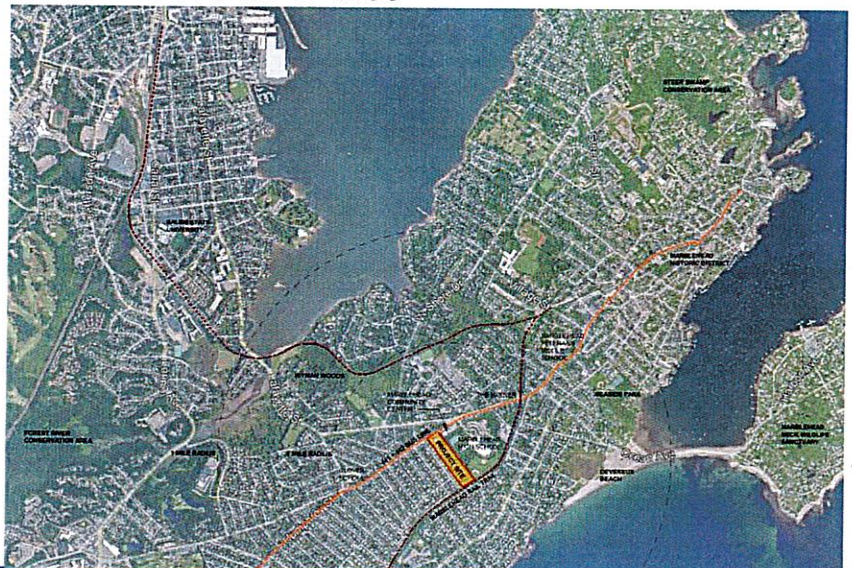
Broughton Road Work to Date

Dec. 2023 MHA put out a Request for Proposals to select a developer partner to assist in pursuing a mixed-finance redevelopment of this state-aided public housing.

Oct. 2024 MHA voted unanimously to designate Winn Development as its development partner.

Mar. 2025 MHA and Winn finalized partnership terms.

Mar. 2025 – present Site Due Diligence; funding applications; meetings with: MHA Board, residents, abutters, Town staff, Rail Trail, Senior Center, more



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Focus first on why and how this project concept got originated, the work before the release of the RFP and then on how much work has been done talking to the community since the partnership terms were finalized

Alignment with various local and state goals. Can mention HPP

Marblehead Housing Production Plan (HPP) Goals

There are four goals listed in the Town's HPP, and the first one speaks specifically to the aging population.

1. Create housing that allows seniors to remain in Marblehead and continue to live independently.
2. Expand naturally affordable housing choices for a variety of households, including public employees, renters, young families, and households that are priced out of the market.
3. Create deed-restricted Affordable Housing.
4. Strengthen community relationships and build awareness of housing need.

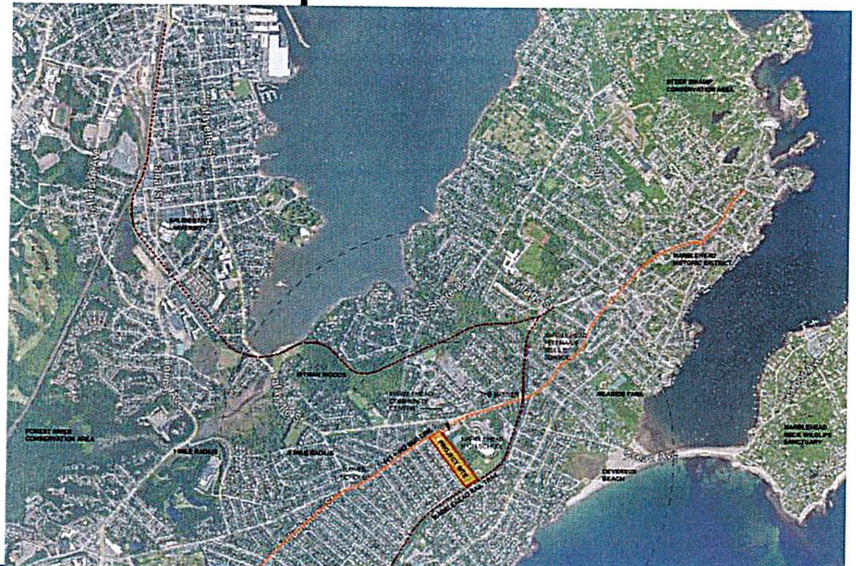
Broughton Road Next Steps

Fall 2026 Submit Project Eligibility Letter to EOHLC for 40B Comprehensive Permit, begin Comprehensive Permit process with Zoning Board of Appeals

2027 Receive 40B Permit, Continue: resident and community engagement, funding applications

2028 Construction start

2030 Lease up



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Focus on: Why we are here tonight
Asking for your support of this project moving forward through the process, submitting a PEL

Broughton Road Redevelopment Team

Project Sponsor and Developer – Marblehead Housing Authority

- Development Partner - WinnDevelopment
- Property Manager – WinnResidential
- Resident Services – Connected Communities Foundation
- Architect – ICON Architecture
- Landscape Architect – Copley Wolff Design Group
- Civil Engineer – Hancock Associates
- 40B Legal Counsel – Dain Torpy
- Local Counsel – Lausier & Lausier

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Anyone missing?

Project Site

Existing family, **state public housing** owned and maintained by the Marblehead Housing Authority (MHA)

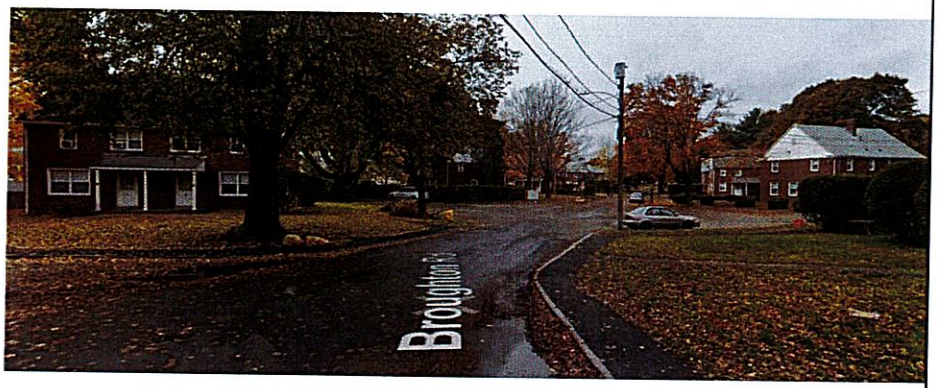
62 residential units
- 34 two bedrooms
- 28 three bedrooms

Developed in 1950 & 1980s

In need of capital repairs

No accessible units

"wet" site due to poor grading and water management infrastructure



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Reminder of the basics of the site and the units
Key points: what is the site? on the one hand the site is one of the few affordable options in Town and it's a great community, on the other hand it needs so much help with the limited resources that have been available to properly maintain it for decades. With investment from the state in state public housing, the MHA started plans to look for a partner to redevelop

Opportunity

87% of Broughton units are 75+ years old

Marblehead SHI is 3.8%; not a lot of developable sites in Town

Marblehead has a growing need for senior housing, and **Broughton Road is ideally located adjacent to the senior and community center**

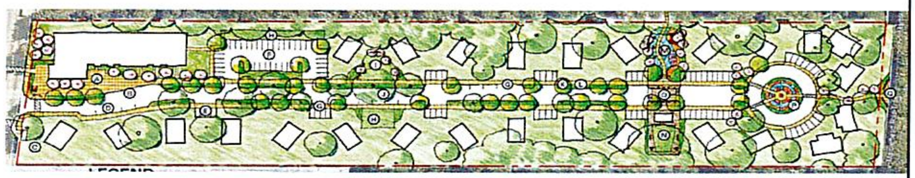
The site:
- has opportunity to add density
- is in Town's 3A District
- is on MBTA bus route
- abuts Marblehead Rail Trail

Resources available for state public housing to provide better financing and long term maintenance

Maybe combine with the Slide 5 and just say these things?

Project Concept RFP Response March 2024

One new construction building at Humphrey Street and Senior Center



3 stories / 47 units
Footprint: 225'x64' (not including the bump out at the front)
First floor: 17,000SF
Total Bldg.: 51,000SF
Height: 36'
Setback from Humphrey: 14'/aligned with existing bldgs.

Unit Mix
24 1BR
17 2BR
6 3 BR
47 Total Units

97 Total units (62 existing + 35 new)

Demolish 6 bldgs.

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At our last planning board presentation there were a lot of questions about how the design changed from the RFP response, so the design portion of this presentation is grounded in making sure the differences, and why there are differences, are clear

Project Concept Updated 2024 - 2026

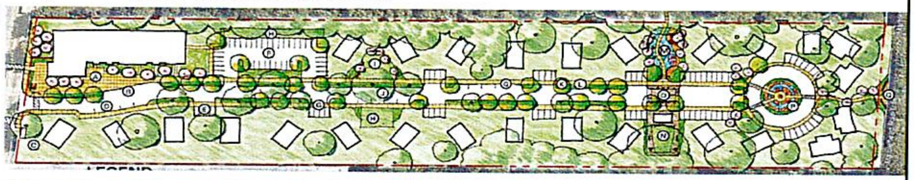
One new construction building at Humphrey Street and Senior Center + **new construction townhomes at end of road**

3 stories / 47 → **50 units**
Footprint: 225'x64' → **270'x67' (average; there are bays)**
First floor: 17,000SF → **17,650SF**
Total Bldg.: 51,000SF → **52,900SF**
Height: 36' → **36'**
Setback from Humphrey: 14' → **14' / aligned with existing bldgs.**

Unit Mix
24 → **45 1BR**
17 → **5 2BR**
6 → **0 3BR**
47 → **50 Total Units**

97 → **112 Total units (62 existing + 50 new)**
Demolish 6 → **10 bldgs.**

Project Concept RFP Response March 2024



Current Project Concept: 62 updated/new PHA units, 50 new construction units, mixed income (55+) and new project amenities for all residents

Project Concept Updated 2024 - 2026

Stakeholder Engagement and Due Diligence informed:

Family → Age Restricted Housing

More amenity space in new bldg.

Maintaining setbacks to align with the senior center and to not impose on the street

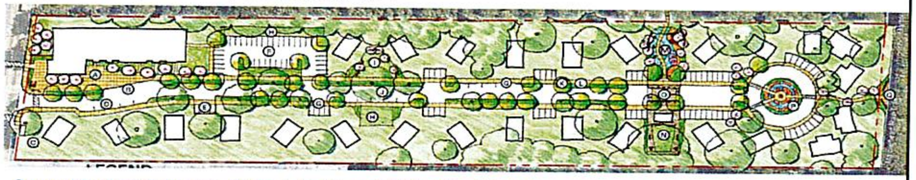
Repositioning Broughton Rd too cost prohibitive

Demolishing the four 1980s buildings & fixing grading and drainage issues

Ledge toward middle of the site / limit demolition there

Simplified landscape interventions along the site

Project Concept RFP Response March 2024



Current Project Concept: 62 updated/new PHA units, 50 new construction units, mixed income (55+) and new project amenities for all residents

Project Concept

NEW AGE RESTRICTED BLDG	1BR	2BR	3BR	Total Unit Count	Building GSF	RFP Response
AVERAGE NSF	725	875	1,100			
FIRST FLOOR	10	0	0	10	17,650	17,000
SECOND FLOOR	17	3	0	20	17,650	17,000
THIRD FLOOR	18	2	0	20	17,650	17,000
Total	45	5	0	50	52,950	51,000
	1BR	2BR	3BR	Units	Total GSF	
	90.0%	10.0%	0.0%			

DEMO'D TOWNHOMES		2BR	3BR	Total Unit Count
AVERAGE NSF		900	1,100	
	0	6	14	20
Total	0	6	14	20
	1BR	2BR	3BR	Units
	0.0%	30.0%	70.0%	

NEW TOWNHOMES 1:1 REPLACEMENT OF EXISTING		2BR	3BR	Total Unit Count	Building GSF
AVERAGE NSF		1,300	1,450		
FIRST FLOOR	0	4	6	10	11,000
SECOND/THIRD FLOOR	0	2	8	10	22,000
Total	0	6	14	20	33,000
	1BR	2BR	3BR	Units	Total GSF
	0.0%	30.0%	70.0%		

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Humphrey St. Perspective

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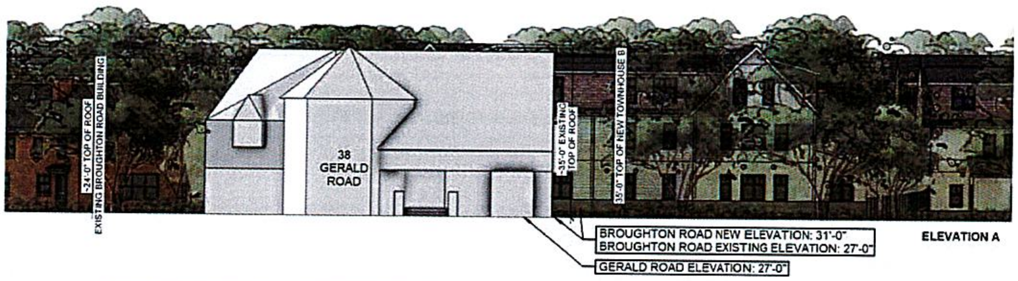
Gerald Road Perspective



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Countryside Lane Perspective

Landscape Buffers

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Conclusion

- ✓ Provide further feedback from the June Planning Board Meeting
- ✓ Continue moving forward in partnership with the Town on this redevelopment process

Next steps:

- File project PEL
- Receive state approval on the PEL
- Prepare Comprehensive 40B Permit
- File 40B Permit Application with Zoning Board of Appeals
- Copies of the 40B Permit Application would be submitted to Planning Board and other Town Departments for comments.
  - Preliminary architectural plans, civil plans, utility plans, building elevations, etc.
  - A list of requested waivers from local ordinances, bylaws, and regulations
- Begin ZBA Hearing Process
- ZBA issues a Comprehensive Permit Decision, which includes all local approvals needed for the development of the project

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Why we are here to

The ZBA is responsible for issuing all permits and approvals under all local ordinances, bylaws, and regulations.

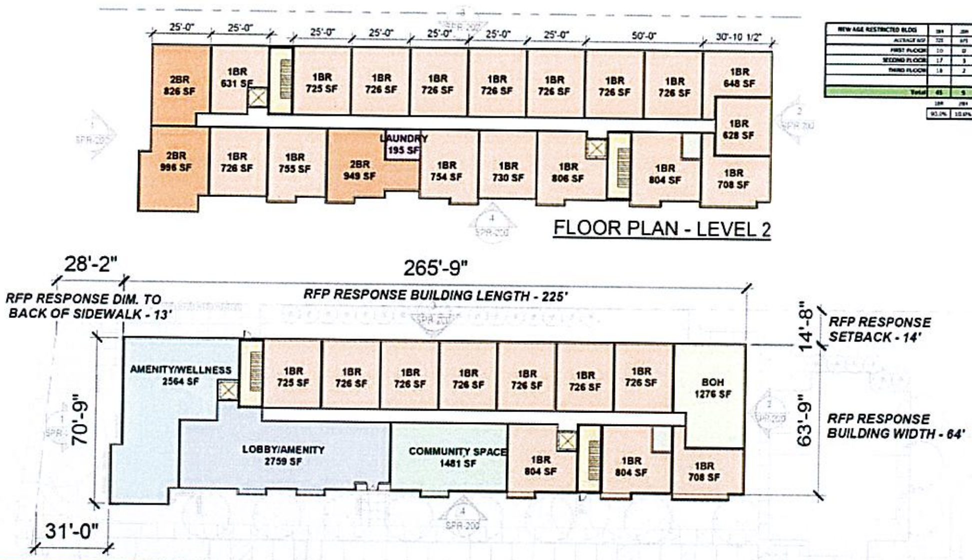
Planning Board, Select Board and all other Town Departments are welcome to submit comment letters to the ZBA

The ZBA cannot grant permits required by state law, so the Developer will need to apply for an Order of Conditions with the Marblehead Conservation Commission

Town of Marblehead ZBA hearings, adhering to the 40B schedule: 30 days to open a public hearing; 180 days to conduct the public hearing; and 40 days to render a decision after the public hearing closes.

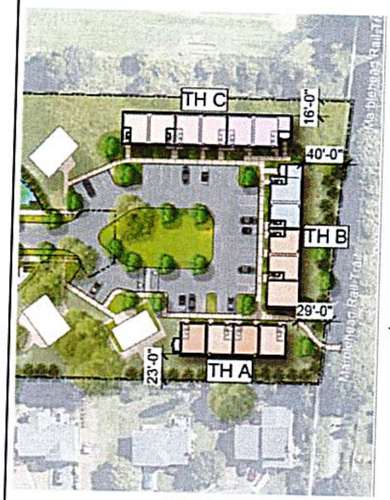
night

Floor Plates - Midrise

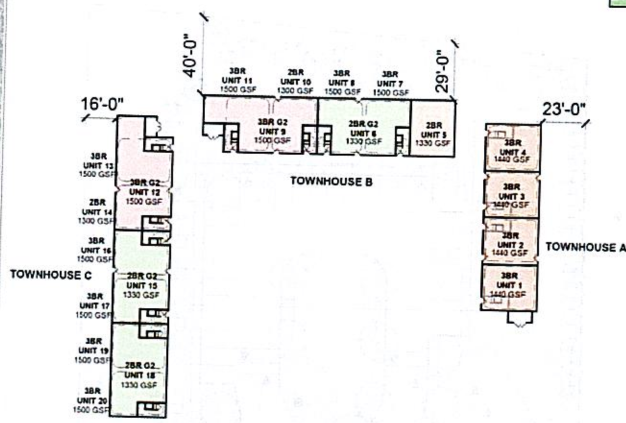


NEW AGE RESTRICTED BLDG	1BR	2BR	3BR	Total Unit Count	Building GSF	RFP Response
AVERAGE NSF	725	875	1,120			
FIRST FLOOR	10	0	0	10	17,650	17,000
SECOND FLOOR	17	3	0	20	17,650	17,000
THIRD FLOOR	18	2	0	20	17,650	17,000
Total	45	5	0	50	52,950	51,000
	1BR	2BR	3BR	Units	Total GSF	
	90.0%	10.0%	0.0%			

Floor Plates - Townhomes



NEW TOWNHOMES 1:1 REPLACEMENT OF EXISTING		[illegible]	[illegible]	Total Unit Count	Building GSF
[illegible]		[illegible]	[illegible]		
FIRST FLOOR	0	[illegible]	[illegible]	10	11,000
SECOND/THIRD FLOOR	0	[illegible]	[illegible]	10	22,000
Total	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	[illegible]	[illegible]	[illegible]	Units	Total GSF
	[illegible]	[illegible]	[illegible]		



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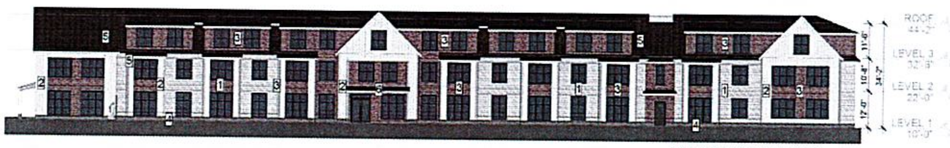
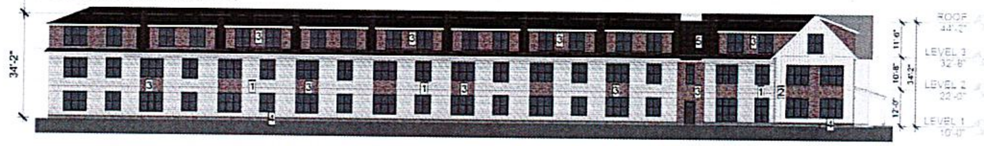
Elevations - Midrise



4: MIDRISE WEST ELEVATION

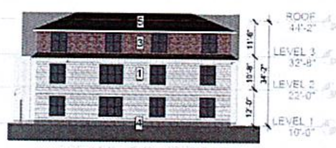
RFP RESPONSE BUILDING HEIGHT - 35'



3: MIDRISE EAST ELEVATION

MATERIAL LEGEND

1. FIBER CEMENT LAP SIDING
2. FIBER CEMENT BOARD + BATTEN
3. FIBER CEMENT 'CEDAR' SHINGLES
4. MASONRY BASE
5. ASPHALT SHINGLES
6. STANDING SEAM ROOF



2: MIDRISE SOUTH ELEVATION

1: MIDRISE NORTH ELEVATION

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MARBLEHEAD HOUSING AUTHORITY WinnDevelopment

Elevations – Existing and Townhouse C

MATERIAL LEGEND

1. FIBER CEMENT LAP SIDING
2. FIBER CEMENT BOARD + BATTEN
3. FIBER CEMENT 'CEDAR' SHINGLES
4. MASONRY BASE
5. ASPHALT SHINGLES
6. STANDING SEAM ROOF

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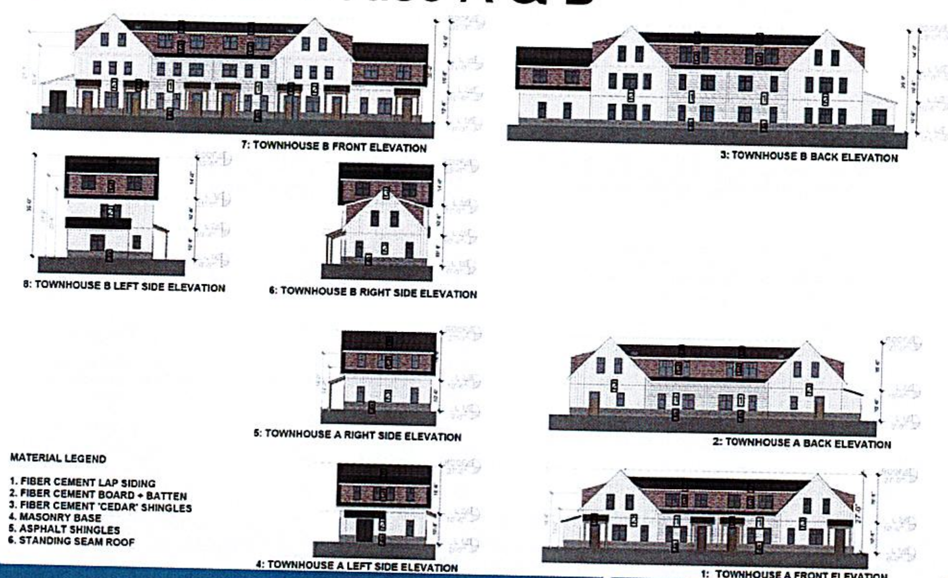
MARBLEHEAD HOUSING AUTHORITY WinnDevelopment

Elevations –Townhouse A & B



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MARBLEHEAD HOUSING AUTHORITY

WinnDevelopment

Rendering

MARBLEHEAD HOUSING AUTHORITY WinnDevelopment

Rendering

RFP Response

Updated Concept

Rendering

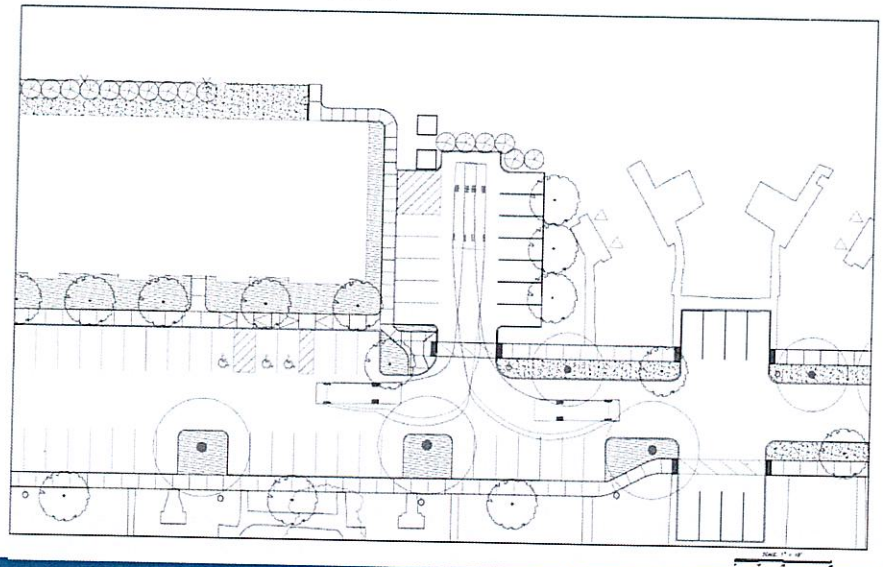
broughtonrd.com

MARBLEHEAD HOUSING AUTHORITY WinnDevelopment

Rendering

MARBLEHEAD HOUSING AUTHORITY WinnDevelopment

Trash Truck Movement



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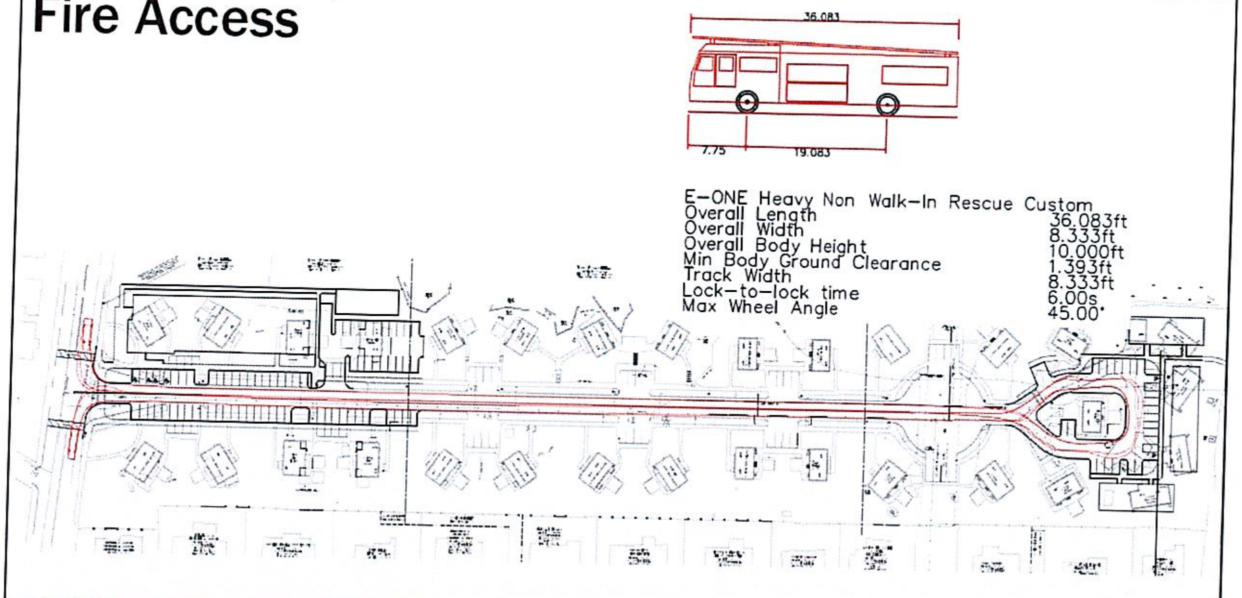
MARBLEHEAD HOUSING AUTHORITY

WinnDevelopment

Fire Access



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MARBLEHEAD HOUSING AUTHORITY

WinnDevelopment

Parking

Existing

- on-site, off-street parking: **62 spaces. 1:1 Ratio**
- Street parking: +/- 29 parallel parking spaces along one side of Broughton road. Nothing is painted. No public or project parking stickers, monitoring or enforcement.
- No ADA spaces
- No off-street visitor parking

Proposed

- on-site parking, off street parking: **127 spaces, 1.13:1 Ratio**
  - 54 spaces for new construction 55+ building, includes 5 ADA spaces
  - 44 existing off-street parking preserved
  - 23 spaces for replacement units, includes 2 ADA spaces
  - 6 visitor spaces, includes 1 ADA space
- Approx +/- 23 potential parallel parking spaces will remain along one side of Broughton Rd
- Additional considerations:
  - 6 on-street spaces are reduced, but 6 visitor off-street spaces are added on-site
  - Parking for the existing/replacement units increases (66 spaces vs. 62 currently)
  - Includes 8 spaces ADA spaces

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MARBLEHEAD HOUSING AUTHORITY WinnDevelopment

Here is the overall concept, contemplates rehabbing existing buildings, and also adding some new units where it makes the most sense

Income and Rent Limits

2026 Income Limits Marblehead	30% AMI	50% AMI	60% AMI
1 Person	36,000	60,000	72,000
2 Persons	41,160	68,600	82,320
3 Persons	46,290	77,150	92,580

2026 Rents based on Income Limitts Marblehead	30% AMI	50% AMI	60% AMI
1 Bedroom	$ 964	$ 1,607	$ 1,929
2 Bedrooms	$ 1,157	$ 1,928	$ 2,314

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About 70 – 80% of the new 50 age restricted units would probably be affordable

Marblehead Housing Authority

Maintenance Operations

September 2026

Work Order Completion Rate

Completed	Open
179	24
88% of total work orders	**12%** of total work orders

Key Takeaway

- 203 total work orders
- 179 completed
- 88% completion rate
- 24 open work orders as of September 1, 2026

Work Orders by Priority

Priority	Complete	Incomplete	Avg. Days	Visual Scale
Routine	115	12	1.39	
Emergency	50	1	0.21	
Inspection Other	11	5	4.87	
Preventive	3	3	26.41	
Vacant	0	3	N/A	

Key Takeaway

Routine work orders represented the largest share of maintenance activity for this reporting period, with 115 completed and 12 open. Emergency response remained strong, with 50 of 51 emergency work orders completed and an average completion time of 0.21 days.

Average Completion Time

Target	Actual
< 5.00 Days	1.69 Days

Resident Satisfaction Follow-Up

Resident Satisfaction

100%

[redacted]

3 of 3 residents who completed satisfaction calls reported favorable results.

Quality Assurance Results

Measure	Result
Residents Contacted	4 calls attempted / 3 completed / 1 resident not reached
Work Completed	3 of 3 favorable
Timely Completion	3 of 3 favorable
Professional Service	3 of 3 favorable
Resident Satisfaction	100% favorable among completed responses
Callbacks Needed	2 voicemails left; 1 resident called back; 1 resident did not complete the survey
Follow-Up Notes	Completed responses were positive. One resident described maintenance staff as "over the top" and "better than ever," praised Brian's work painting handrails, and expressed appreciation for Gary's responsiveness. Another resident noted that the work was completed while she was out of the unit and reported satisfaction with the result.

Key Takeaway

Four resident satisfaction calls were attempted for September 2026. Three residents completed the satisfaction questions and all three reported favorable results for work completion, timeliness, professionalism, and overall satisfaction. One resident could not be reached after a voicemail was left. Feedback was especially positive, with one resident recognizing Brian's work painting handrails and expressing appreciation for Gary's responsiveness and support.

Summary

For the September 2026 reporting period, the Marblehead Housing Authority maintenance department processed **203 work orders** across State 200, State 667, and State 705 properties. Staff completed **179 work orders**, producing an overall completion rate of approximately **88%**, with **24 open work orders** remaining as of September 1, 2026. The department continued to respond quickly to resident needs, completing **50 emergency work orders** with an average completion time of **0.21 days**. Overall average completion time was **1.69 days**, remaining below the five-day target while staff continued routine repairs, preventive maintenance, vacant unit work, inspections, plumbing repairs, electrical checks, safety-related follow-up, and property support across Marblehead Housing Authority developments.

Maintenance Performance Dashboard

Indicator	September 2026
Total Work Orders	203
Completed	179
Open / Incomplete	24
Emergency Work Orders Resolved	50
Routine Work Orders Resolved	115
Inspection Other Corrections	11 completed / 5 open
Preventive Maintenance	3 completed / 3 open
Average Completion Time	1.69 Days
Reporting Period	August 1-September 1, 2026

Development Workload Summary

Development / Portfolio	Completed	Open
Farrell Court	81	15
Green Street Court	18	2
Powder House Court	21	3
Roads School	19	1
New Broughton Road	3	0
Barnard Hawkes Court	8	2
Broughton Road	29	1

Marblehead Housing Authority

Inspection Operations Report – September 2026

As of September 1, 2026, the Marblehead Housing Authority completed **28 annual inspections** across State 200 Family and State 667 Elderly programs. This September update reflects completed inspection activity from **August 1 through September 1, 2026**, with all inspections completed by **Luis Lopez or Patric Bishop**.

Overall, **16 inspections passed** and **12 inspections failed**, resulting in an approximate **57% pass rate** for the completed inspection activity listed in this September report.

The inspection volume was concentrated in the State 667 Elderly portfolio, with **21 completed inspections**, followed by State 200 Family with **7 completed inspections**. Follow-up needs are most concentrated at Green Street Court, Farrell Court, Broughton Road, and Roads School based on failed inspection counts.

Dashboard

Completed inspection results from August 1 through September 1, 2026

Total Completed	Passed	Failed	Pass Rate
28	16	12	57%

Metric	September Result	Operational Meaning
Total Inspections Completed	**28**	Completed annual inspections across State 200 and State 667 from August 1 through September 1, 2026.
Passed	**16**	More than half of completed units passed during this reporting period.
Failed	**12**	Failed results require corrective work orders, resident coordination, and reinspection scheduling.
Pass Rate	**57%**	Overall results show a majority pass rate while still identifying 12 units needing follow-up.

Inspection Activity by Development

Development / Project	Program	Total	Passed	Failed
Barnard Hawkes Court	State 200 Family	**2**	1	1
Broughton Road	State 200 Family	**5**	2	3
Powder House Court	State 667 Elderly	**3**	2	1
Green Street Court	State 667 Elderly	**4**	2	2
Farrell Court	State 667 Elderly	**11**	8	3
Roads School	State 667 Elderly	**3**	1	2
Total	**All Programs**	**28**	**16**	**12**

This report reflects completed annual inspection activity listed from August 1 through September 1, 2026. State 667 represented the majority of the reported activity, with 21 of the 28 completed inspections.

Insights

- **Overall workload:** 28 completed annual inspections were recorded for the September reporting period.
- **Largest program area:** State 667 Elderly accounted for 21 completed inspections, or 75% of the total activity.
- **Highest follow-up need:** Broughton Road and Farrell Court each had 3 failed inspections, followed by Green Street Court and Roads School with 2 failed inspections each.
- **Operational priority:** complete corrective work orders, communicate with residents, and schedule reinspections for the 12 failed units.

Program-Level Inspection Activity

Program	Inspections	Passed	Failed	Pass Rate
State 200	7	3	4	**43%**
State 667	21	13	8	**62%**
Total	**28**	**16**	**12**	**57%**

MARBLEHEAD HOUSING AUTHORITY

Modernization Operations Report — September 2026

September 2026 Current Projects — Total Budget: $558,549

Development	Project	Budget	What is happening now	What comes next	Bottom line
Barnard Hawkes Court	Selective Paving and Fence Work	**$270,549**	Paving, striping, and lining are finished. Fence work is now in planning mode.	A change order is expected because more fence replacement is needed than originally anticipated.	**Paving complete; fence work and change order next.**
Old Farrell Court	Fire Escape Repaint / Walkway Site Work	**$288,000**	Work is complete and the punch list is complete.	Waiting for the contractor to initiate the Certificate of Substantial Completion and Certificate of Final Completion to close out the project.	**Work complete; closeout paperwork pending.**

Projects In Queue — Total Budget: $397,725

Development	Project	Budget	What is happening now	What comes next	Bottom line
All Three Properties **Roads School, Farrell Court, New Farrell Court**	Additional Parking Feasibility	**$45,375**	Allen and Majors recently reached out about looking more closely at this project and getting it up and running.	Design coordination will continue to determine whether additional parking can be added.	**Moving back into active review.**
Properties 667-1 and 667-2	Mechanical Room Door and Vent Cover Replacement	**$52,230**	The project has gone out to bid, and the low bidder has been confirmed as Kneeland Construction.	Next steps include contract processing and project kickoff.	**Low bidder confirmed.**
Properties 667-3 and 667-4	Ventilation of Attics and Basements	**$170,550**	The project walkthrough was held in August, and MHA is waiting to hear back from EOHLC on the low bidder.	Advance after EOHLC response and low-bidder review.	**Awaiting EOHLC response.**
Property 667-5	Dry Sprinkler System Renovations	**$129,570**	Rogue Engineering has made movement on the project, including a finalized plan and a brief virtual meeting to discuss the project and possible tenant relocation.	Continue coordination around project scope, tenant impacts, and bid/readiness steps.	**Finalized plan moving forward.**

Projects In Design / Review / Future Planning — Total Budget: $1,087,350

Development	Project	Budget	What is happening now	What comes next	Bottom line
Old Farrell Court / New Farrell Court	New Potable Water System	**$644,000**	The electrification project has been granted for this property, and prior work includes design upload and boiler replacement coordination.	Continue preconstruction coordination and track next EOHLC direction.	**Preconstruction / coordination phase.**
Properties 667-2, 667-3, and 667-4	Sump Pump Upgrades	**$103,950**	The bidding process has been completed, Hydro Mechanical Inc. has been selected, and the project kickoff is expected soon.	Move into kickoff and construction planning.	**Awarded; kickoff pending.**
Properties 667-2, 667-3, and 667-4	Intercom Systems	**$295,000**	A virtual meeting was held with EOHLC's Howard Gerber, with information shared about each of the properties.	Continue coordination with EOHLC and advance the project based on next guidance.	**Information sharing / planning phase.**

Complete Project Directory — Full Detail Reference

Project No.	Development	Project / Scope	Budget	Start Date	Completion Date	Current Status
168121	Barnard Hawkes Court / Development-wide 200-01	Selective Paving and Fence Work	$270,549	August 2026	TBD	Paving, striping, and lining are finished. Fence work is next.
168122	Roads School / Farrell Court / New Farrell Court 667-03, 667-04, 667-05	Additional Parking Feasibility	$45,375	5/1/2026	TBD	Allen and Majors recently reached out about ghathering more information regarding this project.
168127	Old Farrell Court / New Farrell Court 667-3, 667-4	New Potable Water System	$644,000	12/5/2025	TBD	Electrification project granted for this property; prior work includes design upload and boiler replacement coordination.
168128	Old Farrell Court 667-3	Fire Escape Repaint / Walkway Site Work .	$288,000	August 2026	September 2026 / Closeout Pending	Work is done and the punch list is complete. MHA is waiting for the contractor to initiate the CSC and CFC to finish out the project.
168129	Routine Turnover Line	Routine Turnover	$44,400	TBD	TBD	No new dated project update listed; line continues to be monitored.
168130	Properties 667-2, 667-3, 667-4	Sump Pump Upgrades	$103,950	August 2026	TBD	Bidding process completed; Hydro Mechanical Inc. selected and project kickoff is expected soon.
168131	Properties 667-2, 667-3, 667-4	Intercom Systems	$295,000	1/7/2026	TBD	Virtual meeting held with EOHLC's Howard Gerber, with information shared about each of the properties.
168132	Properties 667-1, 667-2	Mechanical Room Door and Vent Cover Replacement	$52,230	1/20/2026	TBD	Project went out to bid and the low bidder was confirmed as Kneeland Construction.
168133	Properties 667-3, 667-4	Ventilation of Attics and Basements	$170,550	8/13/2026	TBD	Project walkthrough was held; MHA is waiting to hear back from EOHLC on the low bidder.
168134	Property 667-5	Dry Sprinkler System Renovations	$129,570	8/13/2026	TBD	Rogue Engineering finalized the plan and held a brief virtual meeting to review the project, including possible tenant relocation.

FUTURE FORWARD

Self-Sufficiency Program (SSP)

MONTHLY REPORT: August 1 – August 31, 2026

PREPARED BY: Sandra Reiniger/Future Forward Coordinator

PROGRAM OVERVIEW

The Future Forward Self-Sufficiency Program (SSP) supports Public Housing residents working toward greater economic stability through goal planning, connection to community resources, and individualized support and coaching

PROGRAM SNAPSHOT

Marblehead Housing Authority

• Total Participants Enrolled: 9 • In Process of Enrollment: 2 • With Escrow: 2

Salem Housing Authority

• Total Participants Enrolled: 11 • In Process of Enrollment: 1 • With Escrow: 5

TOTAL ESCROW SAVED- Through Aug. 31, 2026 - $15,151.

Marblehead –$10,960.

Salem - $5,191.

MONTHLY HIGHLIGHT

- Women's Money Matters –8 Active Participants invited to continue meeting monthly for "Women's Smart Money" group
- Laptop Lending Library –Continued interest in borrowing/utilizing free available laptops
  -85% of available devices in Salem have been lent to residents
  -20% of available devices in Marblehead have been lent to residents

UPCOMING ACTIVITIES & FOCUS AREAS

- Continue intake and enrollment in Future Forward Program
- Continue to promote Laptop Lending Program via robo call, new flyers posted and Marblehead newsletter.
- Computer Literacy Classes: Assistance with development and outreach for the Range Program providing computer classes for Salem residents.
- Back to School resources for families (backpacks + clothing) Pathways Family Resource Center/Salem Public School/Marblehead Public Schools
- Planning for Holiday assistance and celebrations

MARBLEHEAD
HOUSING AUTHORITY

Cathy Sheehan, Executive Director

September 8, 2026

RESIDENT SERVICE COORDINATOR
MONTHLY REPORT – August 2026

<u>Total Referrals to RSC:</u>	5
From agency: (including MHA staff, MCC)	0
From individual: (including MHA residents, family members, etc.)	5

<u>Contacts:</u>	206
Phone calls:	78
Emails:	89
Home visits:	8
Office visit (including FC office):	11
Flyers:	7
Programs:	13

(Office Hours x3 + Mobile Pantry x3 + Chair Yogax4 + BINGO + Coffee w Lt. O x2 = 106 participants)

<u>Meetings</u>:

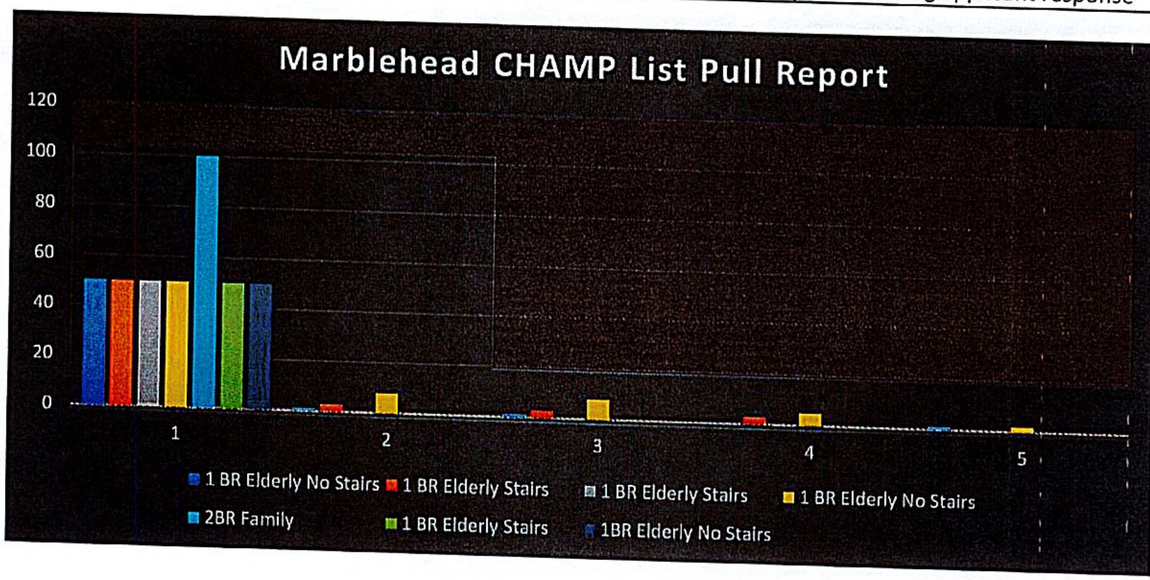
- 8/3 – MCOA Sharon Doliber
- 8/4 – MFHS
- 8/19 – RSC Supervision
- 8/25 – Brookhouse Home

<u>Referrals made by RSC:</u>

- 3 MFHS
- 1 MEM
- 1 MH
- 2 RAFT
- 1 SNAP
- 3 Food Resources

Marblehead CHAMP List Pull Report

Date Pulled	List ID	Criteria	# Applicants Pulle	Eligible Candidates	Offers	Offers Accepted	Rejected Units	Rejected unit Notes
4/6/2026	30612433	1 BR Elderly No Stairs	50	1	1	0	1	List is closed
4/6/2026	30613434	1 BR Elderly Stairs	50	3	3	3	0	List is closed
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	8	8	5	2	Pending applicant response
6/11/2026	31069890	2BR Family	100	0	0	0	0	Pending applicant response
8/26/2026	31527351	1 BR Elderly Stairs	50	0	0	0	0	Pending applicant response
8/26/2026	31533357	1BR Elderly No Stairs	50	0	0	0	0	Pending applicant response



MARBLEHEAD
HOUSING AUTHORITY

Public Housing Administrative Performance Report

MARBLEHEAD
HOUSING AUTHORITY

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.

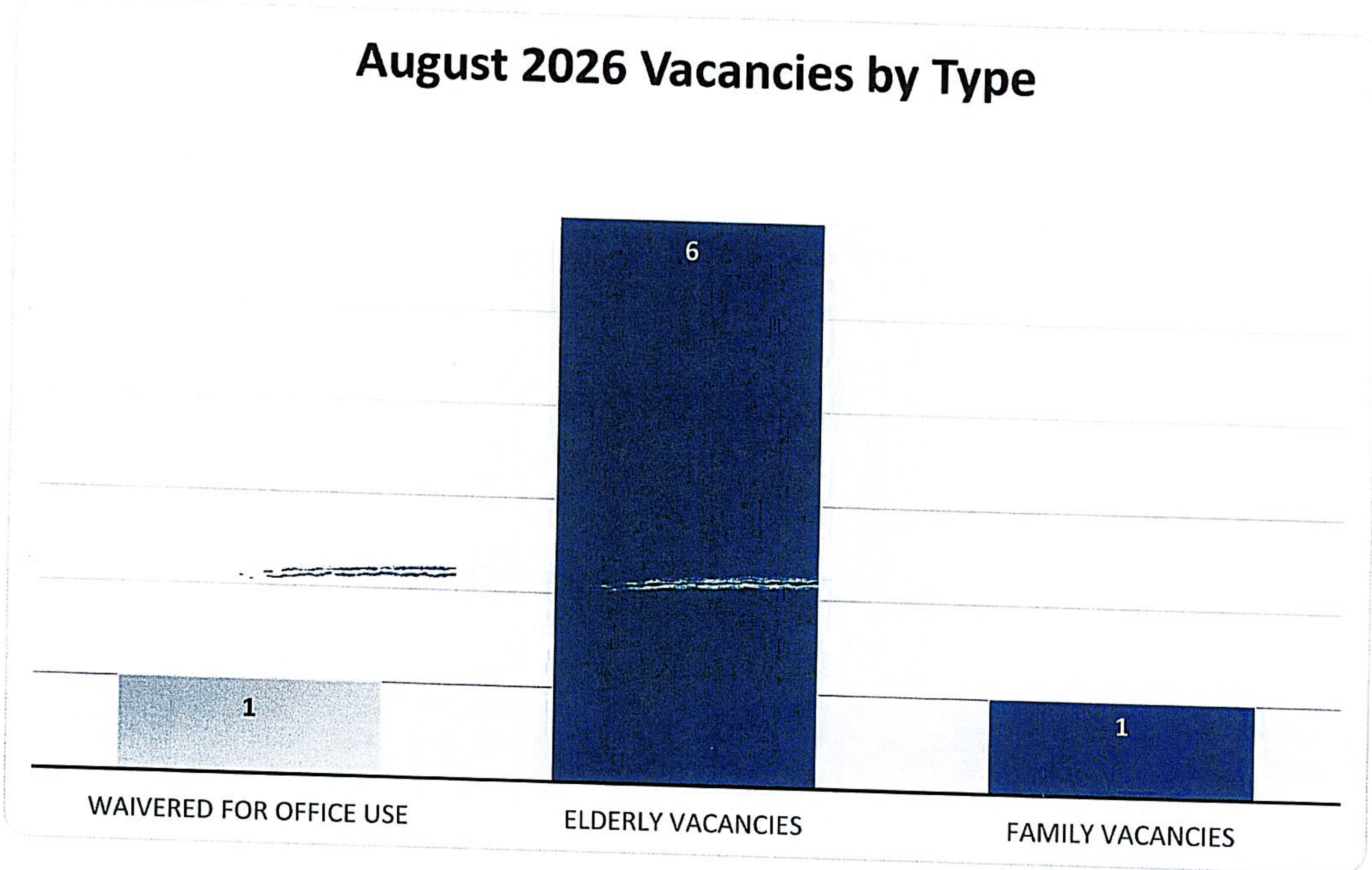
MARBLEHEAD
HOUSING AUTHORITY

Key Highlights

- 296 Households are presently leased on the program.
- Vacancies available to lease are low at 7 units, or ~2%.
- Compliance inspections for 10 residents are continuing as we address lease violations in-house to assist those falling behind with lease obligations while avoiding legal involvement.

MARBLEHEAD
HOUSING AUTHORITY

Vacancy Report



MARBLEHEAD
HOUSING AUTHORITY

Vacancy Report Cont.

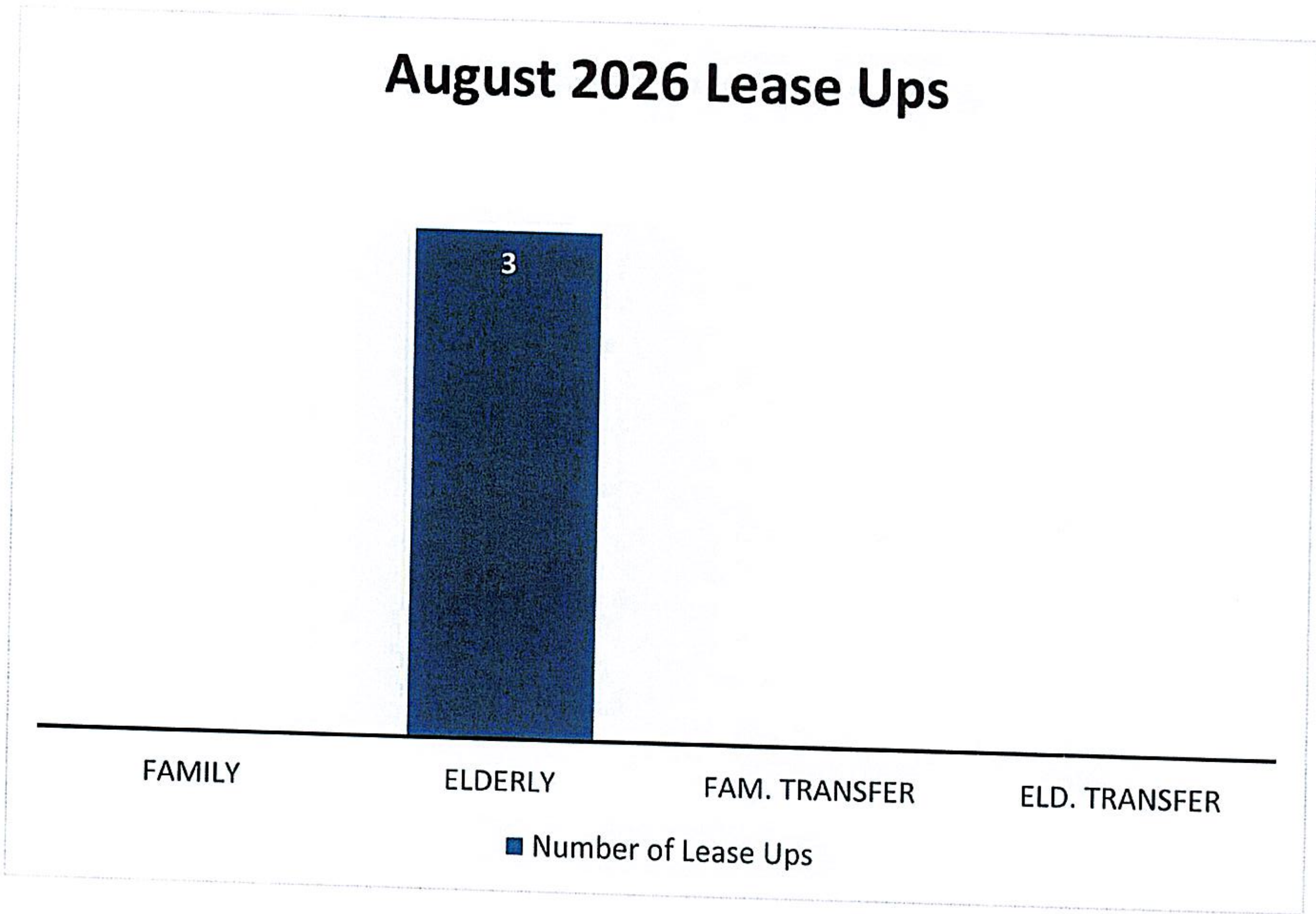
- Though vacancies appear on the data, the data does not show that we are continuing to pull lists and offer units.

- The overall vacancy rate is currently low and will continue to drop as we continue to fill vacancies.

MARBLEHEAD
HOUSING AUTHORITY

Lease Up Report

In August 2026, we leased up 3 households.



MARBLEHEAD
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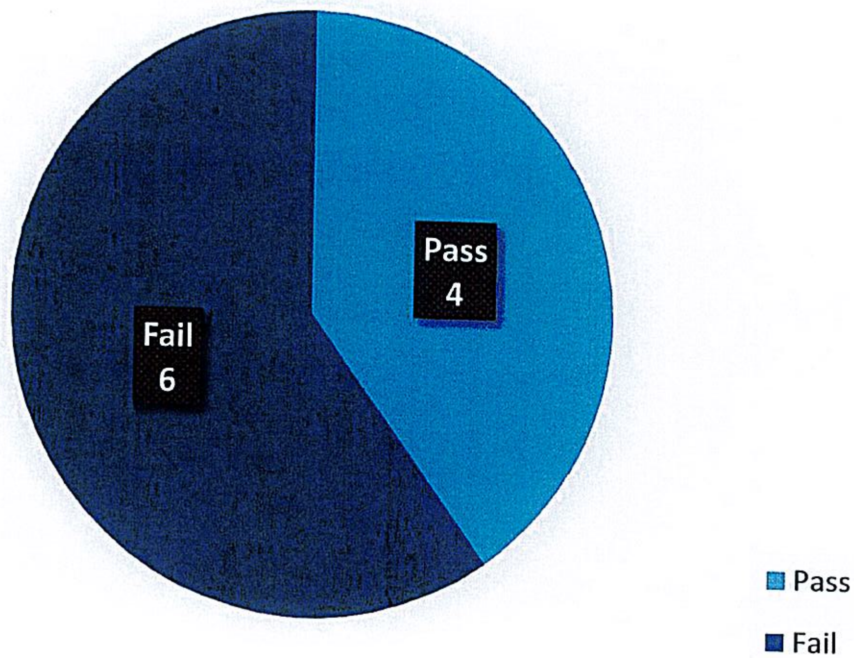
Compliance Inspection Report

In August 2026, the Public Housing team completed 10 compliance inspections:

August 2026 Compliance Inspections



MARBLEHEAD
HOUSING AUTHORITY

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.
- These inspections allow us to work with residents and allow time to cure without taking any legal action.

MARBLEHEAD
HOUSING AUTHORITY

Private Conference Report

- In August 2026, the Public Housing Department conducted 8 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.

MARBLEHEAD
HOUSING AUTHORITY

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.

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 **August 31, 2026**, and the related statements of Revenues and Expenses for the **8** 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.

Needham, Massachusetts
Dated: September 9, 2026

DEPARTMENT OF HOUSING & COMMUNITY DEVELOPMENT
BALANCE SHEET

Marblehead Housing Authority
8/31/2026 Period Ended
4001 Program Number

X Administration
Modernization
Development

ASSETS

Account Number	Description	Amount	Total
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	94,393.75	
1112.1	Cash Administration Fund - Restricted	0.00	
1113	Cash - Escrow	0.00	
1114	Security Deposit and Pet Deposit Fund Cash	24,873.23	
1117	Petty Cash	100.00	
1118	Change Fund	0.00	119,366.98
ACCOUNTS RECEIVABLE			
1121	Federal and DHCD--Section 8 Subsidy-Shelter Rent	0.00	
1122	Tenants Accounts Receivable	54,362.70	
1123	Allowance for Doubtful Accounts - Dwelling Rents	(14,247.32)	
1125	Accounts Receivable Subsidy	177,720.00	
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	217,835.38
INVESTMENTS			
1162	Investments - Unrestricted		554,295.26
DEFERRED CHARGES			
1211	Prepaid Insurance	42,532.00	
1212	Inventory	0.00	
1290	Deferred Charges - Retirement	116,952.00	
1291	Deferred Outflows of Resources	168,446.00	327,930.00
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			3,671,988.75

LIABILITIES AND EQUITY

Account Number	Description	Amount	Total
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	24,873.23	
2115	Bid Deposits	0.00	
2117	Employee 's Payroll Deductions	(1,528.41)	
2118	Accounts Payable - Subsidy Overpayment	200,540.00	
2119	Accounts Payable - Interfund	27,910.00	
2120	Accounts Payable - Other	0.00	351,416.48
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)	845.50	
2138	Accrued Payroll	9,308.40	
2139	Accrued Liabilities - Other	0.00	74,042.10
DEFERRED CREDITS			
2240	Tenants Prepaid Rents	42,705.67	
2290	Deferred Revenue - Rent	(1,596.00)	
2291	Deferred Revenue - Subsidy	0.00	
2292	Deferred Revenue - Other	475,180.00	516,289.67
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 Liabilty - GASB 68	763,471.00	
2339.1	Accrued OPEB Liabilty - GASB 75	1,392,545.00	2,156,016.00
EQUITY (NET ASSETS)			
2700	Net Income (Deficit)	(38,541.26)	
2802	Invested in Capital Assets, net of Related Debt	2,452,561.13	
2805	Net Assets - Restricted	0.00	
2806	Net Assets - Unrestricted Max % 47.15%	622,954.63	
2806.1	Net Assets - Pension & OPEB Liabilities	(2,462,750.00)	574,224.50
TOTAL LIABILITIES AND EQUITY			3,671,988.75

See Accountants' Compilation Report

Marblehead Housing Authority
8 months ending
August 31, 2026

4001 | 307 units | 2456 unit months

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

Account Number	Classification	Approved Budget Amount	Pro Rata Budget 8 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	1,364,600	555.62	553.13	1,358,476.42	(6,124)	0.996	688,424
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	16,667	6.79	0.04	106.20	(16,560)	0.006	24,894
3611	Interest on Investments - Restricted	0	0	0.00	0.00	0.00	0		0
3690	Other Revenue	20,000	13,333	5.43	4.07	9,998.10	(3,335)	0.750	10,002
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	335,759	136.71	170.08	417,720.00	81,961	1.244	85,918
3920	Gain/Loss From Sale/Disp.of Prop.	0	0	0.00	0.00	0.00	0		0
	TOTAL OPERATING RECEIPTS	2,595,538	1,730,359	704.54	727.32	1,786,300.72	55,942	1.032	809,237
	OPERATING EXPENDITURES								
	ADMINISTRATIVE								
4110	Administration Salaries	254,321	169,547	69.03	60.94	149,679.55	19,868	0.883	104,641
4120	Compensated Absences	0	0	0.00	0.00	0.00	0		0
4130	Legal	40,000	26,667	10.86	39.68	97,456.34	(70,790)	3.655	(57,456)
4140	Compensation-Board Members	12,200	8,133	3.31	3.53	8,668.00	(535)	1.066	3,532
4150	Travel and Related Expenses	6,000	4,000	1.63	0.32	787.15	3,213	0.197	5,213
4170	Accounting Services	17,418	11,612	4.73	4.61	11,312.00	300	0.974	6,106
4171	Audit Services	5,250	3,500	1.43	0.00	0.00	3,500	0.000	5,250
4180	Penalties & Interest	0	0	0.00	0.00	0.00	0		0
4190	Administrative Other	262,288	174,859	71.20	64.54	158,502.51	16,356	0.906	103,785
4191	Tenant Organization	7,675	5,117	2.08	0.00	0.00	5,117	0.000	7,675
	TOTAL ADMINISTRATIVE EXPENSE	605,152	403,435	164.26	173.62	426,405.55	(22,971)	1.057	178,746
	UTILITIES								
4310	Water & Sewer	311,549	207,699	84.57	86.98	213,619.10	(5,920)	1.029	97,930
4320	Electricity	131,065	87,377	35.58	40.42	99,282.38	(11,906)	1.136	31,783
4330	Gas	160,618	107,079	43.60	57.21	140,505.34	(33,427)	1.312	20,113
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	402,155	163.74	184.61	453,406.82	(51,252)	1.127	149,825
	ORDINARY MAINTENANCE								
4410	Maintenance Labor	443,108	295,405	120.28	136.90	336,219.19	(40,814)	1.138	106,889
4420	Materials And Supplies	80,364	53,576	21.81	19.29	47,373.63	6,202	0.884	32,990
4430	Contract Costs	165,000	110,000	44.79	51.78	127,174.74	(17,175)	1.156	37,825
	TOTAL ORDINARY MAINTENANCE	688,472	458,981	186.88	207.97	510,767.56	(51,786)	1.113	177,704
	GENERAL EXPENSE								
4510	Insurance	127,850	85,233	34.70	34.38	84,441.00	792	0.991	43,409
4520	Pilot	4,951	3,301	1.34	1.38	3,382.00	(81)	1.025	1,569
4540	Employee Benefits	334,381	222,921	90.77	84.56	207,688.44	15,232	0.932	126,693
4570	Collection Losses	15,000	10,000	4.07	0.33	802.00	9,198	0.080	14,198
4580/90	General Expenses	0	0	0.00	0.00	0.00	0		0
	TOTAL GENERAL EXPENSES	482,182	321,455	130.89	120.65	296,313.44	25,141	0.922	185,869
	TOTAL OPERATING EXPENSES	2,379,038	1,586,025	645.78	686.85	1,686,893.37	(100,868)	1.064	692,145
	NET INCOME (DEFICIT) BEFORE SUBSIDY and NON-ROUTINE EXPENSES	(287,138)	(191,425)	(77.94)	(129.61)	(318,312.65)	(126,887)	1.663	31,175
	NET INCOME (DEFICIT) before NON-ROUTINE, and INCLUDING SUBSIDY	216,500	144,333	58.77	40.48	99,407.35	(44,926)	0.689	117,093
	NONROUTINE EXPENSES AND (CREDITS)								
4610	Extraordinary Maintenance	70,000	46,667	19.00	52.71	129,464.83	(82,798)	2.774	(59,465)
4611	Equip. Purchased - Non Capitalized	30,000	20,000	8.14	3.45	8,483.78	11,516	0.424	21,516
4612	Restricted Reserve Expenditures	0	0	0.00	0.00	0.00			
4715	Housing Assistance Payments	0	0	0.00	0.00	0.00			
	TOTAL NONROUTINE EXPENSES	100,000	66,667	27.14	56.17	137,948.61	(71,282)		
	CAPITAL EXPENDITURES								
7520	Replacement of Equipment-Capitalized	0	0	0.00	0.00	0.00	0		
7540	Betterments & Additions - Capitalized	0	0	0.00	0.00	0.00	0		
	TOTAL CAPITAL EXPENDITURES	0	0	0.00	0.00	0.00	0		
2700	NET INCOME (DEFICIT) FROM OPERATIONS	116,500	77,667	31.62	(15.69)	(38,541.26)	(116,208)		
4801	Depreciation Expense	0	0	0.00	0.00	0.00			
4541	Other Post Employment Benfits Exp	0	0	0.00	0.00	0.00			
	NET CHANGE IN UNRESTRICTED NET ASSETS	116,500	77,667	31.62	(15.69)	(38,541.26)	(116,208)		

Operating Subsidy Earned year-to-date 417,720

Operating Subsidy Rec'd year-to-date $240,000

Amount (Over) or Under Subsidized $177,720

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 **August 31, 2026**

WORK PROJECT NUMBER	JOB DESCRIPTION	Date of Expenditure	Project Number	Total Budgeted Cost	ACTUAL COST	
	Extraordinary Maintenance - Account 4610					
	Turnover					
	Consulting			70,000.00		20,813.50
	Vehicle Weatherization					65,361.32
	Lighting					9,250.00
	Boilers					8,593.36
	Emergency Repairs					16,245.21
						9,201.44
	Total - Account 4610			70,000.00		129,464.83
	Non-Capitalized Equipment - Account 4611					
	Appliances					
	Equipment			30,000.00		4,309.00
						4,174.78
	Total - Account 4611			30,000.00		8,483.78
	Replacement of Nonexpendable Equip. - Account 7520					
	Total - Account 7520			-		-
	Property Betterments and Additions - Account 7540					
	Total - Account 7540			-		-

Fenton, Ewald & Associates, PC
PSP 09/09/26

See Accountants' Compilation Report

General Bids Received

MARBLEHEAD HA - MECH RM DOOR REPLACEMENT/CRAWLSPACE VENT

Company/Address	Submitted	Addenda Ack.	Contract Amount	Public Submission	Approval
Kneeland Construction Corp. 407R Mystic Ave., Suite 34B Mystic Ave., Suite 34B, Medford, MA 02155	08/28/2026 09:45 AM	1	$89,100.00	View File	✓ ✕
Deiulis Brothers Construction 31 Collins Street Terrace , Lynn, Massachusetts 01902	08/28/2026 08:15 AM	1	$101,800.00	View File	✓ ✕
MJS Construction, Inc. 50 Rundlett Way , Middleton, MA 01949	08/28/2026 09:28 AM	1	$128,410.00	View File	✓ ✕

FORM FOR GENERAL BID

To the Awarding Authority:

A. The undersigned proposes to furnish all labor and materials required for MARBLEHEAD HA - MECH RM DOOR REPLACEMENT/CRAWLSPACE VENT, EOHLC 168132 in Marblehead, MA, in accordance with the accompanying plans and specifications prepared by Vance Stein, 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.

C. The proposed contract price is Eighty-nine thousand, one hundred dollars ($89,100.00).

D. The subdivision of the proposed contract price is as follows:

Item 1. The work of the general contractor, being all work other than that covered by Item 2.

Eighty-nine thousand, one hundred dollars ($89,100.00).

Item 2. Sub-bids as follows:

There are no Sub bids for this project.

The undersigned hereby certifies that they are able to furnish labor that can work in harmony with all the 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 they will comply fully with all laws and regulations applicable to awards made subject to MGL. c.149 sec.44A-J.

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 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 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 other rule or regulation promulgated thereunder.

Pursuant to M.G.L. c.62(c) §49(a), the individual signing this document on behalf of the Contractor, hereby certifies, under the penalties of perjury, that to the best of their knowledge and belief the Contractor has complied with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

August 28, 2026
DATE

Kneeland Construction Corp.
NAME OF BIDDER

By:
SIGNATURE

KNEELAND CONSTRUCTION CO.
CORPORATE
SEAL
1993
MASSACHUSETTS

Gregory Dumas, President
NAME AND TITLE OF PERSON SIGNING QUOTE

407R Mystic Ave., Suite 34B
BUSINESS ADDRESS

Medford, MA 02155
CITY, STATE, ZIP CODE

(781) 393-9899
PHONE NUMBER

mail@kneelandconstruction.com
EMAIL OF PERSON SIGNING QUOTE

Bidder's Reference Form

Kneeland Construction Corp. **781-393-9899** **mail@kneelandconstruction.com**

Project: Marblehead Housing Authority

Project Name: Door Replacement/Crawl Space Vents **Project: #168132**

Project Location: Powder House Court and Green Street Court

Project Name: East Taunton Fire Station Floor Repairs

Project Location: East Taunton, MA

Project Status: Complete Project Cost: $80,847.00
Contact Person: Chris Carmichael Awarding Authority Phone: (508) 921-1015
Contact Company: City of Taunton
Project Description: Repairs to the East Taunton Fire Station Concrete Floor

Project Name: Third Meeting House Renovations
Project Location: North Reading, MA
Project Status: Complete Project Cost: $162,750.00
Contact Person: Todd Woekel Awarding Authority Phone: (978) 357-5201
Contact Company: Town of North Reading
Project Description: Exterior Renovations to the Historic Third Meeting House

Project Name: Rochester Jail Cell Doors

Project Location: Rochester, MA

Project Status: Complete Project Cost: $139,000.00
Contact Person: Cameron Durant Awarding Authority Phone: (508) 763-3871
Contact Company: Town of Rochester
Project Description: Furnish and install new cell doors for Rochester Jail

Project Name: Accessible Bathroom and Metal Stair Guards

Project Location: DMR Special Needs, Arlington, MA

Project Status: Complete Project Cost: $139,000.00
Contact Person: Jack Nagle, Exec. Dir. Awarding Authority Phone: (781) 646-3400
Contact Company: Arlington Housing Authority
Project Description: Renovate bathroom and furnish and install metal stair guards

Project Name: DMH Fire Escape
Project Location: Taunton
Project Status: Complete Project Cost: $338,386.00
Contact Person: Fred Bergstrom Awarding Authority Phone: (508) 616-2245
Contact Company: Comm. Of Mass. Dept. of Mental Health
Project Description: Replace Fire Escapes

MARBLEHEAD HOUSING AUTHORITY

WinnCompanies
Development | Residential | Military

AUG 28 2026
RECEIVED

NOTICE OF MEETING:

Date: August 25, 2026

Broughton Rd Redevelopment - Marblehead Planning Board Presentation

Tuesday, September 8, 2026
6:00-7:00 PM

Abbot Hall, Selectmen's Meeting Room
188 Washington Street
Marblehead, MA 01945

The Broughton Road Redevelopment project team will present conceptual development plans and seek feedback from the Planning Board. This meeting will be held in person and online.

Zoom Webinar - join via the web link or Dial-in
https://us06web.zoom.us/j/89324504902?pwd=U5P9JJF2aH8NAA33OM6kMToap7cyge.1

Meeting ID: 893 245 04902
Passcode: 343784
One tap mobile: +16469313860

An online meeting link will also be posted on the Planning Board Meeting website.

For questions or updates on future project meetings, please contact Brendan Julian (see contact information below) or visit the project website, where updates will be posted.

Brendan Julian
bjulian@winnco.com
www.broughtonrd.com

Marblehead Housing Authority & WinnDevelopment

Marblehead Housing Authority
Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 8/1/2026 Thru: 8/31/2026, 3) Program: State 200, State 667, State 705, Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099

Revolving Fund

Check Name	SSN / TIN	Check Address	Print 1099
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
08/06/2026	25112	CHK	3659756	BR: 7-16-25: Outside	08/26	BR: 7-16-25: Outside R	$447.00		$447.00
Totals For Vendor: A1 Exterminators Inc									**$447.00**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/24/2026	25145	CHK	354595/1	Maintenance Supplies	08/26	Maintenance Supplies:	$122.52		
			354949/1	Maintenance Supplies	08/26	Maintenance Supplies:	$42.33		
			354848/1	Maintenance Supplies	08/26	Maintenance Supplies:	$28.78		
			354957/1	20 PH: Toilet Seat	08/26	20 PH: Toilet Seat	$35.99		$229.62
Totals For Vendor: Ace Hardware									**$229.62**

Check Name	SSN / TIN	Check Address	Print 1099
Andrew M. Brockway & Associates	XXX-XX-XXXX	209 Parker Street Acton MA 01720	Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
08/24/2026	25146	CHK	2408.04	168124: 9 Month Warr	08/26	168124: 9 Month Warra	$750.00		$750.00
Totals For Vendor: Andrew M. Brockway & Associates									**$750.00**

Check Name	SSN / TIN	Check Address	Print 1099
Boston Automatic Time Clock Co., Inc.	XXX-XX-XXXX	738 Main St. Unit: 455 Waltham MA 02451	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
08/24/2026	25147	CHK	26-23406	Office Supplies: Ribbo	08/26	Office Supplies: Ribbon	$29.00		$29.00
Totals For Vendor: Boston Automatic Time Clock Co., Inc.									**$29.00**

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
08/24/2026	25148	CHK	080126	08-08/09-07: 18 BH R	08/26	08-08/09-07: 18 BH Re	$99.95		$99.95
08/24/2026	25149	CHK	081426	08-21/09-20: 113 FC	08/26	08-21/09-20: 113 FC U	$129.94		$129.94
08/24/2026	25150	CHK	080526	08-12/09-11: 26 RS U	08/26	08-12/09-11: 26 RS Uni	$560.95		$560.95
08/24/2026	25151	CHK	080426	08-11/09-10: 29 PH S	08/26	08-11/09-10: 29 PH SP	$99.95		$99.95
Totals For Vendor: Comcast									**$890.79**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/06/2026	25113	CHK	25113	June 2026: Phase 2	08/26	June 2026: Phase 2	$11,680.00		$11,680.00
Totals For Vendor: Crowley Cottrell, LLC									**$11,680.00**

Check Name	SSN / TIN	Check Address	Print 1099
El Mundo Boston	XXX-XX-XXXX	175 William F. McClellan HWY. Suite 1A Boston MA 02128	No

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
08/06/2026	25114	CHK	112569	6/11: HA Repair Perso	08/26	6/11: HA Repair Person	$325.00		$325.00
Totals For Vendor: El Mundo Boston									**$325.00**

Check Name	SSN / TIN	Check Address	Print 1099
Emily Achtenberg	XXX-XX-XXXX	47 Halifax Street Jamaica Plain MA 02130	Yes

Pay Date	Pay Num	Pay Type	Inv Num	Invoice Description	Period	Description	Amount	Void	Doc Total
08/06/2026	25115	CHK	13	03-01/05-31: BR Cons	08/26	03-01/05-31: BR Consul	$800.00		$800.00
Totals For Vendor: Emily Achtenberg									**$800.00**

Marblehead Housing Authority

Vendor Payment History Report

Filter Criteria Includes: 1) Type: Payment History, 2) Date Range From: 8/1/2026 Thru: 8/31/2026, 3) Program: State 200, State 667, State 705, Revolving Fund, 4) Project: All Projects

Check Name	SSN / TIN	Check Address	Print 1099
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
08/24/2026	25152	CHK	080126	July Accounting Servi	08/26	July Accounting Service	$1,414.00		$1,414.00

Totals For Vendor: Fenton Ewald & Associates P.C. **$1,414.00**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/06/2026	25116	CHK	1783974	07-26: Act:9628300: 2	08/26	07-26: Act:9628300: 24	$1,376.83		$1,376.83

Totals For Vendor: Ford Motor Credit Company LLC **$1,376.83**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/06/2026	25117	CHK	96926746	76 FC: Toilet	08/26	76 FC: Toilet	$267.51		$267.51

Totals For Vendor: FW Webb Company **$267.51**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/24/2026	25153	CHK	999-3701-08-01-2026-OEB	08-26: Active Employee: Life, Health, LTD	08/26	08-26: Active Employee: Life, Health, LTD	$2,526.81		$2,526.81

Totals For Vendor: Group Insurance Commission **$2,526.81**

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
08/06/2026	25118	CHK	315692	4 PH: 2 Blank Keys	08/26	4 PH: 2 Blank Keys	$11.30		$11.30
08/24/2026	25154	CHK	315896	29 PH: 3 Keys	08/26	29 PH: 3 Keys	$17.85		
			315897	29 PH: 4 Keys	08/26	29 PH: 4 Keys	$22.60		$40.45

Totals For Vendor: Hayden Safe & Lock Co., Inc. **$51.75**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/06/2026	25119	CHK	525318	RS: Alarm Monitoring:	08/26	RS: Alarm Monitoring: B	$1,200.00		$1,200.00

Totals For Vendor: Hayden Systems Inc **$1,200.00**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/06/2026	25120	CHK	9251454219	RS: Maintenance Sup	08/26	RS: Maintenance Suppli	$895.41		$895.41
08/24/2026	25155	CHK	1806121067	Maintenance Supplies	08/26	Maintenance Supplies	($23.26)		
			9252061486	Maintenance Supplies	08/26	Maintenance Supplies	$787.91		$764.65

Totals For Vendor: HD Supply Facilities Maintenance - San Diego **$1,660.06**

Check Name	SSN / TIN	Check Address	Print 1099
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
08/06/2026	25121	CHK	38964/3	Trimer Line: Weed Wa	08/26	Trimer Line: Weed Wac	$49.98		
			39103/3	9 FC: Liquid Nails	08/26	9 FC: Liquid Nails	$28.95		$78.93
08/24/2026	25156	CHK	39656/3	Maintenance Supplies	08/26	Maintenance Supplies	$39.98		
			39509/3	FC: Light Sensor	08/26	FC: Light Sensor	$30.98		$70.96

Totals For Vendor: Home Decor Group **$149.89**

Marblehead Housing Authority

Vendor Payment History Report

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Check Name	SSN / TIN	Check Address					Print 1099		
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*
08/06/2026	25122	CHK	8611	06-26: Monthly Suppo	08/26	06-26: Monthly Support	$733.42		$733.42
Totals For Vendor: Intellibeam LLC									**$733.42**
Jackson Street Automotive - Salem BP	XXX-XX-XXXX	84-86 Jackson Street Salem MA 01970					Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/24/2026	25157	CHK	53929	Dump Truck: Oil Chan	08/26	Dump Truck: Oil Chang	$238.99		
			53897	F250: Brakes & AC Se	08/26	F250: Brakes & AC Ser	$1,537.04		
			53928	Ford Transit: Window	08/26	Ford Transit: Window C	$275.00		$2,051.03
Totals For Vendor: Jackson Street Automotive - Salem BP									**$2,051.03**
Jaguar Graphics, Inc.	XXX-XX-XXXX	3 Southside Road Danvers MA 01923					No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/24/2026	25158	CHK	161601	Office Supplies: Envel	08/26	Office Supplies: Envelo	$119.00		$119.00
Totals For Vendor: Jaguar Graphics, Inc.									**$119.00**
Jean Eldridge	XXX-XX-XXXX	1 Lattimer Street Marblehead MA 01945					Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/06/2026	25123	CHK	072426	April-June 2026: Boar	08/26	April-June 2026: Board	$388.00		$388.00
Totals For Vendor: Jean Eldridge									**$388.00**
Jennifer Schaeffner	XXX-XX-XXXX	20 Casino Road Marblehead MA 01945					Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/06/2026	25124	CHK	072426	April-June 2026: Boar	08/26	April-June 2026: Board	$580.00		$580.00
Totals For Vendor: Jennifer Schaeffner									**$580.00**
Kitchen and Floor Decor	XXX-XX-XXXX	19 Fortune Drive Billerica MA 01821					No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/24/2026	25159	CHK	8119	206 RS: Countertop In	08/26	206 RS: Countertop Inst	$1,598.00		$1,598.00
Totals For Vendor: Kitchen and Floor Decor									**$1,598.00**
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*
08/06/2026	25125	CHK	145208	BR: Professional Servi	08/26	BR: Professional Servic	$1,775.00		$1,775.00
Totals For Vendor: Klein Hornig LLP									**$1,775.00**
Kristen duBay Horton	XXX-XX-XXXX	23 Orne Street Marblehead MA 01945					Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/06/2026	25126	CHK	072426	April-June 2026: Boar	08/26	April-June 2026: Board	$580.00		$580.00
Totals For Vendor: Kristen duBay Horton									**$580.00**
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*
08/06/2026	25127	CHK	0714262	06-08/07-08: GS: 8,32	08/26	06-08/07-08: GS: 8,320	$1,609.14		$1,609.14
08/06/2026	25128	CHK	071026	06-02/07-02: BH: 67 K	08/26	06-02/07-02: BH: 67 K	$77.49		$77.49
08/06/2026	25129	CHK	072126	06-14/07-14: 26 RS: 1	08/26	06-14/07-14: 26 RS: 14,	$2,875.42		$2,875.42
08/06/2026	25130	CHK	071426	06-08/07-08: PH: 11,4	08/26	06-08/07-08: PH: 11,41	$2,293.34		$2,293.34
08/06/2026	25131	CHK	0630261	05-21/06/21: BR: 906	08/26	05-21/06/21: BR: 906 K	$220.44		$220.44
08/06/2026	25132	CHK	0714261	06-08/07-08: FC: 27,7	08/26	06-08/07-08: FC: 27,72	$5,479.94		$5,479.94
08/24/2026	25160	CHK	072926	06-21/07-21: 56-72 B	08/26	06-21/07-21: 56-72 BR	$36.60		$36.60

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Check Name		SSN / TIN	Check Address				Print 1099		
08/24/2026	25161	CHK	081026	07-02/08-02: BH 72 K	08/26	07-02/08-02: BH 72 KW	$78.40		$78.40
08/24/2026	25162	CHK	072626	06-21/07-21: BR: 1,05	08/26	06-21/07-21: BR: 1,054	$269.23		$269.23
Totals For Vendor: Marblehead Municipal Light Department									**$12,940.00**
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*
08/24/2026	25163	CHK	0730262	04-30/07-30: PH: 29,6	08/26	04-30/07-30: PH: 29,60	$7,083.76		$7,083.76
08/24/2026	25164	CHK	0730261	04-30/07-30: 26 RS: 2	08/26	04-30/07-30: 26 RS: 21,	$5,596.25		$5,596.25
08/24/2026	25165	CHK	073026	04-02/07-10: FC: 72,5	08/26	04-02/07-10: FC: 72,50	$18,726.95		$18,726.95
08/24/2026	25166	CHK	071326	04-10/07-13: GS: 15,1	08/26	04-10/07-13: GS: 15,10	$3,744.85		$3,744.85
Totals For Vendor: Marblehead Water & Sewer Commission									**$35,151.81**
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*
08/24/2026	25167	CHK	081326	09-01/09-30: TM0573	08/26	09-01/09-30: TM057314	$447.39		$447.39
Totals For Vendor: Metropolitan Life Insurance Company									**$447.39**
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*
08/24/2026	25168	CHK	0728263	07-06/07-27: 53 BR: 0	08/26	07-06/07-27: 53 BR: 0 T	$8.40		$8.40
08/24/2026	25169	CHK	0728262	06-24/07-26: GS: 809	08/26	06-24/07-26: GS: 809 T	$1,293.96		$1,293.96
08/24/2026	25170	CHK	072826	06-24/07-27: 26 RS: 2	08/26	06-24/07-27: 26 RS: 26	$485.94		$485.94
08/24/2026	25171	CHK	0728261	06-24/07-27: FC: 794	08/26	06-24/07-27: FC: 794 T	$1,193.54		$1,193.54
Totals For Vendor: National Grid									**$2,981.84**
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*
08/24/2026	25172	CHK	11316392	Ad: 06-10/6-11: HA R	08/26	Ad: 06-10/6-11: HA Rep	$326.00		
			11316393	Ad: 06-13: HA Repair	08/26	Ad: 06-13: HA Repair P	$20.00		
			11316588	Ad: 06-15: HA Repair	08/26	Ad: 06-15: HA Repair P	$150.00		$496.00
Totals For Vendor: North of Boston Media Group									**$496.00**
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*
08/06/2026	25133	CHK	19693A	07-26: Dedicated Mai	08/26	07-26: Dedicated Maint.	$563.00		$563.00
Totals For Vendor: OD Answering Services LLC									**$563.00**
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*
08/06/2026	25134	CHK	16G6708958 693	06-07/07-06: FC Maint. 4/5 Gallon	08/26	06-07/07-06: FC Maint. 4/5 Gallon	$26.76		
			26G0010819 464	06-13/07-12: Water 3/5 Gallon	08/26	06-13/07-12: Water 3/5 Gallon	$53.97		$80.73
08/24/2026	25173	CHK	080626	07-05/08-04: FC Maint	08/26	07-05/08-04: FC Maint.	$26.76		
			26H0010819 464	07-13/08-12: 26 RS Water	08/26	07-13/08-12: 26 RS Water	$53.97		$80.73
Totals For Vendor: PRIMO Brands									**$161.46**

Marblehead Housing Authority
Vendor Payment History Report

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Check Name	SSN / TIN	Check Address					Print 1099		
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*
08/06/2026	25135	CHK	080326	457: 07-01-26/07-31-2	08/26	457: 07-01-26/07-31-26	$375.00		$375.00
Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA									**$375.00**
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*
08/06/2026	25136	CHK	080326	OBRA: 07-01-26/07-3	08/26	OBRA: 07-01-26/07-31-	$748.33		$748.33
Totals For Vendor: Principal Bank as Custodian FBO Commonwealth of MA									**$748.33**
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*
08/24/2026	25174	CHK	0094-002236621	07-26: Trash	08/26	07-26: Trash	$7,603.86		$7,603.86
Totals For Vendor: Republic Services, Inc.									**$7,603.86**
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*
08/06/2026	25137	CHK	19174	07-26: Maintenance	08/26	07-26: Maintenance	$260.00		$260.00
Totals For Vendor: Sperling Interactive									**$260.00**
Theresa Tauro	XXX-XX-XXXX	113 Jersey Street Marblehead MA 01945					Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/06/2026	25138	CHK	072426	April-June 2026: Boar	08/26	April-June 2026: Board	$580.00		$580.00
Totals For Vendor: Theresa Tauro									**$580.00**
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*
08/06/2026	25139	CHK	5039460742	07-15/08-14: RS: Copi	08/26	07-15/08-14: RS: Copie	$457.40		
			5039460743	07-15/08-14: RS: Sca	08/26	07-15/08-14: RS: Scann	$262.00		$719.40
08/24/2026	25175	CHK	5039811045	08-15/09-14: Toshiba	08/26	08-15/09-14: Toshiba C	$518.46		
			5039811046	08-15/09-14: Kodak S	08/26	08-15/09-14: Kodak Sc	$262.00		$780.46
Totals For Vendor: Toshiba America Business Solutions									**$1,499.86**
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*
08/06/2026	25140	CHK	16354	06-03/06-25: Trash	08/26	06-03/06-25: Trash	$1,029.60		$1,029.60
Totals For Vendor: Town of Marblehead Board of Health									**$1,029.60**
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*
08/06/2026	25141	CHK	2268587	05-27/06-02: Fuel	08/26	05-27/06-02: Fuel	$223.31		
			2279544	06-23/06-30: Fuel	08/26	06-23/06-30: Fuel	$129.89		
			2257568	05-14/05-19: Fuel	08/26	05-44/05-19: Fuel	$250.94		$604.14
08/24/2026	25176	CHK	2254506	04-30/05-13: Fuel	08/26	04-30/05-13: Fuel	$201.05		$201.05
Totals For Vendor: Town of Marblehead Financial Services									**$805.19**

Marblehead Housing Authority
Vendor Payment History Report

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Check Name		SSN / TIN	Check Address				Print 1099		
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*
08/06/2026	25142	CHK	080326	July 2026: Retirement	08/26	July 2026: Retirement	$5,506.15		$5,506.15
Totals For Vendor: Town Of Marblehead Office Of Retire									**$5,506.15**
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*
08/24/2026	25177	CHK	080526	07-06/08-05: Fax Line	08/26	07-06/08-05: Fax Line	$55.94		
			0805261	07-06/08-05: 113 FC	08/26	07-06/08-05: 113 FC M	$121.70		$177.64
Totals For Vendor: Verizon									**$177.64**
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*
08/24/2026	25178	CHK	6150296184	07-05/08-04: Cells	08/26	07-05/08-04: Cells	$260.44		$260.44
Totals For Vendor: Verizon Wireless									**$260.44**
William Kuker		XXX-XX-XXXX	26 Rowland Street Unit: 206 Marblehead MA 01945				Yes		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/06/2026	25143	CHK	072426	April-June 2026: Boar	08/26	April-June 2026: Board	$580.00		$580.00
Totals For Vendor: William Kuker									**$580.00**
Windows In Stock.com		XXX-XX-XXXX	451 Broad St. Lynn MA 01901				No		
Pay Date	*Pay Num*	*Pay Type*	*Inv Num*	*Invoice Description*	*Period*	*Description*	*Amount*	*Void*	*Doc Total*
08/06/2026	25144	CHK	81808	63 BR: Repair Glass	08/26	63 BR: Repair Glass Wi	$266.00		$266.00
Totals For Vendor: Windows In Stock.com									**$266.00**
				Total Payments:			**44**		**$104,056.28**
Totals for Revolving Fund									***$104,056.28***