

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON FEBRUARY 20, 2026**

The Commissioners of the Nashua Housing and Redevelopment Authority (NHRA) held its regular meeting at the office of the Nashua Housing and Redevelopment Authority, 40 East Pearl Street, Nashua, New Hampshire, at 8:30 a.m. on Friday, February 20, 2026. Chairperson Eric Wilson called the meeting to order, and the Acting Recording Secretary called the roll at approximately 8:33 a.m. with the following responses:

<u>Present</u>	<u>Absent</u>
Eric Wilson	
Paul Deschenes	
	Helen Honorow
	Thomas Monahan
James Tollner	

The following persons were also present: Lori Wilshire, President, Board of Aldermen; Bob Mack, Director, City of Nashua Welfare Department; William Ayer, Voices of Major Drive; Dorothy Payne, Voices of Major Drive; Tonia Knisley, Voices of Major Drive; Lynn Lombardi, Executive Director, and Deanna Brooks, Acting Recording Secretary.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority’s regular meeting minutes dated January 16, 2026, accept them, and place them on file. Mr. Deschenes made a motion, and Mr. Tollner seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

There being no further discussion, the motion passed unanimously.

COMMUNICATIONS:

The Chairperson entertained a motion to waive the reading of the Communications, accept them, and place them on file. Mr. Tollner made a motion to accept, and Mr. Deschenes seconded the motion. The Communications were as follows: Monthly Operational Reports – January 2026 – consisting of the Public Housing and Section 8 Waiting List and Applications Report; Work Order Report; Section 8 Housing Choice Voucher Program (HCVP) Utilization Report and Rent Collections Report.

The Chairperson asked if there were any comments or discussion.

Mr. Tollner said that he represented Mr. Monahan in recognizing that the waiting list numbers are vast and we need to continue our efforts by providing affordable housing to these individuals.

Mr. Deschenes inquired about rent collections. He asked if Maynard Homes was currently empty. Ms. Lombardi responded that the Maynard Homes property is not fully vacated and there are thirty remaining units occupied. She explained that the remaining thirty units are within Phase 2 of the redevelopment plan. Ms. Lombardi explained that the NHRA is continuing to enter into repayment agreements and providing referrals to outside agencies for rental assistance. She said fifty-two demands for rent were issued and two families abandoned their unit who owed back rent.

The Chairperson asked if there were any additional comments or discussion. There being none, the motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Abatement is underway on the interiors of three of the buildings at Maynard Homes which will pave the way for the NHRA to request demolition and subsequent building permits from the City of Nashua. The adverse weather conditions have caused excusable delays, but work has remained active while performing some excavation, terminating existing utilities and cutting and capping the water and waste lines.

The Nashua Police Department conducted training within the vacant buildings at Maynard Homes on February 5th and 12th. These opportunities have allowed officers to practice tactical training exercises in environments that mimic real-life scenarios while supporting the safety of our community.

Ward 7 Alderman Timothy Sennott was given an overview of the planned work at Maynard Homes in January. Alderman Sennott expressed his appreciation for the advance notice, and the NHRA will continue to keep him updated as the work progresses.

I held a discussion with Maryse Wirbal from the Front Door Agency regarding the federal funding uncertainty and the NHRA's discontinuance of voucher issuance. We agreed that ongoing collaboration will continue. Following this discussion the NHRA did receive positive funding news which will be communicated with the Front Door Agency.

The NHRA's auditor was on site in early February evaluating the agency's operations, financial records, and internal controls to ensure accuracy and regulatory compliance. I expect the NHRA will receive its draft audited financial statements within the next thirty days.

The common area painting at Sullivan Terrace South continues with floors five and six underway. The lead time on the delivery of flooring material has been pushed back to June due to manufacturing delays.

I am seeking Board approval to renew four (4) CDs at a 4.0 percent APY for a three-month term, and two (2) CDs at a 4.0 APY for a six-month term. Triangle Credit Union continues to offer the most competitive rates.

The Chairperson entertained a motion to approve the Executive Director's Report. Mr. Deschenes made a motion, and Mr. Tollner seconded the motion. The Chairperson asked if there were any comments or discussion.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

None

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 72782 through 72917 and from the Park View Apartments Cash Disbursement List – check numbers 6025 through 6033, including ACH debits and investment accounts. Mr. Tollner made a motion, and Mr. Deschenes seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Wilson commented that the Liberty Utilities bills were extremely high. Ms. Lombardi concurred.

There being no further discussion, the motion passed unanimously.

COMMISSIONER’S COMMENTS:

None

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Mr. Mack thanked the NHRA for the challenging work the agency is doing as the city develops more affordable housing. He said the need for affordable housing far exceeds the number of units available. Mr. Mack said the city opened a warming station which is helping upwards of fifty people that are homeless who are staying at the warming station. He explained that the fifty people are in addition to the people who are staying at the Nashua Soup Kitchen and Shelter’s mainstream shelter and twenty-two overflow beds.

Ms. Knisley said there is a resident from one of the NHRA properties who is having issues with pests. She asked for any details that might assist with her relaying back to the resident on this issue. Ms. Lombardi said she would refrain from speaking about individual residents in a public meeting due to confidentiality. She said in general terms, the NHRA responds with pest control technicians to every unit reporting an issue with pests. She explained that the response to resident reports includes an inspection by the pest technicians and bi-weekly treatments.

Ms. Knisley reported brown tap water and brought samples of the water with her to the meeting. She said the color of the water prevents her from cooking with it and interferes with her ability to shower. Mr. Wilson asked if this is occurring in all the units in her building. Ms. Knisley said no, she is the only one in her building who has this issue. She said she is aware of one other resident at Vagge Village who experiences brown water. Ms. Payne said she also experiences the discolored water occasionally at Vagge Village. Mr. Wilson asked Ms. Knisley if she ran the water for a minute or two, does it clear up. Ms. Knisley said running the water

does not improve the color and she explained that the brown water also does not occur every day. Mr. Wilson asked when the last time the hydrants were flushed at the property. Ms. Lombardi said hydrant flushing occurs in the spring. Mr. Wilson said the NHRA should contact Pennichuck for a technician to look into the cause. Mr. Tollner agreed.

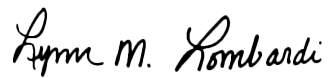
ADJOURNMENT:

The Chairperson entertained a motion to adjourn. Mr. Deschenes moved to adjourn, and Mr. Tollner seconded the motion.

There being no further discussion, the motion passed unanimously.

The meeting adjourned at approximately 8:48 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lynn M. Lombardi".

Lynn M. Lombardi
Acting Recording Secretary