

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON MARCH 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, March 20, 2026. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:33 a.m. with the following responses:

Present

Eric Wilson
Paul Deschenes
Helen Honorow
Thomas Monahan
James Tollner (telephonically)

Absent

The following persons were also present: Lori Wilshire, President, Board of Aldermen; Victoria Markiewicz, Granite State Organizing Project; Skylar Wheeler, Voices of Major Drive; Bob Keating, Granite State Organizing Project; Scott Costa, Assistant Executive Director; Lynn Lombardi, Executive Director, and Deanna Brooks, Recording Secretary.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority's regular meeting minutes dated February 20, 2026, accept them, and place them on file. Mr. Monahan made a motion, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

Ms. Honorow and Mr. Monahan abstained from the motion. 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. Monahan made a motion to accept, and Mr. Deschenes seconded the motion. The Communications were as follows: Monthly Operational Reports – February 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. Deschenes inquired about the rent receivables. Ms. Lombardi said the NHRA did collect a large sum, and the agency continues to collaborate with residents who remain in arrears. She said the NHRA discovered one unit abandoned and entered into one new repayment agreement with five repayment agreements pending signatures. She explained that two evictions are with the attorney for processing.

Mr. Monahan stated the amount receivable is an extremely high number which presents a conundrum on what the agency does about this. He said there must be a balance between equity and having a heart. He explained that if residents are communicating hardships with the NHRA, he believes that we should collaborate with the residents to enable them to remain housed, but if there is no communication occurring it becomes a situation where families are abusing the assistance provided. He said the receivables total \$119,000 and asked how much of that has been negotiated through repayment agreements. Ms. Lombardi said there are approximately twelve active repayment agreements, five pending repayment agreements awaiting resident signature, and two families with the attorney. Mr. Monahan said that while this is a large number, the NHRA also receives operating subsidy from HUD. He said he is in favor of reasonable periods for repayment schedules because that is what we are here for, to house families.

Mr. Tollner asked what percentage of residents fall into the category of hardship cases as opposed to simply not paying. Ms. Lombardi said that it is often hard to determine because the reason behind non-payment varies. Ms. Lombardi explained that once the NHRA appears in court with a family facing eviction, most often the NHRA will enter into a court-ordered repayment agreement which enables the agency to receive an immediate Writ of Possession if a family does not make the court-ordered payments. She said the NHRA can work with a family when there is advanced communication occurring rather than no communication at all. She described that each family's economic situation is different, which requires the NHRA to produce solutions that will be attainable based on the individual's circumstances.

Mr. Monahan said the total numbers of applicants on the waiting lists are 4,336 for Public Housing, 5,326 for Section 8 HCV, and 1,608 for Monahan Manor. He said these waiting lists are long and inquired about the last time the agency purged the lists. Ms. Lombardi said approximately five years ago and the NHRA has plans to hire a dedicated temporary employee during the summer months whose function will be to conduct the waiting list purge.

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

EXECUTIVE DIRECTOR'S REPORT:

I am pleased to inform the Board that Ms. Deanna Brooks has been hired internally as the Executive Secretary/Office Manager. Ms. Brooks has been an employee of the NHRA for seven years as its Purchasing Coordinator and I am excited to have her enter this new role. Congratulations, Deanna!

Abatement has continued to be the primary focus at Maynard Homes to prepare the site for construction. Demolition of building #1 was completed this morning by North Branch Construction and building #2 will be completed next. Alderman Sennott was updated on the construction at Maynard Homes.

The common area painting at Sullivan Terrace South continues with stairwell and entryway painting remaining. Once the work is completed at South, the contractor will begin painting the common areas at Sullivan Terrace North. The NHRA chose new flooring material for the properties due to an initial report of manufacturing delays and subsequent notification

that our initial selection was discontinued. It is likely that carpet installation will occur sooner than my previously reported month of June.

The NAHRO National Conference will take place in Denver, CO on October 15 – 17, 2026. If members of the Board of Commissioners have interest in attending, please contact Ms. Brooks or me.

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.

Mr. Deschenes said the painting at Sullivan Terrace South looks good and he is in favor of the color choice.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

RESOLUTION NO. 26-2503
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING TWO, TWO-YEAR CONTRACTS FOR LEGAL SERVICES
BEGINNING APRIL 1, 2026 AND ENDING MARCH 31, 2028
TO GORMLEY & GORMLEY, P.C., 351 MAIN STREET, NASHUA, NH 03060
FOR HOUSING ADMINISTRATION, CONSTRUCTION BIDDING, AND CONTRACT
LAW UNDER THE OPERATING BUDGET AT A TOTAL CONTRACT COST OF
\$13,800 FOR YEAR ONE, AND \$14,400 FOR YEAR TWO FOR ANNUAL RETAINER,
AND AN HOURLY FEE OF \$230 FOR YEAR ONE, AND \$240 FOR YEAR TWO,
AND TO PRETI FLAHERTY, BELIVEAU & PACHIOS, LLP, 57 N. MAIN STREET,
CONCORD, NH 03302 FOR REAL ESTATE DEVELOPMENT UNDER THE
OPERATING BUDGET AT AN HOURLY FEE OF \$450 FOR YEAR ONE,
AND \$450 FOR YEAR TWO, WITH NO ANNUAL RETAINER

The Chairperson entertained a motion to approve **Resolution No. 26-2503**. Mr. Monahan made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments or discussion.

There being no further discussion, the Recording Secretary called the roll with the following responses:

AYE

James Tollner
Thomas Monahan
Helen Honorow
Paul Deschenes
Eric Wilson

NAY

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 72918 through 73037 and from the Park View Apartments Cash Disbursement List – check numbers 6034 through 6043, 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 asked about a payment to Servpro for \$91,000. Mr. Costa stated this was an insurance claim caused by a fire in a unit and the sprinkler head was knocked off the ceiling causing flooding from the third-floor unit down to the first floor of the building. The cause of the fire was deemed non-negligent by the Nashua Fire Department.

Mr. Monahan said the supplemental check list contains quite a few payments for the Maynard Homes redevelopment. Mr. Monahan asked if these were reimbursable through the Genesis Fund loan. Ms. Lombardi confirmed and said the only exception is the construction management contract which will be rolled into reimbursements for the second phase of the redevelopment.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Tollner welcomed Mr. Monahan back.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Mr. Keating asked how many public housing units will become available in a year. Ms. Lombardi said the number varies, with an average of ninety to one hundred ten units vacating annually. Mr. Keating brought up the possibility of having a homeless preference on the NHRA waiting lists and asked to coordinate a discussion with Ms. Lombardi regarding the topic. Mr. Monahan said there will be a prescribed number of units at the Maynard Homes redeveloped property to house the chronically homeless population.

Mr. Wheeler said there are issues with people parking in front of the stop signs on both sides of the street and will also park in front of the curb cuts meant for residents with disabilities. He said the vehicles parking in those areas are creating a hazardous situation which may lead to accidents and causing difficulty for the disabled and elderly residents to use the curb cuts to enter or exit the sidewalks. He asked if the landscaping that was damaged during the plowing will be corrected in the spring. Mr. Monahan asked Ms. Lombardi if Vagge Drive is a public road. Ms. Lombardi replied no and said the NHRA owns the road. She said the first step the NHRA will take is to notify residents that vehicles will be towed if parked within twenty-five feet of a stop sign, or if a vehicle is blocking an accessible curb cut. She said she and Mr. Costa will conduct a walkthrough of the area to determine if signage and striping is needed.

Mr. Wilson asked Mr. Wheeler if the washing machines used by the residents were cleaned. Mr. Wheeler confirmed and thanked everyone.

ADJOURNMENT:

The Chairperson entertained a motion to adjourn. Mr. Monahan moved to adjourn, and Ms. Honorow seconded the motion.

There being no further discussion, the motion passed unanimously.

The meeting adjourned at approximately 8:59 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Deanna Brooks". The signature is written in a cursive style with a large, sweeping initial "D".

Deanna Brooks
Recording Secretary