

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON APRIL 17, 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, April 17, 2026. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:31 a.m. with the following responses:

Present

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

Absent

The following persons were also present: Sherry Dutzy, City of Nashua Conservation Commission; Bob Mack, Director, City of Nashua Welfare Department; Victoria Markiewicz, Granite State Organizing Project; Tonia Knisley, Voices of Major Drive; Bob Keating, Granite State Organizing Project; Joseph Plodzick, Resident; Scott Costa, Assistant 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 March 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.

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. Deschenes made a motion to accept, and Mr. Tollner seconded the motion. The Communications were as follows: Monthly Operational Reports – March 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. Mr. Costa explained that evictions are used only as a last resort and emphasized the Authority's commitment to keeping residents housed. He noted that while the trend is improving, it has not yet reached the target. He further explained that in some cases, eviction proceedings reveal resident hardships that were not

previously disclosed. Mr. Deschenes asked whether interventions occur before cases reach court. Mr. Costa confirmed that they do, explaining that staff work with residents prior to court involvement, only to learn of additional challenges and subsequently step back to support the family again. He also noted that there are numerous repayment agreements in place and that Ms. Lombardi's team is actively issuing notices.

Mr. Monahan stated the receivable amount is an extremely high number, which presents a conundrum on what the agency does about this. He noted that many residents who can pay are doing so. He said that receivables exceed \$100,000 and expressed appreciation for the Authority's efforts, acknowledging that staff have been sympathetic to residents' situations.

Ms. Honorow joined the meeting telephonically at 8:38 a.m.

Mr. Monahan said the total number of applicants on the waiting lists currently includes 4,336 for Public Housing, 5,326 for Section 8 HCVP, 356 for Cotton Mill, and 1,608 for Monahan Manor. He complimented staff on their efforts and noted that there remains significant work ahead.

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

EXECUTIVE DIRECTOR'S REPORT:

The demolition of three buildings at Maynard Homes is complete. With the forms in place for building one's flatwork, the project has reached a stage where the site is being prepared for the concrete pour to create the footings. Gravel parking and trailhead access plans for Joyce Park are under review to ensure the work has the approval from the Conservation Commission.

The NHRA received an email from a Burke Street homeowner, complimenting the deconstruction of Maynard Homes. The individual expressed appreciation for the dust control, keeping the sidewalks clear and work zone secure, minimization of construction noise, and gratitude for the contractor vehicles and trucks entering and exiting the property with caution. The praise was passed on to North Branch Construction and is a testament to the excellent ongoing job oversight executed by Scott Costa.

The NHRA and Tremont Development Partners are planning a groundbreaking event in early May at Maynard Homes.

The website creation is progressing nicely, and I had a first viewing of the mockup homepage and interior pages. The framework of the website is in progress and will allow for expansion of the site. I have shared the progress of the website with the City of Nashua.

The common area painting at Sullivan Terrace South is complete and new flooring is scheduled for installation. Requests for Proposals have been issued for boiler and hot water system replacements at five public housing properties, and electrical service panel replacements at two public housing properties.

The Chairperson entertained a motion to approve the Executive Director's Report. Mr. Monahan made a motion, and Mr. Deschenes 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 73038 through 73151 and from the Park View Apartments Cash Disbursement List – check numbers 6044 through 6048, including ACH debits and investment accounts. Mr. Monahan made a motion, and Mr. Tollner seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan said there are a substantial number of payments for the Maynard Homes redevelopment and understands the reimbursement processes. Mr. Monahan asked if these were reimbursable in 30 days through the Genesis Fund loan. Mr. Costa confirmed and agreed with Mr. Monahan about the 30-day reimbursement period.

Mr. Tollner asked about P&L Landscaping appearing on the supplemental list, and given the ongoing construction occurring at Maynard Homes, whether we are paying for the spring cleaning. Mr. Costa responded the areas under construction had been redacted from the contract.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Tollner reported he is working with Ms. Lombardi regarding a Tyler Street resident who was arrested last week and used the Tyler Street address. Ms. Lombardi will be taking appropriate action.

Mr. Deschenes noted that the back door to the patio is now functioning and expressed his appreciation. Mr. Costa said that Chris Gaudette, Facilities Manager, has been working with a new vendor, EST Systems, to address issues with the key fob server and equipment replacements.

Mr. Deschenes said that the community room is locked again. Mr. Costa explained that the room sustained damage and must be repaired before it can be reopened. He also noted that the bathrooms were locked due to improper use.

Mr. Deschenes raised concerns about the trash near the patio and the condition of the surrounding landscaping. Mr. Costa stated that the trash will be removed and the landscaping around the patio will be evaluated.

Ms. Honorow expressed appreciation for Mr. Costa's updates and photos related to the Maynard Home Redevelopment project.

Mr. Monahan reported that Maynard Homes Phase II is progressing and that a meeting with the City is scheduled to discuss the Development Agreement and approval process with investors.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Mr. Mack briefly noted that they serve a significant number of individuals with mental health challenges and work closely with other agencies for assistance. He emphasized that the Authority plays a very important role, particularly because many residents rely on fixed incomes and can't afford market rate housing. He stated that the services we provide are essential, now more than ever.

Ms. Dutzy expressed concerns regarding unplanned tree removals near Joyce Park and received a report of unauthorized tree cutting near the wetlands. She requested that the Authority provide advance coordination for any future bridge work or tree removal. She also noted that she recently became aware of a parking area being constructed at the end of Ingalls Street and asked that the railroad ties in the area be removed. In addition, she shared information about outreach and habitat initiatives, including a Styrofoam collection event on June 6 at 55 Lake Street in Nashua, and will provide a flyer for community distribution. She recommended developing a native planting binder targeting seventy percent of the native coverage and stated the Conservation Commission has funds available to contribute.

Mr. Monahan asked Ms. Dutzy to clarify her concerns about the parking area and the bridge. Ms. Dutzy explained that she would like to be notified before any work is conducted and expressed interest in making the area educational, if feasible.

Mr. Monahan also raised the question of whether any violations occurred related to the tree cutting. Mr. Costa stated he was not aware of the tree removal activity beginning and confirmed that no violations had occurred. He explained that a specialist had been hired and that the trees were properly staked and ribboned outside the environmental buffer. He also noted that he will address the removal of the railroad ties.

Ms. Knisley reported that she is partnered with the Nature Conservancy and is working with the Conservation Commission, the City of Nashua, and several environmentalists, on a tree planting initiative introduced a few years ago to address heat and flood zones in Nashua. She asked that NHRA consider partnering in the effort. Their goal is to improve rooting systems and increase shade coverage within the community. She also asked how the NHRA manages the waiting list for Area Median Income units. Mr. Costa explained that Maloney Properties oversees the Monahan Manor waitlist, while the NHRA manages the Public Housing and Section 8 HCVP waitlists which are based on a preference system. He thanked Ms. Knisley for her inquiry and advised that engaging with Ms. Lombardi is the best way to obtain information. Ms. Knisley agreed to do so.

Mr. Deschenes reiterated his concerns regarding the trash on the hill and along the fence at Sullivan Terrace South. Mr. Plodzik suggested the use of garden felt or bark mulch to help eliminate poison ivy and poison sumac along the fence, as well as the use of wetland felt to stabilize the hill around the patio. Mr. Costa stated that he would speak with the landscaping contractor to determine the best course of action.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting adjourned at approximately 9:10 a.m.

Respectfully submitted,

A handwritten signature in black ink that reads "Deanna Brooks". The signature is written in a cursive, flowing style.

Deanna Brooks

Recording Secretary