

6:30 PM

Aldermanic Chamber

1. ROLL CALL
2. PUBLIC COMMENT
3. COMMUNICATIONS
4. UNFINISHED BUSINESS
5. NEW BUSINESS – RESOLUTIONS

R-26-037

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.

AUTHORIZING DEED WAIVERS FOR CERTAIN PROPERTIES

6. NEW BUSINESS – ORDINANCES
7. PETITIONS
8. TABLED IN COMMITTEE

O-26-004

Endorsers: Alderwoman-at-Large Shoshanna Kelly
Alderwoman Vengerflutta Smith
Alderman Tim Sennott
Alderman Thomas Lopez

REPEALING THE PROHIBITION ON CAMPING ON PUBLIC PROPERTY

- tabled at 4/22/26 meeting

O-26-005

Endorsers: Alderwoman-at-Large Shoshanna Kelly
Alderman Tim Sennott
Alderman Thomas Lopez

REPEALING THE PROHIBITION ON CAMPERS AND RECREATIONAL VEHICLES ON PUBLIC PROPERTY

- tabled at 4/22/26 meeting

- Petition - L Deerwood Drive - Lot H-103
tabled at 2/28/24 meeting

9. GENERAL DISCUSSION
10. PUBLIC COMMENT
11. REMARKS BY THE ALDERMEN
12. ADJOURNMENT



RESOLUTION

AUTHORIZING DEED WAIVERS FOR CERTAIN PROPERTIES

CITY OF NASHUA

In the Year Two Thousand and Twenty-Six

WHEREAS, RSA 80:76 sets forth the procedure for conveying tax deeded properties to the City;

WHEREAS, pursuant to RSA 80:76 II the governing body may refuse to accept a deed when “acceptance would subject the municipality to potential liability as an owner of property under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, 42 U.S.C. section 9601 et seq., the Resource Conservation and Recovery Act, 42 U.S.C. section 6901 et seq., RSA 147-A and 147-B, and any other federal or state environmental statute which imposes strict liability on owners for environmental impairment of the real estate involved;”

WHEREAS, pursuant to RSA 80:76 II-a, the governing body may refuse to accept a deed whenever in its judgment “acceptance and ownership of the real estate would subject the municipality to undesirable obligations or liability risks, including obligations under real estate covenants or obligations to tenants, or for any other reason would be contrary to the public interest. Such a decision shall not be made solely for the private benefit of a taxpayer;” and

WHEREAS, the City has identified properties eligible for tax deed, however, acceptance of ownership would not be in the City’s best interest.

NOW, THEREFORE, BE IT RESOLVED that the Tax Collector is hereby directed not to execute a tax deed on the properties listed in **Exhibit A** attached hereto; pursuant to RSA 80:76 III, the Board may revisit this decision at any time and may later direct the Tax Collector to issue a deed for the property subject to this directive.

This resolution shall take effect immediately upon its passage.

City of Nashua NH

2023 Tax Levy

Properties to be Waived for Tax Deed

DEED DATE: MAY 26, 2026

Exhibit A

Property Address	PID	Map/Lot/Block	Property Type	2025 Assessed Value	Total Outstanding Bal	Waiver Reason
7 Gary St - Rodgers	00001932	0000D/00107	Manufactured Home	115,600	\$ 8,871.97	Liability Risk
6 Valley Crest Ln - Jensens	00002350	0000D/00051	Manufactured Home	120,600	\$ 1,322.52	Liability Risk
11 Bangor St - Thornton	00004804	0000H/00031	Manufactured Home	204,400	\$ 11,586.93	Liability Risk
2-4 Faxon St	00005426	0009/00041	Multi-Family	562,900	\$ 26,460.94	Liability Risk
2 Faxon Ave	00005430	0009/00032	Land	23,800	\$ 1,816.75	Liability Risk
8 Meadow Ln - Jensens	00006756	0000D/00139	Manufactured Home	76,600	\$ 16,211.22	Liability Risk
17 Ridgefield Dr - Jensens	00009496	0000D/00051	Manufactured Home	73,600	\$ 1,622.43	Liability Risk
38 Farmwood Dr - Jensens	00010284	0000D/00051	Manufactured Home	83,800	\$ 15,230.83	Liability Risk
9 Eric Ave - Rodgers	00010856	0000D/00019	Manufactured Home	90,100	\$ 6,426.13	Liability Risk
10 Shawn Ave - Rodgers	00011860	0000D/00019	Manufactured Home	163,700	\$ 14,337.58	Liability Risk
16 Shawn Ave Rodgers	00012216	0000D/00019	Manufactured Home	76,300	\$ 22,939.63	Liability Risk
11 Leewood Trl - Jensens	00015244	0000D/00051	Manufactured Home	142,300	\$ 8,370.45	Liability Risk
19 Shadycrest Dr - Jensens	00017110	0000D/00051	Manufactured Home	116,200	\$ 7,774.03	Liability Risk
49 Chickie St - Pitarys	00018094	0000D/00063	Manufactured Home	143,700	\$ 53,221.38	Liability Risk
15 Birch Ridge Trl - Jensens	00019848	0000D/00139	Manufactured Home	270,900	\$ 20,482.23	Liability Risk
17 Perham St	00019966	0046/00005	Single Fam	380,900	\$ 98,104.30	Liability Risk
88 Linwood St	00022538	0103/00257	Single Fam	408,400	\$ 23,693.26	Liability Risk
515 West Hollis St	00024826	0000E/01381	Land	214,600	\$ 65,762.83	environmental impairment
8 Riverside Cir - Jensens	00025424	0000D/00139	Manufactured Home	106,900	\$ 6,916.11	Liability Risk
4 Stanwood Dr - Thornton	00028032	0000H/00031	Manufactured Home	124,900	\$ 1,780.58	Liability Risk
3 Sunrise Trl Jensens	00028734	0000D/00139	Manufactured Home	96,300	\$ 2,701.25	Liability Risk
29 Ferry Rd	00029698	0058/00007	Single Fam	388,400	\$ 18,824.36	Liability Risk
43 Ridgefield Dr Jensens	00033618	0000D/00051	Manufactured Home	70,100	\$ 7,462.51	Liability Risk
114 Pine St	00036266	0096/00047	Multi-Family	401,300	\$ 22,651.22	Liability Risk
17 Lunar Ln - Rodgers	00040496	0000C/00029	Manufactured Home	155,900	\$ 19,564.98	Liability Risk
9 Louisburg Sq U-6	00041195	0000A/00508	Condo	284,200	\$ 9,834.10	Undesirable Obligations
82 Stillwater Dr U-139	00044694	0000B/00019	Condo	411,300	\$ 15,053.84	Liability Risk
L White Oak Dr	00049560	0000H/00631	land	18,500	\$ 3,951.91	environmental impairment
L White Oak Dr	00049561	0000H/00631	land	18,000	\$ 3,837.63	environmental impairment
62 Tanglewood Dr	00049793	0000D/00533	Single Fam	1,159,900	\$ 455,186.15	Federal Litigation
8 Merrit Pkwy	00049658	0000C/02544	land	881,000	\$ 42,341.98	Liability Risk
L Broad St	00050327	0000F/01435	land	17,200	\$ 3,501.93	environmental impairment
L Normandy Way	00050401	0000F/01509	land	13,900	\$ 3,137.26	environmental impairment
25 Farmwood Dr	00051487	0000D/0051L	Manufactured Home	188,200	\$ 78,648.96	Liability Risk
25 Ridgefield Dr	00051958	0000D/00051L	Manufactured Home	296,500	\$ 17,083.15	Liability Risk
L RIVERTON AVE	00004558	0131/00061	land	12,700	\$ 1,067.73	Environmental impairment
L CAMP AVE	00004560	0131/00064	land	13,100	\$ 1,053.71	Environmental impairment
L CAMP AVE	00005470	0131/00067	land	31,700	\$ 2,262.10	Environmental impairment
L CAMP AVE	00010138	0131/00121	land	37,800	\$ 2,698.22	Environmental impairment

14 RIVERTON AVE	00011228	0131/00057	land	49,400	\$	3,407.55	Environmental impairment
L RIVERTON AVE	00014992	0131/00016	land	13,200	\$	1,058.20	Environmental impairment
L CAMP AVE	00017998	0131/00078	land	10,900	\$	909.84	Environmental impairment
L RIVERTON AVE	00021096	0131/00048	land	29,800	\$	2,176.21	Environmental impairment
L CAMP AVE	00021098	0131/00107	land	16,300	\$	1,260.00	Environmental impairment
L RIVERTON AVE	00025202	0131/00001	land	35,600	\$	2,512.36	Environmental impairment
L RIVERTON AVE	00030890	0131/00051	land	31,700	\$	2,301.60	Environmental impairment
L RIVERTON AVE	00030892	0131/00008	land	31,700	\$	2,301.60	Environmental impairment
L RIVERTON AVE	00033754	0131/00055	land	12,700	\$	1,028.23	Environmental impairment
L CAMP AVE	00050204	0131/00126	land	14,100	\$	1,118.66	Environmental impairment
L CAMP AVE	00050205	0131/00077	land	12,700	\$	1,028.23	Environmental impairment
L CAMP AVE	00050206	0131/00112	land	15,400	\$	1,202.09	Environmental impairment
L RIVERTON AVE	00051213	0131/00056	land	12,700	\$	1,028.23	Environmental impairment
L RIVERTON AVE	00051214	0131/00002	land	38,100	\$	2,677.25	Environmental impairment
L RIVERTON AVE	00051215	0131/00003	land	38,100	\$	2,677.25	Environmental impairment
L RIVERTON AVE	00051216	0131/00004	land	38,100	\$	2,677.25	Environmental impairment
L RIVERTON AVE	00051217	0131/00005	land	38,100	\$	2,677.25	Environmental impairment
L RIVERTON AVE	00051218	0131/00006	land	38,100	\$	2,677.25	Environmental impairment
128 EAST GLENWOOD ST	00051219	0131/00007	land	75,600	\$	5,225.38	Environmental impairment
L CAMP AVE	00051220	0131/00079	land	11,900	\$	974.79	Environmental impairment
L RIVERTON AVE	00051221	0131/00017	land	12,200	\$	995.77	Environmental impairment
L RIVERTON AVE	00051222	0131/00018	land	12,000	\$	981.78	Environmental impairment
L RIVERTON AVE	00051223	0131/00019	land	11,900	\$	974.79	Environmental impairment
L RIVERTON AVE	00051224	0131/00020	land	11,700	\$	963.30	Environmental impairment
L RIVERTON AVE	00051225	0131/00021	land	11,700	\$	960.80	Environmental impairment
L RIVERTON AVE	00051226	0131/00022	land	11,500	\$	949.32	Environmental impairment
L RIVERTON AVE	00051227	0131/00023	land	11,500	\$	949.32	Environmental impairment
L RIVERTON AVE	00051228	0131/00024	land	11,500	\$	949.32	Environmental impairment
L RIVERTON AVE	00051229	0131/00025	land	11,600	\$	956.31	Environmental impairment
L RIVERTON AVE	00051230	0131/00026	land	11,600	\$	956.31	Environmental impairment
L RIVERTON AVE	00051231	0131/00027	land	11,700	\$	963.30	Environmental impairment
L RIVERTON AVE	00051232	0131/00009	land	31,700	\$	2,301.60	Environmental impairment
L RIVERTON AVE	00051233	0131/00010	land	31,700	\$	2,301.60	Environmental impairment
L RIVERTON AVE	00051234	0131/00011	land	31,700	\$	2,301.60	Environmental impairment
L RIVERTON AVE	00051235	0131/00012	land	31,900	\$	2,273.60	Environmental impairment
L RIVERTON AVE	00051236	0131/00013	land	12,800	\$	1,035.23	Environmental impairment
L RIVERTON AVE	00051237	0131/00014	land	10,800	\$	902.83	Environmental impairment
L RIVERTON AVE	00051238	0131/00015	land	12,100	\$	988.77	Environmental impairment
L RIVERTON AVE	00051239	0131/00052	land	31,700	\$	2,262.10	Environmental impairment
L RIVERTON AVE	00051240	0131/00053	land	12,700	\$	1,028.23	Environmental impairment
L RIVERTON AVE	00051241	0131/00054	land	12,700	\$	1,028.23	Environmental impairment
L CAMP AVE	00051242	0131/00122	land	37,500	\$	1,875.72	Environmental impairment
L CAMP AVE	00051243	0131/00123	land	36,900	\$	3,306.41	Environmental impairment
L CAMP AVE	00051244	0131/00125	land	14,200	\$	1,489.86	Environmental impairment
L RIVERTON AVE	00051246	0131/00063	land	12,600	\$	1,021.24	Environmental impairment
L CAMP AVE	00051247	0131/00065	land	12,700	\$	1,028.23	Environmental impairment
L CAMP AVE	00051248	0131/00066	land	12,700	\$	1,028.23	Environmental impairment
L CAMP AVE	00051249	0131/00127	land	14,800	\$	1,165.11	Environmental impairment
L CAMP AVE	00051250	0131/00068	land	31,700	\$	2,262.10	Environmental impairment
L CAMP AVE	00051251	0131/00069	land	31,700	\$	2,262.10	Environmental impairment

L CAMP AVE	00051252	0131/00070	land	31,700	\$ 2,262.10	Environmental impairment
L CAMP AVE	00051253	0131/00108	land	16,300	\$ 1,260.00	Environmental impairment
L CAMP AVE	00051254	0131/00109	land	16,300	\$ 1,260.00	Environmental impairment
L CAMP AVE	00051255	0131/00110	land	16,300	\$ 1,260.00	Environmental impairment
L CAMP AVE	00051256	0131/00111	land	16,300	\$ 1,260.00	Environmental impairment
L CAMP AVE	00051257	0131/00113	land	17,000	\$ 1,303.99	Environmental impairment
L CAMP AVE	00051258	0131/00114	land	15,800	\$ 1,227.56	Environmental impairment
L CAMP AVE	00051259	0131/00115	land	39,400	\$ 2,760.66	Environmental impairment
L CAMP AVE	00051260	0131/00116	land	39,200	\$ 2,749.15	Environmental impairment
L CAMP AVE	00051261	0131/00117	land	38,900	\$ 2,728.17	Environmental impairment
L CAMP AVE	00051262	0131/00118	land	38,700	\$ 2,716.71	Environmental impairment
L CAMP AVE	00051263	0131/00119	land	38,500	\$ 2,702.20	Environmental impairment
L CAMP AVE	00051264	0131/00120	land	38,200	\$ 2,684.23	Environmental impairment
L RIVERTON AVE	00051265	0131/00049	land	16,800	\$ 1,292.46	Environmental impairment
L RIVERTON AVE	00051266	0131/00050	land	31,700	\$ 2,262.10	Environmental impairment

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LEGISLATIVE YEAR 2026

RESOLUTION:

R-26-037

PURPOSE:

Authorizing deed waivers for certain properties

SPONSOR(S):

Mayor Jim Donchess

**COMMITTEE
ASSIGNMENT:**

Committee on Infrastructure

FISCAL NOTE:

None.

ANALYSIS

This legislation authorizes deed waivers for certain properties. When a tax deed is waived, “the tax lien shall remain in effect indefinitely, retaining its priority over other liens. The taxpayer’s right of redemption as provided by RSA 80:69 shall likewise be extended indefinitely, with interest continuing to accrue as provided in that section. ... If at any time, in the judgment of the municipal governing body, the reasons for refusing the tax deed no longer apply, and the tax lien has not been satisfied, the governing body may instruct the collector to issue the tax deed, and the collector shall do so after giving the notices required by RSA 80:77 and 80:77-a.” RSA 80:76 III.

Approved as to form:

Office of Corporation Counsel

By: /s/ Celia K. Leonard

Date: May 20, 2026