

SPECIAL COMMITTEE ON INFRASTRUCTURE

JUNE 1, 2026

A special meeting of the Committee on Infrastructure was held Monday, June 1, 2026, at 6:30 p.m. in the Aldermanic Chamber and duly noticed in two places, including the City's website, in accordance with the requirements of RSA 91-A:2 II.

The roll call was taken with 5 members of the Committee on Infrastructure present:

If you are participating via Zoom, please state your presence, reason for not attending the meeting in person, and whether there is anyone in the room with you during this meeting, which is required under the Right-To-Know Law.

Alderman-at-Large Alicia Gregg
Alderman Paula Johnson
Alderman Vengerflutta Smith (arrived at 6:42)
Alderman Richard A. Dowd
Alderman-at-Large Michael B. O'Brien, Sr., Chair

Members not in Attendance:

Also in Attendance: Dawn Enwright, CFO
Diane Mulholland, Treasurer/Tax Collector

PUBLIC COMMENT - None

COMMUNICATIONS - None

PETITIONS - None

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS

R-26-037

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

AUTHORIZING DEED WAIVERS FOR CERTAIN PROPERTIES

MOTION BY ALDERMAN GREGG TO RECOMMEND FINAL PASSAGE
MOTION CARRIED

MOTION BY ALDERMAN GREGG TO AMEND R-26-037 BY REPLACING IT WITH AN UPDATED WAIVER FOR TAX DEED EXHIBIT A

ON THE QUESTION

Alderman Johnson

Thank you. I know that there was originally – last year I believe it was March that you – that I got from – a constituent got from CFO Enwright. What is the difference between all of these that we're taking because I see it has to do with the liability and the environmental.

Diane Mulholland, Treasurer/Tax Collector

Right. So we're not taking these.

Alderman Johnson

So we're not taking these.

Diane Mulholland, Treasurer/Tax Collector

Yeah. All these are waivers that we're not taking tax deeds on.

Alderman Johnson

Okay. I just want to make sure.

Chairman O'Brien

Are you good Alderman Johnson?

Alderman Johnson

I'm perfect. Thank you.

Chairman O'Brien

All right. Moving on. Any other discussion? Seeing none.

Dawn Enwright, CFO

Excuse me, may we speak to it?

Chairman O'Brien

Yes you may Ms. Enwright.

Diane Mulholland, Treasurer/Tax Collector

Good evening. I'm Diane Mulholland. I'm the Tax Collector/Treasurer for the City of Nashua. Good evening everyone. Pursuant to RSA 80:76 II, the collector shall not execute a deed of the real estate where there is potential liability, environmental impairment, or compensation liability. RSA 80:76 II-a, the governing body of the municipality may refuse to accept a tax deed on behalf of the municipality and shall so notify the collector whenever its judgement, acceptance, and ownership of the real estate would subject the municipality to undesirable obligations, a liability risk, including obligations under real estate, conveyance, or obligations to tenants or any other reason would be contrary to the public interest.

Some history of the tax deeding process. Since Fiscal Year 2024, we have worked with an internal management team to evaluate all the current delinquent tax properties eligible for deeding to identify if there are any reasons under the law that we should not take the properties.

In Fiscal Year '24, the city tax deeded 29 properties and waived 64 for tax levy year 2021. Nineteen taxpayers repurchased their properties. We auctioned seven properties and we still own three. This placed 26 properties back on the tax rolls.

In Fiscal Year 2025, we tax deeded ten properties and waived 51 for tax levy year 2022. Seven were re-purchased and we still own three. This placed seven back on the tax rolls.

Now in Fiscal Year 2026, we had a total of 180 parcels that were outstanding for the 2023 tax levy year. On March 27th, we mailed 203 certified letters to the owners and 86 letters to mortgagees which gave the taxpayer and/or the mortgagee longer than 30 days' notice required by RSA 80:76-a. We are tax deeding five properties and requesting the waiver of 102 from the 2023 tax levy year. The reason for the waivers are listed on the report but are mainly environmental impairment and liability issues. The major increase in the number of waivers are due to the multiple small parcels of land that have not been paid which were paid last year prior to the deed date.

To help residents that want to get ahead of the tax deeding process, we encourage all taxpayers that are in arrears to come in and speak to the Tax Department. The sooner they reach out to us, we can assist them to find possible tax exemptions, veterans' credits, or get them in touch with different programs. We also encourage residents to make partial payments against their tax bills to reduce the amount of interest they would have to pay. We are developing relationships with the manufactured home parks to work with the tax deed list moving forward. It is our goal to work with residents educating them on the tax deed process which is dictated by State Statute giving the homeowners options within the law.

Does anyone have any questions?

Chairman O'Brien

Questions from the Committee? I got one for the people who are at home. We're not a bunch of bad guys. Some of these properties have been in arrears. When we first started, some are plus ten years and then when we initiate something like this, they come forward as like what you suggested and make contact with your department and received assistance. I would like to say the City of Nashua is not in the real estate business but to be fair to et al., every single taxpayer in the city, we have to do it from time to time things like this. Sometimes when we've don't it in the past would I be correct in saying a resolve did come up with some of the properties, correct?

Diane Mulholland, Treasurer/Tax Collector

Right. They were able to be purchase their property back.

Chairman O'Brien

So this is not really bad. It's a nice strong reminder that we're all liable for our taxes. Okay. Thank you.

Any other discussion?

MOTION CARRIED

MOTION BY ALDERMAN GREGG TO RECOMMEND FINAL PASSAGE AS AMENDED MOTION CARRIED

NEW BUSINESS – ORDINANCES - None

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

MOTION BY ALDERMAN DOWD TO REMOVE FROM THE TABLE O-26-008

MOTION CARRIED

O-26-008

Endorsers: Alderman Derek Thibeault
Alderman Patricia Klee
Alderwoman Vengerflutta Smith
Alderman John Sullivan
Alderman-at-Large Lori Wilshire

REMOVING CERTAIN TRAFFIC-CALMING MEASURES ON A PORTION OF MIDDLE DUNSTABLE ROAD

Chairman O'Brien

This will open it up to discussion. Anybody have any questions on this? But first to give a leeway, we have – this Committee has received and so has the main sponsor information from the Public Works Department and they don't see any need to go any further. So the existing for Middle Dunstable Road exists and to keep the status quo. Now the city is going to repave the street and maybe at that time but they're going to investigate it, and study it, and everything at that time and when they come up with a solution, they'll bring something back to the Committee.

Alderman Dowd

Yes, the recommendation that DPW we got a letter today is they are going to re-evaluate where the speed bumps are going to be located, and we're going to use the new standards with a smoother bump, and then they will be taken care of when they paved the road.

Chairman O'Brien

Okay. Very good. Any other questions? Okay seeing none, I'll call for the vote.

Alderman Gregg

Aye.

Alderman Johnson

Aye.

Alderman Dowd

Nay.

Chairman O'Brien

Who said nay?

Alderman Dowd

Aren't we turning this down?

Alderman Johnson

We turning it down? I thought we're keeping it.

Chairman O'Brien

Yeah, turning it down. Well we removed it from the table so let me clear – maybe I wasn't clear. Yeah on removing certain traffic calming measures on a portion of Middle Dunstable Road and it we removed the amendment from Alderman Dowd. We are going to vote. That would be nay, right?

Alderman Dowd

Yes. If we're going to send it to the full Board with a negative recommendation.

Chairman O'Brien

It would be a nay – this would be a nay vote to keep it status quo.

Alderman Johnson

I want to take back my vote. I want to reverse it.

Chairman O'Brien

I think I'm giving them all back right now so don't worry.

MOTION BY ALDERMAN DOWD FOR A NEGATIVE RECOMMENDATION TO THE BOARD OF ALDERMEN

Alderman Gregg

I would also like to note that Alderwoman Vengerflutta Smith was in at 6:42.

Chairman O'Brien

So a nay vote will basically shelve this.

Alderman Dowd

Well it would send it to the full Board with a negative recommendation.

Chairman O'Brien

With a negative recommendation. Okay. Very good. Thank you, Alderman Dowd. All those in favor of not recommending this Middle Dunstable Road signify – well it would be a nay vote looking for, okay. It's confusing.

Alderman Dowd

So say whose in favor first and then...

Chairman O'Brien

Anybody in favor? Seeing none, call for anybody opposed.

Alderman Dowd

Nay.

Alderman Gregg

Nay.

Alderman Johnson

Nay.

Chairman O'Brien

Here you go. Better phrased. Thank you.

MOTION CARRIED

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

GENERAL DISCUSSION - None

PUBLIC COMMENT - None

REMARKS BY THE ALDERMEN - None

ADJOURNMENT

MOTION BY ALDERWOMAN SMITH TO ADJOURN

MOTION CARRIED

The meeting was declared closed at 6:44 p.m.

Alderman-at-Large Alicia Gregg
Committee Clerk

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
11 Bangor St - Thornton	00004804	0000H/00031	Manufactured Home	204,400	\$ 11,586.93	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
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
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
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
55 Lake St U-B-2	00042123	0099/00030	Comm1 Condo	56,500	\$ 12,649.67	Liability Risk
55 Lake St U-B-3	00042124	0099/00030	Comm1 Condo	38,100	\$ 8,916.24	Liability Risk
55 Lake St U-B-6	00042127	0099/00030	Comm1 Condo	70,100	\$ 14,516.20	Liability Risk
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 Merritt 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
7 Shadycrest Dr - Jensens *	00050403	0000D/00051	Manufactured Home	259,600	\$ 35,300.26	Liability Risk
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

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
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

Land	75
Manufactured Homes	18
Single Family	4
Condos	5
Total	102