

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON MAY 15, 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, May 15, 2026. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:32 a.m. with the following responses:

Present

Eric Wilson
Paul Deschenes
Helen Honorow
Thomas Monahan
James Tollner

Absent

The following persons were also present: Lori Wilshire, President, Board of Aldermen; Victoria Markiewicz, Granite State Organizing Project; Tonia Knisley, Voices of Major Drive; Bob Keating, Granite State Organizing Project; Joseph Plodzik, Resident; 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 April 17, 2026, accept them, and place them on file. Mr. Tollner made a motion, and Mr. Monahan seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

Mr. Monahan requested clarification regarding the public comment section, specifically whether the trees were staked and ribboned within the environmental buffer or outside of it. Mr. Costa confirmed that the environmental buffer is located outside. Ms. Lombardi agreed to correct. Mr. Tollner expressed appreciation to Mr. Costa for providing details on the current project.

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 – April 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 reported one eviction, one newly discovered abandoned unit, two new repayment agreements, and five additional residents requesting repayment agreements. She noted that some prior agreements had been breached. She also received notice from the City of Nashua regarding three pending rental assistance payments. Mr. Deschenes suggested offering bookkeeping or money management programs to help residents prioritize spending. Ms. Lombardi stated that similar programs have been offered previously and will be explored again; the Adult Learning Center also offers comparable services. Mr. Wilson asked how many residents currently pay via electronic transfer. Ms. Lombardi stated that many use BillPay and that electronic payments will be incorporated into the new website. She noted, however, that a few electronic payments have bounced. Mr. Wilson expressed concern about the level of overdue rent receivables and suggested requiring electronic payments for future repayment agreements.

Mr. Monahan noted that the beginning rent receivable was \$116,000 and has increased to \$126,000, reflecting a \$10,000 difference. He emphasized the importance of focusing on current rent receivables and reducing them to manageable levels. He added that other housing authorities are likely experiencing similar challenges. He acknowledged that NHRA is operating under unusual circumstances due to the redevelopment, with Maynard Homes having more than fifty percent of its units vacant and non-collectible. He referenced the approach used at Sullivan Terrance North, where the receivable began at \$25,000 and ended at \$27,000, suggesting that narrowing the focus similarly may be useful. He also noted that the receivable figures represent only the resident-paid portion and that NHRA received over \$1 million in subsidy funding to operate, which is not a large amount when considered on a per-unit basis.

Mr. Tollner expressed concern that the rent receivable status has remained unchanged over the past year and recommended increased personal outreach. He emphasized balancing compassion for residents who are unable to pay with accountability for those who can. Ms. Lombardi agreed.

Mr. Monahan reported that the current total number of applicants on the waiting lists are 4,345 for Public Housing, 5,400 for Section 8 HCV, 431 for Cotton Mill PBV, 354 Salmon Brook PBV, and 1,368 for Monahan Manor. He noted that some applicants may appear on multiple lists, but the overall demand remains high, and staff continue to work through the lists.

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 seven buildings at Maynard Homes is complete. The site work is ongoing with preparations being made for forms to be installed for building two. Mr. Costa continues to monitor the site safety and dust control with North Branch construction. We have begun reviewing building colors and finishes for siding, paint, cabinetry, and countertops. Once the colors and finishes have been finalized, they will be shown to the residents of Maynard Homes. The Maynard Homes groundbreaking event has been moved to Friday, June 12, 2026, at 10:30 a.m. An invitation to the event will be distributed next week.

The planning of phase 2 redevelopment at Maynard Homes is underway. The redevelopment team is working on the budget and pro-forma and plans to meet with City representatives next week.

The common area painting at Sullivan Terrace North is complete with punch list items remaining. Interior painting at George F. Robinson Manor will begin at the completion of Sullivan Terrace North. Flooring has been staged at Sullivan Terrace South and installation is expected to commence next week.

I am seeking Board approval to roll four (4) CDs set to expire at the end of May for a ninety-day period through Triangle Credit Union (TCU). TCU continues to offer the most competitive rate at 4.0% APY.

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

Mr. Deschenes asked for the date of the groundbreaking. Ms. Lombardi said that it is scheduled for Friday, June 12, 2026, at 10:30 a.m., with invitations to be issued.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

RESOLUTION NO. 26-2504
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A TWO-YEAR CONTRACT FOR THE INTEGRATED
PEST MANAGEMENT PROGRAM BEGINNING JUNE 1, 2026 AND
ENDING MAY 31, 2028 TO PEST-END, INC., 82 PLAISTOW ROAD,
PLAISTOW, NH 03865 AT A TOTAL CONTRACT COST OF
\$93,600 UNDER THE OPERATING BUDGET

The Chairperson entertained a motion to approve **Resolution No. 26-2504**. Mr. Tollner made a motion, and Mr. Monahan seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Wilson asked whether NHRA has used Pest-End previously and if the pricing is consistent with last year. Ms. Lombardi confirmed that NHRA has used Pest-End and that the price remains the same.

Mr. Deschenes shared concerns that Pest-End has not been successful in eliminating the pests. Mr. Costa explained that while other companies have shown interest, the scale of NHRA's needs has deterred them and there are limited pest companies available.

Mr. Monahan commended NHRA for conducting thorough outreach to multiple companies and noted that the pricing is reasonable.

Ms. Honorow asked whether there has been specific communication with the pest control company to target the problem areas, acknowledging NHRA's due diligence.

Mr. Deschenes shared that when the pest company visits his unit, he is asked to leave, and he has not observed improvement.

Ms. Lombardi responded to Ms. Honorow's inquiry, confirming that an NHRA staff member accompanies pest control technicians to every unit to ensure residents have properly prepared their units in accordance with the distributed memos and to address ongoing noncompliance. She added that additional assistance is provided to residents who are unable to prepare their units. She explained that Pest-End has completed a full assessment of each building and is aggressively treating problem areas as permitted under New Hampshire state law governing pesticide use.

Mr. Monahan noted that although the price remains the same as last year, NHRA now has seventy fewer units. Ms. Lombardi agreed and confirmed that additional treatment days have been added to the service.

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

AYE

James Tollner

Thomas Monahan

Helen Honorow

Eric Wilson

NAY

Paul Deschenes

RESOLUTION NO. 26-2505

**BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A CONTRACT FOR THE UNIT LOAD CENTER REPLACEMENTS
(FEDERAL PACIFIC PANELS) AT 2-10 AREL MANOR AND
79 LAKE STREET TO CROWE & SONS ELECTRICAL CORP.,
590 MIDDLESED STREET, LOWELL, MA 01851 AT A TOTAL
CONTRACT COST OF \$182,520.76 UNDER THE CAPITAL FUND
PROGRAM 501-24 AND 501-25 BUDGETS**

The Chairperson entertained a motion to approve **Resolution No. 26-2505**. Mr. Tollner made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Wilson noted that only one bid was received and asked whether the price was in line with the budget. Ms. Lombardi stated that the bid came in under budget. Mr. Costa explained that these Federal Pacific Panel units are a known hazard and require replacement per NHRA's insurance company.

Mr. Monahan acknowledged the Architect's letter of recommendation and asked whether the bid amount includes the recommended work. Ms. Lombardi confirmed that the recommendations are included in the bid cost.

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 73152 through 73272 and from the Park View Apartments Cash Disbursement List – check numbers 6049 through 6055, including ACH debits and investment accounts. Mr. Monahan made a motion, and Mr. Deschenes seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan noted several checks issued to Cleaningtron and asked whether the Board had awarded a contract to them. Ms. Lombardi confirmed that it had. He then asked about the duties of EBI Consulting. Ms. Lombardi stated that EBI serves as the consultant for Fossa Avenue.

Mr. Monahan inquired about the installation of a water spigot by Wind River Environmental. Ms. Lombardi explained that a new waterline was required to support the

recently installed raised garden beds at Vagge Village. He also asked about the \$22,901.67 payment to All Clean Cleaners for painting. Ms. Lombardi reported that the expense covered previously approved interior common areas painting projects at Sullivan Terrace North and South.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Wilson extended his appreciation to Ms. Wilshire for her dedication to NHRA. Mr. Monahan seconded the sentiment, Ms. Lombardi and Mr. Tollner also expressed their appreciation. Ms. Wilshire thanked the Board.

Ms. Honorow expressed her appreciation to NHRA for continuing to share progress photos of the redevelopment project.

Mr. Tollner shared his gratitude to the Mayor for assisting with several matters and noted his confidence that Ms. Wilshire played a role in facilitating that support.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Mr. Plodzik expressed concerns regarding the pest control company and urged NHRA to take a proactive approach. He asked whether additional assistance could be provided to residents who need help preparing their units.

Mr. Wilson asked Mr. Deschenes whether he receives advance notice of scheduled pest control services. Mr. Deschenes stated that he does, but he has difficulty emptying the upper-level cabinets, and only the lower cabinets have been treated.

Ms. Lombardi asked Mr. Deschenes whether he had informed NHRA staff of his difficulty or requested assistance. Mr. Deschenes said he did not.. Mr. Plodzik suggested utilizing maintenance staff to assist residents with preparation.

Mr. Monahan noted that, based on his own experience as a property owner, pest issues are often related to housekeeping and agreed that a coordinated effort is needed. He added

that other property owners are facing similar challenges. Mr. Plodzik commented that common area cleaning could be improved.

Ms. Knisley requested to speak with Ms. Lombardi after the meeting to discuss budgeting classes, planting initiatives, and resident assistance opportunities in coordination with United Way. Ms. Lombardi agreed.

Ms. Honorow shared that she received a notification recognizing "Happy Affordable Housing Month" from NAHRO and expressed hope that NHRA continues its efforts in support of affordable housing.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting adjourned at approximately 9:07 a.m.

Respectfully submitted,

Deanna Brooks

Deanna Brooks

Recording Secretary