REPORT OF THE FINANCE COMMITTEE

JULY 1, 2026

A meeting of the Finance Committee was held on Wednesday, July 1, 2026, 7:00 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.

Mayor Jim Donchess, Chairman, presided.

Members of the Committee present:	Alderwoman Vengerflutta Smith Alderman John Sullivan Alderman-at-Large Alicia Gregg Alderman-at-Large Lori Wilshire Alderman Patricia Klee, Vice Chair Mayor Jim Donchess, Chairman
Members not in Attendance:	Alderman-at-Large Ben Clemons
Also in Attendance:	Tim Cummings, Administrative Services Director Amy Girard, Purchasing Manager Dawn Enwright, CFO Liz Hannum, Economic Development Director Jeff Lafleur, Solid Waste Superintendent Bill Mansfield, Radio Manager Jill Stansfield, Parking Manager Dave Boucher, Wastewater Superintendent Lisa Fauteux, Public Works Director Dan Hudson, City Engineer Tim Lemire, GPI, Owner's Project Manager Steve Buxton, Nashua Fire Chief

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ROLL CALL

PUBLIC COMMENT – None

COMMUNICATIONS

From: Amy Girard, Purchasing Manager
Re: Authorization of Emergency Purchase Order – Emergency Landfill Repair Project Engineering Services

There being no objection, Chairman Donchess accepted the communication and placed it on file.

From: Amy Girard, Purchasing Manager
Re: Authorization of Emergency Purchase Order – Emergency Landfill Repair Project with Charter Contracting

There being no objection, Chairman Donchess accepted the communication and placed it on file.

From: Amy Girard, Purchasing Manager

Re: Motorola Service & System Upgrade Agreement in the amount not to exceed $318,732.35 funded from General Fund/ 54- Property Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE A CONTRACT WITH MOTOROLA SOLUTIONS, INC., FOR THE MOTOROLA SYSTEM UPGRADE AND ADDITIONAL SERVICES INCLUDING SECURITY UPGRADE SERVICES AND REMOTE SECURITY UPGRADE SERVICES, PREVENTIVE MAINTENANCE AND ASTRO TECHNICAL SUPPORT IN THE AMOUNT NOT TO EXCEED $318,732.35. FUNDING WILL BE THROUGH DEPARTMENT: 157 CITYWIDE COMMUNICATIONS; FUND: GENERAL FUND/54–PROPERTY SERVICES

ON THE QUESTION

Bill Mansfield, Radio Manager
Alderman Gregg
Alderman Klee

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: Amendment for Parking pay stations FWO & PartSmart in the amount not to exceed$31,392 funded from General Fund/ 55- Other Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE AN AMENDMENT WITH CALE AMERICA, INC. TO PROVIDE THE REQUIRED WIRELESS DATA CONNECTIVITY, SYSTEM SUPPORT, AND WARRANTY COVERAGE FOR ALL PARKING PAY STATIONS IN THE AMOUNT NOT TO EXCEED $31,392. FUNDING WILL BE THROUGH DEPARTMENT: 166 PARKING; FUND: GENERAL FUND/55-OTHER SERVICES

ON THE QUESTION

Jill Stansfield, Parking Manager
Alderman Klee
Alderman Sullivan

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: Amendment #2 for OPM Services for Parking Garage Repair in the amount not to exceed $117,455.30 funded from Bond/ 53- Professional & Technical Services

MOTION BY ALDERMAN SILLIVANTO ACCEPT, PLACE ON FILE, AND AN AMENDMENT TO THE CONTRACT WITH GREENMAN-PEDERSEN, INC., FOR THE CONTINUED OVERSIGHT OF THE PROJECT ON PHASES 2 AND 3 UNTIL THE PROJECT'S COMPLETION IN THE AMOUNT NOT TO EXCEED $117,455.30. FUNDING WILL BE THROUGH DEPARTMENT: 129 CITY BUILDINGS; FUND: BOND/53-PROFESSIONAL & TECHNICAL SERVICES

ON THE QUESTION

Tim Lemire, GPI, Owner's Project Manager
Alderman Sullivan
Chairman Donchess
Alderman Klee

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: Amendment #3 for the parking garage office design in the amount not to exceed $42,425 funded from Bond/ 53- Professional & Technical Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE AN AMENDMENT TO THE CONTRACT WITH RANDALL PAULSON, INC., FOR CONSTRUCTION ADMINISTRATION DUTIES DURING THE CONSTRUCTION OF THE PARKING OFFICE IN THE AMOUNT NOT TO EXCEED $42,425. FUNDING WILL BE THROUGH DEPARTMENT: 129 CITY BUILDINGS; FUND: BOND/53-PROFESSIONAL & TECHNICAL SERVICES

ON THE QUESTION

Tim Lemire, GPI, Owner's Project Manager

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: Parking Garage Repair Construction Management Amendment #3 in the amount not to exceed $2,300,320 funded from Bond/ 81- Capital Outlay/Improvements

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE AN AMENDMENT TO THE CONTRACT WITH THE WHITING-TURNER CONTRACTING COMPANY TO INCLUDE THE BUILD OUT AND RENOVATION OF THE PARKING DEPARTMENT OFFICE IN THE ELM STREET GARAGE IN THE AMOUNT NOT TO EXCEED $2,300,320. FUNDING WILL BE THROUGH DEPARTMENT: 129 CITY BUILDINGS; FUND: BOND/81-CAPITAL OUTLAY/IMPROVEMENTS

ON THE QUESTION

Tim Lemire, GPI, Owner's Project Manager
Alderman Sullivan
Chairman Donchess
Tim Cummings, Administrative Services Director

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: Software Subscription: Vector Solutions LMS in the amount not to exceed $79,546.29 funded from General Fund/ 54- Property Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE THE RENEWAL OF A CONTRACT WITH TARGET SOLUTIONS LEARNING, LLC D/B/A VECTOR SOLUTIONS FOR THE ANNUAL RENEWAL OF SOFTWARE SUBSCRIPTION FOR NASHUA FIRE RESCUE'S ONLINE TRAINING PLATFORM IN THE AMOUNT NOT TO EXCEED $79,546.29. FUNDING WILL BE THROUGH DEPARTMENT: 152 FIRE RESCUE; FUND: GENERAL FUND/54-PROPERTY SERVICES

ON THE QUESTION

Steve Buxton, Nashua Fire Chief

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: Collection System Flow Monitoring in the amount not to exceed $329,500 funded from Wastewater Fund/ 55- Other Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE A THREE YEAR CONTRACT WITH ADS ENVIRONMENTAL SERVICES FOR THE FLOW MONITORING OF THE COLLECTION SYSTEM IN THE AMOUNT NOT TO EXCEED $329,500. FUNDING WILL BE THROUGH DEPARTMENT: 169 WASTEWATER; FUND: WASTEWATER FUND/55-OTHER SERVICES

ON THE QUESTION

Dave Boucher, Wastewater Superintendent
Alderman Sullivan

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: Long-Term Management of Biosolids FY26 Amendment #2 in the amount not to exceed $60,000 funded from Wastewater Fund/ 54- Property Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE AMENDMENT 2 WITH RESOURCE MANAGEMENT, INC., FOR MANAGEMENT OF BIOSOLIDS AT THE WASTEWATER TREATMENT FACILITY IN THE AMOUNT NOT TO EXCEED $60,000. FUNDING WILL BE THROUGH DEPARTMENT: 169 WASTEWATER; FUND: WASTEWATER FUND/54-PROPERTY SERVICES

ON THE QUESTION

Dave Boucher, Wastewater Superintendent

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: FY27 DPW Facilities Cleaning Services in the amount not to exceed $90,000 funded from General Fund/ Wastewater Fund/ 54- Property Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE A CONTRACT WITH BILL'S WORLD CLASS CLEANING FOR CLEANING OF THE DPW FACILITY, STREET AND TRAFFIC BUILDINGS, AND THE WASTEWATER TREATMENT FACILITY IN THE AMOUNT NOT TO EXCEED $90,000. FUNDING WILL BE THROUGH DEPARTMENTS: 160 ADMIN/ENGINEERING, 161 STREETS, 168 SOLID WASTE, AND 169 WASTEWATER; FUND: GENERAL FUND/WASTEWATER FUND/54-PROPERTY SERVICES

ON THE QUESTION

Dave Boucher, Wastewater Superintendent
Alderman Johnson
Chairman Donchess
Tim Cummings, Administrative Services Director
Alderman Klee

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: 2026 Paving Contract 2 Change Order #2 in the amount not to exceed $630,000 funded from Bond/ 54-Property Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE CHANGE ORDER NO. 2 TO THE 2026 PAVING PROGRAM CONTRACT WITH SUNSHINE PAVING IN THE AMOUNT NOT TO EXCEED $630,000. FUNDING WILL BE THROUGH DEPARTMENT: 160 ADMIN/ENGINEERING; FUND: BOND/54-PROPERTY SERVICES

ON THE QUESTION

Dan Hudson, City Engineer
Alderman Klee

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: 2026 Sewer & Drainage Rehabilitation in the amount not to exceed $749,395 funded from Bond/ 81- Capital Outlay/Improvements

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND AWARD A CONSTRUCTION CONTRACT WITH RWC ENTERPRISES FOR THE 2026 SEWER & DRAIN IMPROVEMENT PROJECT IN THE AMOUNT NOT TO EXCEED $749,395. FUNDING WILL BE THROUGH DEPARTMENT: 169 WASTEWATER; FUND: BOND/81-CAPITAL OUTLAY/IMPROVEMENTS

ON THE QUESTION

Dan Hudson, City Engineer

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: 2026 Sewer & Drainage Rehabilitation Amendment #1 in the amount not to exceed $388,000 funded from Bond/ 53- Professional & Technical Services

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE AMENDMENT NO. 1 TO THE ENGINEERING CONTRACT WITH IMEG, INC., FOR PROFESSIONAL ENGINEERING SERVICES FOR THE 2026 SEWER & DRAIN REHABILITATION PROGRAM IN THE AMOUNT NOT TO EXCEED $388,000. FUNDING WILL BE THROUGH DEPARTMENT: 169 WASTEWATER; FUND: BOND/53-PROFESSIONAL & TECHNICAL SERVICES

ON THE QUESTION

Dan Hudson, City Engineer
Alderman Klee
Alderman Johnson

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: 2025 CIPP Main Lining Construction Administration Amendment 1 in the amount not to exceed $118,935.50 funded from Bond/ 81- Capital Outlay/Improvements

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE AMENDMENT NO. 1 TO THE CONSTRUCTION ENGINEERING SERVICES CONTRACT WITH IMEG, INC., FOR THE 2025 CIPP SEWER MAIN LINING PROJECT IN THE AMOUNT NOT TO EXCEED $118,935.50. FUNDING WILL BE THROUGH DEPARTMENT: 169 WASTEWATER; FUND: BOND/81-CAPITAL OUTLAY/IMPROVEMENTS

ON THE QUESTION

Dan Hudson, City Engineer

MOTION CARRIED

From: Amy Girard, Purchasing Manager
Re: 2026 MS4 Permit Assistance in the amount not to exceed $149,156 funded from Wastewater Fund/ 81-Capital Outlay/Improvements

MOTION BY ALDERMAN SULLIVAN TO ACCEPT, PLACE ON FILE, AND APPROVE THE ENGINEERING CONTRACT WITH HAZEN AND SAWYER FOR TASKS REQUIRED BY THE EPA MS4 PERMIT IN THE AMOUNT NOT TO EXCEED $149,156. FUNDING WILL BE THROUGH DEPARTMENT: 169 WASTEWATER; FUND: WASTEWATER FUND/81-CAPITAL OUTLAY/IMPROVEMENTS

ON THE QUESTION

Dan Hudson, City Engineer
Alderman Klee

MOTION CARRIED

Without objection, Chairman Donchess suspended the rules to allow for a communication that was received after the agenda was prepared.

From: Amy Girard, Purchasing Manager
Re: R-26-47: The NIMCO Site

THERE BEING NO OBJECTION, CHAIRMAN DONCHESS ACCEPTED THE COMMUNICATION AND PLACED IT ON FILE.

NEW BUSINESS – RESOLUTIONS

R-26-047

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman-at-Large Alicia Gregg
Alderman Richard A. Dowd
Alderman-at-Large Amber Morgan
Alderman-at-Large Lori Wilshire

AUTHORIZING AMENDED AND RESTATED MASTER DEVELOPMENT AGREEMENT AND FOURTH AMENDMENT TO PURCHASE AND SALE AGREEMENT WITH LANSING MELBOURNE GROUP, LLC REGARDING "NIMCO" SITE

MOTION BY ALDERMAN SULLIVAN TO RECOMMEND FINAL PASSAGE

ON THE QUESTION

Liz Hannum, Economic Development Director
Alderman Klee
Alderman Sullivan
Alderman Johnson

MOTION CARRIED

NEW BUSINESS – ORDINANCES – None

TABLED IN COMMITTEE - None

RECORD OF EXPENDITURES

MOTION BY ALDERMAN SULLIVAN THAT THE FINANCE COMMITTEE HAS COMPLIED WITH THE CITY CHARTER AND ORDINANCES PERTAINING TO THE RECORD OF EXPENDITURES FOR THE PERIOD FROM JUNE 12, 2026 THROUGH JUNE 25, 2026
MOTION CARRIED

GENERAL DISCUSSION- None

PUBLIC COMMENT

Laurie Ortolano
Alderman Klee
Chairman Donchess

REMARKS BY THE ALDERMEN

Chairman Donchess
Alderman Klee
Alderman Gregg
President Wilshire

ADJOURNMENT

MOTION BY ALDERMAN WILSHIRE TO ADJOURN
MOTION CARRIED/FAILED

The Finance Committee meeting was adjourned at 8:07 p.m.

Alderman John Sullivan
Committee Clerk

UPDATED MEMO 7/8/26

THE CITY OF NASHUA

Administrative Services

"The Gate City"

To: James Donchess, Mayor
From: T. Cummings, Director Administrative Services
Cc: Jill Stansfield Parking Manager
Liz Hannum, Director of Economic Development

Date: June 23, 2026

Re: Communication – Amendment of Randall Paulson contract for the parking garage office design

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Randall Paulson Architects have completed the design of the parking garage office expansion. This amendment is for construction administration duties during the construction of the parking office.

A copy of the Professional Engineering Services Contract Amendment related to the Parking Garage Office Expansion with Randall Paulson is attached, including the scope and fee. The total figure for this effort is $42,425.00. The source of funds is the Parking Garage Repair Bond created to implement the project.

THANK YOU

UPDATED MEMO 7/8/26

THE CITY OF NASHUA

Administrative Services

"The Gate City"

To: James Donchess, Mayor
From: T. Cummings, Director Administrative Services
Cc: Jill Stansfield Parking Manager
Liz Hannum, Director of Economic Development

Date: June 23, 2026

Re: Communication – Amendment of GPI contract for the Parking Garage Owner's Project Manager Contract

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GPI has been the owner's project manager on the parking garage renovation project since February 2024. This amendment with allow them to continue oversite of the project on phases 2 and 3 until the project's completion.

A copy of the Professional Engineering Services Contract Amendment related to the Parking Garage Renovation Project Management Services with GPI is attached, including the scope and fee. The total figure for this effort is $117,455.30. The source of funds is the Parking Garage Repair Bond created to implement the project.

THANK YOU

UPDATED MEMO 7/8/26

THE CITY OF NASHUA

Administrative Services

'The Gate City'

To: James Donchess, Mayor
From: T. Cummings, Director Administrative Services
Cc: Jill Stansfield Parking Manager
Liz Hannum, Director of Economic Development

Date: June 23, 2026

Re: Communication – Amendment of Whiting Turner contract for the parking garage phase 2

Whiting Turner Constructions is in the process of performing the parking garage structural repairs on the Elm and High St garages. Attached is the GMP for phase 2 of the project. Phase 2 will include the build out and renovation of the parking department office in the Elm St Garage.

A copy of the Construction Services Contract Amendment related to the Parking Garage Repairs is attached, including the scope and fee. The total figure for this effort is $2,300,320.00. The source of funds is the Parking Garage Repair Bond created to implement the project.

THANK YOU

MEMORANDUM

TO: Board of Alderman Finance Committee
Business and Industrial Development Authority
Nashua Planning Board

FROM: Andrew A. Prolman on behalf of Lansing Melbourne Group ("LMG")

DATE: June 29, 2026

RE: R-26-47: The NIMCO Site

The City and LMG entered into a Purchase and Sale Agreement ("PSA") in 2024, and the Master Development Agreement ("MDA") in 2025 with respect to LMG's purchase and development of the NIMCO site. The original MDA contemplated a single-phase, 240-unit multifamily development.

R-26-47 seeks approval of an Amendment to the PSA and the Amendment and Restated MDA, which includes the following key revisions to the project:

1. Two-Phase Project.
   The Amendment restructures the project into a two-phase/two-building development to allow Phase 1 to proceed while avoiding tying up City-owned land needed for the future Phase 2 until it is ready to move forward. Phase 1 consists of 135 units; Phase 2 consists of 107 units, each with requisite parking and amenities. Phase 1 closing shall occur no later than March 31, 2027, with a purchase price of $35,000/unit ($4,725,000). Phase 2 shall occur within 3 years of the issuance of the final building permit for Phase 1, at $25,000/unit ($2,675,000). The Amendment also updates the demolition credit to $700,000 and allocates the $1,200,000 public dog park credit equally between the Phase 1 and Phase 2 closings.

2. Option Payments for Phase 2.
   Because the project is now structured in two phases, LMG will make escalating non-refundable monthly option payments to maintain its exclusive right to acquire the Phase 2 property while the City retains ownership until closing, creating an incentive for timely development of Phase 2. Option payments begin at $10,000/month for 12 months beginning after issuance of the final building permit for Phase 1; $20,000/month for the next 12 months; and $30,000/month for the final 12 months.

3. Other Terms.
   The Amendment also includes conforming revisions necessary to implement the phased development approach, including phased closing procedures and related provisions. The overall vision for the project remains substantially unchanged, including the commitment to 20% affordable housing, the Riverwalk connection, public parking, pedestrian connectivity, and other public improvements.

NIMCO - EXHIBIT 1 - BUILDING PHASING

Development By Lansing Melbourne Group

Nashua, NH

5/6/2026

2025445.00

RANDALL PAULSON architects

LMG Lansing Melbourne Group

NIMCO - EXHIBIT 2 - CONSTRUCTION AREA - PHASE 1

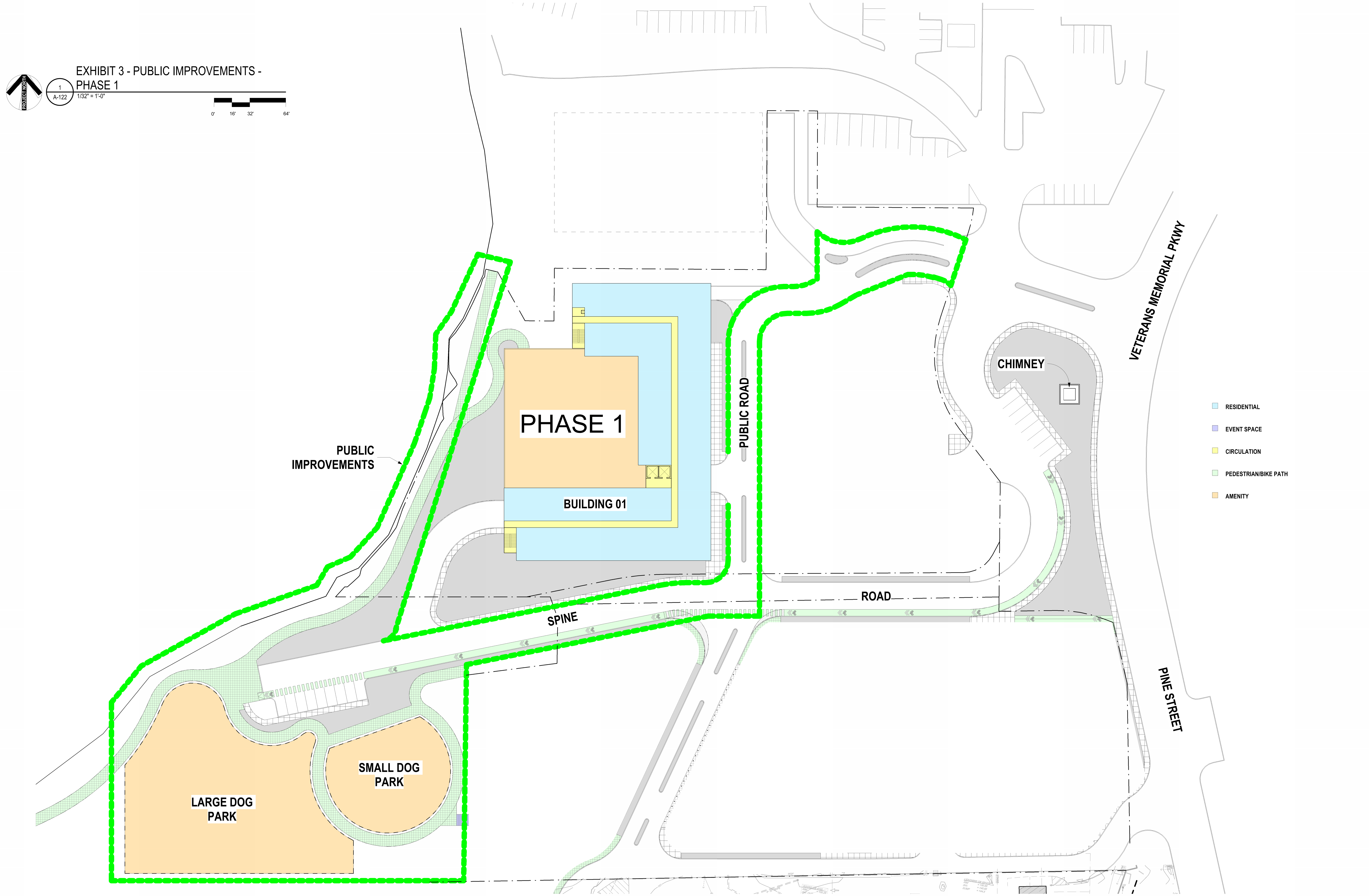
5/6/2026

Development By Lansing Melbourne Group

Nashua, NH

2025445.00

RANDALL PAULSON architects



LMG Lansing Melbourne Group

NIMCO - EXHIBIT 3 - PUBLIC REALM IMPROVEMENTS - PHASE 1

5/6/2026

Development By Lansing Melbourne Group

Nashua, NH

2025445.00

RANDALL PAULSON architects

NIMCO - EXHIBIT 4 - CONSTRUCTION AREA - PHASE 2

Development By Lansing Melbourne Group

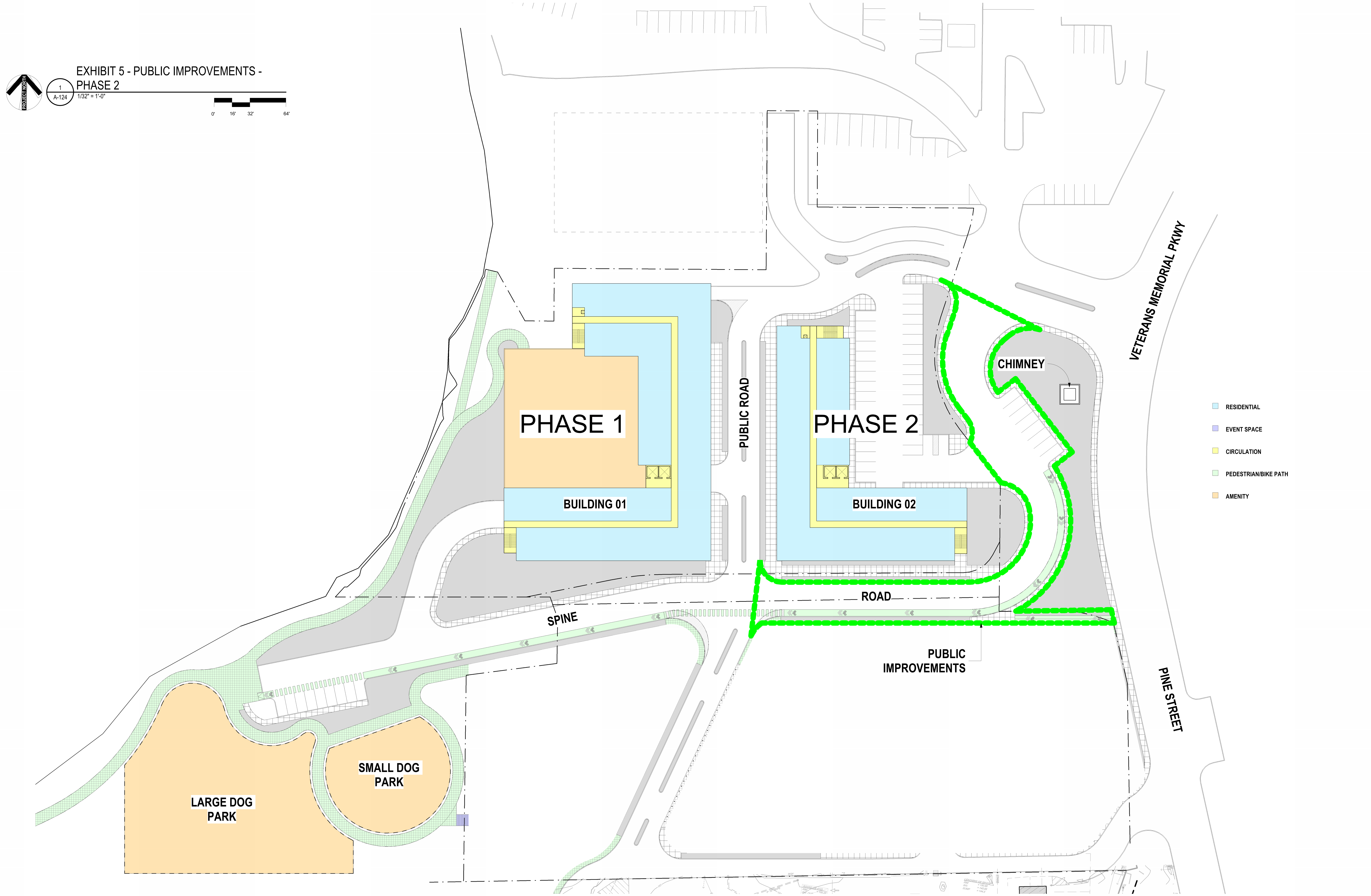
Nashua, NH

5/6/2026

2025445.00

EXHIBIT 5 - PUBLIC IMPROVEMENTS - PHASE 2

1/32" = 1'-0"



LMG Lansing Melbourne Group

NIMCO - EXHIBIT 5 - PUBLIC REALM IMPROVEMENTS - PHASE 2

Development By Lansing Melbourne Group

Nashua, NH

5/6/2026

2025445.00

RANDALL PAULSON architects

LMG Lansing Melbourne Group

NIMCO - EXHIBIT 6 - MAINTENANCE AREAS

Development By Lansing Melbourne Group

Nashua, NH

5/6/2026

2025445.00

RANDALL PAULSON architects