

BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY (BIDA) MEETING

July 9, 2025

A monthly meeting of the BIDA was scheduled for Wednesday, July 9, 2025, 9:00 a.m., Room 208, City Hall, 229 Main Street, Nashua, NH.

Members present:

Jason Haviland – Chair
Lydia Foley – Vice Chair
Dick Cane
John Stabile
Joh Ziembra

Staff members present:

Liz Hannum, Econ. Dev. Director
Matt Sullivan, CDD Director
Sam Durfee, Planning Manager
Dawn Enwright

Members of the public present:

Peter Schaeffer

NOTE: No quorum present. Discussion only, no decisions made. *These are non-meeting minutes.*

MILLYARD UPDATE:

Ms. Hannum said that 250 dwelling units were approved, with 20% affordable, 80% market rate. She said it would have 300 parking spaces, a dog park, it's an "H" style shaped building. She said there will be no underground parking, the garage would have an internal building to the apartment structure. She said that the long part of the H is facing the street, the H faces north/south, rather than east/west, and the parking garage is in the north side, facing the substation and the Millyard Technology Park. She said it will have a dog park, with a small parking lot at the base, and 30-50 parking spaces that would be public within the building itself.

Mr. Sullivan said that is approved, and the Bagshaw property is now controlled by the same owner, and timing is not ideal, as when the NIMCO RFP went out, there would have been an advantage to site planning, master planning both sets at the same time, as there would be an opportunity for better site design. He said that the challenge right now is that the development agreement that has now been approved by the Board of Aldermen is reflective of the design that the developer may be re-thinking. He said if it changes, it would have to go back to the Board of Aldermen, so we're stuck between getting the project done now with the approved design, or we go back and extend the process and perhaps get a better design out of it. He said there are two very good options, one is we want to go now, and fast, and get this moving, or go slower and more deliberate.

Ms. Hannum said that there's a third option, if they change the design but maintain the footprint, there's an RFP parcel, there's a way that it could move forward, almost as quickly, but not at the same level as the approved Master Development Agreement (MDA).

Mr. Sullivan said that Bagshaw is very much happening, it's likely phase II of a redevelopment of NIMCO and Bagshaw, but it will happen, and the pressure will mount on Mr. Bonnette, he may choose to do nothing, but it applies more development pressure. He said that the Bagshaw building will be more housing.

Ms. Hannum said that in the MDA, there is 1,000 square feet of retail space in the proposed building. She said it's going to be some form of retail, or commercial space, or office space.

Mr. Sullivan said that we're at this juncture where we've seen some re-use thinking about the BIDA-controlled parcels, things are happening, and said that despite the lack of real re-use opportunities with these two parcels, if BIDA makes a decision to move on from these parcels, he suggested to put it up for RFP anyways, and stick with the original terms, and if someone wants to propose a re-use plan for other adjacent parcels, they would have an advantage in the RFP process, but go to the market and see what's going on, and then make your decision about whether or not to move on to another property. He said that BIDA has come this far, hasn't spent a lot of money, about \$20,000, put it out for RFP and see what the market is saying, and it's a signal that says that the City is open a comprehensive redevelopment of this area. He said that in the RFP, they'd quote exactly what the Resolution that the Board of Aldermen did, and it says housing.

Ms. Foley said that it says if it is housing, one unit has to be affordable, but didn't think it says that it has to be housing.

Mr. Haviland said that BIDA wants to know is can it be housing, and if it can't, then we'll do something else.

Mr. Sullivan said that it doesn't need to be market rate housing, it could be LIHTC housing, or transitional housing, or a mix of something else. He said that the redevelopment of the property shall include provisions for public parking, and if any portion of the property is developed to include housing, there shall be limited portion of units available for housing vouchers and prioritization of multi-bedroom units. He said that housing is the priority, but other use proposals, including open space recreation development, commercial/light industrial will be acceptable.

Mr. Haviland asked if BIDA should try to connect back to NIMCO, Bagshaw development with Steve Bonnette, with the donut in the middle, and try to thoughtfully connect the two in some way if we can, and secondly, do we take on any leadership role and try to make any of the grand plan from the charette happen, even though BIDA only controls that small piece.

Mr. Sullivan said that Ms. Hannum led an effort to include Fiscal '26 budget \$225,000 of money to take this quadrant 1, and advance the design of quadrant 1. He said that plan is the articulation of a lot of the charette's recommendations. He said that BIDA, in combination with the TIF advisory committee, would be two of the leading voices in that conversation.

Mr. Haviland said that is ok, and we'll discuss it when we have more members. He asked what are BIDA's next steps, and part of that is how deeply does BIDA let what happens with NIMCO and Bagshaw evolve however it evolves, and BIDA tries to do something complementary down at the bottom, or hook up more formally, part of that depends on what we get on the RFP.

Mr. Sullivan said that a part of it also depends a lot on what happens on that NIMCO Bagshaw situation, because depending on the design concepts, the bones of that north/south connection starts to get built for a reconfiguration of the accessways that are there.

Mr. Cane said that the long-term goal is to get the most efficient, desirable layout for the roads and the uses in that property, if it means that it's delayed another six months, long term it's to the advantage of the whole development of that site to get the rights to piecemeal.

Mr. Sullivan said that the accessways are terrible, confusing, the road condition is terrible, and the Bagshaw layout will get folks thinking about a better street layout. He said that after the charette, there are nuts and bolts that play a role, such as getting a box truck through there, or an 18-wheeler, or a fire truck, coupled with pedestrian accommodations, and all these things start to compete against each other. He said that the City has a list of "asks", one being demolition, and the City wants the building down by August, so overall a still very functional relationship and discussion, and the design of the public space and the dog park will have to fit into a larger public space design.

Mr. Stabile asked if the City has looked at any of the restrictions on the land. He said that the land was given to an entity, which was Hugh Gregg, Jim Chandler, and 8-9 other Nashua business people, and they formed the Nashua Foundation, and there were stipulations of development.

Mr. Sullivan said that they've dealt with holdovers from the Nashua Foundation on the Clocktower, the river, and it's incredibly complicated.

Land Use Code update:

Ms. Foley asked if someone will bring a presentation of the Land Use Code to BIDA, and when will it be voted on.

Mr. Durfee said that goal is to introduce it at the second meeting of September.

Mr. Sullivan said that it is challenging to distill it in a short time. He said that they can do something like a highlight of it.

Ms. Foley asked how BIDA can help with it.

Mr. Durfee said that advocating for it would be great.

Mr. Sullivan said that staff will be pushing hard to get the new Land Use Code adopted, or, a form of it adopted by year's end.

Mr. Durfee said that the goal is to have it effective in Q2 next year. He said that he could show a redevelopment of box store on D.W. Highway and how the new Code would be applied.

Developer Tour:

Ms. Hannum said that they need more developers, and has been inviting people as she meets with them, there are five that have committed officially, maybe ten more that are looking at their schedules. She said that she'll send out the invite to BIDA members, and they can RSVP to her.

She said that she still has to design the panel piece, but has a lot of feedback on who is available and what they'd talk about. She said that she hasn't spoken to any of the property owners that are privately owned yet

Ms. Hannum said that she has the Elm Street Middle School, which already has gone out to RFP, and there are two developers, perhaps that could be a drive-by. She said that they have a small lot, 350 Main Street, and the BIDA lot. She said that she has DW College, too.

Mr. Stabile asked about the large building on Northwest Boulevard, he's been getting a lot of questions on it regarding Pennichuck.

Mr. Sullivan said that Pennichuck is not being acquired by a Chinese company, the City is still the sole shareholder, and there is no truth to any rumors that it is being acquired. He said the building on Northwest Boulevard was being considered for a beverage manufacturing company, and using a lot of water. He said that after they acquired the property for much higher than its appraised value, they paused, rescinded their plans, and are reconsidering the market conditions.

Ms. Hannum said that for the DW College site, we can say that it's a priority, but the City is not going to be doing anything with it.

Ms. Hannum said that 304 Main Street and 420 Amherst Street could be included.

Mr. Haviland asked if the properties would be color coded, green may be available, red may not be available, yellow somewhat available.

Ms. Hannum said that 145 and 152 Temple Street would be included, they've been approved for four or five years, and have not moved. She said that 27 Airport Road might be a good site.

Mr. Cane said it's behind Chipotle, it's got about 150,000 sq. ft of building that is slowly deteriorating, it's the Law's property. He said that the Law's may be interested in being a tenant, but is not sure of them selling. He said that Mr. Law has no problem having his buildings shown.

Ms. Hannum said that the Law's can be invited as developers.

Mr. Cane said that he asked the Flatley Company, Brian Pietz, to see if he'd like to be on the panel, and said no, they've had some bad experiences with the City.

Ms. Foley said that they could still show some of the other airport adjacent properties that could eventually become for sale, so there are future possibilities.

Ms. Hannum said that they could drive out there, if we're going to D.W. College anyways.

Mr. Cane said that Larry Hirsh would be the representative for the Law Companies, and he may also be a panelist, and he's also on the Planning Board.

Ms. Hannum said that she's got 515 West Hollis Street to show.

Mr. Sullivan said that Spit Brook Road could be shown, and the Dow Chemical site.

Ms. Hannum said that she's got the Nashua Mall site, too, and it's likely more of it will be vacant in the next month, Kohls closed 600 spaces nationwide, Joanne's closed, and Burlington Coat Factory is slowly moving to their new location.

Mr. Haviland asked if we should reach out to any brokers, is there enough actually for sale, that if you wanted this to be a shopping trip, could you buy something on this tour.

Ms. Hannum said that there's a mix, the bigger sites would be mostly all red. She said that there are some smaller spaces, some mid-size spaces, there's a good mix. She said she'd put it together for the next meeting. She said that the tour is about 4 hours, including programming, with about 3 hours driving time. She said between 8:00 and 9:00 am would be a networking hour, from 9:00 am a welcome from the Mayor, and then the panel, and then jump on the bus. She said that they would be meeting at the Sheraton.

Mr. Haviland said in August, we'll have voting on the RFP, the developer tour packet ready to approve, and it may be too much to throw in the Land Use Code review.

Ms. Foley said the September meeting is the developer tour day.

Mr. Haviland asked if they want to call a separate meeting with Mr. Durfee, or, make the meeting an hour and a half long. He asked if there is a formal public meeting for the Code update to present it, where BIDA members could go to a meeting where there is something scheduled.

Mr. Cane suggested for the August meeting, let's find out early if there will be a quorum, and if not, see if we can find a date in August that works so we can have a quorum.

Mr. Haviland said that we have to manage the quorums, we will be voting.

Mr. Sullivan said that he can sent out a quorum check today.

Next meeting is August 13, 2025.

ADJOURNED at 10:15 am.

Submitted by: Mr. Falk, Deputy Planning Manager
CF - Taped Hearing