

BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY (BIDA) MEETING

April 8, 2026

A meeting of the BIDA was held on Wednesday, April 8, 2026, 9:00 a.m., City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH.

Members present:

Jason Haviland - Chair
Lydia Foley, Vice Chair
Dick Cane
Deb Novotny
Ald. Amber Morgan
Mark Prolman
Carl Andrade
Derek Gagnon

Peter Schaeffer - citizen

Staff members present:

Liz Hannum, Econ. Dev. Director
Matt Sullivan, CDD Director
Sam Durfee, Planning Manager
Amy Girard, Purchasing Manager
Connor Muise, Deputy Pl. Mgr.

Tamposi Brothers Holdings

Joe Tamposi, Tamposi Brothers Holdings

Sam Shackelford, Project Manager, Market Square Architects

Ben Harth, Senior Project Architect, Market Square Architects

Ms. Girard said that this is now in Public Session, and it is being recorded.

Mr. Tamposi said that this is a chance to take a site that is underutilized, and what this site could be is exciting. He showed a drawing of two residential buildings, using brick facades, and they will interface with the waterway and the park, that is really important, and came out in the RFP. He said that he is a third generation NH-based developer, and is a principal along with his brother Jake Tamposi. He said that they've been involved with the permitting and development and construction of over 400 affordable multi-family housing units in New Hampshire, and over 250 mixed-income units in Massachusetts, and operations in Florida. He showed pictures of some of their recent developments, and have done a number of these developments over the year, and have a great team in place, as well as Market Square Architects, who have done a lot in Nashua, TF Moran, as well as Elm Grove Property Management, and Sheehan Finney Attorneys.

The following is the Tamposi Brothers Holdings, LLC, presentation:



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Xerox Multifunction

He said that they will make sure that they are working with the local character, and being in the Millyard, the access is somewhat tricky, and want to ensure that they pay homage to the

architecture, massing, colors, and are utilizing the proximity to the park and the water, and want to make sure there will be adequate parking, and feel very comfortable with the amount of parking. He said that their goal with this development would be to do affordable housing, with a small number of market rate units as well, and want to incorporate some mixed use in the development, on the first floor, there is about 1,800 square feet of commercial space, something that would align with the mission of affordable housing, perhaps a social service or nonprofit organization.

Mr. Tamposi said that they would construct 116 residential units, split into two buildings, 53 units in building one, and 63 units in building two, and building one would have a commercial component, and 90% of the units would be serving between 30% - 80% AMI. He said that for a household of three people at 30% AMI, they would have about \$40,000 annual income, and at 80% annual income, they would have \$106,000 of annual income. He said that 10 units would be serving market rate households at any income level. He said that 186 parking spaces would be available. He said that they'd like to move quickly with this property, and take it into permitting early next year, and there are outside sources such as the Low Income Tax Credit, which their organization has successfully done on six projects in the past six years. He said that they anticipate closing early next year, and at the same time, starting construction drawings, going out for bid and closing, and starting construction in Q1 2028, and construction would be about 15 months.

Mr. Haviland asked if they envision any more distinction between resident parking versus public parking, or any additional signage or permitting.

Mr. Tamposi said that in all of their properties, when tenants sign leases, they'll get their vehicle information, how many vehicles they have, and typically assign one space per unit, and guest spaces are handled separately, on a first come, first serve basis. He said they do not anticipate any reserved parking spaces, unless it becomes an issue in the future, but will ensure that the management company is aware of any issues, and cameras are all throughout their buildings and in the parking lots, so it can be monitored in real time.

Ms. Foley said that there is a meter system there, and asked if there is a plan to replace that.

Ms. Hannum said that it's just an hour time limit for parking, and you can only park there for 9 hours at a time. She said that sometimes parking is managed with the developer, and sometimes they manage it, so that wouldn't be part of the negotiations, and asked if they had any thoughts on that.

Mr. Tamposi said that they're open to working with the City if meters make sense, another aspect is that with 186 parking spaces, right now the adjacent properties at 3 & 5 Pine Street Extension, they have some spaces on the subject lot, and the plan respects those spaces, and does not eliminate them, and the 186 spaces does not include the other "half" spaces. He indicated them on the slide show for the BIDA members.

Mr. Sullivan asked if their pro forma is dependent upon collecting revenues from public spaces.

Mr. Tamposi said that it is not.

Ms. Novotny asked how confident they are in obtaining their financing.

Mr. Tamposi said that they are very confident in able to making it work, and work extensively with NH Housing, and have partnerships with equity investors, financing institutions, and are confident.

Mr. Sullivan said that this site is a critical piece of the Riverfront Master Plan. He asked how this proposal compliments the work that is already underway in the Millyard, specifically, what public amenities or benefits are being created through this proposal.

Mr. Tamposi said the biggest one is the connection to Mine Falls Park is already in this, and will be enhancing that. He said that the area is being used by many individuals, there is trash and other problems, and as part of this redevelopment, having the site being secure, with cameras, all that helps. He said that they envision sidewalks and walking trails along the riverfront, and enhanced landscaping, cleaning up the site.

Mr. Sullivan asked if they have any experience with public-private partnerships like this.

Mr. Tamposi said that he doesn't specifically, but his brother Jake is working with the City of Lebanon on a similar project on Spencer Street.

Ms. Hannum asked about green space, and if there is a thought about playground access.

Mr. Tamposi said that on their projects, they generally include a play area, it's already in their financing budget, and have funds for it. He said that there is open space between the two proposed buildings, and while it may not be structured play area, but it provides an area for laying down a blanket, sit down.

Ms. Hannum asked what the bedroom counts would be.

Mr. Tamposi said primarily one and two bedrooms, 54% are two bedrooms, and 46% would be one bedrooms, about 50-50.

Ald. Morgan said that for the development of the dog park, and didn't see anything in the proposal about whether pets are allowed.

Mr. Tamposi said that their policy has shifted recently, and allow pets, with limitations, such as the number of pets, size of dogs, and there are some breed restrictions.

Mr. Durfee asked about the project timeline, and how it aligns with LIHTC funding under NH Housing.

Mr. Durfee said that typically applications for NH Housing occur in early Fall, and that is where their funding application is, and awards are announced in early December. He said that the thought would be to submit their application in Q3, get word towards the end of the year from NH Housing, and shortly thereafter, within 30 days of notice of award, would be able to close on the real estate portion of the project. He said that site plan approval would be required.

Mr. Prolman said that he has a personal relationship with Joe and his family, and attended his parents wedding, and Joe's father was his college roommate, and said that they do not have a professional relationship as of this date. He said that without the LIHTC tax credits, if they could make this project work.

Mr. Tamposi said not as it's conceived with 116 affordable units. He said that in New Hampshire, 4% LIHTC credits are uncapped, so there is no limit on the amount of credits available to projects through NH Housing, so typically, a 4% LIHTC project can produce about 30% of the capital stack for a given project. He said that this project is well-suited for a 4% LIHTC project, as it is located in a qualified census tract. He said that they could get close to another 50% through both private and subordinated debt, so that leaves a 10% gap, but have sources on other projects to help cover the gap, and feels very confident that they can get 4% LIHTC credits, the biggest unknown is the final 10%.

Mr. Prolman asked if they can make the current Fall deadline.

Mr. Tamposi said they can make it.

Mr. Prolman asked if they've contemplated doing a HUD-type of financing package.

Mr. Tamposi said not really, as their LIHTC projects all include some amount of HUD risk share, mortgage insurance, so they've indirectly worked with them on that.

Mr. Prolman asked about the abutting parking, and asked if they have talked to Steve Bonnette.

Mr. Tamposi said that he spoke with him a couple weeks ago, but do have a connection with him, and part of their strategy would be more outreach with the abutter, and have some open houses, or open forums, to let any interested abutter come by and give some input into the design, and will do that prior to permitting.

Mr. Andrade asked if they can add a sidewalk, and have some recreation between the two buildings.

Mr. Cane asked if they are aware of any zoning issues, or variances needed, and asked if they are looking for any financial assistance from the City.

Mr. Tamposi said for zoning, is aware that the City is updating the zoning ordinance. He said that under the new land use code, believe that they can meet the inclusionary housing provisions, the

density also meets the guidelines, and knowing that the Code is changing, believe that they have a good plan to work through the zoning. He said that they have not included any special relief from the City in terms of a TIF or property taxes.

Mr. Schaeffer asked if there are any wetland buffer situations to work with.

Mr. Tamposi said that there is a 25-foot no disturbance zone, and are not proposing to impact, and they'll need to look into it a little further with their civil engineer, and any wetland impacts would be minimal, and would actually improve, based on taking up some old pavement and providing stormwater management on site.

Mr. Schaeffer said it may be a 75-foot wetland buffer.

Mr. Tamposi said that they will look into it.

Mr. Gagnon asked if there are any other concerns they have about the property.

Mr. Tamposi said that environmental is something that they'll have to look at, especially with the demolition of the older building there, and realizes that there's been some work done already on that. He said that they're prepared to run into some surprises.

Ms. Hannum asked if they've had any conversations with the Millyard Associates.

Mr. Tamposi said not specifically, and asked if the City has a contact to share.

Ms. Hannum said that there will be a lot of construction happening on the other side, which could impact the timing of construction, and asked if they've thought through any of that.

Mr. Tamposi said they have not yet, and haven't had any specific conversations yet, and is aware that Mr. Bonnette is concerned about access as well.

Ms. Foley asked if they've explored the utilities at all, such as water, sewer and natural gas.

Mr. Tamposi said that they haven't gotten that far yet.

Ms. Novotny asked if the red color on the rendering is brick.

Mr. Harth said no, it's fibrous thin panel, it would be a brick tone.

Mr. Sullivan asked if there is any component or detail that would cause these buildings to be phased, based upon the ability of tax credits.

Mr. Tamposi said no, there would be some natural phasing built in, such as Avery Lane, where construction is all done at the same time, and having one building done before the other one, but

typically for a project like this, it would be two-three months in-between the buildings, but the intent would be to get all the construction site work done.

Mr. Sullivan asked if the City asked for more of a market rate affordable mix, if the City asked for a 50% market rate, and 50% tax credit, if the project would be doable.

Mr. Tamposi said that would severely inhibit it, but if that were a requirement, they would probably not be interested.

Mr. Sullivan asked if in the terms of negotiation, if they enter into an agreement and they have one year in which to commence construction, and if construction doesn't begin in one year, that the development agreement would be rescinded, and the award would be pulled, if that would make them walk away from the project. He said if the City gave a drop-dead date, where they would have to take on costs, such as due diligence, entitlements, but would also be at risk of losing the award and tax credit funding, if they'd be amenable to that.

Mr. Tamposi said a time limit would be acceptable, and understand that no one wants to drag the project out.

Mr. Sullivan asked how this project fits with the BIDA mission, and how would they sell the project.

Mr. Tamposi said that the best sales pitch would be to go to the site currently, and see what's there now. He said there would be positive impacts and tremendous local benefits, such as permit and impact fees, recurring property tax revenue, it would create local construction jobs, workers would be spending money in local businesses and restaurants, new residents to spend money in public shops and increasing the economic vibrancy of the City and Millyard area, and the businesses at 3 & 5 Pine Street Extension would love to have more customers living right there. He said it is a multi-million dollar project, a big benefit for the City, along with building affordable housing.

END OF QUESTIONS BY BIDA MEMBERS.

Mr. Tamposi asked if their timeline laid out is cohesive with what the City is planning.

Mr. Sullivan said he would say so.

Ms. Hannum said yes, normally the City does a P&S pretty quickly, and then negotiate the Master Development Agreement (MDA), with the LIHTC projects, that might change the timeline a little bit, as usually the City would want their financing in place before a MDA is agreed upon, but it's doable.

Mr. Sullivan said that he doesn't think the timeline is unreasonable, and if BIDA wants a 2029 construction date, it's realistic, and realize the development agreement negotiation will take time,

but doesn't see any major issues. He said that there are some unknowns, such as what is happening at the property next door, or what Mr. Bonnette may say.

Mr. Tamposi said that working with the neighbors is key, and they're excited to see what will happen on this site.

Mr. Sullivan said that the City will be in touch, most likely in the next month.

ADJOURNED at 9:54 a.m.

Submitted by: Carter Falk, AICP, Deputy Planning Manager
CF - Taped Hearing

BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY (BIDA) MEETING

April 8, 2026

A meeting of the BIDA was held on Wednesday, April 8, 2026, 10:31 a.m., City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH.

Members present:

Jason Haviland - Chair
Lydia Foley, Vice Chair
Dick Cane
Deb Novotny
Ald. Amber Morgan
Mark Prolman
Carl Andrade
Derek Gagnon

Peter Schaeffer - citizen

Staff members present:

Liz Hannum, Econ. Dev. Director
Matt Sullivan, CDD Director
Sam Durfee, Planning Manager
Amy Girard, Purchasing Manager
Connor Muise, Deputy Pl. Mgr.

Lansing Melbourne Group (LMG) Presentation to BIDA:

Peter Flotz, LMG

Rob Prunier, Harvey Construction Corporation

James Petropulos, IMEG/HSI

Tim Engleberg, Randall Paulson Architects

Ms. Girard said that this is now in Public Session, and it is being recorded. Mr. Cane and Mr. Prolman said that they have personal relationships, but no financial relationship with LMG.

Mr. Petropulos said that he's been doing business in Nashua for over forty years, and it's hard not to cross paths with Mr. Prolman and Mr. Cane.

Mr. Flotz said that they were the developer for High Street Flats, and recently entered into an agreement with the City for redevelopment of the NIMCO property, and also purchased the Bagshaw mill last year, and as part of the efforts to cooperate with the City, they've torn both of those buildings down to get ready for development, and are under a letter of intent agreement signed by both parties with Steve Bonnette for some of the parcels around the BIDA property. He said that they are in the process of master planning the whole property over there. He said that the team they've put together, as well as LMG staff is familiar with this property. He said that almost every project they do that involves multi-family or downtown development is a public-private partnership of some sort, it is their bread and butter and it's how they started the company. He said that they typically partner with cities and take their goals and execute them to their process. He said that their expertise is their master planning multiple pieces of property, finding creative ways of financing, and sticking to a city's goals and objectives. He said that they've done a fair

amount of historic work, and placemaking is part of their bread and butter.

Mr. Flotz briefly described their efforts for the Tru Hotel in Manchester and the Downtown Garage for SNHU, the Concord Master Plan in Concord, NC, and the Kannapolis Master Plan in Kannapolis NC.

Mr. Engleberg pointed out the plan, and indicated that is a very popular walking area, and they want to create a connection between the buildings and the streetscape. He said that his staff walks this area at least three days a week, and go through the trails. He said that envision an interaction towards the street, and you can see what is going on around. He said that they are proposing 90 dwelling units over one-level podium parking, so it will be similar to the Flats. He said that the other proposed building would have 70 units, it would be ground level, and surface parking on both buildings. He pointed out the green space, the interaction between indoors and outdoors, and have arranged the buildings to maximize the views over the green space and waterway. He said that the walkway interplays with the buildings, somewhat similar to Clocktower, but not to the same scale. He pointed out the overall vision of the project as well, which will create unity with the different lots and interconnection.

Mr. Flotz went over the development highlights, including the connectivity with Mine Falls Park and the riverfront and Millyard, with active public realms and public spaces. He said that this project is designed to connect adjacent parcels and support future phases, while maximizing the long-term tax base growth and private investment. He said that the walkability of the pedestrian connections will create a highly accessible environment for retail viability, residential and district activation. He said that this will have walk scores in the 90's. He said that this will be a \$60 million dollar project on City property, and believe it is financially viable and works with the rents that are out there today.

Mr. Flotz said that the construction is approximately a 22-month build, and the intent is to get into the ground with NIMCO late this year, and hopes that takes 16-18 months.

Please see the attached LMG presentation:



Ms. Foley asked if there was any thought for another use, or is multi-family the highest and best use for this space, or if there was any thought for retail, office, or hotel.

Mr. Flotz said that they have contemplated a hotel, but they're not sure where to locate it. He said that he believes that there is room for some entertainment-oriented retail, such as a brewery. He said that there are opportunities, it's just if the market is there for it.

Ms. Foley asked for the BIDA site, if multi-family is the proposed highest and best use.

Mr. Flotz said yes.

Mr. Haviland said for the 160 units, what is the parking count.

Mr. Flotz said 186 spaces in there.

Mr. Haviland asked if any of them are public spaces, or numbered spaces for residents, or guest parking, or first-come, first-served parking.

Mr. Flotz said that you'd have a parking permit, like a hunting license, so you wouldn't get a reserved space. He said that for part of their master plan for the Bagshaw site to have a parking garage, so there would be additional parking there. He said that the conversations they've had is that staff has been adamant that every one of the buildings we have include some sort of public parking, so there's availability for the public.

Ms. Novotny asked about financing on more diversity, and the confidence level related to financing on this particular property.

Mr. Flotz said that they already have GP Partners funded, that's been simple for this deal. He said that they're out in the market right now for a project in Derry, and have seven proposals for debt so far, but the debts are relatively simple to find right now, multi-family is strong in Southern New Hampshire. He said that the challenge more than anything is equity, because it's invisible to these institutional markets so far, industrial is starting to get that, but multi-family is still finding high net worth folks. He said that they have a relatively strong track record with finding investors for their projects up here, and doesn't believe it'll be an issue here.

Mr. Sullivan asked what public amenities are proposed.

Mr. Engleberg pointed out a pathway on the plan, and they've taken cues from walking around this area, and around Clocktower. He said the idea is the public amenity space of just traveling through. He said that whatever the agreement is for maintenance, they will maintain it, as their standards for getting the rent they want will require them to get out there and do whatever it takes. He said that they'd be plowing the roads.

Ms. Hannum asked if there will be any commercial spaces to create more activity along the area.

Mr. Flotz said that they're looking at more than the spine road that comes down to the park is probably the best, most viable, crucial space, so that's where it would end up. He said he doubts that any would end up on the BIDA parcel itself.

Ms. Hannum asked about parking, and there would be some podium parking and surface parking, and the arterials on how to get there, and there is one exit with 160 dwelling units. She asked what

the thought is around maintaining drive aisles vs. parking, and how are they planning on one area to get out of the whole Millyard.

Mr. Petropulos said that with the two buildings there, access is a little challenging, but it works. He said there are public rights to the BIDA property right now, it connects to Pine Street Extension, it's a little circuitous, but likes that. He said that they will ensure that the accessways can pass a Fire Department vehicle. He said that there is a turnaround between buildings 4 and 5, and it is there for that purpose. He said that if BIDA does go by itself, connectivity to the remaining parcels works. He said that he sees a high level of care going into the vehicular and pedestrian access. He said that the 3 acre BIDA piece is more of a piece to the puzzle for a larger development and beyond.

Ms. Hannum asked if there are any plans for any playground areas.

Mr. Flotz said that they have not planned any playgrounds, and haven't thought about it, but have plenty of room for it.

Ald. Morgan asked about connectivity of the footbridge over the canal on the back side of the property, as right now, coming from downtown, there is only that one path.

Mr. Flotz said that they are intending on connecting to it.

Ald. Morgan asked if all utilities will be underground.

Mr. Petropulos said it's really difficult for both the Millyard district, and in Cotton Mill Square, there is a large transmission line going through the site, and they cleaned up a lot of overhead lines. He said that there are a lot of issues that they cannot control, there's a substation there and transmission lines, but they'll try to work with Eversource to get lines underground.

Mr. Durfee said that they are aware that the Land Use Code is going through some updates, and asked if and how the building designs have looked at and incorporated some of the form-based standards.

Mr. Flotz said that in wanting to drive connectivity and walkability and the potential of street parking, they've been looking at it, and it's been part of their discussions. He said that what starts to drive the scale of the buildings for the BIDA site is the amount of parking that can fit, because the form based Code will allow us to go taller, so they're looking at what makes sense and what the Code says for forms.

Mr. Prolman asked if this will be a capital market financing.

Mr. Flotz said it would be straight capital market.

Mr. Prolman asked about connectivity, from Bonnette's property going south, with existing and

proposed structures.

Mr. Petropulos said the BIDA lot is a uniquely shaped three-acre lot, mostly flat and paved, bordered by the Canal to the east, and the backbone to the Nashua River to the south and west, the parking lot is very robust with people parking for the remaining two buildings. He said the things that are important to him is taking their vision and making sure it will work, nothing here looks fatal, and as long as everything works out to the north, believes it's a fairly developable property, and doesn't see anything that would be a super impediment to perfecting this vision.

Mr. Prolman asked if it would be an impediment if the Bonnette thing didn't happen for some reason.

Mr. Petropulos said that he doesn't know the relationship between Riverside and the City of Nashua property.

Mr. Petropulos said it may be challenging to develop the BIDA property with the two Riverside Properties there.

Mr. Prolman said that he likes the continuity, and is also thinking about it from a site planning standpoint of 160 units, an existing parking field and if that structure exists, there is a ratio issue, and asked if that would flip back to the parking structure on the NIMCO site.

Mr. Flotz said it would be an option, if there are parking agreements in place between BIDA and the Bonnette ownership, he hasn't seen it. He said that the financing markets are hyper sensitive to parking.

Mr. Andrade asked if the whole development goes forward, what would the stage of the BIDA parcel be.

Ms. Hannum said it would be Phase 3, closing Q2, '27.

Mr. Andrade asked how many of the 160 units, how many would be affordable.

Mr. Flotz said 20%.

Mr. Sullivan said that the 20% is not hard and fast, but there is an ongoing conversation with inclusionary housing, it would be a term that would be up for discussion.

Mr. Flotz said that the institutional lending market on the permitted side is starting to offer a lot of incentives for rate and underwriting if we have 20% affordability.

Mr. Andrade asked how feasible the hotel would be that was brought up earlier.

Mr. Flotz said that today, he doesn't believe it's that feasible.

Mr. Cane said it's an interesting concept, and likes the idea of continuity in the entire project. He said from BIDA's standpoint, wants to know what's happening with the Bonnette piece, because this is the Business and Industrial Development Authority, and all we're doing is building housing. He asked for more input on the hotel or retail uses, if being incorporated into some overall plan, that would be highly desirable, but that's questionable in the future. He asked how many units in total, not including the Bonnette piece, would they have control over, and the BIDA piece.

Mr. Flotz said close to 600 units, and 800 parking spaces. He said that the best site for a hotel is right there in front of the chimney, so if you get the hotel in this area, but it doesn't happen to be on the 3 acres, if it meets BIDA's goal.

Mr. Cane said that somewhere within the development of this area, whether it's LMG or someone else, would like to see something other than just residential, and where it goes is something we will have to look at in the future, and street side looks more viable for retail than by the river, and from a residential standpoint, having the residential units facing the waterfront makes a lot of sense.

Mr. Flotz said that he wants to put retail down on the lower floor of this building, in front of a green space in front of the river, such as a kayak business, or a coffee place.

Mr. Sullivan asked if this would be phased.

Mr. Flotz said it would be one building, then the other, but it would be one contract with Harvey, but two building permits and two C.O.'s, and can deliver units as they back out of the site, with not much time in-between.

Mr. Sullivan asked if any of the construction would have TIF funding.

Mr. Flotz said no.

Mr. Sullivan said if the City told them they had 12 or 18 months to commence construction, or they lose the award, assuming good faith negotiations with the City, if there was an outside date, if they would still be interested.

Mr. Flotz said yes, that is the real world.

Mr. Prolman asked if an Extended Stay Hotel would be complimentary here.

Mr. Flotz said that is exactly what they would look at.

Ms. Novotny asked about dogs and dog parks, about safety, security and liability, and who takes care of that.

Mr. Flotz said that it would be the City, it would be a City park, it's the City's land.

Ms. Novotny said for the BIDA site, if they would be granting that park back to the City, or would that be theirs.

Mr. Sullivan said he believes it would be an easement, a public easement.

Mr. Flotz said that for parks, ultimately his preference would be to dedicate it to the City, and they would sign a maintenance agreement, only because it gets immunity towards the developer, and they don't want to lose everything over a kid falling over a dog.

Ms. Foley asked about the composition of the exterior of the building, the renderings look nice, and asked if it is brick.

Mr. Engleberg said that it will be a mixture of textures and finishes, such as brick, EIFS, and it will be a balancing act.

Mr. Flotz said that they did brick on the Flats, and it looks a little monotonous, and will look at other materials to incorporate and make it more interesting, the renderings are interesting.

Meeting ended at 11:45 am

Submitted by: Carter Falk, AICP, Deputy Planning Mgr.

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April 8, 2026

A meeting of the BIDA was held on Wednesday, April 8, 2026, 12:29 p.m. City Hall, 3rd Floor Auditorium, 229 Main Street, Nashua, NH.

Members present:

Jason Haviland - Chair
Lydia Foley, Vice Chair
Dick Cane
Deb Novotny
Mark Prolman
Derek Gagnon

Peter Schaeffer – citizen

Staff members present:

Liz Hannum, Econ. Dev. Director
Matt Sullivan, CDD Director
Sam Durfee, Planning Manager
Amy Girard, Purchasing Manager
Connor Muise, Deputy Planning Mgr

Mr. Sullivan asked if there is a motion to seal the minutes of the non-public session.

MOTION by Ms. Novotny to seal the minutes.

SECONDED by Ms. Foley.

MOTION CARRIED UNANIMOUSLY BY ROLL CALL VOICE VOTE - ALL IN FAVOR.

Mr. Sullivan said that the motion to seal has to be: “the motion to seal has to be “I move to seal the minutes of non-public session because the divulgence of the information likely would render the proposed action and discussion ineffective”

Ms. Novotny said that is her motion.

Mr. Sullivan asked if Ms. Foley seconded that.

Ms. Foley said yes.

Roll call voice vote was unanimously in favor.

Mr. Sullivan said that the minutes are sealed.

Mr. Sullivan said that based on the scoring that occurred in non-public, LMG was awarded 23.5 points out of a possible 25 points, Tamposi was awarded 20 points, therefore, the preferred developer based on scoring is the Lansing Melbourne Group.

Mr. Sullivan asked if BIDA wants to entertain a motion to preliminarily select Lansing Melbourne Group as the preferred developer and to authorize City staff to negotiate initial term sheet for subsequent review of presentation to BIDA at a future meeting,

MOTION by Mr. Cane.

SECONDED by Mr. Gagnon.

MOTION CARRIED UNANIMOUSLY.

Mr. Sullivan said that staff will come back at the next meeting to have a non-public to discuss term sheet options. He asked everyone to keep their notes.

ADJOURNED at 12:33 p.m.

Submitted by Carter Falk, AICP, Deputy Planning Manager