MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON MAY 16, 2025

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 16, 2025. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:31 a.m. with the following responses:

Present	**Absent**
Eric Wilson	
Paul Deschenes	
Helen Honorow	
Thomas Monahan	
James Tollner	

The following persons were also present: Attorney William Tucker, Wadleigh, Starr & Peters; Lloyd Geisinger, Thorndike Development and Blaylock Holdings, LLC; Barbara Halevi, Winer & Bennett; Michael Devin, Thorndike Development and Blaylock Holdings, LLC; Tonia Knisley; Voices of Major Drive; Skylar Wheeler, Voices of Major Drive; Lori Payne, Voices of Major Drive; Robert Keating, Granite State Organizing Project; Victoria Markiewicz, Granite State Organizing Project; Reverend Sally Newhall, Greater Nashua Interfaith Housing Justice Group; Lori Wilshire, President, Board of Aldermen; Scott Costa, Assistant Executive Director; Lynn Lombardi, Executive Director; and Andrea Reed-Lenane, Recording Secretary.

The Chairperson entertained a motion to begin the meeting out of Agenda order, starting with New Business. Ms. Honorow made a motion and Mr. Tollner seconded.

There being no further discussion, the motion passed.

NEW BUSINESS:

RESOLUTION NO. 25-2475
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
VOIDING THE ACTIONS TAKEN IN RESOLUTION NO. 24-2455, AMENDING THE AUTHORITY GRANTED IN RESOLUTION NO. 24-2456, AUTHORIZING THE AUTHORITY TO ISSUE A BOND IN THE AMOUNT OF THREE MILLION FIVE HUNDRED THOUSAND DOLLARS ($3,500,000) TO RETIRE ALL OR A PORTION OF A LOAN FROM THE BUSINESS FINANCE AUTHORITY OF THE STATE OF NEW HAMPSHIRE TO BLAYLOCK HOLDINGS, LLC, WHICH LOAN PARTIALLY FUNDS ENVIRONMENTAL REMEDIATION AND OTHER RELATED WORK FOR THE REDEVELOPMENT OF THE FORMER MOHAWK TANNERY SITE AND CERTAIN ADJACENT PROPERTIES, AND AUTHORIZING THE AUTHORITY TO ENTER INTO A PLEDGE AGREEMENT WITH THE CITY OF NASHUA FOR THE PAYMENT OF THE PRINCIPAL AND INTEREST ON SUCH BOND

The Chairperson entertained a motion to approve **Resolution No. 25-2475**. Mr. Monahan made a motion, and Mr. Tollner seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Monahan invited the NHRA's Attorney, William Tucker, to provide some background and legal view of the proposed resolution. Attorney Tucker stated the New Hampshire Business Finance Authority (BFA) has approved an increase in their loan to fund the remediation in the amount of four million five hundred thousand dollars, a one-million-dollar increase. He explained the BFA transactions to fund the remediation are anticipated to close in early July 2025. He said the NHRA will not have any role in the BFA loan, and the sole role of the NHRA that this resolution authorizes is to issue a bond on completion of the remediation, when permanent construction financing comes in. He stated the bond will be funded upon completion of the remediation, and the bond will be funded by the incremental tax revenue from the project. He indicated the City of Nashua has valued the current property at one hundred thousand dollars, and as the property is built out and tax revenue increases over time, the tax revenue from the project in excess of one hundred thousand dollars will be paid to the NHRA who in turn pays the bond holder. The bond itself will be used to pay off the short-term BFA loan, plus one million dollars paid by Blaylock Holdings, LLC. There is no liability on the NHRA to repay the bond other than from the incremental tax revenue. He explained as the tax revenue comes to the City of Nashua, the incremental tax revenue in excess of one hundred thousand dollars is paid to the NHRA, and those funds will pay the principal and interest on the bond. Attorney Tucker stated there is no set principal and interest (P&I) schedule on the bond, and it will be paid down over time with incremental tax revenue. He explained that after the bond is issued, if the project does not move forward there is no liability to the NHRA to repay the bond. The bond holder looks solely to the incremental tax revenue.

Mr. Wilson asked if there is a projected period of time that the tax revenue will discharge the bond. Attorney Tucker said that he believed the city has those projections. Mr. Geisinger stated that one hundred percent of the tax revenue from the property, above the one hundred thousand dollars, is dedicated to the BFA, so it happens very quickly. He said the discharge is expected to occur over a three- or four-year period, but he will double-check this and get back to the Board. Mr. Monahan confirmed it is three- or four-years from when the bond is issued and there is a four and a half percent interest rate on the bond. Mr. Geisinger explained the bond will be issued after delivery of the first building. Mr. Monahan remarked that this is about the Mohawk Tannery in Nashua and residents living in Nashua for longer than twenty years are familiar with what went on at the site. He explained it is a blighted site in a wonderful area of Nashua, and while there has been some remediation done there, there is a lot more to do. He noted the cost of the remediation from the time these discussions first took place have increased from ten million dollars to thirty million dollars. Mr. Geisinger confirmed. Mr. Monahan said the NHRA Board initially approved a resolution for the bond to be issued at two and a half million dollars and now it is three and a half million dollars. He further noted that Blaylock Holdings, LLC, is responsible to pay all of NHRA's expenses. He stated the remediation of the site is important to the City of Nashua and the NHRA in that it will increase the housing supply with the addition of five hundred plus units and creating taxable revenue. Mr. Monahan explained that today's resolution will absolve the resolution approved last year for two and a half million dollars and increase the amount to three and a half million dollars.

Mr. Tollner asked what other procedures are required, and if the Board of Aldermen have to reapprove anything due to the funding arrangements changing. Attorney Devin stated they had their first meeting the prior Tuesday, and it is now farmed out to the various subcommittees. He noted they were before the Planning Board last evening for some of the legislation which will require additional committee approvals. Mr. Tollner thanked Attorney Tucker for breaking down some very complex conversations that allowed the Board to understand everything. He said the project and the NHRA owe Attorney Tucker a debt of gratitude.

Ms. Lombardi asked Attorney Tucker what the next steps would be for the NHRA. Attorney Tucker explained that he will prepare a certificate to be signed by the NHRA certifying the bond resolution was passed and there may be a need for the same to occur at the closing in two years. He further said there is a draft pledge agreement circulating between the NHRA and the City of Nashua that will be signed at the time the bond is issued. The pledge agreement obligates the City of Nashua to provide the funds.

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

AYE	**NAY**
James Tollner	
Thomas Monahan	
Helen Honorow	
Paul Deschenes	
Eric Wilson	

Motion passed.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority's regular meeting minutes dated April 18, 2025, accept them, and place them on file. Mr. Tollner made a motion, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

There being no further discussion, the motion passed.

The Chairperson entertained a motion to waive the reading of the Nashua Affordable Housing Corporation's annual meeting minutes dated April 18, 2025, accept them, and place them on file. Mr. Tollner made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

There being no further discussion, the motion passed.

COMMUNICATIONS:

The Chairperson entertained a motion to waive the reading of the Communications, accept them, and place them on file. Mr. Monahan made a motion, and Ms. Honorow seconded the motion. The Communications were as follows: Monthly Operational Reports – April 2025 – consisting of 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. Monahan stated for the record that the public housing waiting list has risen to 3,858 families, Section 8 has risen to 5,000 families, and that Monahan Manor has increased to 1,184. He said we are doing a good job but have a lot more work to do.

Mr. Deschenes said the tenant account receivables appeared to improve at some sites and stayed the same at others. Ms. Lombardi agreed and said three lockouts occurred in April and the NHRA is awaiting receipt of a Writ of Possession for two additional families. She explained the overall status of the receivables and the steps taken to work with residents to maintain their housing. Mr. Monahan stated he wanted to gain some perspective on the receivables. He said the NHRA has 882 leased vouchers and the average per unit cost is approximately $1,450 which is all rental income. Ms. Lombardi confirmed, clarifying the rental income belongs to the landlord. Mr. Monahan asked if the NHRA is the landlord for any of the leased Section 8 vouchers. Ms. Lombardi said yes, families living at Park View Apartments and Monahan Manor. Mr. Monahan said if NHRA were to include the monthly HUD disbursements for NHRA-owned properties, our receivables are closer to 0.035 percent. He stated the figures provided on the rent receivables list only depict the rent paid by residents and does not take into consideration the funding provided by HUD. Mr. Monahan noted that the receivables report reads March 1 through March 30 instead of April. Ms. Lombardi apologized for her error.

The Chairperson asked if there were any additional comments or discussion. There being none, the motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

NHRA's Section 18 Demo/Dispo application for the Maynard Homes redevelopment remains under HUD review. Once HUD makes their determination on the application the NHRA will immediately apply to HUD for Tenant Protection Vouchers. No residents will be relocated until they have been notified with a required 90-day Notice to Vacate.

NHRA is in the process of working with a website design company to create a company website which will enable the agency to provide essential information to residents, voucher participants, and potential applicants in an accessible and efficient manner. NHRA will utilize the website to post notices for Board Meetings, post minutes, and to include important information for the community.

The Voices of Major Drive Resident Council held a meeting at Monahan Manor on April 23rd with four (4) residents in attendance. NHRA and Maloney Properties are working together to address some of the items brought up during the meeting to include: 1) Placing benches outdoors for the enjoyment of residents. 2) Offering more activities and events later in the day and early evening to give working residents the opportunity to participate. 3) Notices to be delivered to inform residents about community room access by utilizing their key fobs. 4) Creating community room rules and procedures for securing the room for private events or community-wide activities; and 4) NHRA requested that Maloney remove a desk and chairs from the game room which had been placed for use by the Resident Services Coordinator and was impeding resident use of the air hockey table.

I have been asked to attend the June 2nd Voices of Major Drive community meeting to assist in answering residents' questions regarding the redevelopment and relocation process.

I am seeking Board approval to renew four (4) $200k CDs at 4.25% for three months at Triangle Credit Union who continues to offer the most competitive rates. The four (4) CDs are due to expire on May 31, 2025.

The Chairperson entertained a motion to approve the Executive Director's Report. Mr. Monahan made a motion to accept, including the recommendations for the Certificates of Deposit, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Monahan asked if all residents at Monahan Manor were notified of the Voices of Major Drive meeting. Ms. Lombardi confirmed all households had received a notice delivered to their doors. Ms. Honorow asked how the community room rules and procedures for securing the room for events or parties would occur. Ms. Lombardi explained that a form would be designed for residents to complete for reserving the community room. She said the form would include the rules residents must comply with while using the room and provided examples to the Board. Mr. Tollner asked if there is a security deposit required to secure the room and cover any incidental damage. Ms. Lombardi stated that by charging a security deposit it may prevent equal access to the room. She explained that most residents are paying an affordable rent or thirty percent of their income toward rent, and a security deposit may present a financial burden to families. She said the form discussed earlier would clearly state that damage charges are the responsibility of the resident. Mr. Tollner proposed we monitor this and determine if not charging a security deposit is effective.

There being no further discussion, the motion passed unanimously.

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 71591 through 71712 and from the Park View Apartments Cash Disbursement List – check numbers 5969 through 5972, including ACH debits and investment accounts. Mr. Tollner made a motion, and Mr. Monahan seconded.

The Chairperson asked if there were any comments or discussion.

Ms. Lombardi noted that any bills listed as Maynard Homes Redevelopment are reimbursable through the Genesis loan.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Tollner stated that the NHRA currently utilizes HealthTrust for its employee health benefits. He said the Attorney General is currently looking into a couple of the trusts, and right now everything is okay. He added that HealthTrust is also doing a good job communicating the details with its participants. He said he believes the NHRA participating under HealthTrust is a good thing as we are a smaller entity that is pooled together with other smaller groups, allowing us to obtain a more competitive premium cost. If HealthTrust were to go away the NHRA would seek insurance as a small group where premiums are adjusted based on an individual's age. The result would easily be a thirty percent increase in premium cost annually. He explained while this is not an issue right now, he wanted to make the Board aware. Ms. Lombardi stated she and the other New Hampshire directors have been meeting to discuss options should HealthTrust no longer offer pooled benefits. She said NHRA's current HealthTrust benefits will expire on June 30, 2025, giving the agency some time to determine the next steps. Mr. Tollner shared that we would need to be mindful that each of those entities will need to have the same tax identification number which will create some challenges.

Mr. Tollner shared that the Hillsborough County District Attorney has decided to step away from their participation in the Hillsborough Country Drug Court. He added that he and Mr. Monahan are on the Friends of New Hampshire Drug Court. He said this was a very disappointing decision that has worked well, and while not every situation has been successful, the results of many cases far outweigh those which were unsuccessful. Mr. Tollner said he is hopeful this decision will be reconsidered. Mr. Monahan added that the Southern Hillsborough County Drug Court is a winner and leads the state in what has been accomplished over the last ten years. Mr. Wilson asked if all other entities are still willing to go forward. Mr. Monahan confirmed, and Mr. Tollner added that each of the entities work as a team toward the same goal.

Mr. Tollner asked if the security cameras installed at Sullivan Terrace North and Sullivan Terrace South were able to be accessed by the Nashua Police Department. Mr. Costa stated that officers who require footage must make a formal request, and footage is provided. Ms. Lombardi added that the only entity with full access to the security camera footage is the NHRA.

Mr. Deschenes thanked the NHRA for building the raised garden at Sullivan Terrace South. Mr. Costa said the NHRA will be delivering loam for the garden.

Mr. Monahan mentioned the status of things in Washington, D.C. and said we are lucky we have groups like NAHRO providing housing authorities with current information on the funding concerns. Since the last meeting the government has been considering slashing Section 8 voucher funding. He added that fortunately NHRA is ahead of this with the redevelopment of properties, and there is some urgency relevant to the redevelopment of Maynard Homes with respect to the funding. He thanked everyone for getting the project very close to fruition. Ms. Lombardi informed the Board she will continue to provide updates on the government's budget decisions. Mr. Tollner asked if the director's group communicates with NAHRO and New Hampshire State Representatives to voice concerns about the proposed budget cuts. Ms. Lombardi confirmed and said the director's group shares individual agency statistics regarding funding, numbers of participating landlords and numbers of assisted families. This information details each individual housing authority's federal funding, number of public housing units, number of Section 8 vouchers, number of participating landlords and waiting list details. The primary focus has been to provide representatives with information on the detrimental effects the proposed cuts would have on each jurisdiction. Mr. Tollner asked if the NHRA has communicated any of the proposed Section 8 funding cuts to landlords. Ms. Lombardi said no, based on the uncertainty right now with the proposed cuts, but NHRA will provide details to landlords as information evolves on its landlord portal.

Ms. Honorow expressed that she is very concerned about the proposed funding cuts and is appreciative of the information and advocacy provided by NAHRO. She stated the information being compiled by the NHRA is important and we should remain as vigilant as possible. Ms. Honorow said she is very glad the meeting happened at Monahan Manor and hopes there will be a continued ability for residents to gather.

Mr. Wilson remarked that Mr. Monahan has served on the NHRA Board of Commissioners for almost forty years and he has served over twenty-five years. He said thinking back ten or more years, communication would occur once a month at the meetings. He said now there are conversations occurring between them multiple times daily with all of the activity occurring at the NHRA. Mr. Wilson said he wanted to publicly comment that without Mr. Monahan's expertise, Monahan Manor wouldn't have occurred, the Mohawk Tannery bonding wouldn't have occurred, and the redevelopment of Maynard Homes would not be occurring. He asked Mr. Monahan how he fits time into his schedule for his real job and expressed his appreciation for the guidance and expertise. Mr. Monahan said, "There, but by the grace of God, go I".

Ms. Honorow asked if there was a chance funding for the redevelopment of Maynard Homes might be called back. Ms. Lombardi said she could only speak to the federal funding received from HUD for public housing, Section 8 and the Capital Fund Program grant. She explained once funds are appropriated to a housing authority, she believes those funds cannot be recaptured.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Reverend Sally Newhall brought up the discussion which came up last month about whether resident councils could continue to meet at the redeveloped sites, and the Board overwhelmingly responded yes. She said she was surprised and delighted with the Board because she knows as hard as they all work, this adds more work. She said it makes a huge difference in the feelings, both with residents and the community, about the job the Board is doing. She then thanked the Board.

Ms. Knisley asked if Maynard Homes will receive a new name after it is redeveloped, and if a new name has been chosen. Mr. Monahan said there have been some internal discussions, but no decisions have been made. Ms. Knisley said she shares the same concerns as Ms. Honorow about the proposed cuts to Section 8 funding and its impacts on current voucher holders. She commented that Monahan Manor is beautiful, but suggested the Board begin thinking toward the future for solutions outside of the box using new ways and new programs. Ms. Knisley stated there are some residents living at Vagge Village who expressed the need for a stop sign on Vagge Drive. Mr. Costa said the NHRA owns Vagge Drive and a stop sign will be placed there.

Ms. Payne said she agreed with Ms. Knisley's request for a stop sign.

Mr. Wheeler asked who had stepped away from the Drug Court because it is very upsetting to hear. Mr. Wilson replied the Hillsborough County District Attorney.

Ms. Wilshire stated she echoes the sentiments from the Chairman about Mr. Monahan, and the rest of the Board and staff.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting was adjourned at approximately 9:31 a.m.

Respectfully submitted,

Lynn M. Lombardi
Acting Recording Secretary