

MEETING MINUTES

Title	TIF Minutes – Draft
Location	Room 208, City Hall
Date	August 27 th , 2025

Time Meeting Called To Order	12:20 PM
Members Present	Tia Phillips, Eric Drouart, Angelina Spillos; Matt Sullivan and Liz Hannum
Guests or Others Participating	<i>None</i>

General Meeting Highlights/Notes/Brief Description of Meeting

The meeting started at 12:20PM.

Liz Hannum provided an overview of the current riverfront improvement project.

Liz Hannum and Matt Sullivan provided an overview of activity currently happening in the Millyard area. A TIF District expansion was discussed into the area of the Riverfront Development Plan's 'Quadrant 1' section.

The TIF Advisory Committee members generally supported the concept of expansion, subject to review of a revised Financing and TIF Development Plan.

A copy of the presentation is attached.

Any Final Decisions Made

None.

End Time	1:00PM
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RIVERFRONT TIF ADVISORY COMMITTEE

UPDATE

AUGUST 27, 2025

BACKGROUND

- **2017: Riverfront Development Plan Adopted**
 - **Created four (4) 'Quadrants' Focus Areas**
- **2007: TIF District Modification**
- **2013: Boardwalk Completed by Peddler's Daughter in Quadrant 3**
- **2019: Dog Park Concept Developed**
- **2021-2023: NIMCO Area Planning Study**
- **2024: NIMCO RFP/Site Disposition/Redevelopment**
- **2024: Riverfront Construction Begins**
 - **Quadrants 2**

NASHUA DOWNTOWN RIVERFRONT DEVELOPMENT PLAN

FINAL REPORT

City of Nashua, New Hampshire
Mayor Jim Donchess
Community Development Division

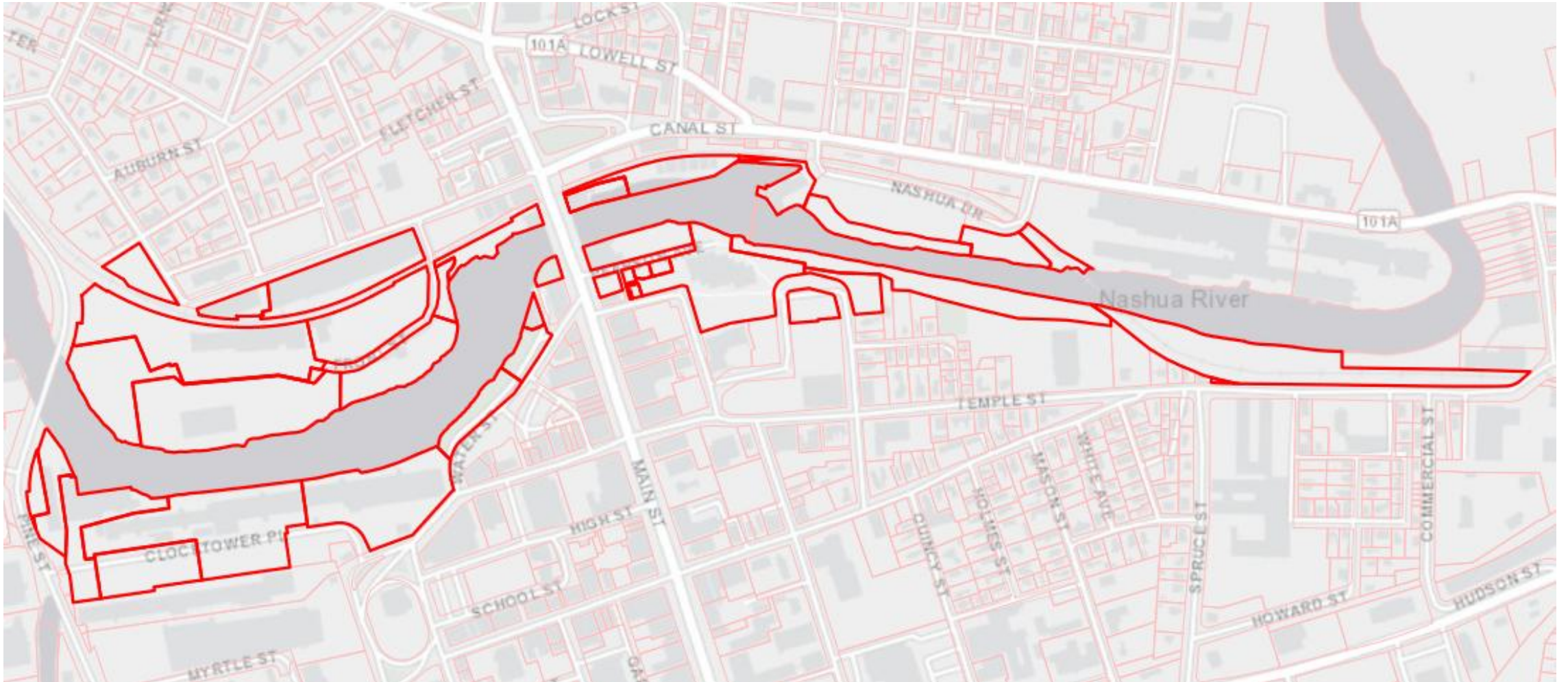


Prepared by Halvorson Design
August 2017

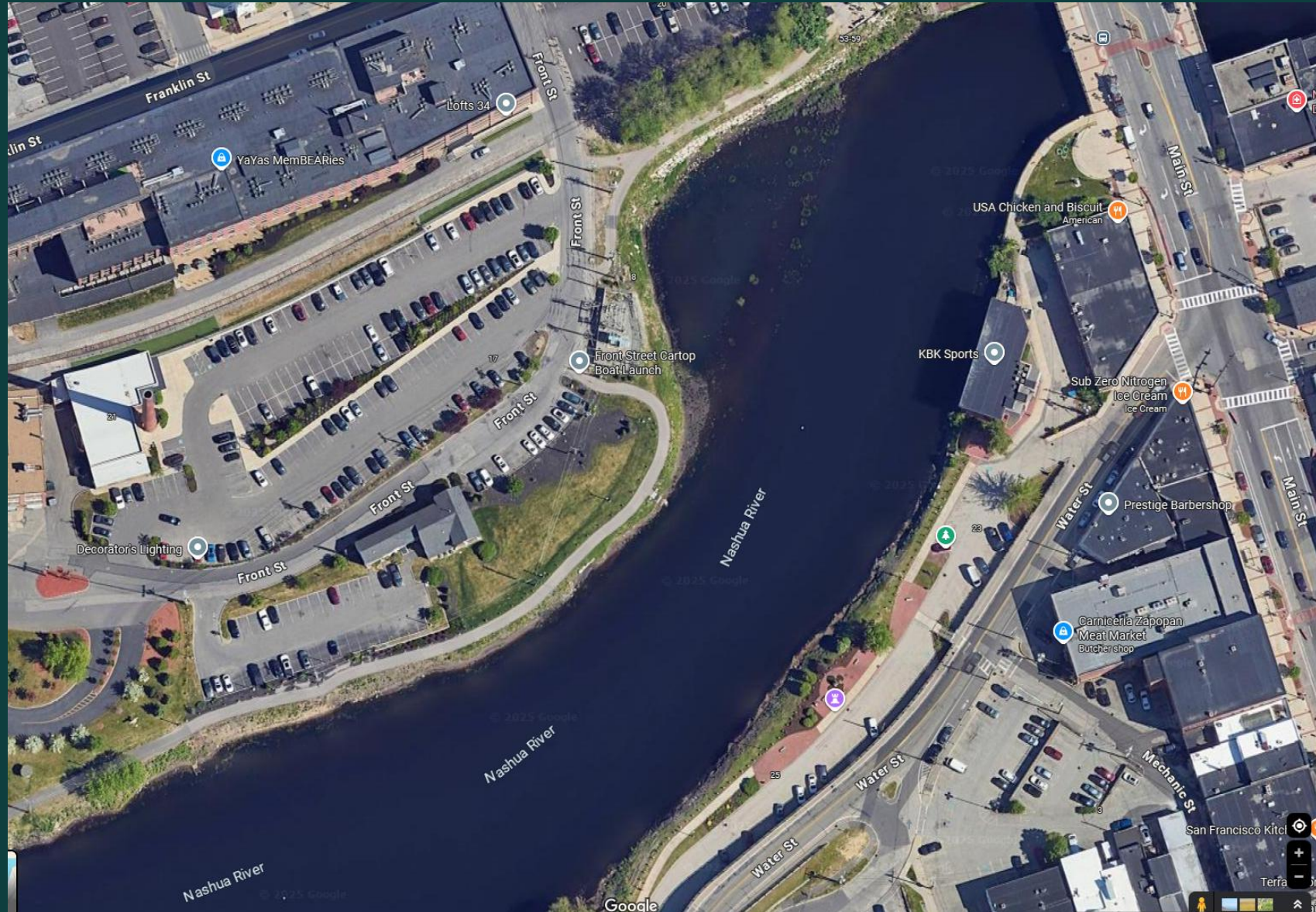


BACKGROUND

2007: TIF District Modification



CONSTRUCTION STARTED MAY 2024



BICENTENNIAL PARK RENDERING

Added sidewalk to provide an opportunity for the restaurant to create a walk up window

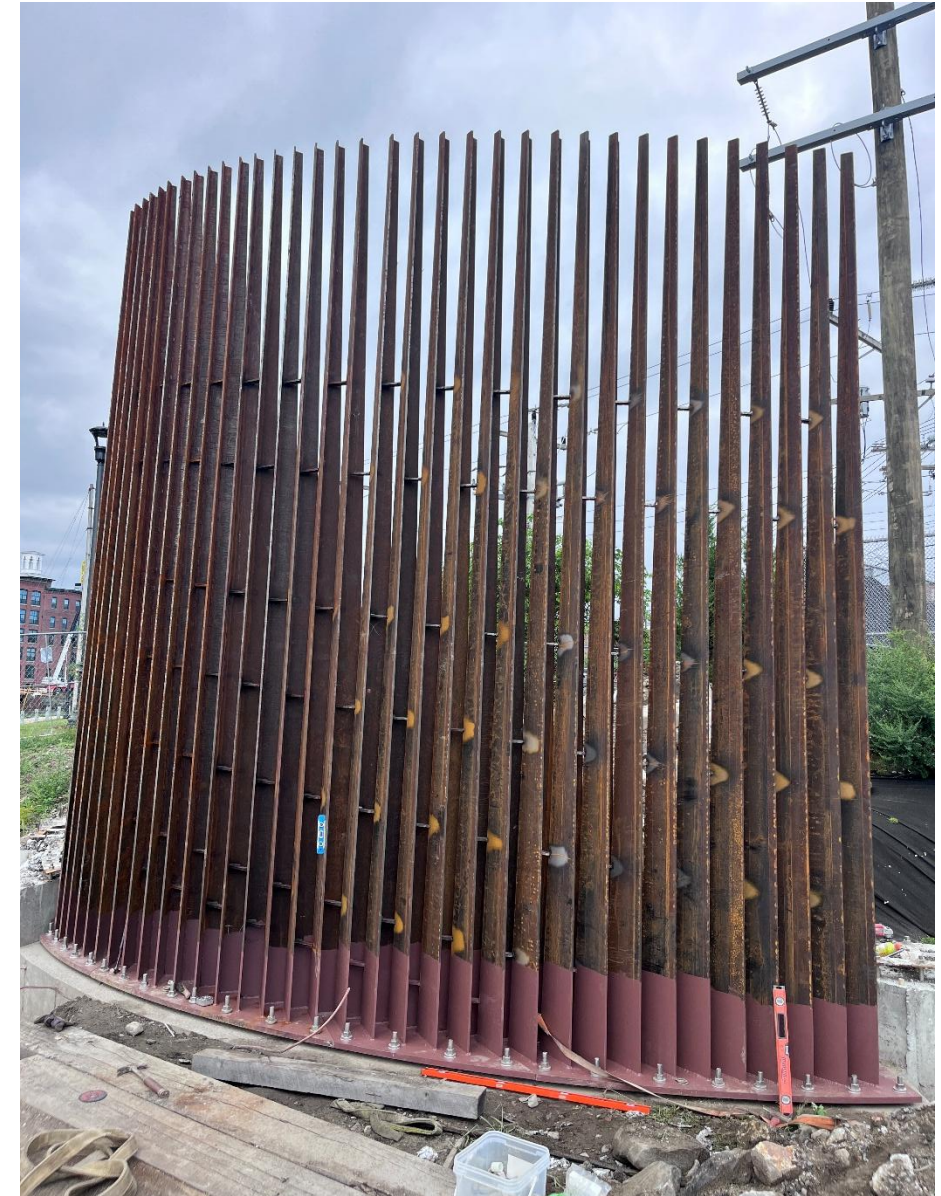


RENAISSANCE PARK RENDERINGS



TIMELINE FOR COMPLETION

- **Completed November 1**
 - **Parks - including pavilion and mural**
 - **Boardwalks**
 - **Substation Screening**
 - **Grass planting**
 - **Clocktower Bridge replacement**
- **Completed May 1**
 - **Tree and Plant planting**
 - **Gateway Arches Signage**
 - **Public Art installations**

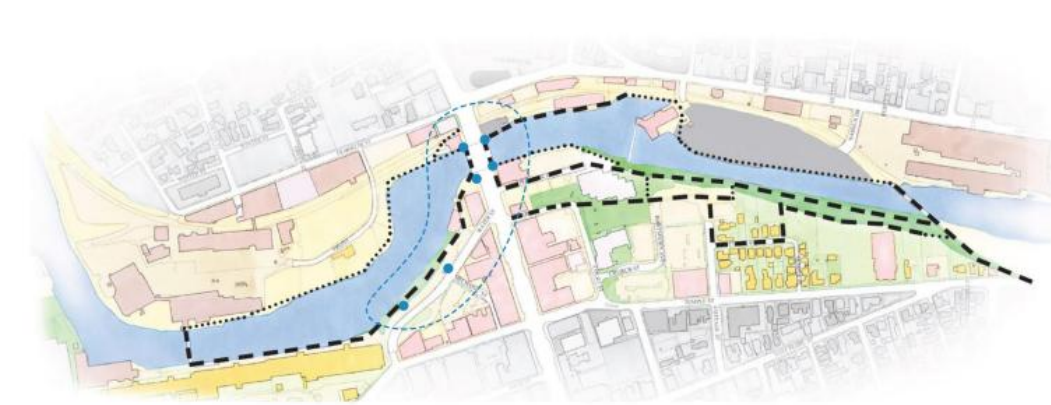


GATEWAY SIGNAGE



03 COLUMNS
SCALE: N.T.S.

02 ARCHWAY
SCALE: N.T.S.



01 KEY PLAN
SCALE: N.T.S.

MATO
7 UNITY STREET #9
BOSTON, MA 02113

NASHUA RIVERFRONT PROJECT
SIGNAGE ELEMENTS

DESCRIPTION:
CONCEPT DESIGN

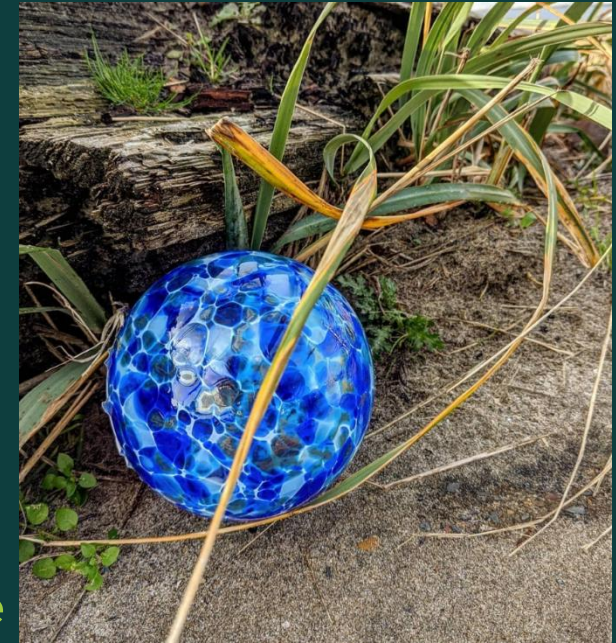
NO.	DATE

DATE:
11/18/2024

NO.

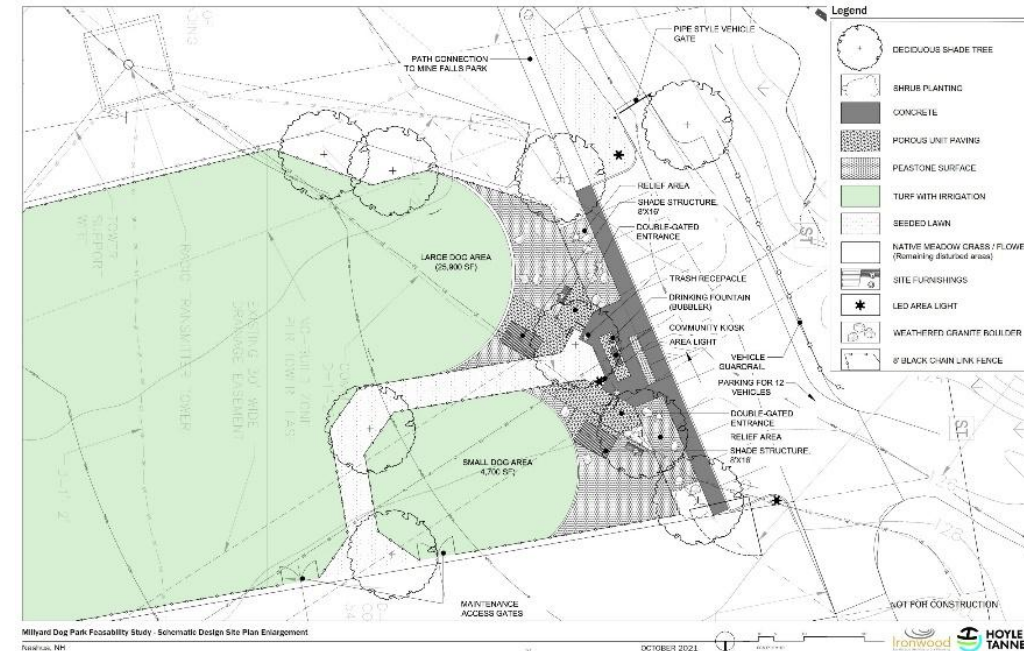
GRAND RE-OPENING EVENT

- Memorial Day Weekend – May 2026
 - Brainstorming ideas include
 - Laser/drone show
 - Music all day Saturday, possibly Recycled Percussion to close
 - NAKED Kayak Parade
 - Fire water
 - Swan Paddle Boats
 - Downtown Business Passports with prizes
 - Unique art seek and find
 - Specialty maps
 - ❤️ NASHUA Sign



BACKGROUND

- **2017: Riverfront Development Plan**
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- **2019: Dog Park Concept Developed**
 - **Interface with Mine Falls Park Gateway**
- **2021-2023: NIMCO Area Planning Study**
- **2024: NIMCO RFP/Site Disposition/Redevelopment**
- **2024: Transfer of Authority of Millyard Parking Lot/Former Police Training Facility to BIDA**
- **2024: Riverfront Construction Begins**
 - **Quadrants 2 & 3 Only**



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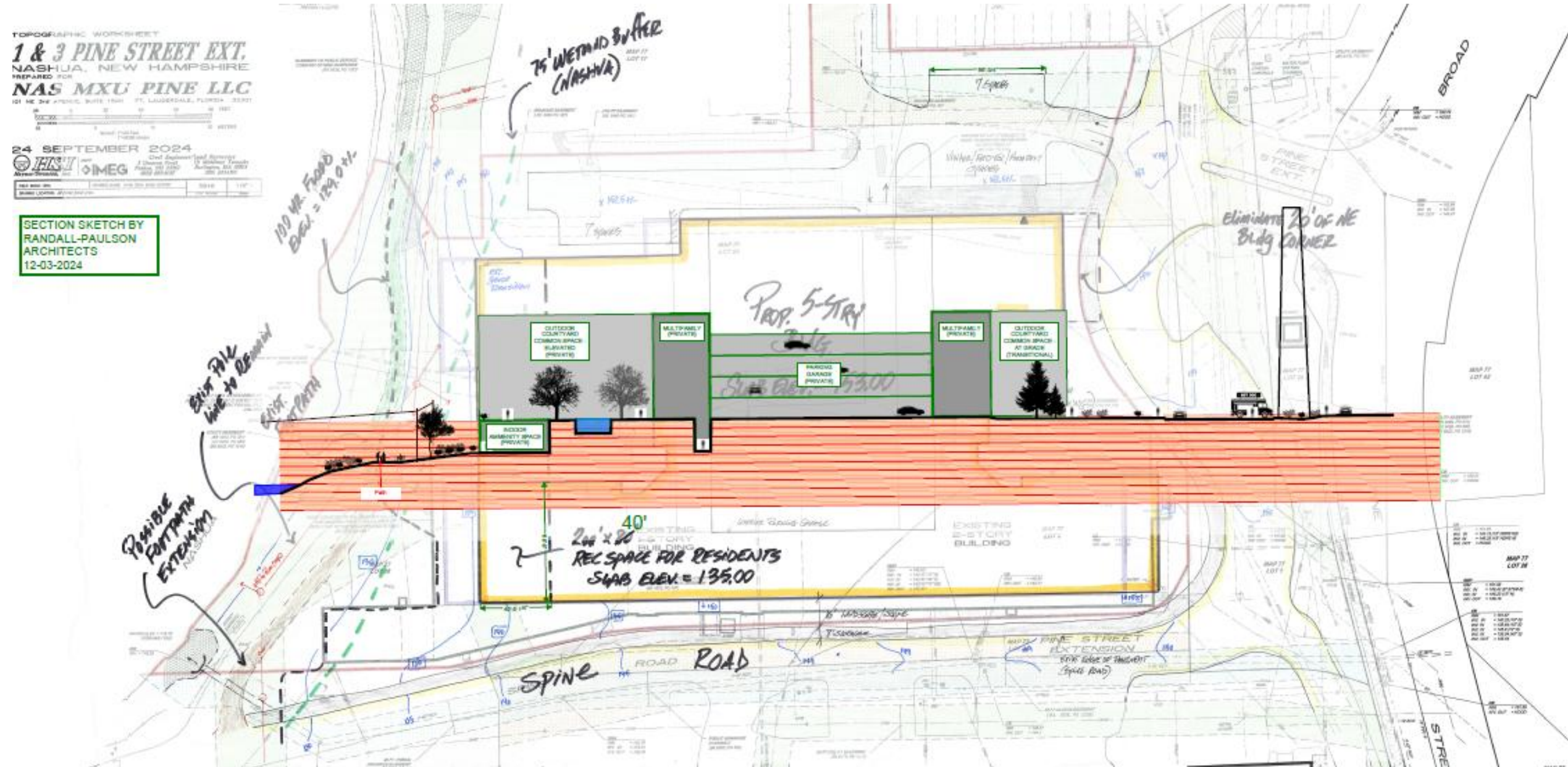


'NIMCO' DEVELOPMENT STATUS

- **Master Development Agreement Negotiations Ongoing**
 - ~250 Units w/ On-Site Parking
- **Site Design Underway**
- **Potential Public Improvements (subject to final negotiations)**
 - ~25,000 sq. ft. of green space
 - Recreational element along riverfront
 - Dog Park designed and constructed
 - ~20 space parking lot created in Mine Falls gateway area
 - Maintenance of area adjacent to smokestack along 'front door' of property
 - Use of proposed courtyard in front of the building for City or City-sponsored events
 - Design, build, landscape, and maintain the rear (riverside) of the site
 - Public easement for Riverwalk improvement areas
 - Share of parking garage to be open to the public during daytime use hours, subject to parking zone determination



'NIMCO' DEVELOPMENT STATUS



‘MILLYARD MOMENTUM’

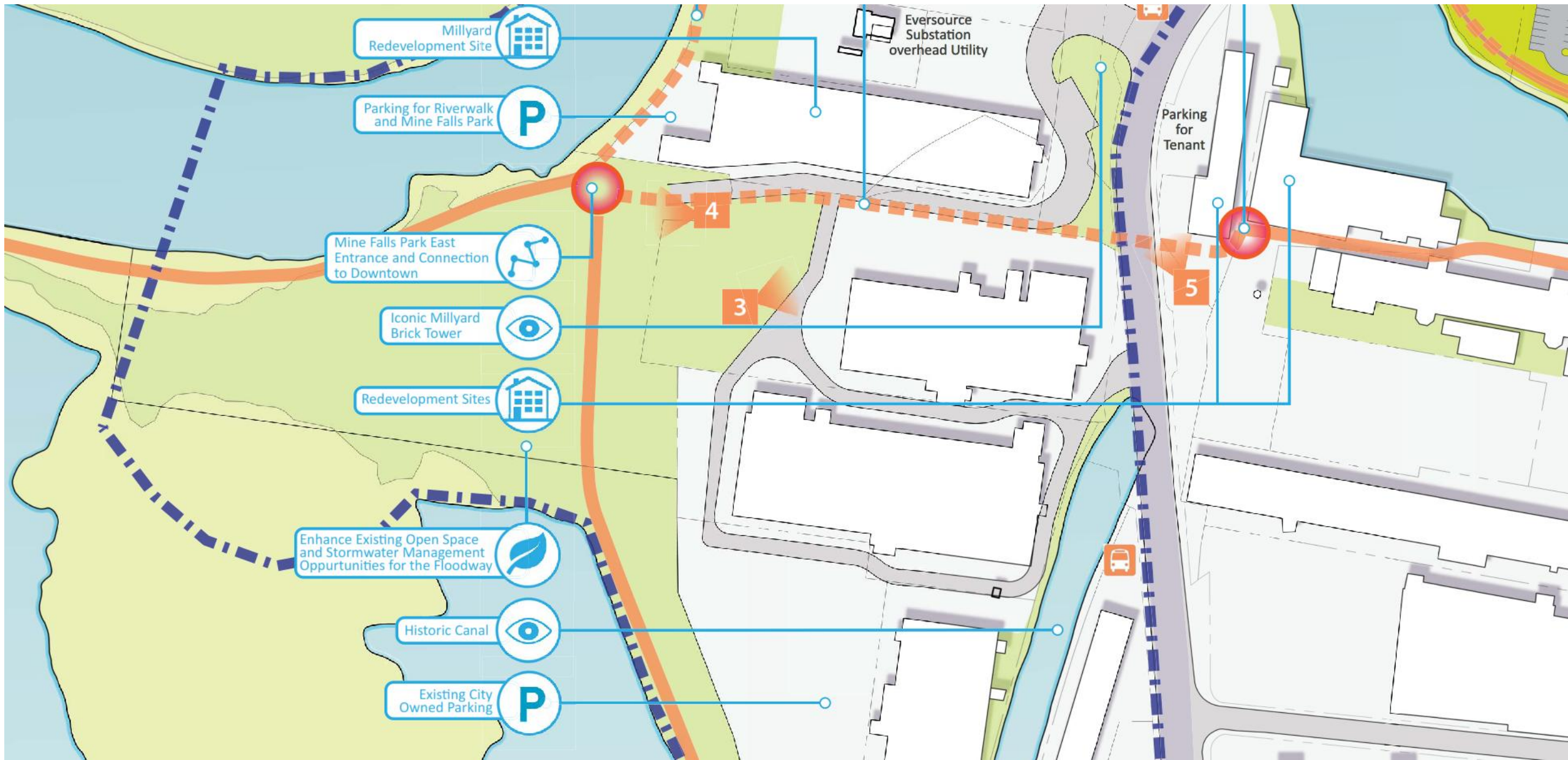
- **Riverfront Currently Under Construction**
- **NIMCO Site Design Public Improvements**
- **BIDA Working to Analyze Feasibility of Controlled Sites**
- **Significant Redevelopment Momentum in Quadrant**
- **Recommended Actions**
 - **Limited update to Concepts and Cost Estimates for Quadrant 1 based on redevelopment momentum**
 - **Amendment to Riverfront Development Plan to amend proposed improvements in Quadrant 1**
 - **TIF District Expansion**
 - **PlanNH Design Charrette Application for Millyard 5/30-5/31 Request for Letter of Support from BPW**
- **Commencement of Outreach**
 - **Mayor/Board of Aldermen/Infrastructure Committee**
 - **Board of Public Works**
 - **TIF Advisory Board**
 - **Mine Falls Advisory Committee**



NASHUA DOWNTOWN RIVERFRONT
DEVELOPMENT PLAN

QUADRANT 1 - THE MILLYARD

PREFERRED DESIGN ELEMENTS?



DISCUSSION

LIZ HANNUM, ECONOMIC DEVELOPMENT DIRECTOR
MATT SULLIVAN, COMMUNITY DEVELOPMENT DIRECTOR

