

**The Public Minutes of the Board of Assessors
Meeting of October 2, 2025**

A meeting of the Board of Assessors was held on Thursday, October 2, 2025 in the 3rd Floor Auditorium at Nashua City Hall, located at 229 Main Street, Nashua, NH 03060. The meeting was called to order at 9AM by Chairman Charles Dobens.

Members Present:

Charles Dobens, Robert Earley, Jay Minkarah

Contracted Assessors:

Bob Gagne, Steve Hamilton

Assessing Staff Present:

Jessica Marchant, Michelle Welsh

Other City of Nashua Staff Present:

Celia Leonard

Chairman Charles Dobens

I'll call the meeting of the Nashua Board of Assessors to order at 9AM on Thursday, October 2, 2025.

Let the record show that present from the Board are Robert Earley, Jay Minkarah, and myself, Charles Dobens.

MOTION BY Robert Earley to waive the reading of the public minutes from the Board of Assessors meeting held on August 21, 2025, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to waive the reading of the non-public minutes from the Board of Assessors meeting held on Thursday, August 21, 2025, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

UPDATES:

B. Gagne updated the board on the following:

- 2024 Abatements
 - 147 Residential abatements received
 - All were acted on by the Board of Assessors
 - 84 Granted
 - 63 Denied
 - 97 Commercial abatements received
 - 3 acted on by Board of Assessors
 - 2 Denied
 - 1 Granted

- 2024 BTLA Filings
 - 41 BTLA appeals filed (see sheet attached)
 - 19 Residential
 - Mediation meetings underway
 - 24 Commercial
 - Mediation meetings underway

Some discussion occurred among the board and staff clarifying the abatement and appeal processes.

M. Welsh updated the board on the following:

- Staff update
 - A new Administrative staff member has been hired. The Admin side of the office is now fully staffed.

OLD BUSINESS:

None

NEW BUSINESS:

- **2024 Administrative Abatements**

B. Gagne presented administrative abatements for approval relating to the future development of the Mohawk Tannery site. C. Leonard gave additional information on the financial process for the clean up and rebuild of the site.

MOTION BY Robert Earley to approve the administrative abatements per the list provided.

SECONDED BY Jay Minkarah

VOTE: All in favor

- **2024 Abatement/Settlement**

At the mediation meeting for 15 Bulova Dr, it was discovered there were some data errors on the property card. An inspection was performed and the changes made resulted in a reduction of assessed value. The owner agrees to settle the 2024 BTLA appeal to the reduced value due to data corrections.

MOTION BY Robert Earley to approve the 2024 settlement for 15 Bulova Dr. as presented.

SECONDED BY Jay Minkarah

VOTE: All in favor

PUBLIC COMMENT:

None

COMMENTS BY BOARD MEMBERS:

None

MOTION BY Robert Earley to go into non-public session for two reasons, first to discuss matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless such person requests an open meeting. This exemption shall extend to include any application for assistance or tax abatement or waiver of a fee, fine or other levy, if based on inability to pay or poverty of the applicant, pursuant to RSA 91-A:3, II (C). Second, under 91-A:3, II (L), for the “consideration of legal advice

provided by legal counsel, either in writing or orally, to one or more members of the public body, even where legal counsel is not present.”

SECONDED BY Jay Minkarah

VOTE:

Mr. Minkarah - Yes

Mr. Earley – Yes

Mr. Dobens – Yes

The Board entered non-public session at 9:23 AM

The Board resumed public session at 10:10 AM

MOTION BY Robert Earley to seal the minutes of the non-public session because divulgence of the information likely would 1) affect adversely the reputation of any person other than a member of this public body, and 2) render the proposed action ineffective.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to release the non-public minutes of August 21, 2025 as redacted.

SECONDED BY Jay Minkarah

VOTE: All in favor

- **Other Business**

Revaluation Policy Discussion

B. Gagne presented and explained the proposed policy provided outlining the schedule for City-wide property revaluations.

Board members asked clarifying questions which were addressed by B. Gagne, S. Hamilton and staff. It was noted the cost of a revaluation is expensive, but worth it when compared to the costs of commercial property abatements, appraisals and legal fees when the market value and assessed value become misaligned.

J. Minkarah noted the policy is prudent to help avoid large swings in value changes.

Approving the proposed policy is the first step. The language will be written into an ordinance to be adopted by the Aldermen.

MOTION BY Robert Earley to approve the Revaluation Policy as presented.

SECONDED BY Jay Minkarah

VOTE: All in favor

MOTION BY Robert Earley to adjourn.

SECONDED BY Jay Minkarah

VOTE: All in favor

The board adjourned at 10:32 AM

Respectfully submitted,
Jessica Marchant

Administrative Abatements presented 10.2.25

Parcel	Map-Lot	Owner	2024 Assessed Value	Percentage of Total	2024 Abatement Allocation	Abatement Reduction	Abatement Credit Amount
1852	Portion of 0062-00100	JKS Realty LLC & LJ Realt LLC	\$759				
11946	0071-00001	Fimbel Door Corp	\$0				
14308	0070-00013	Chester Realty Trust	\$300,900	44.30%	\$44,300	\$256,600	\$4,079.94
14314	0070-00014	Chester Realty Trust	\$48,800	7.20%	\$7,200	\$41,600	\$661.44
14312	0134-00016	Chester Realty Trust	\$31,300	4.60%	\$4,600	\$26,700	\$424.53
14316	0134-00040	Chester Realty Trust	\$105,400	15.50%	\$15,500	\$89,900	\$1,429.41
50573	0134-00041	Chester Realty Trust	\$91,400	13.50%	\$13,500	\$77,900	\$1,238.61
50574	0134-00061	Chester Realty Trust	\$100,900	14.90%	\$14,900	\$86,000	\$1,367.40
		Subtotal for Chester Realty:	\$678,700	100.00%	\$100,000	\$578,700	\$9,201.33
		Resolution R-24-084 Value:	\$100,000				
		2024 Administrative Abatement:	\$578,700				
		Credit Accounts at \$15.90/Thou:	\$9,201.33				