

**The Public Minutes of the Board of Assessors
Meeting of November 6, 2025**

A meeting of the Board of Assessors was held on Thursday, November 6, 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

Assessing Staff Present:

Jessica Marchant, Michelle Welsh, Susan Bailey

Other City of Nashua Staff Present:

None

Chairman Charles Dobens

I'll call the meeting of the Nashua Board of Assessors to order at 9AM on Thursday, November 6 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 October 2, 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, October 2, 2025, accept them and place them on file.

SECONDED BY Jay Minkarah

VOTE: All in favor

UPDATES:

Michelle Welsh updated the board on staffing changes notifying them that Miles LaCroix has left the City and Jessica Marchant will be out in the field quite a bit. Hence why Susan Bailey is here so she can begin training on supporting the Board.

OLD BUSINESS:

None

NEW BUSINESS:

- **2025 Fire Proration**

Bob Gagne explained there was a fire at 24 Spindlewick Dr on 8-24-25 which caused the home to be significantly damaged and uninhabitable. As the property will not be restored prior to the end of the tax year, March 31, 2026, we recommend prorating the December tax bill to remove the building taxes for the time period of 8-24-25 through 3-31-26. The property will be reassessed for April 1, 2026 for an updated 2026 value based on status at that time.

There was discussion among board members and staff relating to details of this property fire and the fire proration process in general.

MOTION BY Robert Earley to approve the 2025 fire proration for 24 Spindlewick 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 9:10 AM

The Board resumed public session at 9:24 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 October 2, 2025 as submitted.

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 9:25 AM

Respectfully submitted,

Jessica Marchant