

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON DECEMBER 19, 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, December 19, 2025. Chairperson Eric Wilson called the meeting to order, and the Recording Secretary called the roll at approximately 8:36 a.m. with the following responses:

Present

Eric Wilson
Paul Deschenes
Helen Honorow
Thomas Monahan
James Tollner

Absent

The following persons were also present: William Ayer, Voices of Major Drive; Victoria Markiewicz, Granite State Organizing Project; Skylar Wheeler, Voices of Major Drive; Robert Keating, Granite State Organizing Project; Bob Mack, Director, Division of Welfare; Lynn Lombardi, Executive Director, and Scott Costa, Acting Recording Secretary.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority’s regular meeting minutes dated November 21, 2025, and the special meeting minutes dated December 5, 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.

Mr. Monahan noted that a correction was required on the November 21, 2025 minutes, and said he was not present for the meeting and the correct commissioner’s name should be added as seconding the motion to accept the minutes. Ms. Lombardi said this would be corrected.

There being no further discussion, the motion passed unanimously.

COMMUNICATIONS:

The Chairperson entertained a motion to waive the reading of the Communications, accept them, and place them on file. Mr. Deschenes made a motion to accept, and Mr. Tollner seconded the motion. The Communications were as follows: Monthly Operational Reports – November 2025 – consisting of the 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 noted for the record that there are there are 4,285 families on the public housing waiting list, 5,300 on the Section 8 Housing Choice Voucher waiting list, and 1,589 on the Monahan Manor waiting list. He thanked Mr. Wilson for mentioning these statistics in his absence at the November meeting.

Mr. Deschenes inquired about rent collections. Ms. Lombardi explained that the shortage of staff and priority of the Maynard Homes closing left her with limited time to focus on the receivables. She said the collections will be focused on moving forward.

Mr. Monahan said he could vouch for Ms. Lombardi's time spent on the very complicated Maynard Homes closing. He said the real estate transactions have occurred already and on December 22 we will receive the bond pricing. He said there is an indication that the pricing will be very favorable with his knowledge of others selling their tax credits in the low eighties, he expects us to be in the low nineties. Mr. Monahan said last week we planned to fix our interest rate on Tuesday, but with federal interest rates decreasing on Wednesday it was delayed. He explained that the original proforma rate was 6.25 percent and as a result of the cut in the rates we tied in at approximately 5.7 percent.

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

EXECUTIVE DIRECTOR'S REPORT:

We are approaching the finish line with Maynard Homes Phase 1 Redevelopment closings. The Phase 1 Four real estate closing was recorded on December 17, and the Maynard Phase 1 Nine real estate closing was recorded on December 18. New Hampshire Housing Finance Authority closing for the project's bond financing for Phase 1 will occur on December 22, 2025.

All Maynard Phase 1 residents were successfully relocated from the property and our gratitude goes out to the families for their cooperation throughout the process. HousingToHome will remain in touch with all relocated families beginning in January and then quarterly thereafter.

The NHRA is preparing for its annual audit with EFPR Group scheduled to be on site on January 22 and 23.

Wishing everyone a happy holiday season!

The Chairperson entertained a motion to approve the Executive Director's Report. Mr. Tollner made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments or discussion.

There being no further discussion, the motion passed unanimously.

NEW BUSINESS:

RESOLUTION NO. 25-2500
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A TWO-YEAR CONTRACT FOR LANDSCAPING SERVICES
BEGINNING JANUARY 1, 2026 AND ENDING DECEMBER 31, 2027 TO
P&L LANDSCAPING, LLC, 79 DANIEL WEBSTER HIGHWAY,
MERRIMACK, NH 03054 AT A TOTAL CONTRACT COST OF \$184,841
(\$177,379 UNDER THE OPERATING BUDGET AND
\$7,462 UNDER THE PARK VIEW APARTMENTS BUDGET)

The Chairperson entertained a motion to approve **Resolution No. 25-2500**. Mr. Tollner made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Tollner said he was surprised at the variance in price quoted by one of the bidders. The remaining Board members agreed.

Mr. Deschenes asked what occurs with the landscaping at Maynard Homes while the demolition and construction are occurring. Mr. Costa said the quotes do not include the Phase 1 grounds, and Ms. Lombardi explained that landscaping under this contract will only include the Phase 2 grounds. Mr. Monahan said that the Phase 1 landscaping, upon completion of the construction, will be handled by the management company.

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

AYE

James Tollner
Thomas Monahan
Helen Honorow
Paul Deschenes
Eric Wilson

NAY

RESOLUTION NO. 25-2501
BY THE NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
AWARDING A CONTRACT FOR ARCHITECT/ENGINEERING SERVICES
FOR FEDERAL PACIFIC PANEL REPLACEMENT AT 2-10 AREL MANOR AND
2-10 LAKE STREET TO BLW ENGINEERS, INC., 311 GREAT ROAD, LITTLETON, MA
01460 AT A TOTAL CONTRACT COST OF \$60,000 UNDER THE CAPITAL FUND
PROGRAM 501-24 AND 501-25 BUDGETS

The Chairperson entertained a motion to approve **Resolution No. 25-2501**. Mr. Monahan made a motion, and Mr. Deschenes seconded the motion. The Chairperson asked if there were any comments or discussion.

Mr. Tollner asked if the NHRA has worked with this company in the past. Mr. Costa confirmed and said the company has performed satisfactorily.

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

AYE

James Tollner
Thomas Monahan
Helen Honorow
Paul Deschenes
Eric Wilson

NAY

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 72565 through 72684 and from the Park View Apartments Cash Disbursement List – check numbers 6012 through 6017, including ACH debits and investment accounts. Ms. Honorow made a motion, and Mr. Monahan seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Deschenes asked about checks made out to Esquire Moving and the variances in the check amounts. Ms. Lombardi explained that Esquire Moving performed the physical moving of residents, with check number 72592 being a payment for multiple resident moves, and the lower check amounts are for individual moves.

Mr. Monahan asked about check number 72647 to the Genesis Fund. Ms. Lombardi explained that this amount will be reimbursed to the NHRA during Phase 2 lending for the redevelopment. She said this amount is for CSL Consulting who was hired to perform the required project management. Mr. Monahan said these funds are not reimbursable through the NH Housing Finance Authority, nor through the tax credits, and the amount paid is not the total cost. Ms. Lombardi confirmed and said the contract cost will be approximately \$220k.

There being no further discussion, the motion passed unanimously.

COMMISSIONER’S COMMENTS:

Mr. Deschenes wished everyone a Merry Christmas and happy holidays.

Ms. Honorow thanked everyone who participated in the redevelopment planning for their hard work toward such an important endeavor.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

None.

PUBLIC COMMENT:

Mr. Mack wished everyone a Merry Christmas and happy holidays.

Ms. Markiewicz said the residents at Maynard Homes would like to know when the demolition will happen. Mr. Costa said we are working with the utility companies to terminate all utility sources to the unoccupied buildings. Ms. Lombardi said residents and abutters will be informed prior to any demolition occurring at the site. Ms. Markiewicz asked if tarps will be placed around the construction fencing for safety purposes. Mr. Costa confirmed and said demolition areas will be watered down also to limit the dust.

Mr. Wheeler asked if the utility termination mentioned by Mr. Costa includes the power to the community building where residents do laundry. Mr. Costa said the power to the community room had been inadvertently snipped yesterday and residents were notified of the issue. Mr. Costa explained that utilities to the 100 Major Drive community building will be separated and remain operational during the demolition and construction. Mr. Wheeler inquired about the cleaning of the interior of the washing machines at the community room. Mr. Costa said he will have the machines cleaned.

Mr. Keating wished everyone and their families a happy holiday, along with a simple wish of less emails in everyone's inboxes.

ADJOURNMENT:

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

There being no further discussion, the motion passed unanimously.

The meeting was adjourned at approximately 8:58 a.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lynn M. Lombardi".

Lynn M. Lombardi
Acting Recording Secretary