



COMMITTEE MEETING MINUTES

FEBRUARY 9TH, 2026

ROOM 208, CITY HALL

229 MAIN STREET, NASHUA, NH 03060

Members Present: Matt Sullivan, Alderwoman Lori Wilshire, Liz Hannum, Kyle Schneck, Kristy Besada, Skylar Wheeler

Staff Present: LaTonya Muccioli

Call to Order

M. Sullivan called the meeting to order at 5:06 as quorum was present.

New Applications

- M. Sullivan informed the committee that there have not been any new applications.
- The committee discussed the potential for receiving applications from organizations/developers that has expressed interest in the past, including: St. Joseph's Hospital, Habitat for Humanity, an upcoming project on Crown Street, and an upcoming project on Main Street.
- M. Sullivan advised the committee of parking concerns within the City. There likely will be a slowdown in infill site development, as developers do not have the land to build surface parking, and podium parking is very challenging to finance.
- Members of the committee inquired about other developments and properties throughout the City.
 - i. Avery Lane Apartments: Currently accepting applications
 - ii. NIMCO & Bagshaw Building: These projects are likely to be a phased development. The overall goal is to transform this area into a neighborhood.
 - iii. Elm Street: A developer for this property has not been selected. There is some exploration being done by the Keefe Auditorium Commission regarding the cost to preserve the auditorium. Decisions regarding the developer for Elm Street will be impacted by a final decision on the Auditorium's future.

Previous Awards

- M. Sullivan advised the committee that there are some updates for projects that had been awarded funding by the committee.
 - i. **Maynard Homes:** The Board of Alderman approved \$1.5 million in funding for this project approximately 4 months ago. The project has since closed and the property redevelopment is underway.
 - 1. A member of the City's Corporation Council was involved in the closing of this project and has some feedback for the committee regarding improving the committee's current process for development loans, including suggestions around administrative fees and additional ways to recapture funding.
 - ii. **103 Temple:** The committee recommended \$1 million for this project, however The Mayor (as the agent to expend) has expressed concerns regarding the plans for Lots B and C, specifically regarding the preference for mixed income.
 - 1. There has been discussion regarding implementing a deed restriction, which poses some additional complexities.
 - iii. **Southern New Hampshire Health:** An award for \$57,000 was made to Southern New Hampshire Health for pre-development costs for a potential workforce housing project on their 21 E. Hollis Street Lot.



1. Southern New Hampshire Health has since acquired a new property (35-41 E. Hollis Street) and this may impact the plans for the 21 E. Hollis Street site.
- iv. **Mohawk Tannery:** EPA is scheduled to begin remediation tomorrow; this process is forecasted to last approximately 2.5 years. M. Sullivan advised that it will likely be at least 5 years before the first unit is actually built.
- S. Wheeler suggested that the committee have a grid or document that lists the awards that have been made by the committee and updates. The committee agreed with this suggestion. L. Muccioli will create this document and add it as a standing agenda item for all future meetings.

Housing Study

- M. Sullivan advised the committee that he will likely be applying to the Housing Revolving Fund for an update to the City's housing study.
 - Progress report on previous policy recommendations
 - New policy directives
 - Re-engagement with stakeholders
- L. Hannum advised the committee that the Community Land Bank project will likely need to go out to a consultant.
- L. Wilshire suggested that the housing study or the land bank be included in the City's operating budget. L. Hannum suggested potentially adding the Land Bank as part of the Housing Study. M. Sullivan and L. Hannum advised that they will collaborate on this.

Other Business

- The committee discussed prioritizing creating community downtown, affordability for leisure activities, opportunities for better quality housing downtown
- L. Muccioli gave the committee an update on a pilot program between Public Health and the 23 Temple Street rooming house. Public Health is providing tenants with resources and identifying supportive service needs for tenants.
- **Meeting adjourned at 6:37PM.**
- **Next meeting:** The next meeting will take place on 3/9/2026 at 5:00PM in Room 208 at Nashua City Hall.

