

**MINUTES OF THE REGULAR MEETING
OF THE COMMISSIONERS OF THE
NASHUA HOUSING AND REDEVELOPMENT AUTHORITY
HELD ON MAY 19, 2023**

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, May 19, 2023. Chairperson James Tollner called the meeting to order, and the Recording Secretary called the roll at approximately 8:30 a.m. with the following responses:

Present

James Tollner
Eric Wilson – via teleconference
Paul Deschenes
Helen Honorow
Thomas Monahan

Absent

The following persons were also present: Tonia Knisley, Nashua resident; Bob Mack, Director, City of Nashua Welfare Department; Lori Wilshire, President, Board of Alderman; Michael Devin, Thorndike Development; Bernie Plante, Melton Associates, LLC and Blaylock Holdings, LLC; Lloyd Geisinger, Thorndike Development and Blaylock Holdings, LLC; Brad Westgate, Winer & Bennett; Lynn Lombardi, Executive Director; Scott Costa, Assistant Executive Director, and Andrea Reed-Lenane, Recording Secretary.

MINUTES:

The Chairperson entertained a motion to waive the reading of the Authority's regular meeting minutes and nonpublic meeting minutes dated April 21, 2023, accept them, and place them on file. Mr. Monahan made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

There being no further discussion, the motion passed unanimously.

The Chairperson entertained a motion to waive the reading of the annual meeting minutes of the Nashua Affordable Housing Corporation dated April 21, 2023, accept them, and place them on file. Mr. Monahan made a motion, and Ms. Honorow seconded the motion. The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

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. Ms. Honorow made a motion, and Mr. Deschenes seconded the motion. The Communications were as follows: Monthly Operational Reports – April 2023 – consisting of Public Housing and Section 8 Waiting List and Applications Report;

Vacancy Report; Vacancy Report Compilation Sheet; Work Order Report; Section 8 Housing Choice Voucher Program (HCVP) Utilization Report and Rent Collections Report.

The Chairperson asked if there were any comments, additions/deletions, corrections, or discussion.

Mr. Deschenes said the tenant accounts receivable looked both good and bad. Ms. Lombardi noted that NHRA has gone from almost fifteen percent overall of tenant receivables to approximately seven percent. She said the property managers are working diligently to collect rents and work with families who require assistance. Mr. Monahan agreed.

There being no further discussion, the motion passed unanimously.

EXECUTIVE DIRECTOR'S REPORT:

Modernization work is ongoing at multiple NHRA properties. Kitchens and bathrooms are undergoing remodeling at Forge and Flagstone Drive. Interior painting has been completed at Vagge Village and will be done at Arel Manor. Parking lot replacements are nearly finished at Arel Manor, and the final stages of lighting upgrades and installation of security cameras are happening at Sullivan Terrace North and South.

Monahan Manor continues to progress efficiently and remains under budget. Base course paving is occurring throughout the site, with paving to be completed by the close of July.

Ms. Honorow, Mr. Monahan, Scott Costa, and I participated in a meeting on May 4th with EBI Consulting to discuss the ongoing environmental issues at Fossa Avenue. We have a scheduled meeting with the City of Nashua at 10 a.m. on May 19th to ask for assistance and cooperation with these issues as we move forward. Matt Sullivan, Community Development Director, and Julian Long, Urban Programs Manager will be in attendance and have been briefed on the history.

I am requesting the approval of the Board to roll four six-month CDs held at Triangle Credit Union at a rate of 4.75% APY. The CDs are currently earning at a rate of 4% APY. Triangle Credit Union continues to offer the most competitive rates.

The Chairperson entertained a motion to approve the rolling over of the CDs as recommended. Ms. Honorow made a motion, and Mr. Deschenes seconded.

The Chairperson entertained a motion to accept the Executive Director's Report. Mr. Monahan made a motion, and Ms. Honorow seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Tollner asked if Mr. Monahan and Ms. Honorow would be able to attend the meeting with the city. They both confirmed.

There being no further discussion, the motions passed unanimously.

NEW BUSINESS:

None.

BILLS/INVESTMENTS:

The Chairperson called for a motion to pay the bills as listed on the Cash Disbursement List - check numbers 68113 through 68255 and from the Park View Apartments Cash Disbursement List – check numbers 5774 through 5786, including ACH debits and investment accounts. Mr. Monahan made a motion, and Ms. Honorow seconded.

The Chairperson asked if there were any comments or discussion.

Mr. Monahan referenced a check made payable to EBI Consulting for Fossa Avenue, noting this payment brought us to over three hundred thousand dollars spent on this. He noted this is the subject of the 10:00 a.m. meeting. Mr. Tollner asked if anyone additional from City Hall would be attending the meeting. Ms. Lombardi said Matt Sullivan and Julian Long would be attending.

Matt Sullivan, Community Development Director, City of Nashua, arrived at approximately 8:38 a.m.

Mr. Tollner suggested the local Alderman be updated on what is going on at Fossa Avenue.

There being no further discussion, the motion passed unanimously.

COMMISSIONER'S COMMENTS:

Mr. Monahan brought up the importance of cyber security, noting the city of Lowell, MA was recently hit very hard by a cyber breach. He said it is very important to stay on top of this extremely serious issue as it is a scary problem. Ms. Lombardi agreed and explained she has asked NHRA's IT staff member to take a cyber security training course so they can stay current on all the newest information regarding this issue. She said that we have all the appropriate firewalls in place, but we know they are not completely invulnerable. Mr. Wilson commented that the school system is having problems with this issue as well. Mr. Tollner noted the importance of having insurance to cover us in the event something does happen. He also suggested we send out an email to all employees telling them not to open suspicious emails, and explaining what these emails could look like. Ms. Lombardi said that our IT person does this on a regular basis.

PUBLIC COMMENT:

None.

ANY OTHER BUSINESS THAT MAY COME BEFORE THE BOARD:

Mr. Tollner invited Mr. Bernie Plante to begin the Mohawk Tannery update presentation.

Mr. Plante introduced Mr. Lloyd Geisinger with Thorndike Development and Blaylock Holdings, Mr. Michael Devin of Thorndike Development, and Attorney Brad Westgate, of Winer & Bennett. Mr. Plante said that the request of the City of Nashua last fall was for NHRA to consider issuing a 2.5-million-dollar bond that would support the remediation of the project. He said they are at the point in their projection where they will complete key steps in the initial process by late summer or early fall. Mr. Plante explained that it has now become critical to address the bond piece of the project to be able to fund the remediation at the appropriate time. Mr. Plante presented an elevation indicating a site plan with four separate parcels making up the Mohawk Tannery site. He explained that the 40.67 acres is in the process of going through land use permit applications with the City of Nashua. Mr. Plante said that in the past two of the parcels were zoned part industrial and this has since been changed to accommodate the development being proposed. He displayed aerial maps of the area and explained the history of the environmental waste that was generated by the Mohawk Tannery, as well as pointing out the lagoons, and landfill areas. Mr. Plante explained that the Environmental Protection Agency (EPA) will provide six million dollars towards the remediation. He noted that this is the first time in history they have ever supported a public/private partnership with a developer; in this case with the City of Nashua, as well as the New Hampshire Department of Environmental Services (NHDES). He presented a plan showing where the lagoons will be surrounded with a secant pile wall system to consolidate the scattered waste. He explained that thirteen acres will be conveyed to the City of Nashua for open space.

Mr. Michael Devin presented the overall vision for the development of the Mohawk Tannery site. Mr. Devin explained the site has approximately three quarters of a mile of frontage on the Nashua River directly across the river from Mines Falls Park, sits next to Fairmount Heights and Little Florida, and if you leave the site and head east on the Veteran's Memorial Parkway, you would be in downtown Nashua in minutes. He said the plan is to have two hundred thirty apartments and three hundred sixteen condominiums in accordance with zoning for the property. Mr. Devin explained that both the apartments and the condominiums will have their own clubhouses, as well as parking at grade and four to five stories above. He confirmed that there will be a parcel donated to the city for green space, as well as dedicated green space for amenities and recreation. Mr. Devin listed multiple amenities planned for the development, including public amenities, a few of which are a canoe/kayak launch, a riverwalk and a pedestrian bridge. He went on to explain that there will be a series of access points to the property so the public can utilize the amenities. Mr. Devin said that the lagoons are within the one-hundred-year flood plain and if a flood event occurred the water would flow into the lagoons. He indicated a retaining wall around the property that takes the lagoons outside of the five-hundred-year flood event. Mr. Devin said that as with thousands of landfills across the country, the intention is to use the area safely for passive recreation and therefore cap it. Mr. Devin provided a description of the intended layout of the buildings.

Mr. Geisinger said they are a critical point in the redevelopment process, and it is a very complicated project. He explained that it is broken into two essential pieces, meaning the clean-up which then opens the doors for the redevelopment. He thanked the City of Nashua staff and the Board of Aldermen for their assistance with the entire process. Mr. Geisinger said they

would ideally like to begin the clean-up this fall. He said is a fourteen-million-dollar clean-up, and the only way they were able to put the finances together is for all parties to participate. He presented the amounts that each entity was contributing or loaning and how it was all working. Mr. Geisinger explained the critical role of the New Hampshire Business Finance Authority (NHBFA), as it relates to the bond negotiated with the city, hopefully to be approved by the Board of Alderman, and ultimately funded through the NHRA. He said when the clean-up is complete, and the EPA has signed off, a majority of the loan from NHBFA will be repaid by the NHRA bond and the remaining by them as the developer. Mr. Geisinger said that they are also putting in funding in private equity and will be seeking a loan from the City of Nashua. He said the entire picture of all these funds comes to the total of the required fourteen million dollars for the clean-up. The remediation bond will be repaid from the new tax revenues from the project. Mr. Geisinger explained the apartment and condominium average unit assessed values and how this relates to the new taxes generated by the project. He said approximately sixty-four million dollars in taxes will be paid to the City of Nashua over the projected twenty years. Mr. Geisinger recommended NHRA retain bond counsel and a consultant. He explained that the terms of the repayment of the bond can be negotiated in advance of the bond being issued as the buyer of the bond has already been identified, specifically the NHBFA. Mr. Geisinger said that NHRA would have to develop a resolution to authorize the bond issuance, hold a public hearing, vote to authorize a bond issuance, and from that a commitment letter would be generated as well as a purchase and sale agreement between the NHRA and the NHBFA which would lock everyone in place. Mr. Geisinger reiterated that NHBFA is funding the actual clean-up, which is high-risk, and the bond is only issued once that is complete and the development is ready to begin. Mr. Geisinger asked Mr. Matt Sullivan if he would like to speak on the matter.

Mr. Sullivan said conversations have been held with NHRA and the City of Nashua regarding consultants and legal counsel for this matter. He explained that an initial discussion was held about the possibility of NHRA using shared counsel with the City of Nashua but based on potential conflict of interest and the number of parties involved it was determined that outside counsel as well as consultants would be the better option. Mr. Sullivan noted that the city and NHRA will be working very closely to secure the appropriate consultants and counsel over the coming weeks.

Mr. Monahan said it will not cost the NHRA any money, we are protected from liability, and NHRA could receive over two million over a period of time from the city. Mr. Sullivan said the intent and what was presented publicly was that Payments in Lieu of Taxes (PILOT) would be provided to the Authority as those are received. He explained that these funds will be put in the City's Housing Trust Fund with funds granted to the NHRA for direct implementation into future redevelopment. Mr. Plante said the apartments will be built first, and twenty percent of which will be affordable. Mr. Monahan asked if NHRA gets \$7,500 per sale of a condominium and if NHRA could leverage it somehow in an effort to create more affordable housing. Mr. Monahan complimented all for their efforts toward this project. Mr. Monahan said it is all about housing at NHRA and that the percentage of affordable housing units being offered is excellent. He said he supports it one hundred percent.

Ms. Honorow asked if there was already a waiver approved to the city's exclusionary zoning ordinance. Mr. Sullivan said yes, and for this particular project there will be a master development agreed that will provide further depth to how those terms will work relative to this development. Ms. Honorow asked if the back tax issue for the property had already been

resolved. Mr. Sullivan said no, and it is a matter of legislative process over the coming months seeking a waiver of the back taxes. Ms. Honorow asked if projections have been taken into consideration of the number of school age children who would reside in the development. Mr. Geisinger said there are a lot of factors to take into consideration and it varies greatly, but the average is thirteen school age children per one hundred units.

Mr. Tollner asked what is expected of NHRA regarding deadlines for the required steps. Mr. Geisinger explained that full commitment to all financing is required before they can begin remediation. He said that even though it appears to be a fast-moving process, they would like to have everything in place within the next four months. Mr. Sullivan said a monthly update would be helpful and suggested this be placed on the agenda for the next meeting.

Mr. Tollner said Mohawk Tannery should be a standing agenda item for upcoming meetings. He said he wants to make sure that the public is aware of the process as it is taking place as well as the U. S. Department of Housing and Urban Development (HUD), so we are in keeping with all regulations. Mr. Tollner asked Mr. Sullivan if there was anything else the Board should be aware of. Mr. Sullivan said no, but to please keep the tight timeline in mind. Mr. Tollner noted that additional meetings can be scheduled if necessary. He then said he wants to be certain that everyone is aware of the process as it continues, including the Board of Aldermen. He said NHRA will provide Ms. Wilshire with any information for the Board of Aldermen. Ms. Wilshire said this will not be a problem at all.

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 adjourned at approximately 9:25 a.m.

Respectfully submitted,



Andrea Reed-Lenane
Recording Secretary