

A Special Meeting of the Board of Aldermen was held Tuesday, September 22, 2026, at 6:45 pm in the Aldermanic Chamber and duly noticed in two places, including the City's website, in accordance with the requirements of RSA 91-A:2 II.

Vice-President Ben Clemons presided; City Clerk Daniel Healey recorded.

Prayer was offered by City Clerk Daniel Healey; Alderman Patricia Klee, led in the Pledge to the Flag.

Let's start the meeting by taking a roll call attendance.

The roll call was taken with 11members of the Board of Aldermen present: Alderman Klee, Alderman Ravan, Alderman Thibeault, Alderman O'Brien, Alderman Dowd, Alderman Sullivan, Alderman Johnson, Alderwoman Kelly (via Zoom), Alderman Morgan, Alderman Lopez, and Alderman Clemons.

Alderwoman Smith, Alderman Gregg, Alderman Sennott, and Alderman Wilshire were recorded absent.

Mayor Jim Donchess (arrived at 7:16) and Corporation Counsel Steve Bolton were also in attendance.

DISCUSSIONS AND/OR PRESENTATIONS

- Updated on Building Development in the City

Vice-President Clemons recognized Administrative Services Director Tim Cummings, Community Development Director Matt Sullivan, and Economic Development Director Liz Hannum.

ADJOURNMENT

MOTION BY ALDERMAN KLEE THAT THE SEPTEMBER 22, 2026 SPECIAL MEETING OF THE BOARD OF ALDERMEN BE ADJOURNED BY ROLL CALL

A viva voce roll call was taken, which resulted as follows:

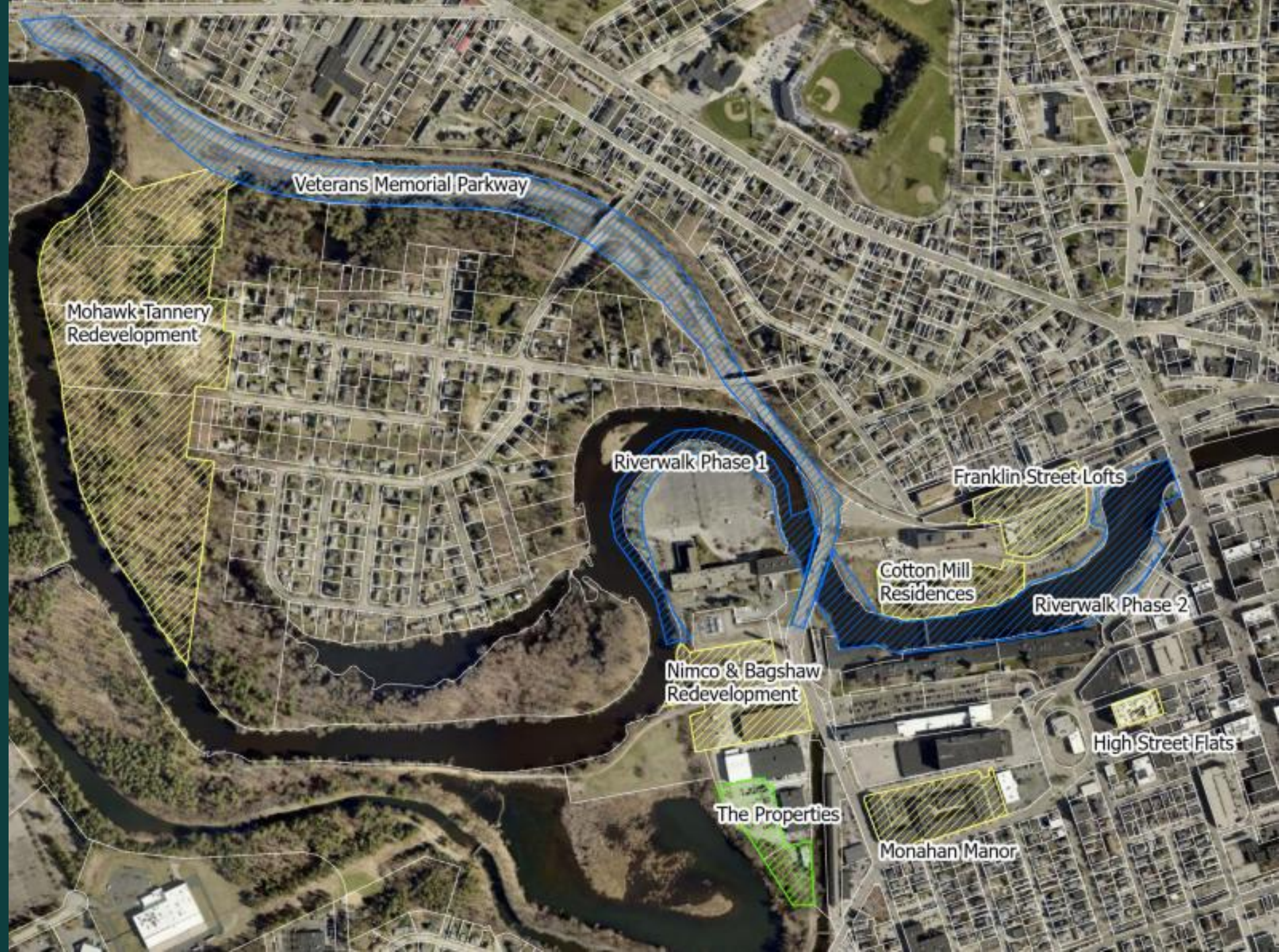
Yea:	Alderman Klee, Alderman Ravan, Alderwoman Smith, Alderman Thibeault, Alderman O'Brien, Alderman Dowd, Alderman Sullivan, Alderman Johnson, Alderwoman Kelly, Alderman Morgan, Alderman Clemons	11
Nay:		0

MOTION CARRIED

The meeting was declared adjourned at 7:22 p.m.

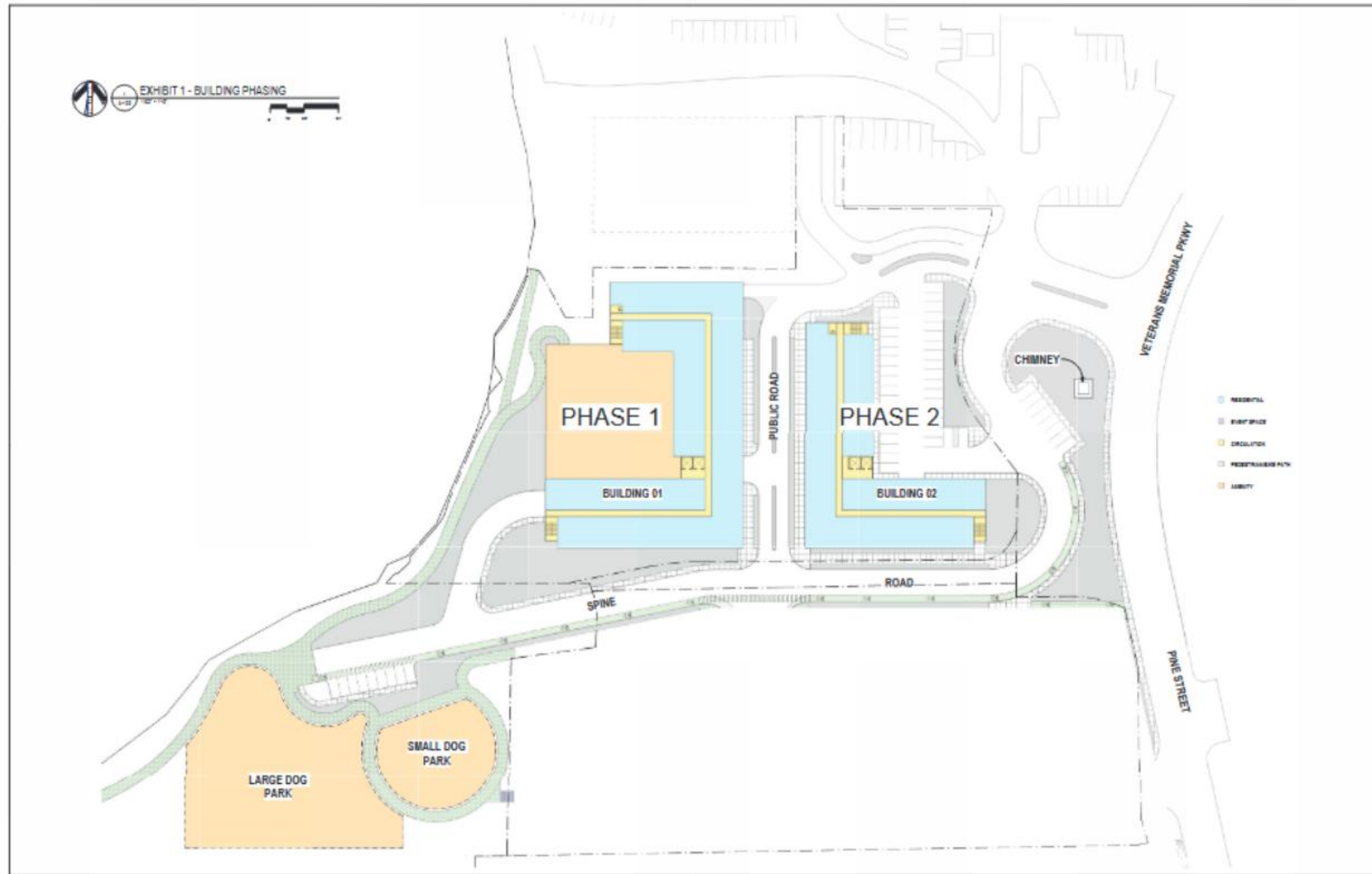
Attest: Daniel Healey, City Clerk

MILLYARD UPDATE



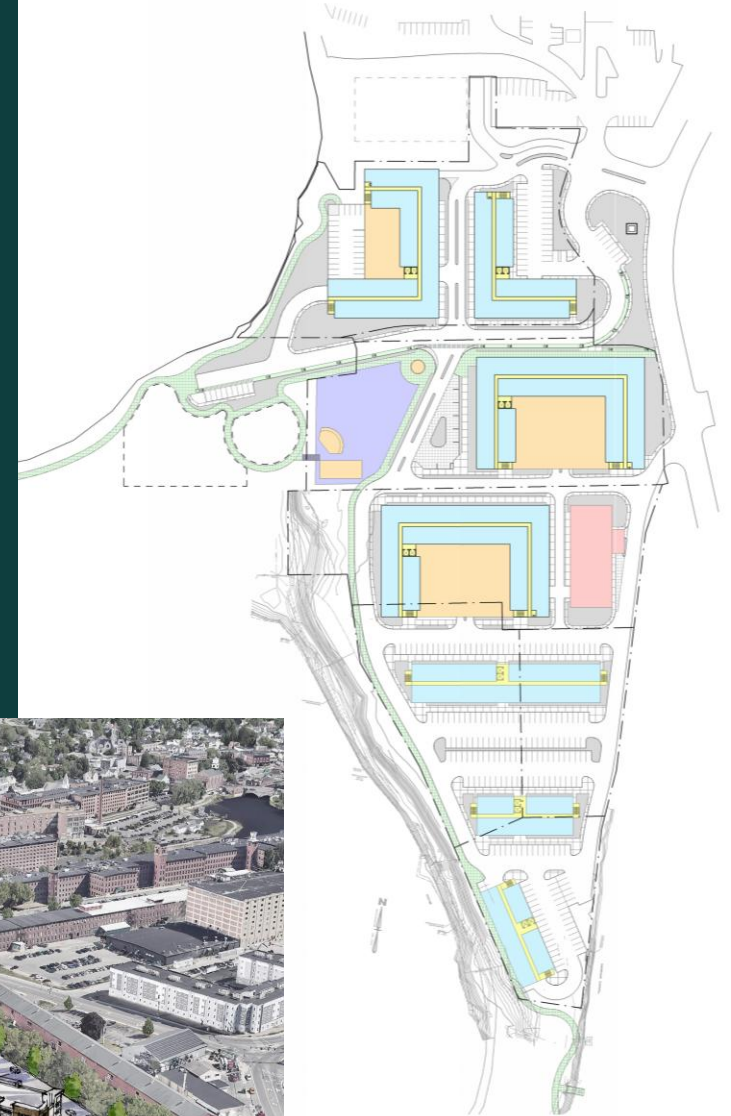
NIMCO/ BAGSHAW

- **DEVELOPMENT AGREEMENT AMENDED IN 2026**
- **PHASED PLAN**
- **DOG PARK DESIGN IN PROCESS**
- **SUPPLEMENTAL EPA SAMPLING REQUIRED**
- **PLANNING BOARD SUBMISSION IN FALL 2026**
- **BAGSHAW TO FOLLOW – WILL ALIGN WITH NIMCO DESIGN**



'BIDA' PARCELS

- **LMG SELECTED AS PREFERRED DEVELOPER**
 - *(IMAGES AT RIGHT ARE CONCEPT ONLY – DO NOT REPRESENT CURRENT SITE OWNERSHIP)*
- **NEGOTIATIONS COMMENCED IN MID-2026**
- **CRITICAL ISSUES**
 - **PHASING**
 - **PARKING LOT USAGE**
 - **AFFORDABLE HOUSING**
 - **PURCHASE PRICE**
 - **DEMOLITION OF POLICE TRAINING FACILITY**
 - **ACQUISITION OF ADJACENT SITES**
 - **TEMPORARY 'ACTIVATION'**
 - **PUBLIC IMPROVEMENTS**





Elm Street & High Street Garage Repairs Nashua, NH

Presented to: The City of Nashua

September 22, 2026

Current Project Phasing

—Phase 1

- *Elm St & High St Structural Repairs*
- *90% Complete*

—Phase 2

- *Elm St Office Renovation*
- *Completed Final Design – Permit Drawings Issued*

—Phase 3

- *Building Façade/Wayfinding*
- *30% Complete*

Current Project Budget Projections

— Phase 1

- *\$11,100,000.00 – Including Soft Costs*
- *Completion – Fall 2026*

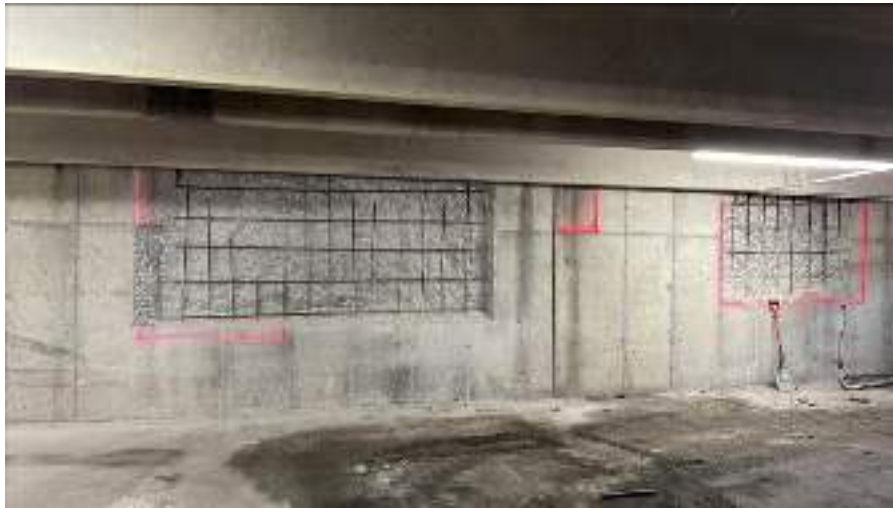
— Phase 2

- *\$2,800,000.00 – Including Soft Costs*
- *Completion – Summer 2027*

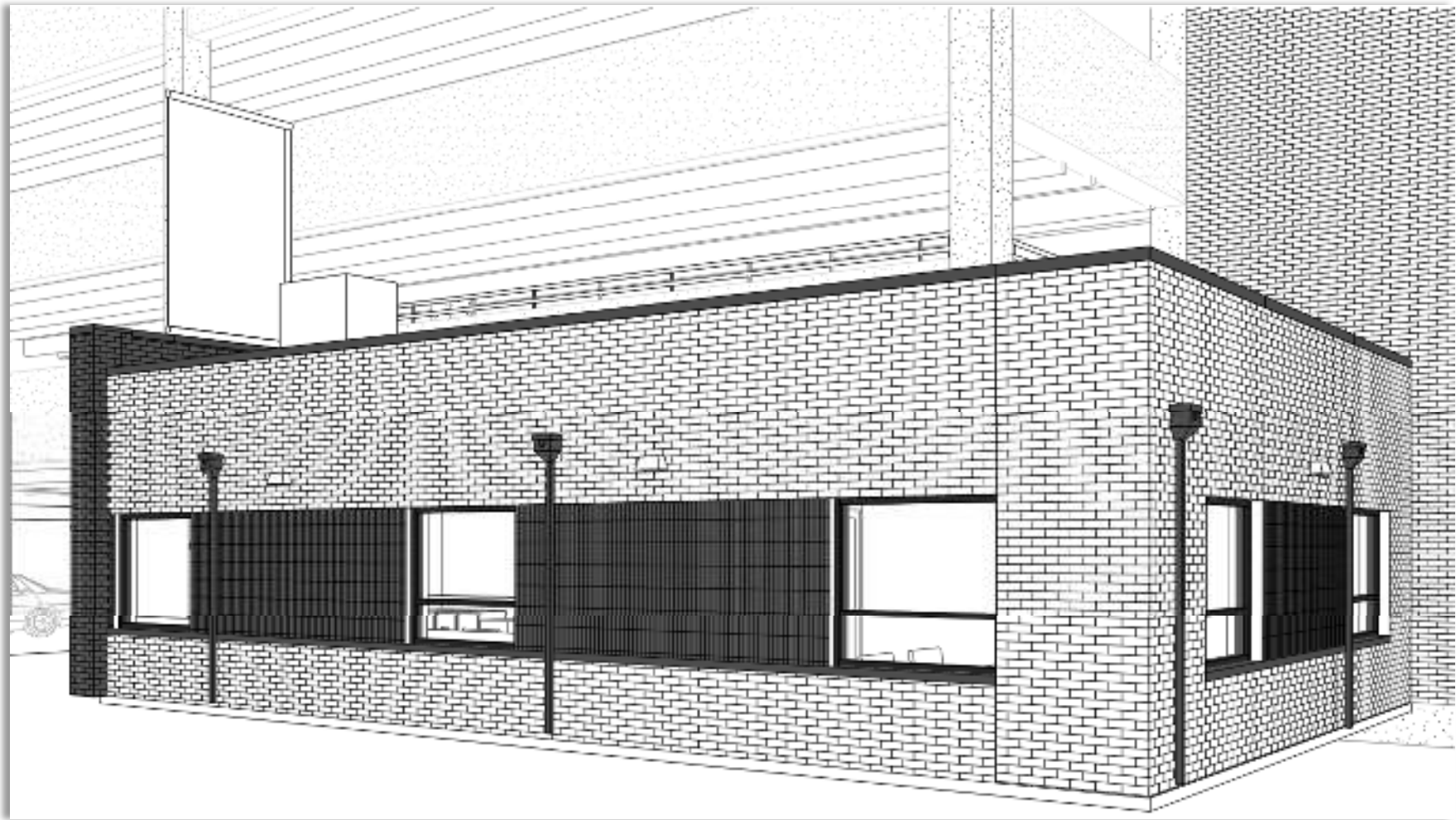
— Phase 3

- *\$1,100,000.00 – Including Soft Costs*
- *Completion – Spring 2027*

Phase 1 – Structural Repairs



Phase 2 – Elm Street Office Expansion



Phase 3 - High Street Façade Treatments



***ELM STREET MIDDLE SCHOOL
REDEVELOPMENT PROJECT
NEXT STEPS
09.22.2026***

UPCOMING LEGISLATION

- Designating LMG To Be Preferred Developer
- Creating A TIF
- Creating an ETF for any money that would come into the project
- Begin to negotiate a Purchase & Sale / Land Disposition Agreement



THANK YOU

