

A regular meeting of the Board of Aldermen was held Tuesday, September 22, 2026, at 7:30 p.m. 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 Dan Healey recorded.

Prayer was offered by City Clerk Dan Healey; Alderman Richard A. Dowd led in the Pledge to the Flag.

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

The roll call was taken with 12 members of the Board of Aldermen present: Alderman Klee, Alderman Ravan, Alderwoman Smith, Alderman Thibeault, Alderman O'Brien, Alderman Dowd, Alderman Sullivan, Alderman Johnson, Alderwoman Kelly (via Zoom), Alderman Morgan, Alderman Lopez, Alderman Clemons.

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

Mayor James W. Donchess and Corporation Counsel Steve Bolton were also in attendance.

REMARKS BY THE MAYOR

Mayor Donchess

RESPONSE TO REMARKS OF THE MAYOR

Alderman Johnson
Alderman Sullivan
Alderman Thibeault
Alderman Morgan
Alderwoman Kelly

RECOGNITION PERIOD - None

DISCUSSIONS OR PRESENTATIONS

- Keefe Auditorium Commission Update

Vice-President Clemons recognized Dennis Schneider, Chairman of the Keefe Auditorium Commission and after Chairman Schneider's presentation, Administrative Services Director Tim Cummings presented.

READING MINUTES OF PREVIOUS MEETINGS - None

COMMUNICATIONS REQUIRING ONLY PROCEDURAL ACTIONS AND WRITTEN REPORTS FROM LIAISONS

From: Lisa Fauteux, Director of Public Works
Re: Referral from Board of Aldermen (O-26-023)

From: John J. Boisvert, Chief Executive Officer - Pennichuck Corporation
Re: Pennichuck Corporation Quarterly Report to the Sole Shareholder for the Quarter Ended June 30, 2026

From: Robert J. Gagne, Contract Assessor Supervisor
Re: Elderly Exemption & Disabled Exemption Review for the 2027 Tax Year

There being no objection, Vice-President Clemons accepted the communications and placed them on file.

PERIOD FOR PUBLIC COMMENT RELATIVE TO ITEMS EXPECTED TO BE ACTED UPON THIS EVENING

Fred Teeboom
Laurie Ortolano

COMMUNICATIONS REQUIRING FINAL APPROVAL

From: Mayor Jim Donchess
 Re: Million Dollar Contract Award – Transdev, Inc.

MOTION BY ALDERWOMAN SMITH TO ACCEPT, PLACE ON FILE, AND AWARD A CONTRACT WITH TRANSEDEV, INC., FOR TRANSIT OPERATIONS TO INCLUDE FIXED ROUTE AND PARATRANSIT SERVICE IN THE AMOUNT NOT TO EXCEED \$9,789,870. FUNDING WILL BE THROUGH DEPARTMENT: 186 TRANSPORTATION; FUND: TRANSIT SERVICE OPERATIONS/55-OTHER SERVICES 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 Lopez, Alderman Clemons 12

Nay: 0

MOTION CARRIEDPETITIONS - NoneNOMINATIONS, APPOINTMENTS AND ELECTIONS

The following appointments by the Mayor were read into the record:

Homeless Services GAP Analysis Committee

Jane Goodman (new appointment)
 2 Quincy Street
 Nashua, NH 03060

LaTonya Muccioli (new appointment)
 3 Crown Street
 Nashua, NH 03060

Tonia Knisley (new appointment)
 83 Major Drive
 Nashua, NH 03060

There being no objection, Vice-President Clemons accepted the Appointments by the Mayor as read and referred the appointments to the Personnel/Administrative Affairs Committee.

REPORTS OF COMMITTEE

Ad Hoc Capital/Debt Committee..... 08/10/2026

There being no objection, Vice-President Clemons declared the report of the August 10, 2026 Ad Hoc Capital/Debt Committee be accepted and placed on file.

Budget Review Committee..... 06/02/2026, 08/24/26

There being no objection, Vice-President Clemons declared the reports of the June 2, 2026 and August 24, 2026 Budget Review Committee be accepted and placed on file.

Joint Meeting – Committee on Infrastructure and Library Board of Trustees 08/04/2026

There being no objection, Vice-President Clemons declared the report of the August 4, 2026 Joint Meeting – Committee on Infrastructure and Library Board of Trustees be accepted and placed on file.

Joint Meeting – Committee on Infrastructure and Board of Public Works 08/27/2026

There being no objection, Vice-President Clemons declared the report of the August 27, 2026 Joint Meeting – Committee on Infrastructure and Board of Public Works be accepted and placed on file.

Pennichuck Water Special Committee..... 08/31/2026

There being no objection, Vice-President Clemons declared the report of the August 31, 2026 Pennichuck Water Special Committee be accepted and placed on file.

CONFIRMATION OF MAYOR'S APPOINTMENTS

Airport Authority

There being no objection, Vice-President Clemons confirmed the re-appointment of Joseph Duquette, 32 Hills Ferry Road, Nashua, with a term to expire August 31, 2031 to the Airport Authority.

Oath of Office administered by Corporation Counsel.

Historic District Commission

There being no objection, Vice-President Clemons confirmed the new appointment of Marnie Gordon, 69 Concord Street, Nashua, with a term to expire July 16, 2029 to the Historic District Commission.

Oath of Office administered by Corporation Counsel.

UNFINISHED BUSINESS – RESOLUTIONS - None

UNFINISHED BUSINESS – ORDINANCES

O-26-023

Endorser: Mayor Jim Donchess

INCREASING SEWER USE FEES RATES AND CHARGES

Given its second reading;

MOTION BY ALDERWOMAN KELLY FOR FINAL PASSAGE OF O-26-023 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, Alderwoman Kelly, Alderman Lopez,
Alderman Clemons

9

Nay: Alderman Sullivan, Alderman Johnson, Alderman Morgan

3

MOTION CARRIED

Ordinance O-26-023 is declared duly adopted.

BUSINESS UNFINISHED AT THE PREVIOUS MEETING

MOTION BY ALDERMAN SULLIVAN TO REMOVE FROM THE TABLE R-26-015 BY ROLL CALL

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

Yea: Alderman Dowd, Alderman Sullivan, Alderman Morgan, Alderman Clemons

4

Nay: Alderman Klee, Alderman Ravan, Alderwoman Smith, Alderman Thibeault,

Alderman O'Brien, Alderman Johnson, Alderwoman Kelly, Alderman Lopez

8

MOTION FAILED**R-26-015**

Endorsers: Mayor Jim Donchess
Alderman-at-Large Ben Clemons
Alderman Patricia Klee
Alderman Derek Thibeault
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman-at-Large Alicia Gregg
Alderman Richard A. Dowd
Alderman-at-Large Amber Morgan
Alderman-at-Large Lori Wilshire

SUPPORTING THE TOWN OF MERRIMACK IN ITS OPPOSITION TO AN ICE DETENTION CENTER**MOTION BY ALDERMAN SULLIVAN TO REMOVE FROM THE TABLE R-26-020 BY ROLL CALL**

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

Yea: Alderman Sullivan, Alderman Johnson, Alderman Morgan, Alderman Clemons 4

Nay: Alderman Dowd, Alderman Klee, Alderman Ravan, Alderwoman Smith,
Alderman Thibeault, Alderman O'Brien, Alderwoman Kelly, Alderman Lopez 8

MOTION FAILED**R-26-020**

Endorsers: Mayor Jim Donchess
Alderwoman Vengerflutta Smith
Alderman Derek Thibeault
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman-at-Large Alicia Gregg
Alderwoman-at-Large Shoshanna Kelly
Alderman-at-Large Ben Clemons
Alderman Patricia Klee
Alderman-at-Large Lori Wilshire

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED THE AMOUNT OF NINE HUNDRED THOUSAND DOLLARS (\$900,000) TO FUND THE PURCHASE, DESIGN, PRE-RENOVATION WORK AND RENOVATIONS FOR A RESOURCE CENTER AT 14 MULBERRY STREET**NEW BUSINESS – RESOLUTIONS****R-26-058**

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman John Sullivan
Alderman-at-Large Amber Morgan
Alderman Thomas Lopez

ESTABLISHING THE USE OF FUND BALANCE FOR TAX RATE

Given its first reading,

MOTION BY ALDERMAN KLEE TO SUSPEND THE RULES AND ALLOW FOR A SECOND READING OF R-26-058 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 Lopez, Alderman Clemons 12

Nay: 0

MOTION CARRIED

R-26-058

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman John Sullivan
Alderman-at-Large Amber Morgan
Alderman Thomas Lopez

ESTABLISHING THE USE OF FUND BALANCE FOR TAX RATE

Given its second reading,

MOTION BY ALDERMAN KLEE FOR FINAL PASSAGE OF R-26-058 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 Lopez, Alderman Clemons 12

Nay: 0

MOTION CARRIED

Resolution R-26-058 is declared duly adopted.

R-26-059

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman James Ravan
Alderwoman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez

AUTHORIZING THE MAYOR AND CITY TREASURER TO BORROW AN AMOUNT NOT TO EXCEED THREE MILLION DOLLARS (\$3,000,000) THROUGH THE ISSUANCE OF BONDS AND/OR A LOAN THROUGH THE NEW HAMPSHIRE DEPARTMENT OF ENVIRONMENTAL SERVICES STATE REVOLVING LOAN FUND FOR THE WASTEWATER TREATMENT PLANT PHASE 1 UPGRADES PROJECT

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-060

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman James Ravan
Alderwoman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED FOUR MILLION TWO HUNDRED SEVENTY-FIVE THOUSAND DOLLARS (\$4,275,000) FOR THE CITY'S SEWER INFRASTRUCTURE IMPROVEMENT AND SEWER AND DRAIN CASTING REPLACEMENT PROGRAMS

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-061

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman James Ravan
Alderman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED TWO MILLION FIVE HUNDRED FIFTY THOUSAND DOLLARS (\$2,550,000) FOR VARIOUS WASTEWATER CAPITAL IMPROVEMENTS

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-062

Endorsers: Mayor Jim Donchess
Alderman James Ravan
Alderman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED TWO MILLION DOLLARS (\$2,000,000) FOR VARIOUS IMPROVEMENTS AT THE SOLID WASTE DEPARTMENT FOUR HILLS LANDFILL

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-063

Endorsers: Mayor Jim Donchess
Alderman James Ravan
Alderman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED TWO MILLION SIX HUNDRED SEVENTY-EIGHT THOUSAND EIGHT HUNDRED TWENTY-EIGHT DOLLARS (\$2,678,828) FOR THE PURCHASE OF SOLID WASTE CAPITAL EQUIPMENT

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-064

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED FIVE MILLION ONE HUNDRED SEVENTY-THREE THOUSAND FOUR HUNDRED AND TWENTY-EIGHT DOLLARS (\$5,173,428) FOR THE PURCHASE OF CAPITAL EQUIPMENT

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Monday, October 26, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-065

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman James Ravan
Alderdwoman Vengerflutta Smith
Alderman Derek Thibeault
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman-at-Large Amber Morgan
Alderman Thomas Lopez

RELATIVE TO THE FISCAL YEAR 2026 TRANSFER OF \$150,000 FROM DEPARTMENT 191 "SCHOOL", ACCOUNT 71221 "COMPUTER EQUIPMENT" TO-FUND 1000, DEPARTMENT 2100 "FOOD SERVICES FUND", ACCOUNT 49100 "TRANSFER FROM GENERAL FUND" FOR THE PURPOSE OF FUNDING FY2026 EXPENDITURES IN THE FOOD SERVICES SPECIAL REVENUE FUND

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, by Vice-President Clemons

Vice-Chairman Clemons

For the record, Alderdwoman Kelly left the meeting at 10:06 p.m.

R-26-066

Endorsers: Mayor Jim Donchess
Alderdwoman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez
Alderman-at-Large Ben Clemons

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED FIVE MILLION DOLLARS (\$5,000,000) FOR THE REPAIR AND RENOVATION OF TWO PUBLIC INGROUND SWIMMING POOLS

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-067

Endorsers: Mayor Jim Donchess
Alderman James Ravan
Alderdwoman Vengerflutta Smith
Alderman Derek Thibeault
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Thomas Lopez

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED THREE MILLION DOLLARS (\$3,000,000) FOR THE DESIGN AND OTHER ANCILLARY COSTS TO RENOVATE THE NASHUA PUBLIC LIBRARY

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF LIBRARY TRUSTEES, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Monday, October 26, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-068

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Patricia Klee
Alderman James Ravan
Alderdwoman Vengerflutta Smith
Alderman Derek Thibeault
Alderman Richard A. Dowd
Alderman-at-Large Amber Morgan
Alderman Thomas Lopez
Alderman-at-Large Ben Clemons

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED ONE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$1,500,000) FOR THE DESIGN, CONSTRUCTION AND EQUIPPING OF A FIRE TRAINING FACILITY

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF FIRE COMMISSIONERS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Monday, October 26, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-069

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Patricia Klee
Alderman James Ravan
Alderwoman Vengerflutta Smith
Alderman Derek Thibeault
Alderman Richard A. Dowd
Alderman John Sullivan
Alderman-at-Large Amber Morgan
Alderman Thomas Lopez
Alderman-at-Large Ben Clemons

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED ONE MILLION DOLLARS (\$1,000,000) FOR THE DESIGN AND OTHER ANCILLARY COSTS TO REPLACE THE PINE HILL FIRE STATION

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF FIRE COMMISSIONERS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Monday, October 26, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-070

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Patricia Klee
Alderman James Ravan
Alderwoman Vengerflutta Smith
Alderman Derek Thibeault
Alderman Richard A. Dowd
Alderman John Sullivan
Alderman-at-Large Amber Morgan
Alderman Thomas Lopez
Alderman-at-Large Ben Clemons

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED ONE MILLION DOLLARS (\$1,000,000) FOR DEFERRED CAPITAL MAINTENANCE OF FIRE STATIONS

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF FIRE COMMISSIONERS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Monday, October 26, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-071

Endorsers: Mayor Jim Donchess
Alderman-at-Large Michael B. O'Brien, Sr.

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED NINE MILLION DOLLARS (\$9,000,000) FOR THE REPLACEMENT AND MODERNIZATION OF THE CITY-WIDE ENTERPRISE RESOURCE PLANNING (ERP) SYSTEM

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Monday, October 26, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-072

Endorsers: Mayor Jim Donchess
Alderman James Ravan
Alderwoman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.

Alderman Richard A. Dowd
Alderman Thomas Lopez

AUTHORIZING THE MAYOR AND CITY TREASURER TO ISSUE BONDS NOT TO EXCEED FORTY-THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$43,500,000) FOR THE DESIGN, CONSTRUCTION AND EQUIPPING OF A DIVISION OF PUBLIC WORKS GARAGE AND FLEET MAINTENANCE FACILITY

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-073

Endorsers: Mayor Jim Donchess
Alderman Patricia Klee
Alderman James Ravan
Alderman Vengerflutta Smith
Alderman Derek Thibeault
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez

CHANGING THE PURPOSE OF UP TO THREE MILLION ONE HUNDRED EIGHTY-THREE THOUSAND TWO HUNDRED DOLLARS (\$3,183,200) OF UNEXPENDED BOND PROCEEDS FROM VARIOUS DIVISION OF PUBLIC WORKS CAPITAL PROJECTS TO THE DIVISION OF PUBLIC WORKS GARAGE AND FLEET MAINTENANCE FACILITY PROJECT

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, BOARD OF PUBLIC WORKS, and SCHEDULE A SPECIAL BOARD OF ALDERMEN PUBLIC HEARING on Tuesday, October 6, 2026, in the Aldermanic Chamber at 7:00 p.m. by Vice-President Clemons

R-26-074

Endorsers: Mayor Jim Donchess
Alderman James Ravan
Alderman Vengerflutta Smith
Alderman-at-Large Michael B. O'Brien, Sr.
Alderman Richard A. Dowd
Alderman Thomas Lopez

RELATIVE TO THE CREATION OF THREE NEW EXPENDABLE TRUST FUNDS AND THE TRANSFER OF \$790,387 FROM PRIOR YEAR ESCROWS INTO VARIOUS EXPENDABLE TRUST FUNDS FOR DIVISION OF PUBLIC WORKS INFRASTRUCTURE IMPROVEMENTS, PARK REHABILITATION, COMMUNITY DEVELOPMENT INFRASTRUCTURE IMPROVEMENTS, GENERAL TRANSPORTATION IMPROVEMENTS, DOWNTOWN IMPROVEMENTS, WATERWAYS AND WATER BODIES, AND SCHOOL DEFERRED MAINTENANCE

Given its first reading, assigned to the BUDGET REVIEW COMMITTEE, by Vice-President Clemons

NEW BUSINESS – ORDINANCES – None

PERIOD FOR GENERAL PUBLIC COMMENT

Laurie Ortolano
Fred Teeboom

REMARKS BY THE MEMBERS OF THE BOARD OF ALDERMEN

Alderman Lopez
Alderman Klee

Committee announcements:

Vice-President Clemons appointed Alderman-at-Large Alicia Gregg and Alderman Thomas Lopez
GAP Analysis Committee.

to the

Alderman O'Brien

ADJOURNMENT

**MOTION BY ALDERMAN KLEE THAT THE SEPTEMBER 22, 2026 MEETING OF THE BOARD OF ALDERMEN BE
ADJOURNED
MOTION CARRIED**

The meeting was declared adjourned at 10:22 p.m.

Attest: Dan Healey, City Clerk

Ensuring the Future of the Edmund Keefe Auditorium

Auditorium Commission Recommendations

Dennis I. Schneider
Chair
Auditorium Commission

Sept 22, 2026



RECOMMENDATION SUMMARY:

Ensure the Future of the Keefe Auditorium

- **Renovation Recommendation:**

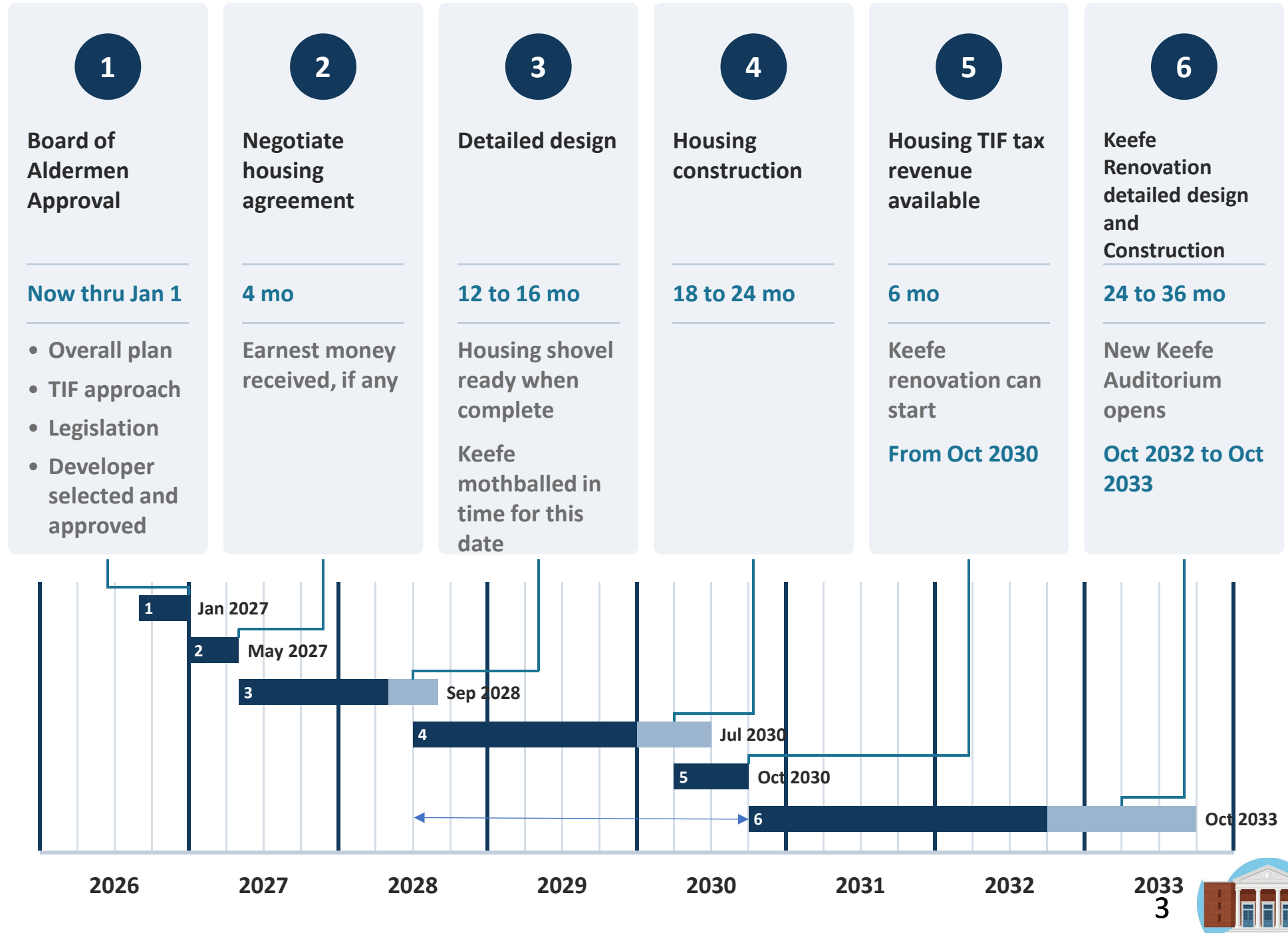
- Based on ICON Study, Commission estimates that renovation to a level that will optimize cost/utilization will require \$29M-\$34M (ICON Options 2 or 2A or 2B – see later slides; 2028 dollars)

- **Funding the Future of the Keefe Auditorium renovation:**

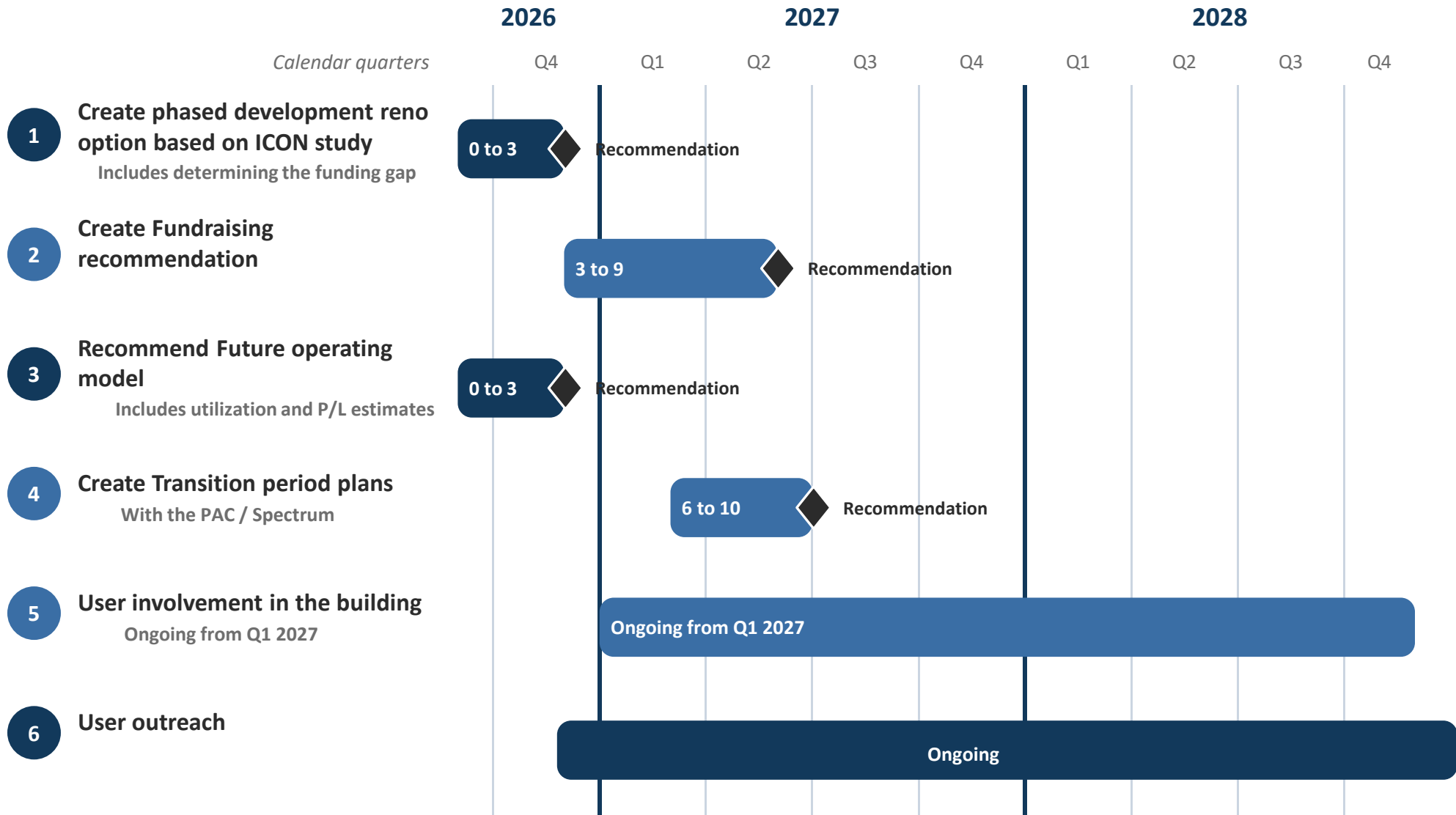
- Leverage the value of the Lake Street housing development project to fund renovation to the extent possible.
 - Allocate proceeds from final developer agreement.
 - Create a TIF and allocate proceeds when those tax revenues are available.
 - Supports an estimated \$18M for renovation project.
- **NO additional bonding or significant City funding.**
- **Fundraising will be needed to:**
 - Fund the shortfall (\$11M to \$16M - 2028 dollars)
 - Fund operating expenses above operating revenue (Not yet estimated)



Future Keefe Auditorium - Timeline



Commission Workstreams



Future Keefe Auditorium Operating Model Options

1

Option 1

Independent non-profit

- Similar to Palace Theatre – Manchester, Capital Center for the Arts – Concord NH, and Hanover Theater in Worcester
- Fundraising
- Sells tickets and runs all marketing
- Books all performers and handles rentals
- Mounts fundraising events
- Handles rentals
- Operates the facility

2

Option 2

For-Profit Contracted model

- Similar to the Nashua PAC, run by Spectacle Live
- Operator maintains the building
- Would require terms and conditions to ensure local performance groups have adequate access under viable terms



Proposed Keefe Auditorium Plan – Next Steps

1. BOA support/Feedback
2. **(Commission)** Bring a complete recommendation package to the BOA
 - **(Commission)** Identify a final target level of renovation and the resulting utilization
 - **(City Administration)** Estimate the funding generated to determine the fundraising needs for the project
 - **(Commission)** Recommend an Operating Model and Target Utilization
3. **(Commission)** Initial recommendation on Fund Raising



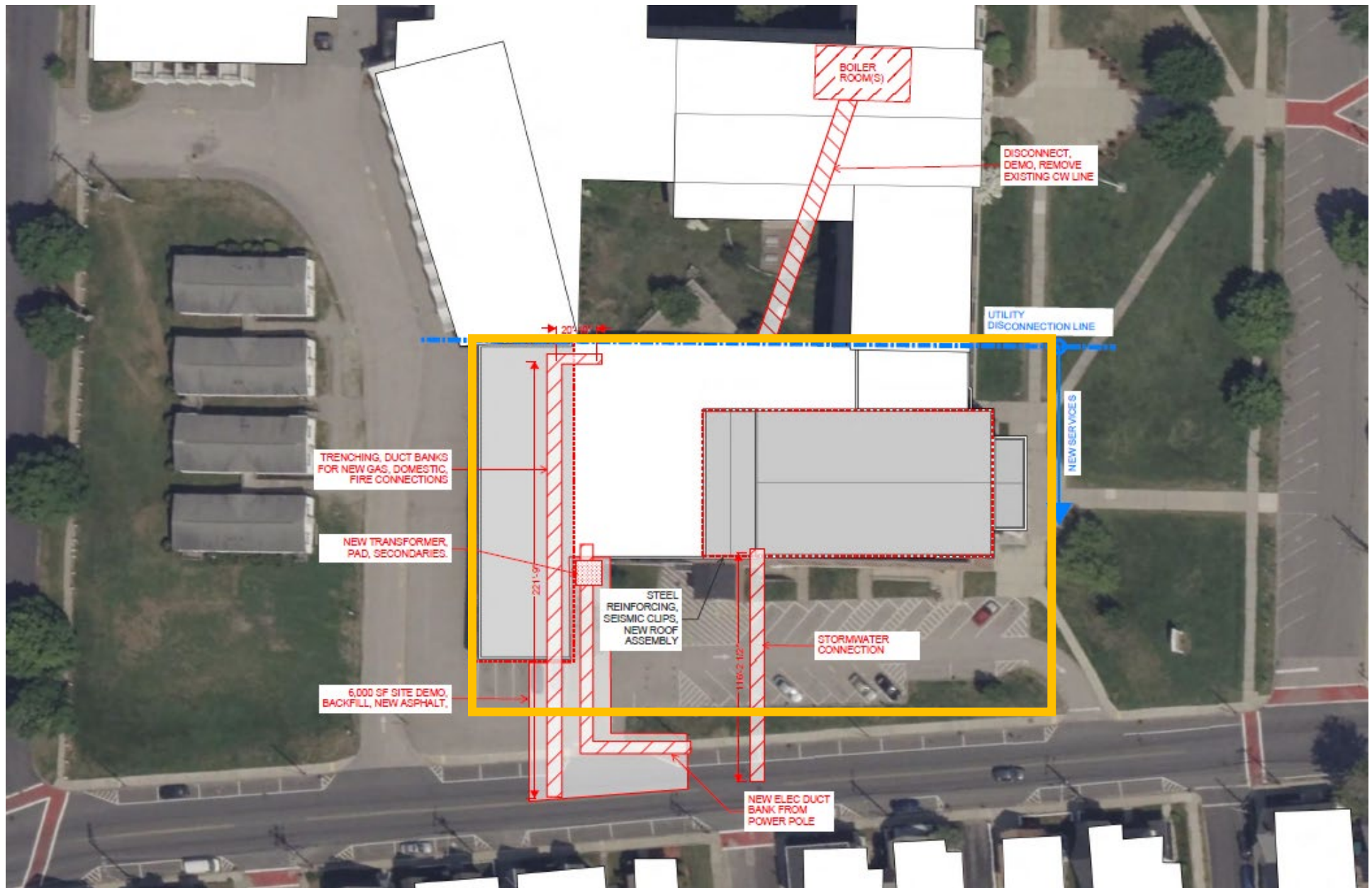
Summary of Options ICON/Harvey Study

+

Aug 6, 2026 Commission Planning Footprint Recommendation



Illustration of Commission 8/6/26 approved site footprint for planning purposes only



= Footprint needed for Renovated Keefe



Keefe Renovation Options — Cost Comparison

ICON/Harvey Construction cost estimates (CSI-category based). Options 2A/2B are refined build-outs of Option 2, not separate additions.

Option	Addition Size	Scope of Additional Construction / Alteration	Project Cost	Increment vs. Opt. 1
1	No Addition	Renovation within existing footprint. Level 2 alteration. Separate-from-existing, code-minimum scope; no added lobby.	\$16.8M	—
2	6,000 SF	Single-story addition w/ expanded lobby (integrated attic HVAC space; elec. in basement). Level 3 alteration.	\$28.8M	+\$12.0M
2A	6,000 SF	Same as Option 2 — Larger Renovation (finished backstage rebuild, larger classroom demo).	\$34.3M	+\$17.4M
2B	6,000 SF	Same as Option 2 — More Demolition (unfinished backstage reno, smaller classroom reno).	\$32.4M	+\$15.6M
3	21,000 SF	Two-story addition (elec. in basement; HVAC on roof of new building). Level 3 alteration. Full touring-scale rigging/lighting/acoustic upgrade.	\$55.7M	+\$38.9M



Details by Renovation Level

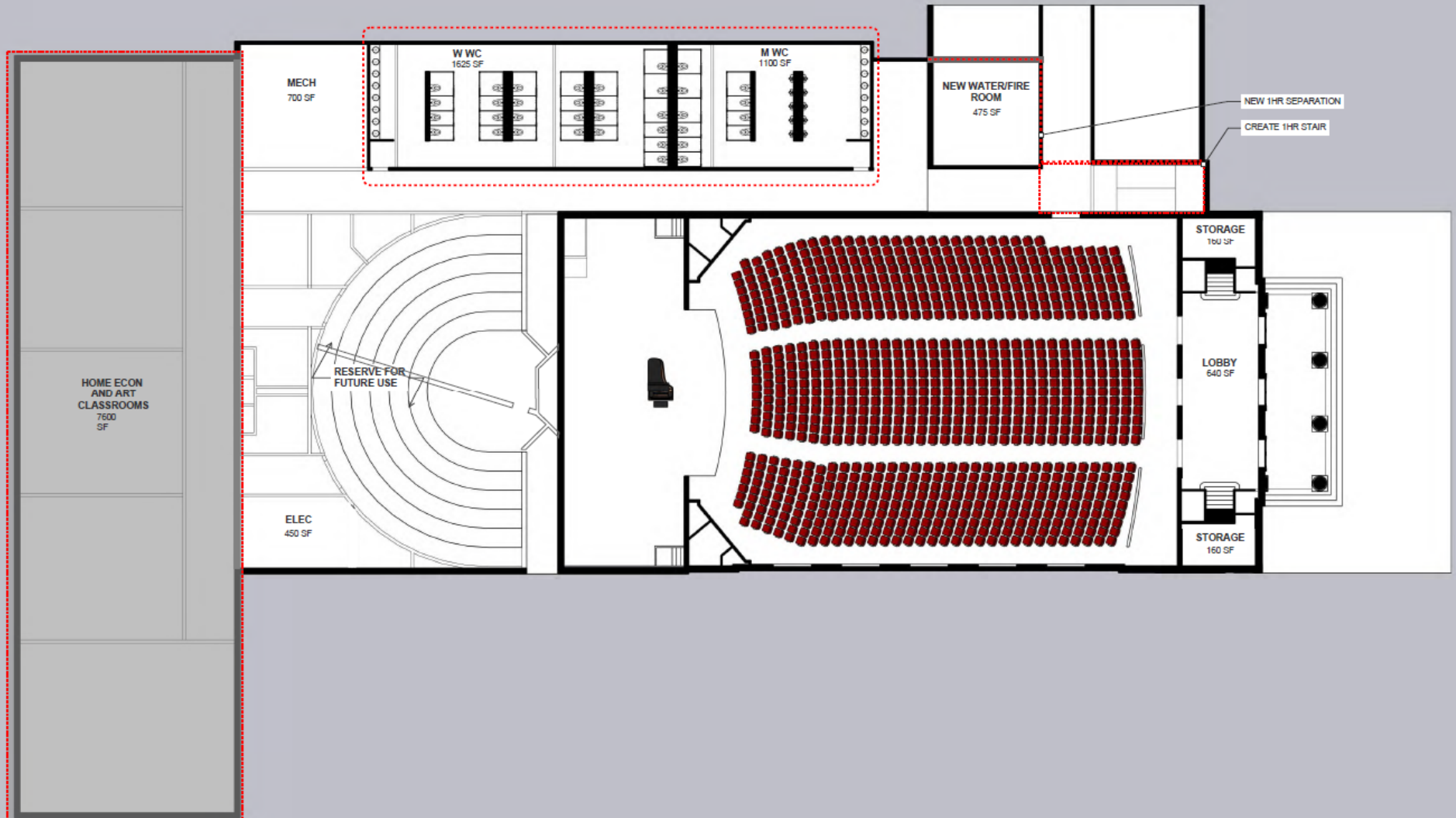
Each level after Option 1 shows what's added or changed vs. the level directly above it..

Option	Project Cost (2028 \$)	Basis	Key Changes
1	\$16.8M	<i>Baseline scope</i>	Separation of utilities and systems; new HVAC in theater/renovated spaces and 1961-space heating; abate/demo rear family classroom wing; abate/demo/renovate former WCs to storage; construct new west wall; new roof (1961 addition); new toilet rooms in existing classrooms at north corridor
2	\$28.8M	<i>Added vs. Opt. 1</i>	New MEP/FP/FA systems (theater, addition, 1961 spaces); public restroom expansion; orchestra seating accessible top & bottom; small lobby concessions; additional backstage support; stage rigging equipment upgrade; stage lighting controls (minor); AV equipment (minor); curtains for acoustical absorption
2A	\$34.3M	<i>Added vs. Opt. 2</i>	Demo and rebuild area behind stage; demo 2,500 SF classrooms; loading dock at west side; lighting truss; AV equipment
2B	\$32.4M	<i>Changed vs. Opt. 2A</i>	Demo 7,600 SF classrooms (was 2,500 SF); reduced backstage renovation — unfinished vs. finished space; new CMU loading dock (was: loading dock at west side)
3	\$55.7M	<i>Added vs. Opt. 2</i>	New MEP/FP/FA systems; two-story addition; lobby with concessions; ADA seating throughout; seat replacement; new loading dock; demo stage left gallery; crossover corridor; extensive backstage support spaces; extensive stage rigging upgrade; stage lighting fixtures; lighting/house lighting replacement; AV equipment replacement; orchestra lift; lighting catwalk & followspot platform; box boom & balcony rail lighting positions; FoH rigging infrastructure & access; new/renovated control booth; orchestra-level sound mix position; orchestra shell & motorized reflector; variable acoustic system



Option 1 \$16,830,615

SEPARATE FROM EXISTING AND CODE MINIMUM
No Addition. Demo West classrooms.



OPTION 1 - MINIMAL - LIMITED SCOPE IN EXISTING ENVELOPE

2028 DOLLARS

- SEPARATION OF UTILITIES AND SYSTEMS
- NEW HVAC IN THEATER AND RENOVATED SPACES AND UPDATED HEATING SYSTEMS IN 1961 SPACES
- ABATE AND DEMO REAR ART AND HOME ECONOMICS CLASSROOM WING
- ABATE, DEMO, RENOVATE FORMER WCs TO STORAGE
- CONSTRUCT NEW WEST WALL
- NEW TOILET ROOMS IN EXISTING CLASSROOMS AT NORTH CORRIDOR

TRADE COST:

\$8,534,454

MARK-UPS:

\$4,930,038

SUBTOTAL:

\$13,464,492

SOFT COSTS (25%):

\$3,366,123

TOTAL PROJECT
COST:

\$16,830,615

ICON Architecture



Option 1A – Add New Seats, Sound, and Lighting to Option 1

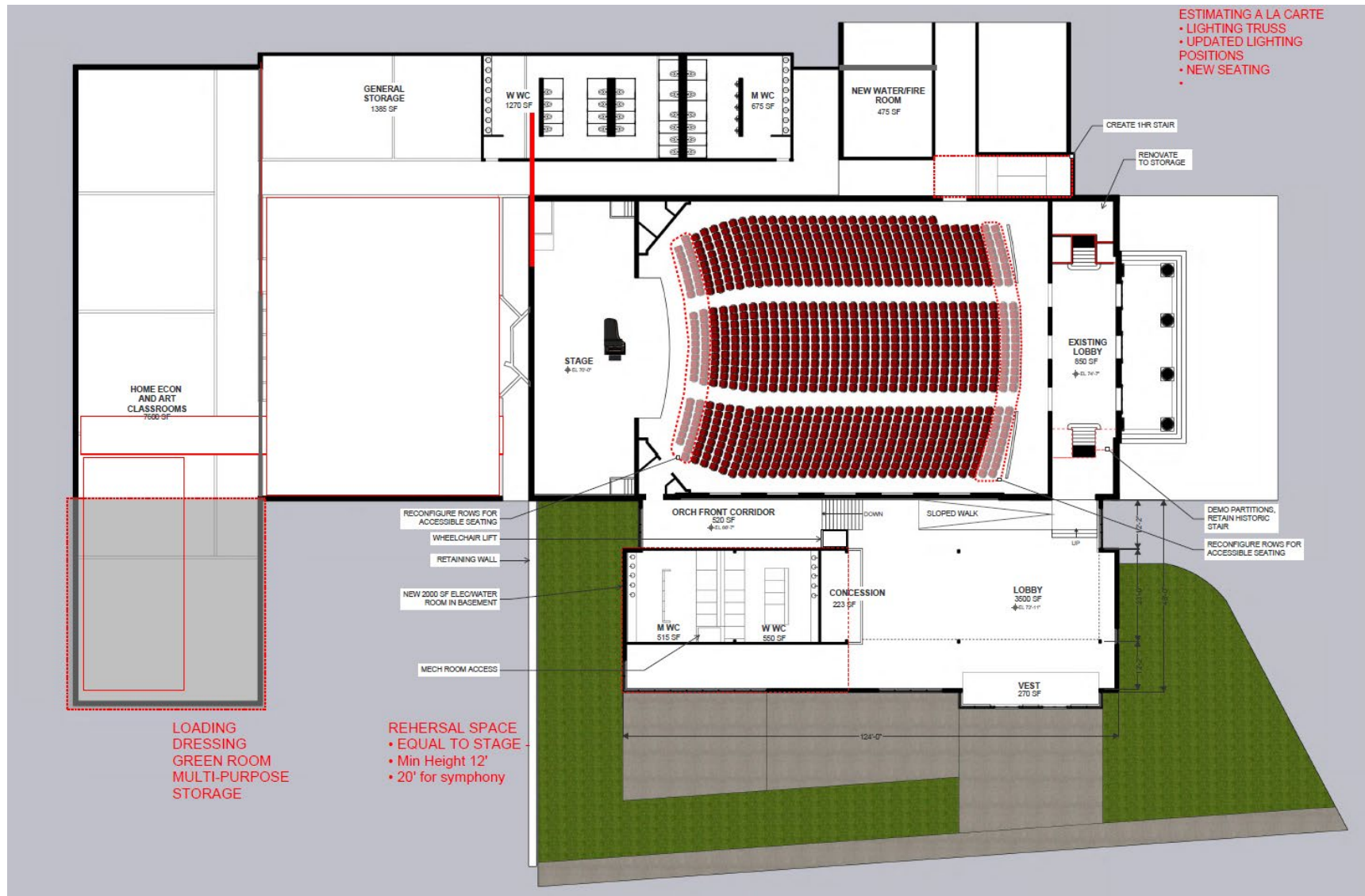
Option 1 (baseline) plus new seating, sound, and lighting upgrades — not part of the ICON or Harvey scope.

Component	Amount	Note
Option 1 — baseline (No Addition/Code minimum)	\$16,830,650	<i>Total Construction Cost, Option 1</i>
+ Equipment (AV/sound/lighting proxy)	\$485,112	<i>Option 2's Equipment line — used as a stand-in for sound & lighting upgrade cost</i>
+ New seating estimate	\$1,000,000	<i>Harvey/ICON estimate</i>
New Total	\$18,092,514	<i>Option 1 + full plans + equipment + new seating</i>



Option 2 - \$28,804,088

6,000 sf Addition and more Reno



OPTION 2 - SMALL ADDITION **MINOR THEATRICAL UPGRADES**

2028 DOLLARS

- SEPARATION OF UTILITIES AND SYSTEMS
- NEW MEP/FP/FA SYSTEMS - THEATER, ADDITION, 1961 SPACES
- 6,000 GSF SINGLE STORY ADDITION W/EXPANDED LOBBY
 - INTEGRATED ATTIC HVAC SPACE
 - ELEC IN BASEMENT
- PUBLIC RESTROOM EXPANSION IN EXISTING AND ADDITION
- ORCHESTRA SEATING ACCESSIBLE TOP AND BOTTOM
- SMALL LOBBY CONCESSIONS
- ADDITIONAL BACKSTAGE SUPPORT
- MINOR STAGE RIGGING EQUIPMENT UPGRADE
- MINOR STAGE LIGHTING CONTROLS UPGRADE
- AV EQUIPMENT - MINOR UPGRADE
- CURTAINS FOR ACOUSTICAL ABSORPTION

TRADE COST:

\$15,004,090

MARK-UPS:

\$8,039,180

SUBTOTAL:

\$23,043,270

SOFT COSTS (25%):

\$5,760,818

TOTAL PROJECT COST:

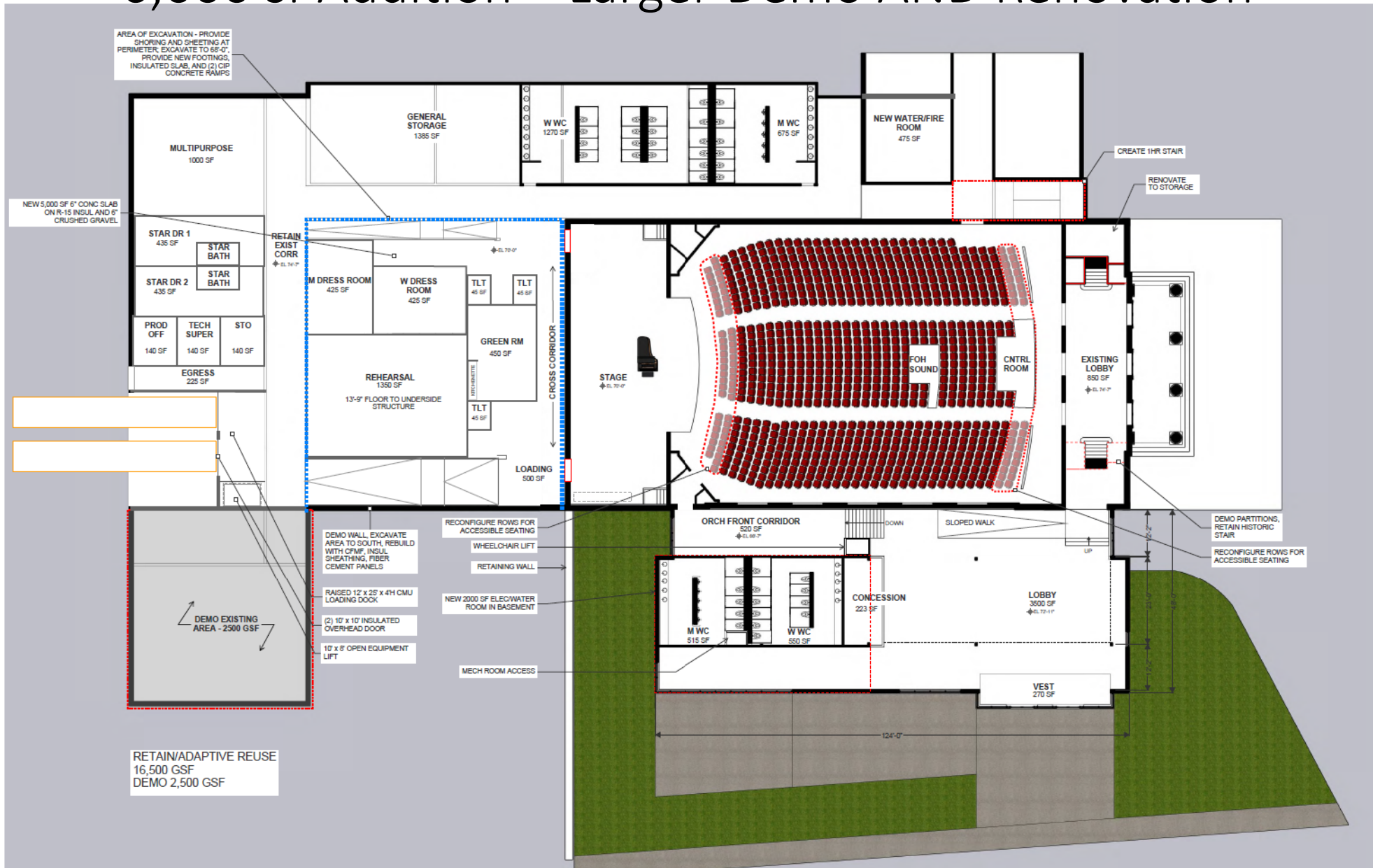
\$28,804,088

ICON Architecture



Option 2a \$34,269,400

6,000 sf Addition – Larger Demo AND Renovation



OPTION 2A - SMALL ADDITION LARGER RENOVATION

2028 DOLLARS

- SEPARATION OF UTILITIES AND SYSTEMS
- NEW MEP/FP/FA SYSTEMS - THEATER, ADDITION, 1961 SPACES
- 6,000 GSF SINGLE STORY ADDITION W/EXPANDED LOBBY
 - INTEGRATED ATTIC HVAC SPACE
 - ELEC IN BASEMENT
- PUBLIC RESTROOM EXPANSION IN EXISTING AND ADDITION
- ORCHESTRA SEATING ACCESSIBLE TOP AND BOTTOM
- SMALL LOBBY CONCESSIONS
- DEMO AND REBUILD AREA BEHIND STAGE
- DEMO 2500SF CLASSROOMS
- LOADING DOCK AT WEST SIDE
- LIGHTING TRUSS
- AV EQUIPMENT
- CURTAINS FOR ACOUSTICAL ABSORBTION

TRADE COST:

\$18,116,452

MARK-UPS:

\$9,299,069

SUBTOTAL:

\$27,415,521

SOFT COSTS (25%):

\$6,853,880

TOTAL PROJECT
COST:

\$34,269,401

CONTROL ROOM
AUDIO MIX

\$202,500
\$33,800

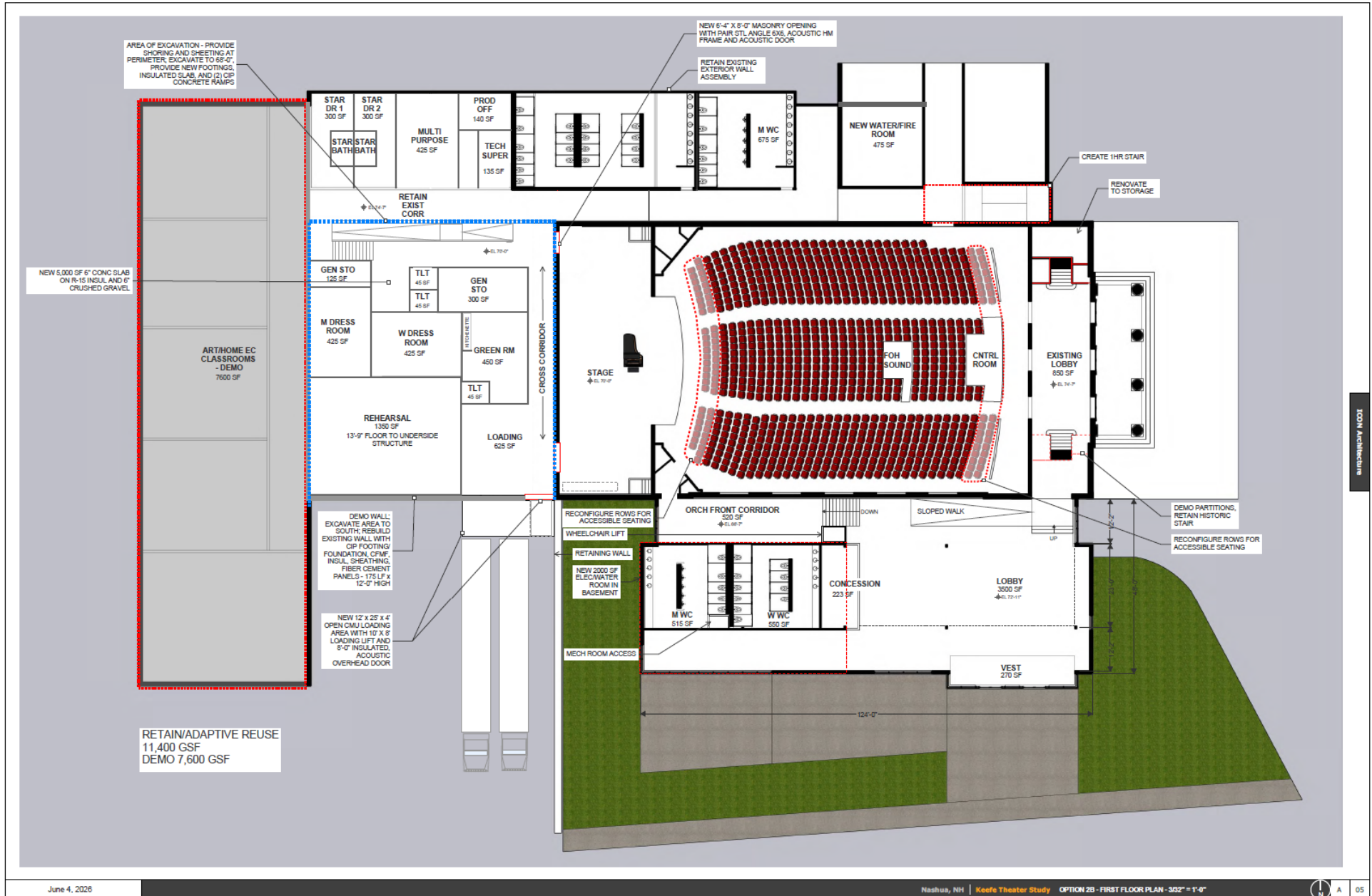
NEW SEATING

\$1,000,000



Option 2B - \$32,428,009

6,000sf Addition - Demo + Less renovation



June 4, 2020

Nashua, NH | Keefe Theater Study | OPTION 2B - FIRST FLOOR PLAN - 3/32" = 1'-0"

TOON Architecture



OPTION 2B - SMALL ADDITION MORE DEMOLITION

2028 DOLLARS

- SEPARATION OF UTILITIES AND SYSTEMS
- NEW MEP/FP/FA SYSTEMS - THEATER, ADDITION, 1961 SPACES
- 6,000 GSF SINGLE STORY ADDITION W/EXPANDED LOBBY
 - INTEGRATED ATTIC HVAC SPACE
 - ELEC IN BASEMENT
- PUBLIC RESTROOM EXPANSION IN EXISTING AND ADDITION
- ORCHESTRA SEATING ACCESSIBLE TOP AND BOTTOM
- SMALL LOBBY CONCESSIONS
- DEMO AND REBUILD AREA BEHIND STAGE
- DEMO 7600 GSF CLASSROOMS
- NEW CMU LOADING DOCK
- LIGHTING TRUSS
- AV EQUIPMENT
- CURTAINS FOR ACOUSTICAL ABSORPTION

TRADE COST:

\$17,067,824

MARK-UPS:

\$8,874,583

SUBTOTAL:

\$25,942,407

SOFT COSTS (25%):

\$6,485,602

TOTAL PROJECT
COST:

\$32,428,009

CONTROL ROOM
AUDIO MIX

\$202,500
\$33,800

NEW SEATING

\$1,000,000

JOHN ARCHITECTURE



Utilization Potential Created and Vetted by Theater Expert Panel



Theater Expert Panel

All have agreed to assist the City / the Commission on a voluntary basis

Peter Ramsey

*President & CEO, Palace Theatre — Manchester, NH
Retired in June*

- 27 years leading the Palace (1998–present); announced retirement plans for 2027
- Grew a single struggling stage into a 4-venue nonprofit (Palace Theatre, Rex Theatre, Forever Emma Studios, Spotlight Room) drawing ~200,000 patrons/year
- Led the revitalization and reopening of the smaller Rex Theatre — a directly comparable smaller-venue case study
- Named Union Leader's 2025 Citizen of the Year for economic and cultural impact on downtown Manchester

Pete Lally

Founder & President/CEO, Spectacle Live (Spectacle Management)

- Founded Spectacle Live in 2012/13; now promotes and manages venues across 5 New England states
- Manages Nashua Center for the Arts — Keefe's direct local comparison venue
- 15+ years in venue management, booking, and marketing before founding his own company (Lowell Memorial Auditorium)
- Professor of music business, UMass Lowell, since 2005

Troy Siebels

*Main Stage Artistic Director; former President & CEO, The Hanover Theatre — Worcester, MA
Retired in June*

- Led The Hanover Theatre & Conservatory as President & CEO for 20 years (2004–2024), from pre-opening planning through its 2008 grand opening
- Grew Hanover into a 2,300-seat touring destination drawing ~200,000 patrons/year, on par with Boston-caliber productions
- Transitioned to Main Stage Artistic Director (Jan. 2025), remaining directly involved in booking and programming
- Multiple-time honoree, Worcester Business Journal Power 100 (2022, 2024)



Path to 100 Nights/Year – Based on Option 1a

Category	Bookings/Yr	Nights/Yr
TOTAL	27–48+	31–70+
Community theater	2/yr (3-day run)	6
Symphony NH & other ensembles	4–5 + 1–3	4–5 + 1–3
Local rentals	10–20	10–20
Co-productions	2–4	2–8
Tribute acts	2–6	2–12
Kids/children's shows	2–4	2–8
Self-produced fundraisers	4+	4–8+

Five of seven categories scale with local decisions, not national touring supply. Co-productions are a risk-sharing structure (splitting the take with a partner producer), not a distinct show type — they can apply on top of any other row.



Touring Technical Tiers — Booked Acts Only

What renovation option unlocks each booking tier, and the realistic annual booking potential for Keefe.

Technical Tier	Renovation Needed	Bookings/Yr
1 — Presentational (comedy/lecture/solo)	Any option	1–4
2 — Children's/Family Touring Theater	Option 1	2–4
3 — Orchestral (Symphony NH + others)	Option 1	5–8
4 — Amplified concert (tribute/basic)	Option 1 + AV upgrades	2–6
5 — Mid-tier headliner	Option 1 + AV upgrades	1–4
6 — Dance	Option 2A/2B	0–2
7 — Bus & truck (one-nighters)	Option 2A and up	2–5
8 — Commercial non-Equity tours	Option 3 only	1–2
~~9 — Full Equity (needs 2,000+ seats)~~	Not Considered	0

