

A Special Meeting of the Board of Aldermen was held Tuesday, January 13, 2026, at 7:01 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.

President Lori Wilshire presided; City Clerk Daniel Healey recorded.

Prayer was offered by City Clerk Daniel Healey; Alderman-at-Large Ben Clemons led in the Pledge to the Flag.

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

The roll call was taken with 15 members of the Board of Aldermen present: Alderman Clemons, Alderman Klee, Alderman Chess, Alderwoman Smith (arrived at 7:27 pm), Alderman Thibeault, Alderman O'Brien, Alderman Gregg, Alderman Dowd, Alderman Sullivan, Alderman Sennott, Alderman Johnson, Alderwoman Kelly, Alderman Morgan, Alderman Lopez, Alderman Wilshire.

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

COMMUNICATIONS

From: Tim Cummings, Administrative Services Director
Dawn Enwright, CFO
Re: Request for Special Board of Aldermen Meeting to Discuss Capital Projects

There being no objection, President Wilshire accepted the communication and placed it on file.

COMMUNICATIONS REQUIRING FINAL APPROVAL

From: Sam Durfee, AICP, Planning Manager
Re: Recommendation from the Nashua City Planning Board to the Board of Aldermen regarding the FY 2027 Capital Improvements Program (CIP) Report

**MOTION BY ALDERMAN O'BRIEN TO ACCEPT AND APPROVE THE ADOPTION OF THE FY2027 CAPITAL IMPROVEMENTS PROGRAM (CIP) REPORT
MOTION CARRIED**

DISCUSSIONS AND/OR PRESENTATIONS

- Capital Project Planning

President Wilshire to recognize Administrative Services Director Tim Cummings.

ADJOURNMENT

**MOTION BY ALDERMAN CLEMONS THAT THE JANUARY 13, 2026 SPECIAL MEETING OF THE BOARD OF ALDERMEN BE ADJOURNED
MOTION CARRIED**

The meeting was declared adjourned at 7:52 p.m.

Attest: Daniel Healey, City Clerk

SPECIAL BOARD OF ALDERMEN MEETING ***GENERAL DISCUSSION ON CAPITAL PROJECTS***

01.13.2026

TIM CUMMINGS
ADMINISTRATIVE SERVICES

DAWN ENWRIGHT
CFO

SAM DURFEE
PLANNING MANAGER

GENERAL OPENING COMMENTS

DISCUSSION TONIGHT



The Purpose of our discussion is to provide a high level overview on the Capital Project Planning through the Lens of the Ad Hoc Joint Mayoral - Board of Aldermen Committee on Capital Expenditures & Debt Service Plan(s)

MEETING OBJECTIVES

**PROVIDE A LITTLE BACKGROUND ON BONDING & OUR
CAPITAL PROJECT PLANNING**

ACQUAINT FOLKS WITH THE WORK WE DID PREVIOUSLY

**PROPOSE THE IDEA THAT WE REVISIT OUR WORK TO
UPDATE IT THROUGH AN AD HOC COMMITTEE**

WHAT IS BONDING?

- **Simply Put A Bond is a Loan. (where there is principle & and interest payment)**
 - **When do you Bond? – To pay for Capital Projects**
 - **A Capital Project - is a long-term - intensive investment to build upon, add to, or improve a asset. Capital projects are defined by their large scale and large cost relative to other investments that involve less planning and resources.**
- **This is different then when we pay using “cash”**
 - **Why is this important to know, because in Nashua we use “cash” to pay for capital projects (& deferred capital maintenance) in a lot of instances.**
- **As a community we need to work together to manage our debt service budget and develop a framework for our capital expenditure planning**



LET'S BREAK THIS DOWN A BIT MORE

- The City of Nashua has a CIP
 - What is a CIP
- How Does The CIP Differ From A Debt Service Plan ?
 - Let's explain what the GO Debt Service Plan



Why is This Important



- We as a community have over **\$700 mil +** in capital requests over the next 6 years
- We have a debt service budget of **\$23.7M** currently
- We have to balance our capital needs with operational demands
- We want to maintain a stable property tax rate increase Year over Year

WHAT STEPS DID WE TAKE

- Recognizing the need to organize the various requests
- The Mayor & President formed an Ad Hoc Committee to study the issue
- A group of Aldermen and Member of the Administration Studied the Issue over a few months to help develop an advisory plan
- Recognizing we want to maintain a stable property tax rate increase Year Over year



MAJOR TAKEAWAYS

THROUGH THE AD HOC PROCESS GENERALLY AGREED TO KEEP NEW DEBT SALES AROUND \$25M PER YEAR OVER A 5 YR. PERIOD

BASED ON THE WORK WE DID WE PASSED R-24-077

THESE PLANS NEED TO BE VIEWED NOT AS STATIC BUT LIVING DOCUMENTS SUBJECT TO CHANGE AND AS GUIDANCE TO HELP US NAVIGATE THE FISCAL CHALLENGES

IT WAS EXPRESSED THAT USING CASH MORE SO THAN BORROWING PARTICULARLY FOR SMALLER CAPITAL PROJECTS WOULD BE PREFERRED

GENERAL FUND - EXISTING DEBT SERVICE

• FY26	<u>\$23,758,025</u>		FY36	<u>\$15,294,611</u>
• FY27	<u>\$22,304,661</u>		FY37	<u>\$22,304,661</u>
• FY28	<u>\$21,640,676</u>		FY38	<u>\$13,457,763</u>
• FY29	<u>\$21,078,846</u>		FY39	<u>\$13,294,568</u>
• FY30	<u>\$20,833,096</u>		FY40	<u>\$12,795,914</u>
• FY31	<u>\$20,452,154</u>		FY41	<u>\$12,500,255</u>
• FY32	<u>\$19,571,666</u>		FY42	<u>\$11,996,163</u>
• FY33	<u>\$18,637,729</u>		FY43	<u>\$11,832,796</u>
• FY34	<u>\$18,103,464</u>		FY44	<u>\$11,415,428</u>
• FY35	<u>\$16,659,892</u>		FY45	<u>\$10,823,062</u>

*In FY26 This Represents Approximately 6.5% of the General Fund (revised from 15% due to typo should be 10%-15%)

BONDING OF PROJECTS IN PROGRESS

Projects Ready For Bonding - Identified during Ad Hoc Process

DPW: Garage & Fleet Maintenance Facility (Under Design - Moving toward Construction)

Citywide Infra: Holman Stadium (Repair/Renovation)

Citywide Infrastructure: Mohawk Tannery - Pedestrian Bridge (Contractual Obligation)

Citywide Infrastructure: Hydro Improvements (Under Design)

Citywide Infrastructure: Elm & High Street Parking Garage (Under Construction)

Citywide Infrastructure: Signal Implementation (Has Not Begun)

Police: 9 Riverside Police Training Facility (Used Cash - Nearly Completed)

Police: Headquarters Roof Repair (Under Construction)

Schools: Birch Hill / Main Dunstable (Completed)

Schools: Middle School Contingency (Completed)

Citywide Infrastructure: Paving Program (Continue Paving Program \$8.0M = \$2.0M a yr.)

CERF (Vehicles / Equipment Replacement Program \$3.5M)

TO BE CONTINUED....

Projects Ready For Bonding - Identified during Ad Hoc Process
"Next up and in the plan..."

Fire: Deferred Capital Maintenance Program (HVAC Repairs \$6.0M = \$1.5M a yr.)
Schools: Deferred Capital Maintenance Program (Misc. projects \$6.0M = \$2.0M a yr.)

Library: Library Renovation Project
Fire: Pine Hill Station #5 Rebuild

POTENTIAL PROJECTS

Projects Needing Additional Policy Guidance / Community Engagement - Further Study is Necessary Identified During Ad Hoc Process

**Mt. Pleasant Elementary School Renovation
Keefe Auditorium Project
Court Street Theater Project
Riverside Athletic Fields
New (Additional) Fire Station (Station #7)
Low Barrier Shelter / Resource Center
Railroad Project (Passenger Rail)
Pool Rehab (2x)
Annual Sidewalk Repair Plan
Truck Wash (Could be incorporated into DPW Garage project)**

**City Hall Renovation
ERP System Upgrade
Police Cell Booking Area
Eco Dev Placemaking / Branding / Wayfinding
NHDOT Transportation Projects
Main Street Reconfiguration
Police Parking Lot
Fire training Facility / Yard Relocation
HVAC Library Controls (Depends on project)**

***These projects have not started design - some have begun a feasibility study to prepare for a future project**

***We need guidance on where these projects should go..**

PROCESS AS WE MOVE FORWARD

- **Seek to File Bond Authorizations to run concurrently with adoption of the budget**
- **Follow previous guidance (seeking to discuss and confirm?)**
 - **Capital Improvement Spending Through Operating Budget \$1.4M (looking to increase as appropriate – use cash under \$1.5M)**
 - **Limit new debt sale to approximately \$25M per year (using a \$25M average over 5 yr. period)**
 - **Is there an appetite to authorize additional spending during the fall using surplus for Capital ?**
 - **Look to meet w/ Ad Hoc Committee Again Late Fall / Early Winter (Using CIP FY27 & Report & Departments/Divisions as a guide)**

THANK YOU