

**CONCORD HOUSING & REDEVELOPMENT**  
**Board of Commissioners**  
**Meeting Minutes**  
**March 4, 2026**

The Concord Housing & Redevelopment’s Board of Commissioners met on December 10, 2025, at 23 Green Street, Concord, NH 03301.

- I. Chairperson Whatmough called the meeting to order at 8:00 am and asked for roll call. The response was as follows:

PRESENT	ABSENT
Chairperson Jackie Whatmough- via Teams	
Vice Chair, Peter Burger- Via Teams	
Commissioner Jim Fowler	
Commissioner Jerry Madden- Via Teams	
Commissioner Dana Adams	

Also present at the meeting were Julie Palmeri, Executive Director and Keri Pasek, Director of Finance.

- II. Commissioner Fowler called for a motion on the February 4, 2026, meeting minutes. Commissioner Adams moved the motion and Commissioner Madden seconded it. All were in favor and the motion passed unanimously.
- III. Commissioner Fowler called for a review of General Correspondence.

Ms. Palmeri reported that CHA had received news that New Hampshire Legal Assistance was soliciting our tenants for a possible lawsuit regarding the Minut monitors. They believe monitors are a violation of our tenants’ constitutional rights. Ms. Palmeri has consulted with legal, Peter Callaghan from Preti Flaherty.

Ms. Palmeri also reported that a Civil Rights complaint was submitted to HUD on behalf of a resident at Jennings Drive. The resident requested an additional parking space through a reasonable accommodation request. Her request was denied as there are only fifty parking spaces for fifty units at Jennings Drive and all spaces are currently occupied. Ms. Palmeri has already formally responded to the complaint.

- IV. Commissioner Fowler then opened the floor for Public Comment. There was none so the Public Comment period was declared closed.
- V. Commissioner Fowler then called attention to the Old Business portion of the agenda.

**Financial & Compliance:**

Ms. Pasek presented the financials.

**Parmenter:**

The project has passed final approval and went out to bid on March 3, 2026. Bid opening date is April 2, 2026 at 10am. Multiple contractors were contacted directly, and the ad was also posted in the paper and other industry magazines and listings.

**Elevators:**

Resolution 1432- to award the elevator project to DL King and Associates in the amount of \$2,218,000 with an alternate A option of \$8,250 for the cooling of the elevator shaft for a total of \$2,226,250. Vice Chair Burger moved the motion, Chair Whatmough seconded it, all were in favor and the motion passed.

The elevator grant is for \$2,105,754, which leaves a small variance which can be paid out of Public Housing Capital Funds. Commissioner Adams expressed some concern about the project coming in over budget and asked Ms. Palmeri to get additional references for DL King.

**New Board Member:** There has been no movement towards the election of a new Board member to replace Commissioner Madden. Tom Aspell is working on interviews. Upon review of the resolution on the City website, the mayor should be the person appointing new Commissioners.

**VI.** The Chair then called attention to the New Business portion of the agenda.

Ms. Palmeri reported the following:

**Potential New Properties**

- Ms. Palmeri has been in talks with Jonathan Halle and CATCH on the possibility of partnering to create thirty-two new units of housing at 43 Fisherville Rd where the Concord Carpet store now stands. The project has already passed zoning and received multiple variances. CATCH will apply for LIHTC and Concord Housing will provide project-based vouchers out of our Restore Rebuild (demo'd) unused stock of 288 vouchers. CATCH will pay all consulting fees and CHA will receive a Developer fee TBD. All were in favor of pursuing this partnership.
- Riverbend and The Concord Steering Committee to End Homelessness have both contacted Ms. Palmeri about the property they are selling on 4-6 Fayette St. This property is a 14-unit rooming house (SRO) and it's listed at \$895,000. CHA has indicated no interest in pursuing the opportunity at that price, however if the price is reduced it may be worth considering. We could utilize our Restore Rebuild vouchers on the property, though historically CHA has not chosen to Project base SRO's as they come with a unique set of management issues.

**Resident Services & Leasing:**

- Ms. Palmeri reported that there were three vacant units in the portfolio. Two are pre-leased and one is expected to be leased this week.

- New cleaners were hired in place of contract cleaning and junk removal companies. The communities were not being cleaned to CHA's standard and now we have eighty hours per week of labor as compared to thirty.
- Resolution #1431- to purchase two new trucks from Concord Nissan so the cleaners can use the older vans. Pricing is right on par with the excellent pricing CHA received last year for the Nissan S. This will allow GPS monitoring of the staff and eliminate mileage tracking and reimbursement. Commissioner Adams suggested purchasing two crew cabs for \$35,000 each instead of regular cabs at \$33,500 each. After some conversation, all were in favor. Commissioner Adams moved the motion, Vice Chair Burger seconded it, all were in favor and the motion passed.

**Closing:**

There was no further New Business to be discussed, so the period was declared closed.

Commissioner Fowler asked for a motion to adjourn. Commissioner Adams moved the motion, and Vice Chair Burger seconded it. The motion to adjourn passed unanimously and the meeting was declared over at 8:59 am.