

MEETING MINUTES

Title	BIDA Meeting Minutes of September 18, 2020
Location	Virtual Meeting – Via Zoom
Date	September 18, 2020
DRAFT	These Are Draft Unapproved Minutes

Time Meeting Called To Order	8:15 AM Meeting Called To Order 8:40 AM Meeting was adjourned
Members Present	Jack Tulley David Denehy Lydia J Foley Jason Haviland Jan Schmidt Brad Vear
Guests or Others Participating	Celia Leonard Andy Prolman Bob Simonds Peter Schafer Ryan Porter Tim Cummings

General Meeting Highlights/Notes/Brief Description of Meeting

- Meeting was opened up by Jack Tulley and handed over to Ryan Porter of Renaissance Downtown for Update/Presentation
- Ryan Porter outlined the following:
 - Status of the project.

Any Final Decisions Made or Official Actions

Mr. Haviland moved to consent, pursuant to Article 6.01 of the Bridge Street Waterfront Development Preferred Developer Agreement for Sale of Land for Private Development dated May 21, 2009, as amended (“PDA”), to the assignment to Sentry Management Holdings, LLC (“SMC”) as requested in the August 20, 2020 letter. (letter attached and made a part of the record).

Mr. Mark Prolman seconded the motion.

A roll call vote was taken and all present and voting approved the motion.

Motion carried.

MEETING MINUTES

Motion To Adjourn By	-----
Time	8:40 AM --
Next Meeting	TBD

**RENAISSANCE AT NASHUA LLC
1046 New York Avenue, Suite A
Huntington Station, New York 11746**

August 20, 2020

By Email Only

City of Nashua
ATTN: James W. Donchess, Mayor
City Hall
229 Main Street
P.O. Box 2019
Nashua, NH 03060

City of Nashua Business and Industrial Development Authority (“BIDA”)
ATTN: Jack Tulley, Chairman
City Hall
229 Main Street
Nashua, NH 03060

Re: Preferred Developer Agreement for Sale of Land for Private Development
Assignment and Transfer

Dear Mayor and Chairman:

Pursuant to Article 6.01 of the Bridge Street Waterfront Development Preferred Developer Agreement for Sale of Land for Private Development dated May 21, 2009, (“PDA”), I respectfully request BIDA’s consent for Renaissance at Nashua LLC (“Renaissance”) to bring in a third party developer to acquire and develop of Phase II of the Project.

Renaissance and Sentry Management Holdings, LLC (“SMC”) have agreed that the new entity established by SMC, known as SMC Residences at Riverfront Landing Phase II Limited Partnership (“SMC Residences”), a New Hampshire limited partnership with offices at 100 Galen Street, Watertown, Massachusetts 02472, will be the entity taking title to the property and building Phase II of the Project. SMC Residences will have SMC as its sole General Partner.

The purpose of this letter is to request BIDA’s acknowledgement and consent for the SMC Residences to act as the Developer under the PDA for the Phase II of the Project following its acquisition of title of the property.

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If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Very truly yours,

RENAISSANCE AT NASHUA, LLC
By: Renaissance Downtowns Urban Holdings LLC,
Its Manager



By: Ryan Porter, Authorized Agent

Acknowledged and Agreed:

CITY OF NASHUA
BUSINESS AND INDUSTRIAL DEVELOPMENT AUTHORITY

James W. Donchess, Mayor

Jack Tulley, Chairman

Cc: Tim Cummings, Economic Development Director
Celia K. Leonard, Esq.