



CITY OF DOVER

McCONNELL CENTER ADVISORY BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, 61 Locust Street, Dover, NH – **Room 323**
Meeting Date: Monday, May 22, 2023
Meeting Time: **7:00pm**

DRAFT

CALL TO ORDER: Juan Mojica called the meeting to order at 7:00 pm

ROLL CALL:

Members Present: Denny Anderson; Tim Casey (Vice-Chair); Richard Ferraro; Hadley Hudson; Juan Mojica Jr.; Katie Smith (Alternate); Gary Bannon, Administrator

Late Arrival: Jenny Sheehan

Members Absent: Kathleen Cintavey (Alternate); Deborah Thibodeaux (City Council Liaison);

APPROVAL OF MINUTES:

Dick Ferraro made motion to accept the March 27, 2022 minutes as presented. Motion seconded by Denny Anderson. Motion passed unanimously

CITIZENS FORUM:

None

REPORTS:

Staff Report: Gary Bannon:

- Spring; building running smoothly. More activity especially weekends. More groups using common space as try not to schedule morning meetings.
- Blood drive to be held Wednesday
- Getting more request for political events. One so far, Mike Rodgers
- Building; Siemens, HVAC company doing general maintenance on current machinery and annual filter changes.
- Dover Pride Cleanup Day was held couple weeks ago, front gardens
- Veterans Park; Spring brick installation completed with 55 bricks. Dozen 8x8 bricks broken in shipping. Company covering. No Memorial Day Ceremony. Being held at Pine Hill Cemetery.
- Working with Rye Beach Landscape on redesign of landscape area for the fall.

*Jenny Sheehan arrived

- Tim Casey suggested; Group Don't Trash Dover meets once a month to pick up trash in areas. May want to reach out.



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Tenants Collaborative: Gary Bannon

- Monthly meetings until June. Hiatus until September
- Community Solutions works with Juvenile Probation folks and with families in difficult situations.
- Reach for the Top has wait list for therapy
- Tim Casey suggested; Dover Download to list organizations in building and their needs

Financial Report: Gary Bannon

- End of April \$300,029 in black
- Debt Services due in June \$220,000.
- \$80,000 over. Gain \$40,000 a month after expenses
- Balance put into McConnell Center Fund Balance for capital improvements
- Full capacity with exception of one small room; 302A 385 sq ft
- DALC has summer programs. Schedule changes.

OLD Business

FY24 Budget Status: Gary Bannon

- Adopted by city council early April
- Rental rate up \$0.60 per sq ft starting July 1st.

New Business

New Tenant Updates: Gary Bannon

- Arts in Reach looking at room 302 A at 385 sq ft. Have not heard back about taking space. No other inquiries for this space.

Spring/Summer Projects: Gary Bannon

Under Staff Report

CIP Project Update/Grant Options: Gary Bannon

- Building trim; project manager taking on this summer for bid process
- Federal Funded Community Center Improvement Grants for HVAC or energy projects available. Up to one million per project. Have sat thru training for filling out forms. Needs on equipment that is 15 to 20 years old and need replacing are heat pumps, boilers and rooftop units. Siemens putting package together with proposal costs. Applications open in August and close in September.



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Jenny Sheehan asked about café update. Gary; Mezzanine renting kitchen for catering and still paying rent. Just no café. In process of building new building in Industrial Park. No time line but have to give three-month notice. Couple restaurants interested in space one vacated.

Next Meeting July 24, 2023

ADJOURN:

Jenny Sheehan motion to adjourn. Juan Mojica Jr seconded motion. Passed unanimously. Time adjourned was 7:32pm