



CITY OF DOVER

McCONNELL CENTER ADVISORY BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, 61 Locust Street, Dover, NH 03820
Meeting Date: Monday, July 30, 2007
Meeting Time: **7:00pm**

I. Call to Order: Meeting called to order at 7:00 pm.

II. Roll Call:

Present: Otis Perry, Gary Gilmore, Gary Green, M. “Charlie” Brown, Stephen Blakney, Patti Rawding-anderson, Jim Verschueren, Don Andolino, Bob Carrier, Doug DeDe, Gary Bannon (Ex Officio) and City Manager Mike Joyal.

Absent: Tenant Rep #3 (Vacant)

Initial Meeting

Organizational Decisions:

Chair: Otis Perry

Vice Chair: Stephen Blakney

Secretary: Doug DeDe

501C Liaison: Don Andolina

Meeting Schedule: Last Monday of each month @ 7:00 pm.

By-laws Committee established.

Gary Gilmore, Chair

Doug DeDe

Jim Verschueren

Discussion:

- 1) Roof replacement needed to allow SAU to come in. M. “Charlie” Brown suggests we don’t need a study if we had engineering estimates done during the renovations. Mike Joyal wants to have an expert’s opinion. Mike Joyal cautions that we don’t want the McConnell Center to become another arena. Because the ‘reserve’ fund has not had a chance to build this expenditure will cause the building to be ‘in the red’. Responses suggest if it needs to be odne, it needs to be done.
- 2) Air Conditioning problems were discussed and Otis Perry suggests we do an update to be sure we are still under warranty to correct any problems.
- 3) Street drains on St. Thomas Street side can’t carry thunderstorm downpours and building drains back up with water coming into the building from drainpipes. The street drains need to be inspected cleaned out and possibly expanded.



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- 4) Signage for the building is being developed with the Tenants Association for uniformity. A Grant has been secured to develop a special directory sign that will be duplicated at each major entrance (Door 7 & Door 2).
- 5) St Thomas Street doors are the key access for the Easter Seals and these heavy steel doors don't have a push-button handicap access opening device installed. The Easter Seals want to rent more space for an Alzheimer's facility but will need to have the handicap access issue resolved before taking this space. The cost will be about \$40,000.00.
- 6) The Arts Commission of the City of Dover has successfully petitioned the Council to grant space on the third floor, with the provision that if a bona-fide tenant surfaces that is ready to rent, the Arts Commission will have 90 days to come up with the necessary funds to retain their usage of the room and while they are there, they must pay their rent.
- 7) Gary Bannon outlined a Tenant-Group fundraiser utilizing 5"x5" tiles that are purchased for \$15.00 and decorated by the purchaser. These tiles will be arranged by an artist and the 'collages' will be placed in several parts of the building. Bob Carrier has requested more information and wants to bring this project to Dover's Baseball teams for consideration. It could be another \$1,400.00 in funds raised.
- 8) The fiscal year 07-08 budget was discussed and the lack of full tenancy is getting the building off to a poorer start than had been originally planned. It was requested that there also be a balance sheet. The Board was enjoined by the City Manager to do whatever it can to boost revenue, attract tenants and maintain cost controls to preserve the integrity of the financial independence of the McConnell Center.
- 9) The Green Bean Café will open the end of August and be open to the public from 7:00 am until 2:00 pm Monday through Friday serving breakfast and lunch.