



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, February 25, 2008
Meeting Time: **7:00pm**

Members Present:

Jen Bisson, X Gary Bannon (ex officio), X ,
Steve Blakney (Vice-Chair) X, Marvin Brown, X
Doug DeDe (secretary) X Gary Green, X Otis Perry, X

Meeting Date 2/25/2008

Time Started 7:00 pm

AGENDA

Committee Reports: The Tenants Committee continues to be concerned about Security Issues particularly doors 3 and 6. It was offered that all tenants need a common policy for security practices. There was discussion that the tenants committee can write a policy with the help of the police department. There was some discussion on accidents within the building, mostly slipping and falling (weather related).

A grant coordinator is needed to spearhead new promotional programs including the new tiles program and any others that are possible to assist in fundraising for the 501 C organizations in the building.

FINANCIAL REPORT

There were questions on Cash Transfers versus City costs. It was explained that the city is charged rent for their space as is every other tenant of the building. The subject of maintenance came up and it was found that there is one computer that controls City Hall, the Library and the McConnell Center. There is an advantage to splitting off the McConnell Center so that the heat and lights can be controlled inasmuch as the building is often being heated (and cooled) when it does not need to be. There was discussion on the feasibility of photo-voltaic panels on the flat portion of the roof to provide higher efficiency in utilities.

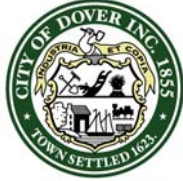
There was discussion as to when the utility charges would go up for tenants as to would it be by lease date or would it be by a date set in accordance with the City budget cycle. The group decided it would be better to do it in sync with the City Budget cycle.

FACILITIES REPORT

There was discussion about the ongoing problem with leaking on the South side of the building. There was general agreement that an engineer (not a city engineer) should come in and design a cure that will stop this problem once and for all. DeDe was to speak to the City Manager about the subject.

There were accolades on the addition of the new Directory Signage on the building's exterior. Interior signing is still lacking.

There is a new dumpster at the South East corner of the Center, which is making trash disposal more convenient for the Green Bean as well as the custodians.



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TENANT ISSUES

The SAU has started their fitout on the fourth floor. Only 'rough-in' work will be done until the roof is replaced in the Spring, probably not until May. The SAU starts paying rent at the time the fitout starts.

The government access studios will occupy rooms 305 and 306. After Easter Seals completes its new needs acquisition there will be a new conference room: 302. The usage of The McConnell Center has been heavy with many organizations requesting space.

There was some discussion on the policy that the Center should adopt for artwork displayed in the building and offered for sale. No decisions have been made.

NEW BUSINESS

No new business was introduced.

The meeting ended at 8:05pm on a motion by Green second by DeDe with all in favor.