



CITY OF DOVER

McCONNELL CENTER ADVISORY BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, 61 Locust Street, Dover, NH 03820
Room 305
Meeting Date: Monday, March 12, 2012
Meeting Time: **6:30pm**

DRAFT

CALL TO ORDER: Judy Zalansky (Chair) called the meeting to order at 6:30 pm

ROLL CALL:

Members Present: Michael Crago, City Council Liaison; Steve Pryne; Patti Rawding-Anderson; Joe Tenuta, Rec Advisory Board; Judy Zalansky, Chair; Doug DeDe, Gary Bannon, Administrator

Members Absent:

CITIZENS FORUM:

None

OLD BUSINESS:

Food Service Vendor Discussion:

This meeting to discuss whether to charge whole market value rent. Judy Zalansky stated according to Alan Krans, the City Attorney, the McConnell Center does not have a legal obligation to fulfill the terms of RFP but it would be reasonable to use that criteria to start. Bon Ami is using the advertised rent figure in the RFP to figure out their business plan. Gary Bannon mentioned that the \$7.38 per square foot rate in RFP would bring in \$6,250 in the first year. The cost of buying the equipment alone to fit out the kitchen is in the price range of \$6250.00 plus installing will potentially exceed one year's rent. Patti Rawding-Anderson asked if they will they pay additional cost for trash. The \$7.38 rate includes trash surcharge.

Judy and Gary presented to the committee their suggestion of making the credits for the equipment equal their payments in the first year. In the second year we would use the full rental rate minus credit of any balance towards equipment purchase and third year full rent.

Patti told the committee that the Tenants Collaborative does not agree with the food tenant not paying full rent.

At the request of the committee Gary spoke about the Leach Brothers hockey agreement with the Arena. Leach Brothers would be charged a rate comparable to a warehouse rent and not full rent due to the fact that the space that would be built is not already fit out and after 5 years the Arena will own the building.

Mike Crago suggested Patti to ask the Collaborative what would be favorable. Having the food vendor here is an asset to entice future tenants for vacant space.



CITY OF DOVER

McCONNELL CENTER ADVISORY BOARD - MINUTES

Meeting Type: Regular Meeting
Meeting Location: McConnell Center, 61 Locust Street, Dover, NH 03820
Room 305
Meeting Date: Monday, March 12, 2012
Meeting Time: **6:30pm**

The process works this way: the committee will give recommendation to Gary, Gary negotiates with Bon Ami then brings back to committee and then recommendation will go to City Council.

Patti stated tenants would consider being more flexible on the rent issue if the replacement for conference room 220 became available. Gary suggested can use one of Hub's old rooms which is already fit out for a conference room and can be removed from available space for rent. Judy stated this is a single purpose meeting. The conference room discussion can be added to next month's agenda.

Patti Rawding-Anderson made a motion the McConnell Center Advisory Board give Gary Bannon the authority to negotiate with Bon Ami such that the first years rent will be at \$7.38 per square foot with negotiation of the purchase of equipment which will be discounted at either 100% or 50% but to be paid off by the second year with the clear understanding that year two rent will go up to full rent that each and every other tenant is paying. Motion seconded by Joe Tenuta. Motion passes unanimously.

Adjourn:

Joe Tenuta made motion to adjourn. Motion seconded by Judy Zalansky. Motion passed unanimously. Time adjourned was 7:25pm.