

A special meeting of the Board of Aldermen was held Tuesday, March 26, 2019, at 6:33 p.m. in the Aldermanic Chamber.

President Lori Wilshire presided; City Clerk Patricia Piecuch recorded.

Prayer was offered by City Clerk Patricia Piecuch; Alderman Patricia Klee led in the Pledge to the Flag.

The roll call was taken with 14 members of the Board of Aldermen present; arriving after roll call were Alderman Harriott-Gathright at 6:36 p.m., Alderman Klee at 6:39 p.m. and Alderman Tencza at 6:57 p.m. Alderman Ken Gidge was recorded absent.

His Honor, Mayor James W. Donchess, arrived after roll call at 7:00 p.m. Corporation Counsel Steven A. Bolton was also in attendance.

President Wilshire

Alderman Gidge did let me know that he was unable to join us this evening. Tonight we have a presentation on the Performing Arts Center with Tim Cummings, Director of Economic Development.

PRESENTATION

Status Update on the Performing Arts Center with Tim Cummings, Director of Economic Development

Tim Cummings, Director of Economic Development

So good evening, for the record Tim Cummings, Director of Economic Development. As a matter of course of business I come regularly once a month to provide this body with an update relative to the progress and status of hopefully the future Performing Arts Center on 201 Main Street.

The last time I was before you, I provided you with some draft floor plans; this evening the bulk of my conversation with you is going to focus on what we believe is relatively finalized floor plans. Of course there will be always minor tweaks and adjustments as we go. But this represents what we believe is the bulk of how the building would be laid out from a floor plan standpoint. So I will walk through the various floor plans that have been developed and they are currently out right now being analyzed by the sub-consultants and getting cost estimates done and hopefully we will have some information back soon relative to how these floor plans work for us.

Also as I walk through I want to make sure I mention that Wednesday night, tomorrow, is a big meeting for the Performing Arts Center Steering Committee; happy to have all of you attend if you are so inclined or interested. That meeting will be a healthy discussion about the exterior as well as a continuation of the interior. We are making our way through schematic design, we are on schedule and hoping to conclude schematic design by mid-April.

With that being said, this is the basement level here up in the on the screen in front of you, I just want to point out this area right here is the lobby of the basement level. That has what we are looking at to be a monumental staircase. This staircase would carry us all the way through the building all the way up to the top floor. So you have restroom facilities aligning one wall, you have a common hallway, you have gallery event space of approximately 2,000 square feet in one corner. This is un-programmed space underneath what would be the seating area or the main floor of the Performing Arts Center above it; so this almost 3,000 square feet of un-programmed storage space as of right now.

Then you have some back of the house type uses, mechanical, technical, supervisor, a green room, various types of storage, dressing rooms and what not. So this is how the basement level, this would be subgrade is laying out for us right now. So continuing on to what would be the orchestra level; this would be where you'd have your main seating if you will. So you'd have almost 500 seats telescopic seating in the main stage area right here. This line represents the old building that 1920's, 4 floor structure and this is the traditional 201 Main Street Alec Shoe structure. This would be the stage area right in along here again, telescopic seating which could be pulled back and this becomes all useable, multi-functional type of space.

You have the back of the house with some storage and some ancillary support. This would be your loading area in the rear. So to orient folks this is Surf along here, this is an alleyway, this is the pedestrian way, our loading would be right in here and then the front of the building, you have your lobby. Here is the monumental staircase I was referencing. You have your box office, you have your concession, you have some lounge area right here, some seating. This is the main entrance, the main entrance is looking to be at the corner of Pearl and Main. Again, the corner of West Pearl and Main is where we are focusing.

Continuing on, this is just another level of seating that would be up in through here. This would be essentially the second floor if you will. Again, some rest rooms lining around the side, you have a lounge area, a VIP lounge, you have concessions, some seating. This would be open and you would look down through to the lobby right in through here so this would be open air. Again this is the back of the house and this would be the stage right here. So balcony level, approximately 225 seats right in through here, front of the house common space right in through here. This is where we believe the marquis will be right in through here and this is a roof top terrace which would be seating for the venue in terms of entertainment space possibly food and drink out here on the roof deck.

I just want to note that the structure does not go all the way to the perimeter of the building, it is actually pulled back. This is mechanical space back in through here. This is all open space for the volume to meet the needs of the stage back of the house support again through here. And then the last floor is relatively straight forward. This is just what would be AV, technical type of space use. So you have cat walks in through here, you're going to have some lighting apparatus on the side over here. You do have some space that you can use, so this is going to be a conference room right here again and then this would be administrative offices. This current plan uses the entire building, the entire older building, so it goes all the way up to the roof line. This is what the roof would look like so the new structure if you will, so what you are seeing right here would be your second floor currently kind of exists. The newer structure that would be built up would be essentially this area right here pulled back. And this is the older building right here. This kind of gives you a look at if you were looking at it like if you were looking at a piece of cake. So you have the basement level, you have the lobby, this is actually the audience chamber, this is the stage, this is all back of the house here support. Here's that cat walks that I was just referencing right there and as you can see, the other structure for 201 Main Street ended somewhere right around here. And as you can we are going up to here and then this building already exists. And then there is one last view for you and again that is a view of what it would look like from the top down if you were looking at it from the sky.

And again, this just kind of gives you a sense of the elevation as to how high you'd be. So 62 feet from stage, stage is about 3 ish feet off of the floor so you are really looking, if you are outside of the building, you'd really be something along the lines of 65 feet or thereabouts. So again that's just a quick overview of the floor plans that we are working on thus far.

The last thing I want to make sure I touch upon is that we are continuing to work towards trying to find the private capital necessary to continue moving this project forward. We have some very important meetings set up actually this week and we are very optimistic that we will obtain the private capital necessary to be able to move this project forward into the construction phase. With that being said, I'd be happy to take any questions.

Alderman Dowd

Have you given up on squaring off the building back by the Surf parking lot?

Mr. Cummings

So let me go back to what Alderman Dowd is referencing. So Alderman Dowd is referencing this area right in here, there was a thought at one time to expand the building all the way to square this area off. And that, if folks were paying attention a couple aerations ago, that was in the plan. The architects came back to us and said that you know that would really drive the budget up and they thought that they had enough space within the current layout to

just do it more efficiently so that's why they have pulled back from that thought that they originally showed. So to answer your question, that is gone.

Alderman Lopez

Just thinking about the buildings in the area like at 62 feet are you going to be staring at George Russell's Radio Show like if you're on the balcony or how is it going to affect who are at that level?

Mr. Cummings

So just right in here, I don't know who you are referencing, where they are.

Alderman Lopez

George Russell the radio show.

Mr. Cummings

Yeah they might be on the second floor I think, second or third floor across the street. So if you are on the roof terrace looking down, I mean you'll see downward on to that but you know you've got Main Street right here. And then all the lighting if you will, so that's going to be self-contained. So you are not going to have much lighting or visibility on 3 walls and then the lighting off of the first floor still needs to be determined as to how transparent if you will the first, second and third floors would be. The Steering Committee I think has a desire to see it be pretty transparent so you can see into the lobby as much as possible which will make it more of an active space.

Alderman Lopez

I just wasn't sure how this compared to the building across the street, like it is taller than it or is it around the same height?

Mr. Cummings

So that's a great question and very early on the Steering Committee gave feedback that they wanted it to fit in with the proportions and they wanted to always keep in mind that the old and the new should blend together appropriately. So those were guiding principles that our architect and designers took and have been designing with that in mind.

Alderman Lopez

Ok thank you.

Alderman Schmidt

In the area where the chairs will fold back up, that leaves space that you called "multi-purpose"?

Mr. Cummings

Correct, yes.

Alderman Schmidt

Would you put tables and chairs in there? Where would you store them when they are not being used?

Mr. Cummings

So this would be one area here in the basement you could store here. But to answer your question there is a plan that shows just under 300 tables and chairs in this whole blue area could be used. And I say that because I just want to point out the blue area would also be the stage. But this whole area could be used for tables and chairs.

Alderman Schmidt

I'm just wondering moving them out and moving them back in, how easy would it be if there's storage on that same level it would be far easier.

Mr. Cummings

Yeah you wouldn't be able to, and I will defer to the operations folks if they think that there may be a way to do it but I believe that they would have to store them on the basement level.

Alderman Schmidt

Thank you.

Alderwoman Melizzi-Golja

Yes just to Alderman Schmidt's question. The operator, Mr. Lawley, has been involved in all of this from the beginning and there is an elevator there. He seems pretty comfortable with being able to do a quick set up/take down with things in the basement. And as I said there is that elevator access. So on the main floor of course there is absolutely no space for storage.

Alderman Klee

Actually I was going to say exactly what the Alderwoman had said is that he said they could probably do it within two trips, it would be that easy being able to fold it up and so on.

Alderman Lopez

I was curious about the trap room, I assume that there is a trap door on the stage? Interpretation of "trap room" but I was asking because I wanted to know if the trap door isn't like a lift or any mechanics.

Mr. Cummings

It's just preparing to build for the infrastructure for it, if and when the Performing Arts Center was to have it.

Alderman Lopez

Oh because I was thinking maybe there's an alternative loading scheme for like performing.

Mr. Cummings

If we have the budget for it I think that that would one of the first things that folks would look at trying to do.

Alderman O'Brien

Thank you. Mr. Cummings could you bring up the VIP one there and OK now that lounge is going to be on the second floor level. Most of the VIP is it going to be VIP seating, it is going to be hand-in-hand where the people are going to be if you know what I mean.

Mr. Cummings

So I was waiting actually for this to come up I'm surprised it hasn't come up before. It's actually and maybe we can come up with a better marketing term for it. It is a way of just designating a certain area of the Performing Arts Center for function space, for if say someone wants to sponsor one of the productions that are going on or if they want to do some sort of entertainment with clients. If you think about it, a lot of the venues you go to these days have that luxury box type feel to it. As we this summer toured a lot of Performing Arts Center, they had this type of space set aside, everyone told us that this was valuable space and that if you could program for it, you should. The group here those sentiments and have wanted to maintain this amenity to the program. So far it has made its way through. Everyone we have talked to is very excited about it, all the operators and the private sector folks who are looking at this in a very exciting way.

Alderman Dowd

Just a question, we have that one area set aside for the shell, it is my understanding the symphony is not going to play here so who is going to use the shell and who is going to pay for the shell because they are not cheap.

Mr. Cummings

So this, if I may, so this again is just shell storage space that was originally talked about. We are looking to possibly tweak that and eliminate the shell storage space. As you can see, we've actually started, you are going to see that this starts to get eliminated as you go through the plans higher. So we have had conversations with the symphony and we believe that this will be unnecessary because as you point out, the symphony has a shell already and they have offered it up to us as necessary. As I said, this isn't 100% finalized, but it is a good iteration as to where we are right now.

Alderwoman Kelly

Sure just a point of clarification I'm on the Board of the Symphony and they probably will do small pieces but the whole symphony will not fit on that stage.

Alderwoman Melizzi-Golja

Yes Alderman O'Brien do not feel limited by the size of that VIP lounge. The other thing we discussed is that that larger gallery area on the lower level is also something that if someone wanted to use that for a larger before or after event VIP sort of setting, that would be available to them also. Mr. Lawley our operator in talking about concessions has said he will have mobile beer and wine available. So if you were to desire one or both of those, your needs will be met; he will have the ability. But there really are two areas that could be used for a more enclosed private VIP experience.

Alderman O'Brien

Madam President if I may, absolutely. I was more going on it thinking of the concept corporate. Somebody may sponsor and then have the rights to the VIP lounge for that particular show and the moving and grouping of that group you know which I think is something or another to increase funding.

Alderwoman Melizzi-Golja

If I may, that's why the larger area in the lower level.

Alderman O'Brien

But I do appreciate the mobile beers.

Alderman Jette

So what is the total seated capacity. I think you said 500 for the telescopic seats and then the balcony how many?

Mr. Cummings

225, 250, so all in, depending on how you lay out is 750.

Alderman Dowd

I know that we've looked into the preliminary matter and I know it could be a big expense if it was part of the Performing Arts Center. But the wires on Pearl Street that are going to have to be at least shut down during construction and the reasoning behind not moving them, to me, seems kind of weak. Actually I would prefer that they were buried but going on the other side of the street. You know what I've heard is it doesn't pass the goofy test, it's like they don't want to do it.

Mr. Cummings

Your points are well taken and so a couple comments on that. It is fair to say that the utility providers have sent us a very clear message that they would prefer us not to disturb the utility lines and in particular not bury them underground. But if that was to come to be, then they would be willing to have that conversation with us but it would be at our cost. And so something that this body would need to understand is that is not in the scope or the budget currently for this project. If we were to entertain something like that, it would also delay delivering this project in the timelines I have been preciously articulating. So if this body wanted to even remotely entertain that type of project, I would suggest it's a second project. And it would have to come you know in relatively quick timeline and separate appropriation. And then you'd have to delay this project by a year.

Alderman Klee

Director Cummings, tell me if I'm correct here, if I remember also when we were talking about the wires and the power and having to shut things off while maybe they said they would do a re-route so that the businesses and so on would have limited to no disruption in their power and so on. So they would create work-arounds so that we did not affect the businesses right there, is that correct.

Mr. Cummings

That's correct. They would maintain service as much as possible and have very limited disruption if we were to just turn off the utility lines and the power as necessary to do the construction although optimal, that is what the utility company is recommending. So that is the current thought process right now. It is also the most cost-effective. If you were to even not bury the lines and just move the lines across the street, we would need easements potentially from private property owners. We would need to bear the cost of it and both of those tasks would take time and money.

Alderman Lopez

I'm not sure if they are still the property owners but I think some of the property owners might have been involved with Vivian's Dream so they may not be excited about a big cluster of wires in front. Also if we did really start moving in the direction of adding the buried lines, I'm not personally I don't care because I'm blind so power lines don't ruin things for me. But if we did do it, we should do it during the project and before it, not when it is like a little fawn trying to get off the ground. The last thing they need is to turn the lights on, get the business going and then we tell, Ok we are digging up your sidewalk. So if we do this we should do it during the construction phase.

Mr. Cummings

So whatever the pleasure of this body may be on that subject I just want to be clear that it is beyond the scope of this current project and it will be costly. I don't know exactly how much, we are actually waiting to get cost estimates on both, you know, re-working the utility poles to the other side or burying them underground. Once we have that data and we should have that within the next couple of weeks, you could have a more informed discussion on it. But you are looking at a half a million dollar type project in either way I would say safely. And I would love to see the utilities buried underground; from a street-scaping standpoint, from an urban planning standpoint. I think it would really help improve Pearl Street, no question especially because you know there will be limited access on Pearl Street while you are doing the construction so you might as well do it once, the point you were making a few moments ago.

But this City has a lot of priorities and has some real Fiscal constraints and when you think about this infrastructure project versus some of the other ones you need to make, I understand that may not necessarily be the project that rises to the top.

President Wilshire

Any further questions for Director Cummings? Seeing none, thank you very much. Appreciate that. The Mayor has also joined us. Alderman O'Brien do we have a motion?

NON-PUBLIC SESSION

MOTION BY ALDERMAN O'BRIEN THAT THE BOARD OF ALDERMEN GO INTO NON-PUBLIC SESSION BY ROLL CALL PURSUANT TO RSA 91-A:3,II(d) FOR THE CONSIDERATION OF THE ACQUISITION, SALE, OR LEASE OF REAL OR PERSONAL PROPERTY, WHICH, IF DISCUSSED IN PUBLIC, WOULD LIKELY BENEFIT A PARTY OR PARTIES WHOSE INTERESTS ARE ADVERSE TO THOSE OF THE GENERAL COMMUNITY

SECONDED BY ALDERMAN DOWD

A Viva Voce Roll Call was taken, which resulted as follows:

Yea:	Alderman O'Brien, Alderman Harriott-Gathright, Alderman Dowd Alderman Klee, Alderman Laws, Alderman Lopez, Alderman Caron, Alderman Kelly, Alderman Jette, Alderman Melizzi-Golja Alderman Tencza, Alderman Schmidt, Alderman Clemons Alderman Wilshire	14
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Nay:		0
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MOTION CARRIED

The Board of Aldermen went into non-public session at 7:02 p.m.

**MOTION BY ALDERMAN O'BRIEN TO COME OUT OF THE NON-PUBLIC SESSION AND RETURN TO THE SPECIAL BOARD OF ALDERMEN MEETING
MOTION CARRIED**

MOTION BY ALDERMAN O'BRIEN THAT THE BOARD OF ALDERMEN SEAL THE MINUTES OF THE NON-PUBLIC SESSION BY ROLL CALL UNTIL SUCH TIME AS THE MAJORITY OF THE BOARD VOTES THAT THE PURPOSE OF THE CONFIDENTIALITY WOULD NO LONGER BE SERVED

A Viva Voce Roll Call was taken, which resulted as follows:

Yea:	Alderman O'Brien, Alderman Harriott-Gathright, Alderman Dowd Alderman Klee, Alderman Laws, Alderman Lopez, Alderman Caron, Alderman Kelly, Alderman Jette, Alderman Melizzi-Golja Alderman Tencza, Alderman Schmidt, Alderman Clemons Alderman Wilshire	14
Nay:		0

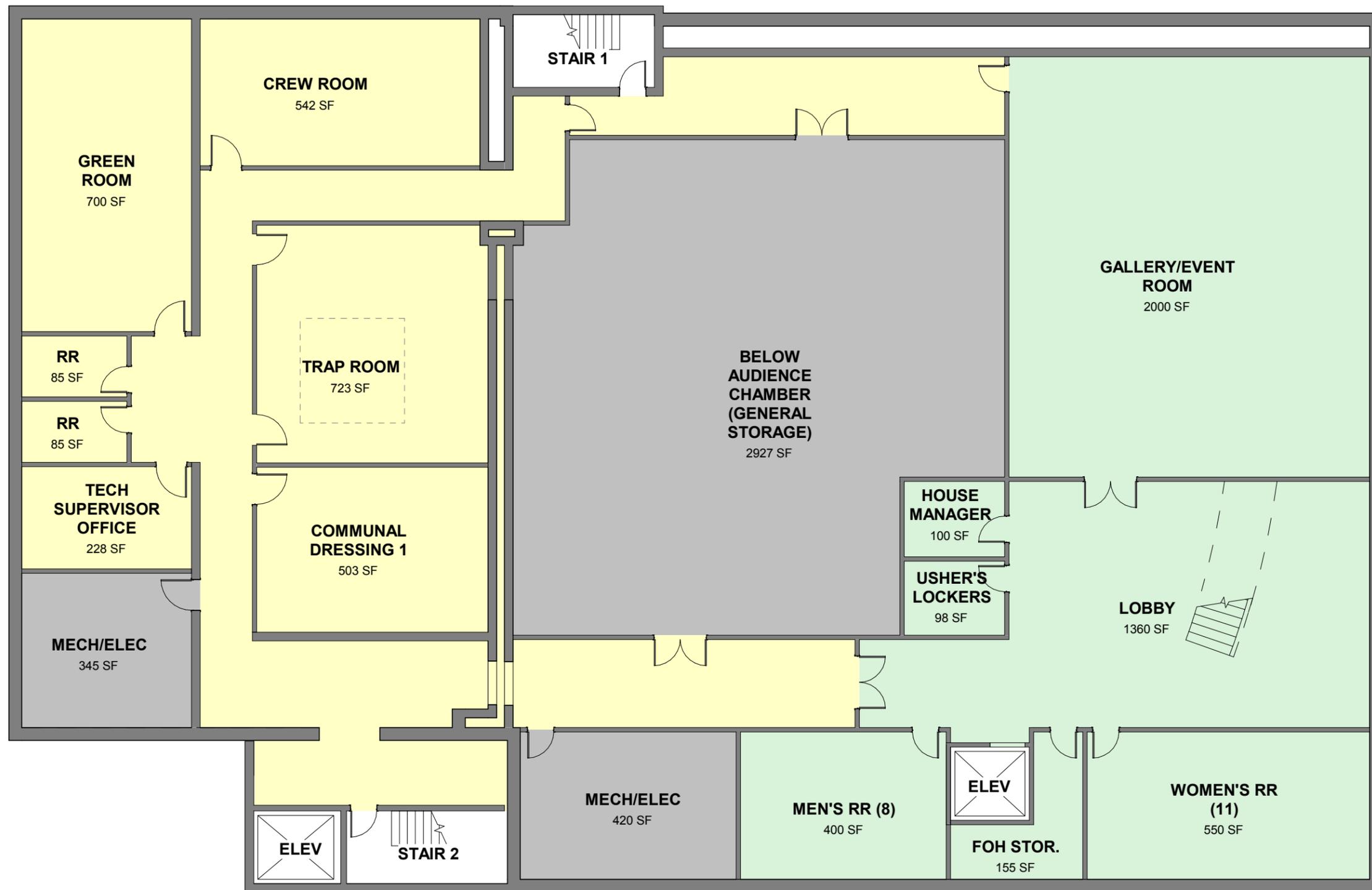
MOTION CARRIED

ADJOURNMENT

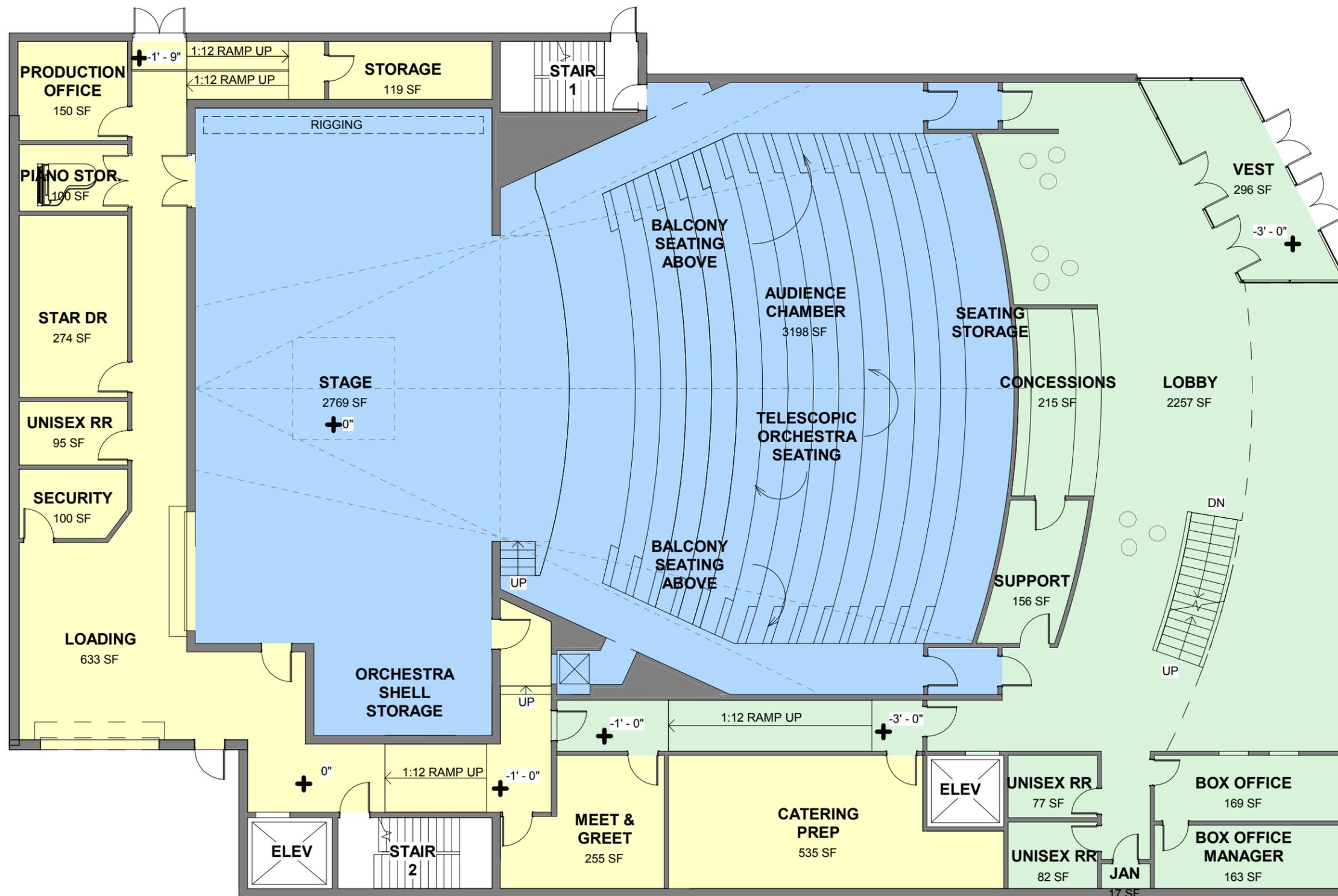
**MOTION BY ALDERMAN O'BRIEN TO ADJOURN
MOTION CARRIED**

The meeting was declared adjourned at 8:43 p.m.

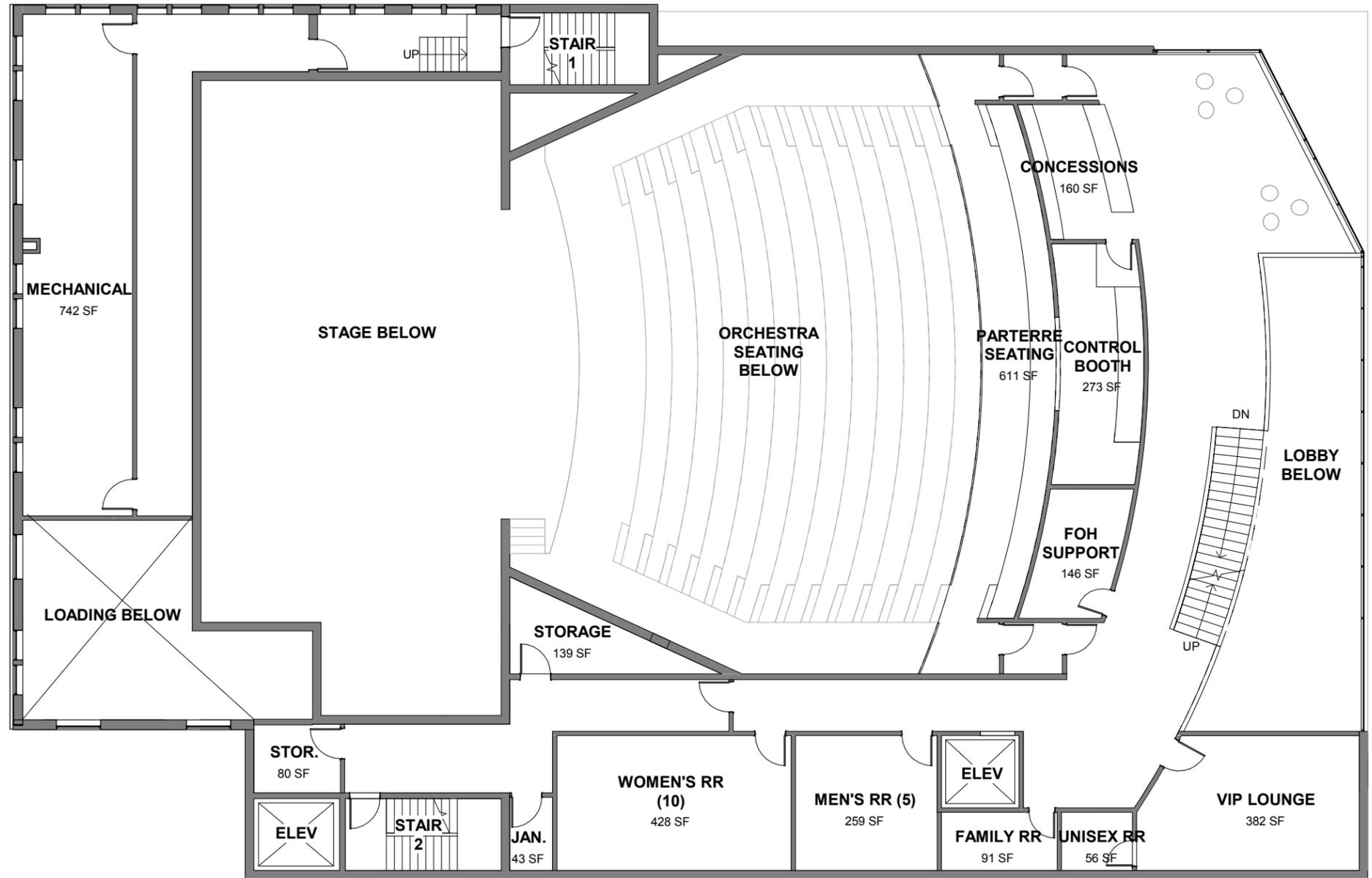
Attest: Patricia Piecuch, City Clerk



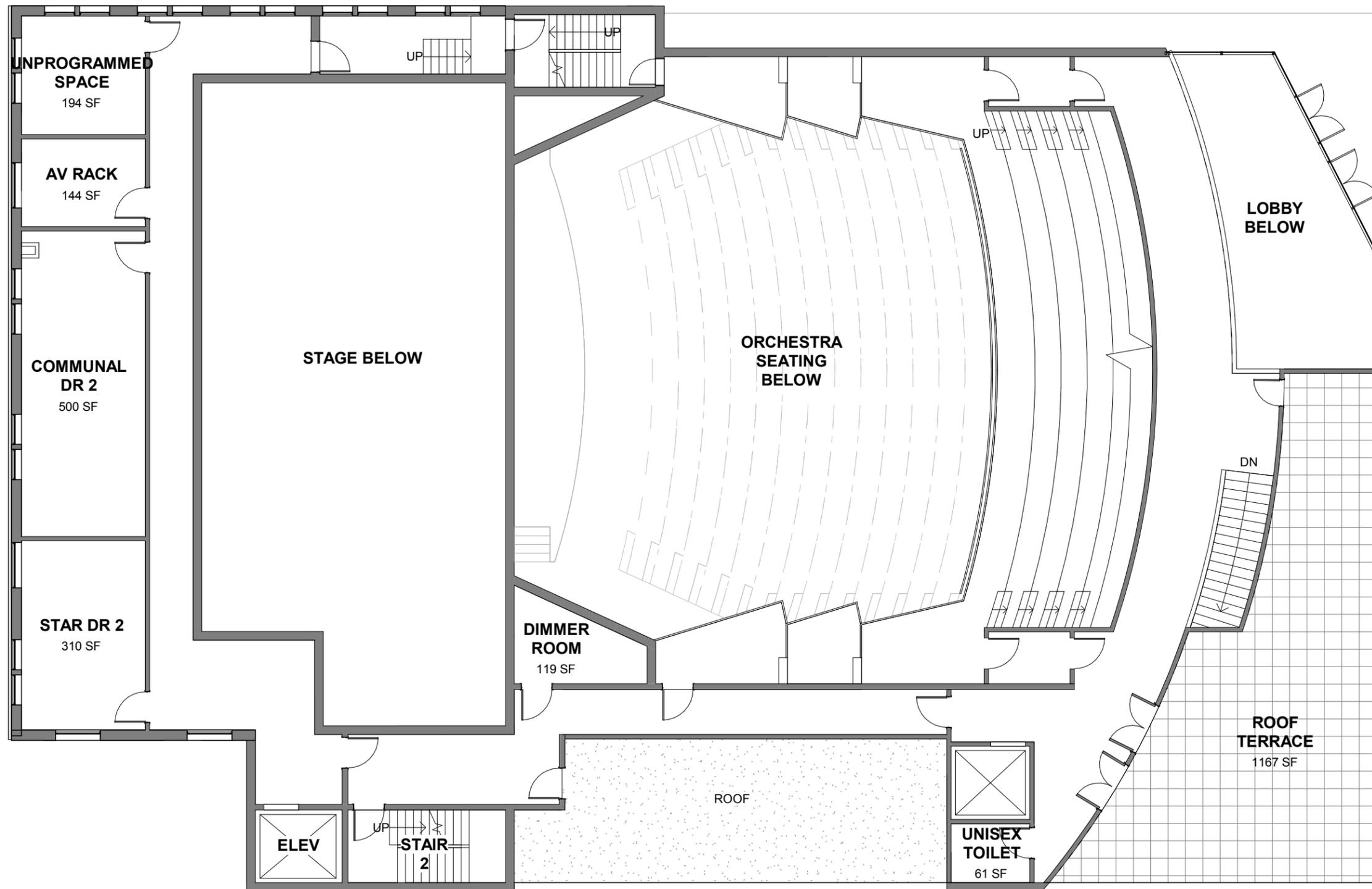
BASEMENT LEVEL PLAN



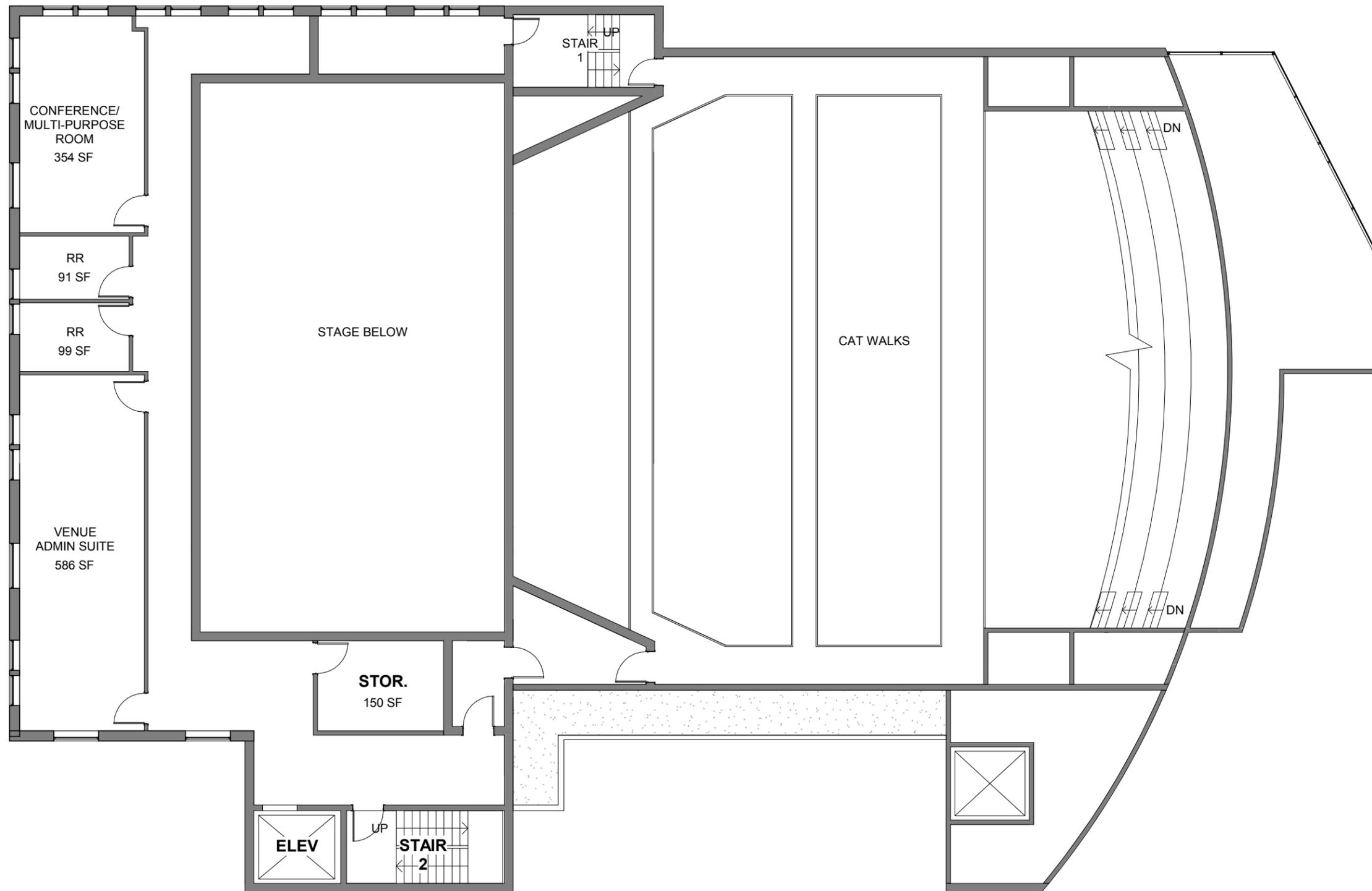
ORCHESTRA LEVEL PLAN



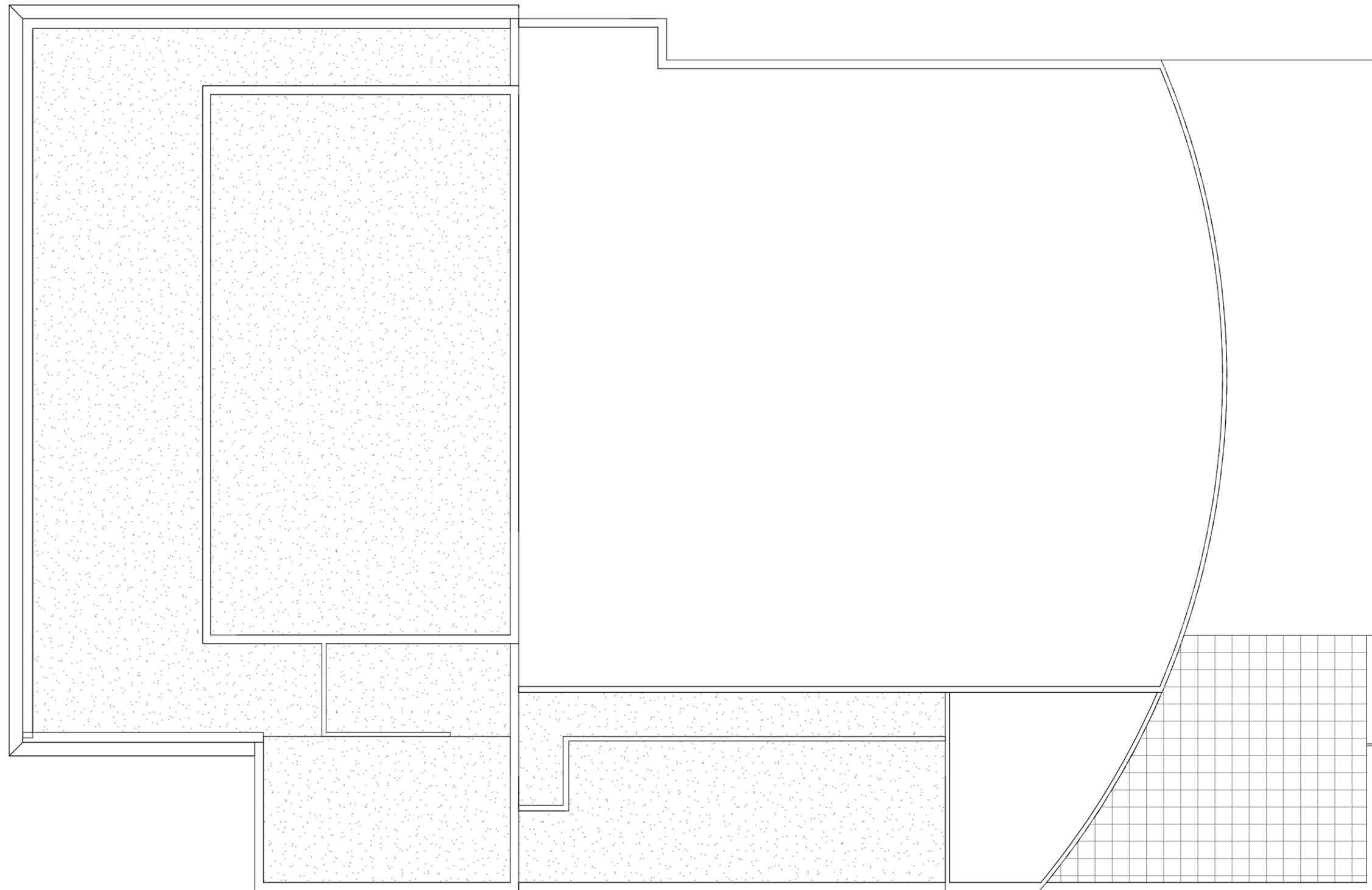
PARTERRE LEVEL PLAN



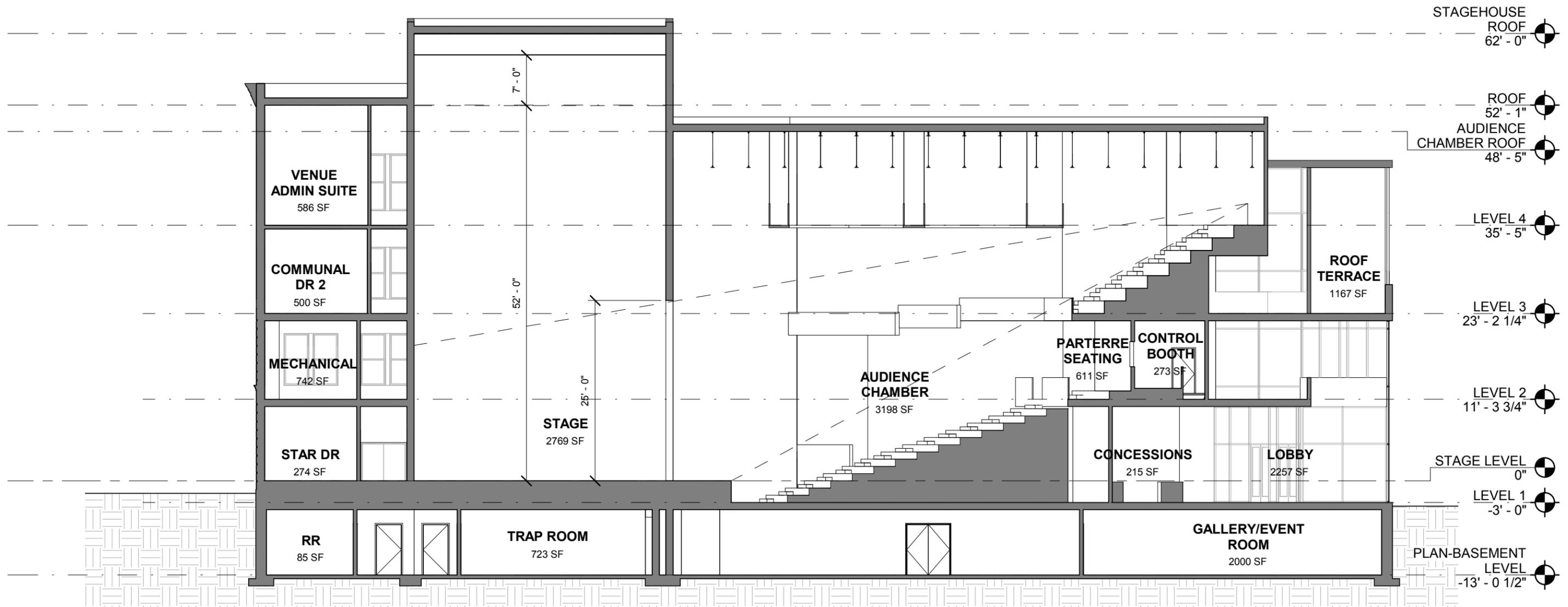
BALCONY LEVEL PLAN



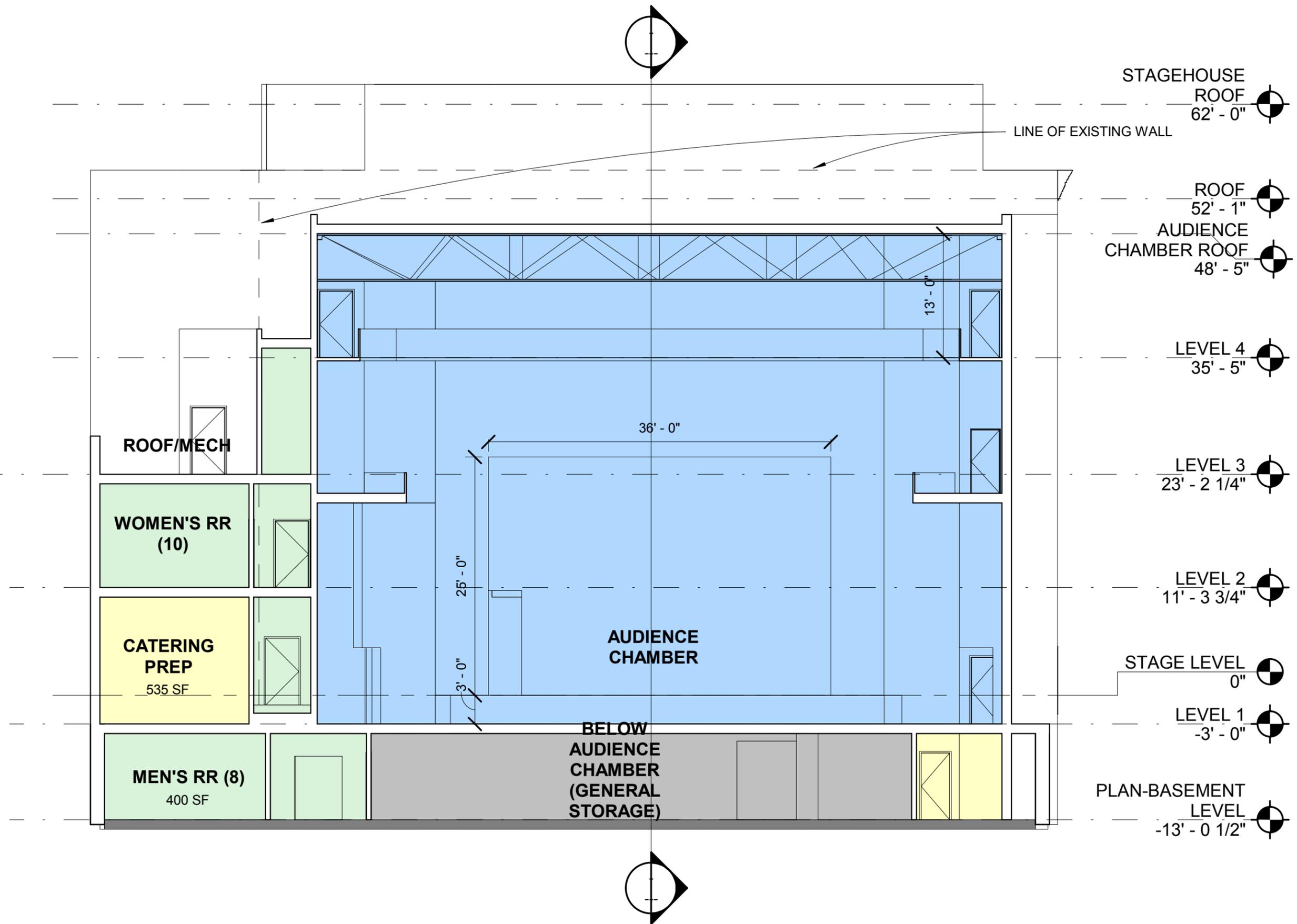
FOURTH LEVEL PLAN



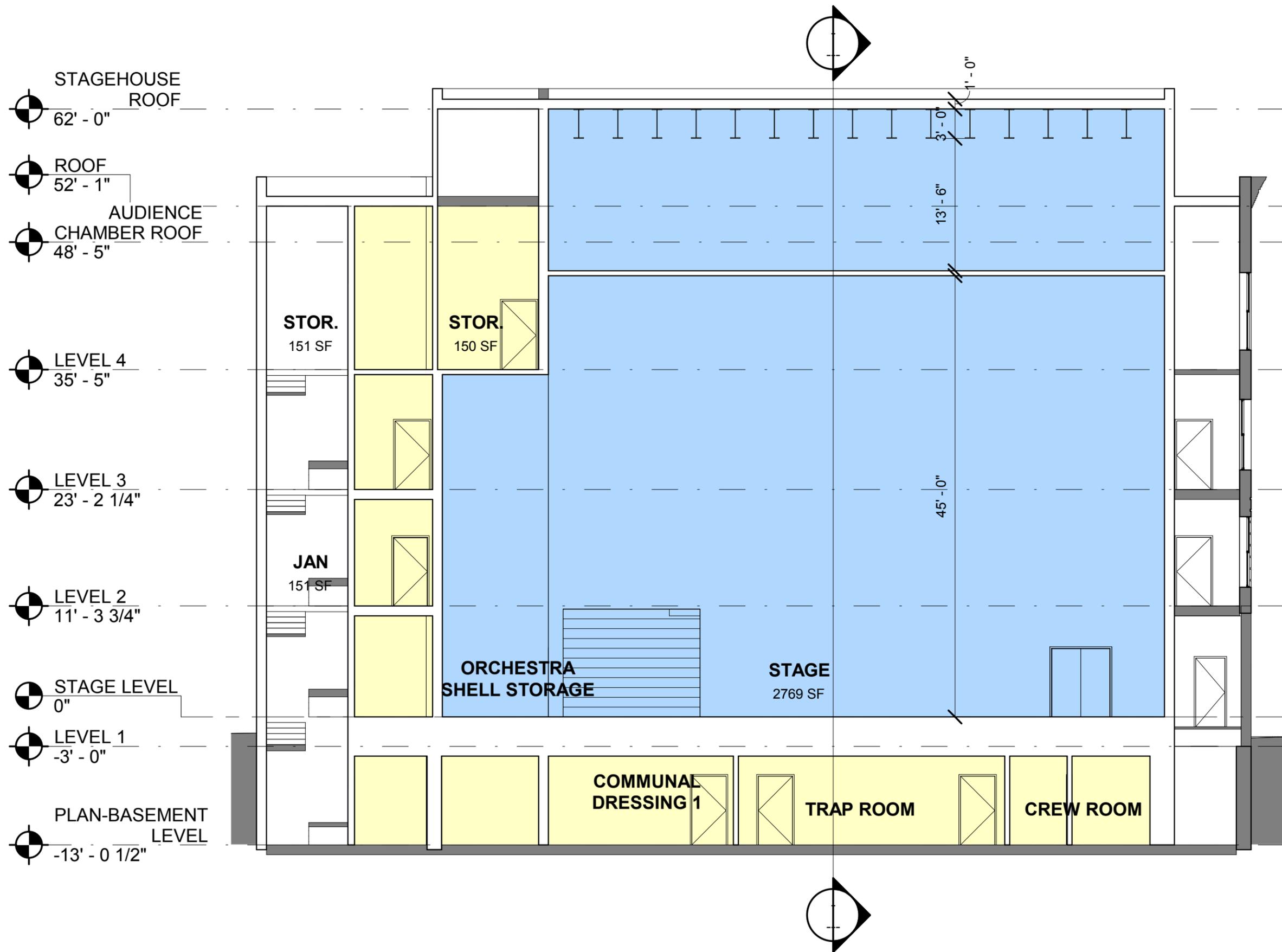
ROOF LEVEL PLAN



LONGITUDINAL SECTION



TRANSVERSE SECTION - AUDIENCE CHAMBER



TRANSVERSE SECTION - STAGEHOUSE