

Meeting of March 3, 2004

Second Meeting of the Public Access Board Nominees

Present: **Attended Board Members:** Lorraine Lamontagne, Hubie McDonough, Carol Williams, Jean Jeudy, Jim Stewart, John St. Hilaire
Members Sending Regrets: Jim Merrill, Lou D'Allesandro

Attended Staff: Grace Sullivan and Joe Lahr

Discussion:

The first order of business was to choose a corporation name (pending approval of the NH Secretary of State). The board decided on "MCAM, Manchester Community Access Media"

Grace discussed an available public access studio site at **967 Elm Street, 2nd Floor**, MCTV staff recently toured this location based on a call from the mayor's Destination Manchester Coordinator, Bill Jabjiniak.

Joe noted that:

- The building is owned by Paul Smith; financed by the city municipal redevelopment project
- Currently, a computer software company that is downsizing occupies it.
- The facility is 3,800 square feet and maintains enough large open space (with a few smaller offer spaces) to function well as a studio.
- The facility is completely handicap-accessible.
- Upgrade costs will be *minimal*: only a single dividing-wall needs to be constructed to both separate the bathroom doors from the main studio and create a separation for a control room and storage.
- The current asking price for a commercial entity is \$12 per square foot, Mr. Smith expressed that pricing would be "very aggressive" in moving in a non-profit entity. He requested that we "make an offer". The current occupants are not able to pay on their lease and may, at request, leave behind much of their furniture (desks, cubicles, wall separations, etc), again *minimizing* start-up costs greatly

Grace discussed the \$190,000 proposed public access (non-profit) budget that was submitted for the Mayor & Aldermen's approval. Each line item was noted in detail.

Board members analyzed any opportunity for change: discussed was the number of employees, insurance costs and rent. No changes were proposed.

At the next meeting the group will tour the 967 Elm St. location. At that time they will discuss and sign an Articles of Agreement (RSA 292) to be

presented by Jim Merrill. This agreement will allow the “group” to act and make decisions authoritatively. This agreement will require at least five signatures.

Jim Merrill would be marking changes to a draft-set of incorporation bylaws, to also be discussed at the next meeting.

It was agreed that the next meeting would be March 17, at 7:30AM, beginning with a tour of 967 Elm Street, Second Floor.