

Economic Development Advisory Committee
December 18, 2024 - 7:00pm

Attendance: Nancy Martin, Harry Seidel, Ian Rogers, Charlie Albano, Colleen Murphy, Clyde Carson, Mike Tardiff, James Sherman, Sara Johnson

Nancy gave an overview of the tasks and events that were held in 2024 to receive input about the future of the Warner Community Center. Prior to making recommendations about the Warner Community Center building, Mike Tardiff, Central NH Regional Planning Commission, suggested the committee conduct a survey. In June 2024, 267 households responded (20% response) to the [survey](#). 20% response is a good statistically valid response.

- 33% of survey responses use the services in the building.
- 80% of survey responses support improvements to Warner Community Center including energy efficiency, electrical accessibility, and heating systems.

During the [tour](#) in September 2024, GearUp suggested to fix the railings in the stairwells for children. Food pantry re-wiring is needed. Food pantry wants to upgrade the freezers/refrigerators for better efficiency but would need better wiring. At the [listen session](#) in September 2024, similar responses were collected that matched the survey results. The large majority of residents want to continue to use and improve the Warner Community Center.

Harry asked if we should add the Warner Community Center into the Master Plan? That is beyond the scope of this project. Current text in Master Plan 2011:

“Historic Character

Views on historic structures and districts have not changed measurably over the past decade. Residents overwhelmingly support the preservation of important historic sites because they contribute so much to the town’s character. Residents want future development to match the historic architectural style to some extent so as to preserve the small-town atmosphere and retain Warner’s historic identity.”

Within the [Building Evaluation Report 2023](#), the Town paid SMP (Sheer McCrystal Palson Architecture Inc.) for a building evaluation. They recommended to fix:

- 1) Improve the ramp into the building.
- 2) Upgrade the electrical.
- 3) Upgrade the bathrooms to Americans with Disabilities Act compliance.
- 4) Fix the stairwell railings.

The Community Development Finance Authority and other sources of grant funding have had funds available to address some of the concerns at the building. has additional grant money to address some of the concerns at the building. A capital reserve fund could be used to provide required “match” to secure funding.

Select Board will include \$20,000 in operational budget every year for maintenance costs. This is for general maintenance, not for upgrades and improvements. For example, to fix things that break from regular usage such as door handles, plumbing, broken windows, etc.

Action Item: EDAC will propose an article to the Select Board on the Warner Community Center next steps.