

Warner Economic Advisory Development Committee (EDAC)

Wednesday, January 18, 2021

In attendance:

Charlie Albano, Ben Frost, Christine Frost, Clyde Carson, Mark Giovanni, Bret Ingold, Nancy Martin, Faith Minton, Neil Nevins,

Meeting called to order 6:00pm

approve Oct. & Nov. 2022 minutes, minutes were unanimously approved.

Community Center Energy Audit & Community Center Grant

Neil Nevins shared Warner Community Center energy audit conducted by Resilient Buildings Group (RGB). The Community Development Finance Authority (CDFA) helped to fund the audit. RGB examined the buildings shell (foundation and insulation, exterior wall construction and insulation, roof type and insulation, doors and windows), and the building's systems (heating, plumbing ventilation, and air conditioning). A number of cost-effective and energy efficient recommendations were identified to reduce energy use and cost with improved energy efficiency. Recommendations include 1.) replacing existing boiler with either a wood-pellet boiler or air sourced heat pumps. An installation of heat pumps would improve overall air circulation throughout the year and provide a more energy efficient option than the existing boiler and window air conditioners. RGB recommends leaving the existing boiler in place to serve as a backup heat source. 2.) RGB recommends replacing the electric water heater with heat pump hot water heater, 3.) Installation of LED lights and use of energy star appliances, 4.) Installation of a 13.7 kW Solar PV array at a minimum with additional capacity if there are plans to electrify the HVAC systems. With the addition of a PV array on the building, there may be a need to improve the structural supports in the roof. 5.) RGB made several no-cost/ low-cost energy efficient recommendations such as thermostat setback, task lighting, refrigerator replacement, and computer shut down . Breakdown of financials. RGB estimates that a capital investment between \$ 77,350 to \$158,950 could be expected based on the implementation of the various options that were presented. It was a comprehensive report that gives a lot to look into. Discussion on building improvements - will be a reduction of operating budget. Clyde Carson suggested that adding solar panels at the transfer station may be a more cost effective alternative to roof mounted mounted panels on the community center made possible through group net metering. This is a beginning. The NHSaves Program, the Community Development Finance Authority, and the USDA provide grants and

incentives that can reduce the implementation costs overall. Neil shared information on additional funding through the Community Center Investment Program being administered by CDFA. Application deadline for the funds have yet to be determined but should be available this year. These funds could be used to improve the building's overall accessibility, that better serves the community.

Community Center Design and Engineering

Anthony Mento of SMP Architecture was not in attendance

Child Care - Boys & Girls Club

Struggling to find staff. Charlie talked to Chris Eamons of The Boys & Girls Club, they are interviewing staff. They are committed and still working on it. Charlie shared concern over the readiness of the space.

Pharmacy & Concord Hospital

Clyde shared they had met with some management of Concord Hospital and prior plans for expansion in Warner. Covid has put those plans on hold. Their commitment to Warner was strong, and it could be changed with more Telehealth since the pandemic. He will meet again in early February to get an update. Discussion if an in house pharmacy with Concord Hospital or a pharmacy at exit 9/ Intervale might be possibility. Clyde offered opportunity to meet with property owner (exit 9/Intervale) to see if there might be a possibility of a pharmacy at that location?

Sound Walk Project

Bret approached by friend Patrick who is a StoryCorps engineer, looking for projects. Patrick had done a project in Maine. There was a meeting with the Warner Historical Society to see how it might fit into Warner's 250 anniversary. The Historical Society is interested in this potential project. Bret's friend Patrick may have access to some grant money. A project like this collaborates with local economy, tourism, history. There will be more meetings to continue strategizing to get funding and sites. This project could feature local authors, artists and has interesting aspects. NH Arts Council could perhaps add to the project. It would most likely work with a website and map identifying sites, QR codes or web based. Someone can listen on their personal device to story of the site.. this would also create an archive for the Historical Society.

Discussion on the project was positive. Neil shared an upcoming zoom meeting with Bret, Neil, Patrick and others to continue talk on this project.

Discussion on Warner as supportive of business and good press lately.

Discussion of sites outside of Main St. which could be more complicated for this project and consideration of how to incorporate more sites. Discussion on ways to the word out to local businesses and promote Warner. Nancy Martin shared that the Warner Conservation Commission has just completed an educational tour with stops with written explanation.

Corridor Survey

Christine Frost shared that the corridor survey had been done on Survey Monkey. There was a very good response rate of 510 received in a week. She felt it was a great effort by the Corridor Study committee. Christine shared the questions asked on the survey and how many answered, that there were pages of personal answers and replies to each question. There will a presentation of the survey by the committee to the Select Board on Jan. 31.

Field House Sports

Charlie informed the committee that Field House Sports in Bow, is unable to be at their current location anymore and are looking to relocate. Charlie suggested this could be an opportunity for Warner. It was suggested maybe at exit 7? Charlie questioned if anyone on the committee is interested in making calls to field house sports in Bow as this could be an opportunity for Warner if they are looking to relocate. Mark volunteered to make a contact with Field House Sports to see if they might be interested in locating in Warner.

Revitalization Zone in Town's zoning guidelines

Other business

Bret requests the welcome pack be put on the agenda for future discussion.

meeting adjourned 7:50pm