

**TOWN OF WOLFEBORO  
BUDGET COMMITTEE  
APPROVED MINUTES  
January 13, 2022 – Regular Meeting  
Wolfeboro Town Hall**

**I. 6:15 PM Call To Order**

*Chairman MacDonald opened the meeting at 6:18 pm.*

**Members Present:** John MacDonald, Chairman, Bob Tougher, Vice-Chairman, Steve Johnson, Bob Loughman, Matt Plache, Bob Moholland, Brian Black, Tom Bell, Members, Brian Deshaies, BOS Representative, Linda Murray, BOS Alternate Representative.

**Member Absent:** John Burt, Member (excused).

**Staff Present:** Jim Pineo, Town Manager, Kathy Carpentier, Finance Director, Lee Ann Hendrickson, Administrative Assistant.

**II. Pledge of Allegiance**

The Committee participated in the Pledge of Allegiance.

**III. Discussion Items**

**Article 11: Pop Whalen Renovation & Expansion Project \$6,972,951**

Jim Pineo reviewed the Pop Whalen Renovation and Expansion project Powerpoint presentation, see attached.

Victor Drouin stated a Business Plan has been developed for the Pop Whalen facility and noted the following ways revenue will be increased; increase ice rental rates (\$30-35,000), advertisement sales (along the boards of the rink, \$40-45,000) and additional revenue generated from year-round use of the building (revenue to be determined). He discussed the structural integrity of the current building; noting the building failed an inspection by an engineer. He stated the existing foundation, chiller, floor, and sprinkler riser can be retained. He noted the following funding sources; \$3.5 million from taxpayers, \$2.7 million from the Friends of Pop Whalen and \$700,000 from the Pop Whalen Enterprise Fund.

Steve Johnson questioned the yearly estimated revenue.

Victor Drouin stated the projected revenue is \$407,000 and noted the facility currently averages a revenue of \$280,000/year; noting the facility is in use for five months. He stated revenue will increase once the building becomes a four-season facility. He stated ice rental revenue will increase 20% because the season can be expanded by two months.

Steve Johnson questioned the design of spectator seating and asked if such has been improved upon.

Victor Drouin replied yes and reviewed the proposed changes to such.

Kurt DeVlyder stated an elevated viewing area that is handicap accessible is proposed. He stated two rows of bleachers running two-thirds the length of the ice will dramatically increase viewing for spectators.

Brian Black asked if there is salvage value to the existing structure and whether such has been incorporated into the price.

Victor Drouin stated what is able to be salvaged has been incorporated into the cost.

Mark Wolfe, CCI, stated the salvage is the cost of the scrap metal which totals \$12,000.

Matt Plache questioned the number of visits during the five-month period.

Victor Drouin stated he does not know the number of visits however, the current revenue generated by the number of visits is 62,000/year. He stated a rate increase went into effect January 1<sup>st</sup> and noted there will be an additional increase in 2023.

Matt Plache asked what happens to the facility if the project is not done.

Jim Pineo stated if the warrant article fails, another warrant article for \$50,000 (Pop Whalen Contingency Funds) has been proposed for further architectural and engineering design work.

Victor Drouin stated he anticipates that the facility could operate for another couple of years however, additional problems will occur.

Matt Plache questioned the start of construction.

Victor Drouin stated the hope is to open and operate the facility in December 2022.

Mark Wolfe stated the demolition of the building would begin April 1 (anticipates two months for such) and noted the building is expected to arrive in August. He stated the project is a phased approach - the opening of the arena to occur first with the expansion being constructed following such.

Tom Bell questioned an alternative location for programs while the building is being constructed.

Victor Drouin stated intermediate homes would have to be located for programs until the facility opens; noting there are facilities in Rochester, Conway, and Laconia for the hockey programs.

Bob Loughman questioned the revenue projection for 2022.

Victor Drouin stated there will be lost revenue however, there will also be less expenses because programs will not begin until 2023.

Bob Loughman stated there is no way that the anticipated revenues for 2022 will be met and asked that the numbers be recast.

Tom Bell stated both figures, revenues, and expenses, need to be reviewed.

Kathy Carpentier stated such would be taken as an action item.

Brian Black asked if it is anticipated that with current uses if there would be staffing changes.

Jim Pineo stated he does not believe there will be any additional staffing and noted a consultant is going to prepare a staffing model for Parks and Recreation.

Brian Black stated Brewster has previously considered their own facility.

Victor Drouin stated Brewster is part of Friends of Pop Whalen and feels that they would use the facility for the foreseeable future.

Brian Deshaies asked if it was possible to schedule Back Bay, Brewster, and Kingswood's home games to 2023.

Victor Drouin replied yes. He stated the teams would lose practice times in the fall however, away games could be scheduled during the beginning of the season with the home games being scheduled after January 1<sup>st</sup>.

Steve Johnson asked if the \$2.7 million figure increases, how would the additional funding be raised and is there a possibility such will not be met.

Victor Drouin stated fundraising efforts began in August and currently the Friends of Pop Whalen has half the funds. He stated in the event the full amount of funding has not been raised, the Town would bridge the balance. He stated he does not want to commit beyond \$2.7 million and believes the funds will be raised.

Steve Johnson thanked the Friends of Pop Whalen for their efforts.

John MacDonald read Article 11 Pop Whalen Renovation and Expansion Project.

*It was moved by Bob Loughman and seconded by Steve Johnson to recommend Article 11. Roll call vote: John MacDonald – yes, Bob Tougher – yes, Bob Loughman – yes, Bob Moholland – yes, Matt Plache – yes, Brian Black – yes, Steve Johnson – yes, Tom Bell – yes. The motion passed (8-0).*

**IV. Other Business**

None.

**V. Approval of Minutes  
December 28, 2021**

*It was moved by and seconded by to approve the December 28, 2021 Budget Committee minutes as submitted. All members voted in favor. The motion passed (8-0).*

**VI. Public Comment**

None.

There being no further business before the Committee, the meeting adjourned at 7:20 PM.

Respectfully Submitted,  
*Lee Ann Hendrickson*  
Lee Ann Hendrickson