

Keefe Auditorium Commission
Thursday, October 1, 2026
Nashua Public Library, Large Conference Room

The Keefe Auditorium Commission met on the above date in the main conference room at the Nashua Public Library, called to order by Chairman Dennis Schneider at 4:38pm. In attendance were Commission members Shawn Smith, Dennis Schneider, Carl Dubois, Daniel O'Donnell and Joseph Olefirowicz. Also in attendance were Jennifer Deshaies and Amy DeRoche. Tim Cummings attended remotely.

Approval of Prior Meeting Minutes

Approval of Meeting Minutes of September 18, 2026. Motion by Daniel O'Donnell, seconded by Carl Dubois to accept minutes. So Voted 4-0 (Joseph Olefirowicz abstaining).

MEETING OVERVIEW

Chairman Schneider started the meeting by soliciting input on his presentation to the Aldermen on September 22, 2026. The general consensus of the group was the presentation went very well, but lacked direction from the Aldermen as to future Auditorium Commission direction. Dennis also provided six key power point slides from his presentation which highlighted the key points. See attached document entitled "Ensuring the Future of the Edmund Keefe Auditorium/Auditorium Commission Recommendations".

Future Planning

Various ideas were floated as potential next steps by the Commission. These ranged from investigating potential non-profit contributors, holding discussions with potential users of the Keefe Auditorium and developing a potential construction phasing plan.

Tim Cummings briefed the Commission on legislation he is drafting for Aldermanic consideration. Highlights will be the creation of a TIF from tax proceeds after the site is developed, recommendation of a preferred developer, and redesign of the site by the developer to take into account the Commission's recommended auditorium building footprint. The TIF would potentially yield \$14 million to \$18 million. The proceeds from the sale of the property could also be earmarked for auditorium renovations.

There was general agreement amongst the Commission that if the TIF wasn't approved, the likelihood of the auditorium being renovated and thus "saved" from demolition is slim, at best. If the TIF is approved, additional fundraising will be needed to cover the gap between \$14/18 million and \$29–34 million renovation cost estimates for the preferred configuration. Operating expenses exceeding revenue will also require separate fundraising efforts.

Dennis drew attention to the slide in the attachments which provides a potential timeline for future Keefe renovations and re-opening. This timeline extends out to between October 2032 and October 2033. Operating models (for profit and non-profit) must also be evaluated and one selected. A fund raising strategy must also be adopted.

Commission Assignments

- Daniel O'Donnell will begin looking at potential donors to the Keefe Auditorium.
- Dennis Schneider will reach out to the New Hampshire Symphony regarding likelihood of them using the auditorium.
- Carl Dubois and Shawn Smith will look at potential construction phasing plans.

Next Meeting: Thursday, November 5, 2026 at 4:30pm in room 208 of City Hall.

Motion to adjourn by Daniel O'Donnell. So voted 5-0. Meeting adjourned at 6:08 pm.

Respectfully submitted, Shawn M. Smith, Auditorium Commission Secretary

Attachments

- (1) Ensuring the Future of the Edmund Keefe Auditorium; Auditorium Commission Recommendations

Attachments

- (2) Powerpoint Presentation for Planned Aldermanic Meeting of September 22, 2026, "Ensuring the Future of the Edmund Keefe Auditorium"