

# HUB COMMITTEE MEETING

April 17, 2020

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In Attendance:

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Committee Members Present: Larry Chapman, Rick Shew, Chairperson Ann Smith and Mayor Janet Winkler

Others Present: Town Manager, Rebecca Bentley, Steering Committee Representative, Kathy Carroll, Town Clerk, Tammy Swanson and HUB Manager, Janice Woodie

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Call to Order:

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Ann Smith called the meeting to order, and she led the group in an opening prayer.

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Discuss Proposal for HUB Station Elevator:

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Kathy Carroll presented the following proposal from the Steering Committee for purchasing an elevator for HUB Station.

## Proposal for Securing an Elevator for ARTS Building

To: Hudson Board of Commissioners  
HUB Committee

From: Kathy Carroll, Chair  
HUB Station Steering Committee

Date: April 17, 2020

Proposal: ELEVATOR PURCHASE – INSTALLATION PLAN



During this period of limitations due to COVID-19, the HUB Station Steering Committee recommends that we find a way forward to install an elevator in the Arts Building. Doing so while activities are at a standstill would mean that access for all people to all programmatic and leasable spaces would be available when we are able to open arts programming to the public again.

Finances are an issue, but we offer the following analysis of funding in hand and funding projected to come to this project that can handle the total for the project, with a little help from the Town's ability to leverage funds.

### ELEVATOR COST ANALYSIS:

Fire System for A Bldg.	25,000.00
Brushy Mtn Bldrs	39,400.00 (elec panel, 'house' for elevator, Ceiling clearance, oversight)
Schindler-ELEVATOR	<u>66,800.00</u> (elevator, install, 2 doors)
TOTAL COST:	\$131,200.00

(Note: Annual Maintenance Contract with Schindler-Elevator \$2,200)

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Kathy also discussed the potential monies that are coming in for the project, and she presented the following option:

**MONEY AVAILABLE thru FUND-RAISING:**

<b>IN HAND NOW</b>	<b>\$81,000.00</b>
<b>Coming from BREMCO</b>	<b>41,000.00 (likely ½ this year; remainder 2021)</b>
<b>Coming from Naming Rights</b>	<b><u>10,000.00 (2 yeses; interr. By COVID-19)</u></b>
<b>TOTAL:</b>	<b>\$132,000.00</b>

There will be other donations, as well. Even with the figures above, we leave money in a line to continue needed improvements in classroom spaces. Already newly painted walls, updating of many spaces for use and lease, donated furniture from Wells Fargo, and addition of track lighting in the art displays hallway have revealed the beauty of the structure and lifted it to a level of appearance that will beckon more use. The elevator will encourage people to consider leasing artist studios and retail spaces when life moves to the 'new normal' with fewer movement restrictions. The elevator is a good financial decision for the long-term sustainability of HUB Station by the Town.

If the Town will consider the 0% interest loan options available, we could receive the remaining funds in the "coming from" lines above quickly – and those donations stated above will allow repayment of the loan within 18 months. And we'd have an elevator to spark new interest & activity at HUB Station.

Janet stated that we need to remember that the \$41,000 from BREMCO would be a loan rather than a donation over a 2-year period. Basically what would happen is that we would have a loan and BREMCO would make the payments when they came due. Janet commented that this option would take further investigation by the Board.

Ann stated that she could get more details about the loan from Alan Merck from Blue Ridge Electric. She stated that she would have Alan to write a letter explaining when we could get the funds.

Ann then asked the Committee Members if they supported putting an elevator in the HUB if we have the money in hand to install it.

Both Larry and Rick supported the installation of the elevator if we have the money in hand.

Larry commented that he supports the idea that an elevator is the next major project that needs to be done at the HUB.

Janet commented that we still have empty rooms on the first floor that could be rented before the second floor is rented.

Rebecca commented that we need to be sure the rooms that have been named with donations look good.

Janet stated that since we are struggling with preparing the budget at this point, it would be better to wait until at least May to discuss any capital projects.

Ann commented that if we have the money in hand for the elevator, a decision could possibly be made in May.

Consensus – The HUB Committee would support the installation of the elevator once the money is in hand.

HUB Updates:

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Janice discussed some of the maintenance projects going on at the HUB.

- Track Lighting finished in the “art hall,” and it looks great.
- Painters painting rooms on last wing.
- Jan Karon mural is up and looks great.
- Jan Karon has asked about covering the window at the end of the hall beside her room – she would like to have a screen installed over the window to allow information to be streaming constantly about her room. Jan has said that she would pay for the renovations.

Rick stated that projectors are not really designed to run constantly – the bulbs tend to burn out quickly. He suggested that t.v. screens be placed in different locations to play information about Jan’s room.

Ann agreed that t.v. screens would probably be a better option. She stated that taking out or covering the window did not seem like the best option.

- Jan Karon has also asked for a hall runner to be placed in the hall in front of the mural. She stated that she believes this would brighten up the area. This would also be at her expense.

Rick commented that we don’t want to place something in the hall that would create a tripping hazard.

- Jan has also asked that track lighting be placed to shine on the mural. Again, this would be at her expense.

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Discuss – Interview to Discuss HUB Funding:

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Ann suggested that we have the *News Topic* to come and do an interview with us about the funding for the improvements at the HUB. Ann commented that we want our citizens to know that the work is being done with donations instead of with tax dollars. The interview should include Ann, Kathy, Janice, Janet, Rebecca, and maybe even a quote from Jan Karon.

Rebecca commented that the donations have been great, including 19 Bernhardt chairs that were received from Wells Fargo and placed all through the Building A. She commented that Building B really didn’t need any of the chairs.

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Adjournment:

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**Motion: (Larry Chapman/Rick Shew) to adjourn the meeting. Unanimously approved.**

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Tamra T. Swanson, Town Clerk