

HUB COMMITTEE MEETING

October 9, 2020

In Attendance:

Members Present: Chairperson, Ann Smith, Larry Chapman, Rick Shew and Mayor Janet Winkler-(present virtually)

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

Call to Order:

Ann Smith called the HUB Committee Meeting to order.

Report from HUB Station – Tenants, Activities, etc.:

Janice Woodie presented the following update on tenants for Buildings A & B.

Tenants- A Building

East Wing

Suite 1: Angie Warren/Junk Gypsy Angels Boutique	\$450.00 month
Middle Office-C1: Kim Picton/Highlander Day Spa	\$130.00 month
Room 4: Dale & Char Payne/Healthy & Creative	\$600.00 month
Room 2: Jan Karon/ Happy Endings Store	\$600.00 month
Room 3: Jan Karon/ Mitford Museum	\$600.00 month

Main Hall

Red Awning Gallery	\$600.00 month
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Upstairs

Room A212: Joe Bigley/Artist Studio	\$360.00 month
Room A210: Beverly Mihelich, Rozzy Smith, Matthew Strawn	<u>\$360.00 month</u>
Shared Artist Studio	

\$3700.00 month/\$44,400.00 year

Tenants- B Building

Main Floor

Room 102: Cashawn Price	\$360.00 month/6months
\$600.00 month starts March 2021	
Room 103: Carmela Tomlinson/Paragon Design	\$600.00 month
Room 111 & office: Teresa Branch/Smart Start	\$890.00 month

Upstairs

Room 202: Lori Annas/Annas Landscaping	\$360.00 month
Room 203: Brad Ward/Armor of Truth Ministry	\$360.00 month
Room 206: Robb Bolick/ RT Marketing	<u>\$225.00 month</u>

\$2795 .00 monthly/ \$33,540.00 year

Annual income both buildings \$77,940.00

Janice commented that we are very fortunate to have all these spaces rented.

Quotes for Updating HUB Auditorium Area:

Janice presented the following 3 quotes for updating the auditorium area.



166 Eastview Street • Hudson, NC 28638 • 828-292-2877

PROPOSAL

THE HUB STATION – ART CENTER AUDITORIUM WALLS PAINT QUOTE

To :Mrs Janice Woodie

Date: October 5, 2020

General Scope of Work

Patch walls where needs, repair trim, scrape, primer, paint walls and trim, doors, frames

Pricing: \$ 15.800:00 Labor Only, \$600 to \$800 materials.

Scrape, patch walls, ceiling and primer and paint corridors, bathrooms and rooms

Pricing: \$ 4.400:00 labor \$ 450:00 materials

Thank you.

Ricardo Mesa,



**Brushy Mountain
Builders**
INCORPORATED

October 5, 2020

Janice Woodie

HUB Manager

145 Cedar Valley Road

Hudson, N.C. 28638

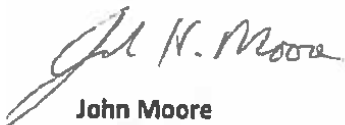
Ms. Woodie,

Brushy Mountain Builders, Inc. proposes the following estimates per our discussion this week:

- **To repair and paint the walls in the auditorium will cost an estimated \$9,500.00.**
- **To make repairs and paint stage walls and ceilings will cost an estimated \$3,000.00.**
- **To paint the back rooms, dressing room, and bath rooms will cost an estimated \$2,500.00.**

If you have any questions or need additional information please feel free to contact me (828)217-2300 or jmoore@brushymountaininc.com .

Thank you,



John Moore

Brushy Mountain Builders, Inc.

CHRIS HOLDER PAINTING
4415 JESS DRIVE
GRANITE FALLS NC 28630
8283100521
chrisholder@charter.net

JANICE Woodie

Project: HUB-Hudson Uptown Building/Repaint

1 Scrape, patch damaged areas in gymnasium room. Repaint said areas with Sherwin Williams Pre-Cat low sheen - All walls, no ceiling

Labor- 5,045.⁰⁰ Materials- 1,490.⁰⁰

653⁰⁰

2 Scrape, patch, and repaint damaged areas in bathroom and dressing rooms adjacent to main stage- All walls and ceilings

Labor- 2,090.⁰⁰ Materials- 420.⁰⁰

3 Scrape, patch, and repaint stage (stage ceiling and walls) black areas

Labor- 1,800.⁰⁰ Materials 770.⁰⁰

Rebecca discussed the quotes, and stated that we may want to consider the medium bid due to their skills with doing the repairs that need to be done.

Updates for heating and air in the rooms was also discussed.

Ann also mentioned that some of the tenants in Building B are asking for adult size toilets to be placed in the bathrooms. She commented that since the buildings were once used for elementary school-age children, the toilets in the bathrooms are small.

Janice discussed some of the furniture and kitchen items that were received from Oak Hill School. She commented that Joe Bigley is planning to take everything that is currently in the kitchen, and he will be removing it all, which will make room for the new items.

Request from Jan Karon to Rent "Welcome Room:"

Janice stated that Jan Karon has expressed interest in renting the "Welcome Room," and she also plans to have an office for the museum. Janice asked if we want to give Jan a break on the rent for the "Welcome Room" space since she is already renting other space and has been so generous with donations.

Kathy stated that she believes just having Jan Karon here is a super bid deal for Hudson, and she stated that she would like for us to be "kind" with what we charge her in rent.

Janice added that Jan has offered to let us use the "Welcome Room" when needed.

Rick suggested that the rent be cut in half to \$175.00 per month.

Larry suggested charging \$200.00 per month.

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Ann stated that Jan is buying ads to promote Hudson, and she promotes the HUB. She suggested that we go with the lower rent.

Motion: (Rick Shew/Ann Smith) to charge Jan Karon \$175.00 per month for renting the "Welcome Room."

Rick and Ann voted in favor of the motion.

Larry voted against the motion.

The motion carried by a vote of 2 to 1.

Update on Lease Agreement Adjustments (Jan Karon):

Rebecca stated that she talked with Carroll Tuttle about the lease agreement adjustments Jan Karon had requested, and according to Carroll, Jan's attorney still has the lease. Her attorney indicated to Carroll that there was no rush in getting the adjustments made to the lease.

Ann stated that she understood that Jan wants these changes made as soon as possible. She stated that she would discuss the lease with Jan.

Update on Landscaping Agreement:

Ann presented quotes she received for landscaping for HUB Station.

1 – Richard Story Landscaping

Option 1 - Quote: \$61,691

Includes:

- plants for front
- removal of existing plants
- reworking Veterans Pavers
- reworking water feature – pond
- lighting features

Option 2 – Quote: \$28,000

- installation of plants
- power
- installing edging
- does not include water feature

2 – Kevin Annas Landscaping

Quote: \$38,100

- does not include reworking Veterans Pavers
- does not include lighting features
- does include reworking water feature – pond

(Steering Committee came up with additional funds for reworking the water feature and Veterans Pavers.)

Ann stated that Jan prefers Richard Story do the work, and she would also like for him to come back each year to maintain the landscaping.

Janice commented that she believes if the landscaping is going to be professionally done, it needs to be professionally maintained as well.

Janet asked if the Town's Landscaping Crew has been shown the plans for the landscaping. She stated that she believes they should be involved with the project.

Ann stated that a condition of Jan giving us the donation for the landscaping is that she be assured it will be professionally installed and maintained.

Rebecca commented that both of the Town's Landscapers have landscaping degrees from CCC & TI.

Kathy stated that Richard Story has said he would be glad to work with the Town's Landscapers on the project; however, Jan wants a commitment.

Janet commented that the Board is limited to the commitments that can be made long term because it would be making commitments for future boards. She stated that we would need to talk with Carroll to verify whether or not the Board can make this type of long term commitment.

Discuss Possible Rental for Downstairs Area:

Ann stated that there has been interest shown in rental of the downstairs area of Building A for opening a bottleworks. The business would sell craft beers, cider, wine, etc., and would be open limited hours. Any renovations would be done at the tenant's expense. Ann commented that this idea is still very new, and there are a lot of questions that would need to be answered before the space is rented.

Adjournment:

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

Tamra T. Swanson, Town Clerk