

HUB Committee Meeting

March 25, 2024

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

Others Present: Town Manager, Jonathan Greer, HUB Director, Addie Faber, Finance Officer/Assist. Town Manager, Shana Guy, and Town Clerk, Tammy Swanson

Call to Order:

Ann Smith called the meeting to order at approximately 9:30 am.

Roof/Ceiling Repairs:

Roof Repairs Estimate - Addie discussed the problems with the roof leaking above the stage area at the HUB. She stated that apparently, this area of the roof has had a slow leak for a long time. Addie commented that Statesville Roofing has quoted the cost of the repairs to be \$1,780. She added that a representative from Statesville Roofing walked the entire roof of Building A, and reported that most of the building looks good.

Ceiling Repair Estimate - Addie stated that a section of ceiling behind the stage needs to be repaired, and the estimate for the repairs is \$15,125.38. This estimate came from ERX, Emergency Restoration Xperts.

Shana suggested that to save money, our Public Works Dept. may be able to do some of the painting involved with the repairs.

Motion: (Larry Chapman/Rick Shew) to move forward with the repairs for the roof, and repairs for the ceiling as presented. Unanimously approved.

Security Updates:

Addie stated that she has looked into door maintenance and lighting for Building B to improve security for the building. The cost for replacing the door that leads to the Activity Center, plus maintenance on the arms of the other doors in the building, was estimated to be \$14,885. Electrical and lighting updates to replace some of the older exterior lighting and update light switches was quoted at \$2,400.

The cost for adding a security system for the entire HUB Station campus was estimated to be \$7,765 plus \$35 per month.

Rick commented that with a security system, the tenants may not have adequate access to the building, and if food trucks begin to use the kitchen area of Building A, a lot of different people would have the code. Rick suggested that cameras might be a better option.

Motion: (Rick Shew/Larry Chapman) to move forward with door repairs and electrical/lighting upgrades as presented. Unanimously approved.

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Entrepreneur Space:

Jon stated that we currently have one tenant in the entrepreneur space. Jonathan asked about the possibility of moving the entrepreneur space downstairs to open up the current room for rental.

Addie mentioned that the regulations for the entrepreneur space are not really too user friendly. She stated that the media room might offer a more lounge-type, laid back atmosphere for this type of rental.

Ann stated that although the entrepreneur space could use some updates and changes, she believes the space is important to have, and she does not want it to go away completely.

Addie suggested that we could make work spaces available that could be paid for through a membership-type system. Computer access, phones and storage cabinets could be available for people using the room. She commented that the desks available in the workspaces now are just tables, which could definitely be set up somewhere else in the building.

It was the consensus of the Committee to keep looking at options for possibly moving the entrepreneur space to the first floor.

Grant Updates:

Jonathan briefly updated that Committee on the status of the grants that have been applied for, and the grants that may be available in the future.

- ARC Grant – Everything from environmental review has been submitted – just waiting on the o.k.
- HUB Parking lot bids are in – we are just waiting on engineers.
- We are talking with the WPCOG about ARC funds that might be available for construction.
- Application for the Rural Transformation Grant – Phase II (Continued Kitchen Improvements) – Resolution approved at the March 19th Board Meeting. Jonathan also gave an update on kitchen equipment.

Adjournment:

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

Tamra T. Swanson, Town Clerk