

# 2022-11-16 Board Work Session

Meeting at the Space to discuss topics:

Attendees:

- Justin
- James
- Julie
- Jack
- John

No Votes were made

No call to order was made

Topics:

- Lease Renewal
  - Julie provided information from the broker about the lease renewal
  - Lease Review
    - Guaranteed Renewal (5yr w/ guarantee?)
    - HVAC topics
    - 1st dibs if a neighbor leaves
    - automotive rider
    - Currently we are at 8.77
    - Proposal from Alyson:
      - Renewal is 8:35/sq ft, 4% bump per year, \$2.45/sq ft expenses
      - includes one 5yr lease renewal at then current rates
      - we have 34,600 sq feet (16575 for 104 and 19425 for 102 (adds to 36k sq ft) (difference may be occupiable space vs closet space)
- Rockwall Makerspace
  - Do we want to help them out or offer to combine?
  - James says he has a decent amount of cash invested into the rockwall makerspace, so it may be hard to absorb
  - Should we have an umbrella organization?
  - What does Rockwall need? Scott Birdsong
    - Does he want our help?
    - What level of control / sharing would we all envision?
      - umbrella org that has 2 sub-orgs (rockwall and carrolton)
    - basically they need our money...
    - What do we get out of it?
    - We could drive people to them...
    - Percentage of membership?
    - Do we know their current membership... about qty 100'ish previously...
    - Can we give them a small grant to get them back on their feet?
      - Grant ... \$10k'ish... so our members can get a discount there
    - Can we combine? (our members can go there?)
      - The issue with that is that Scott has purchased the tools
      - Infrastructure issues? (badge management, access controls, etc)
    - Option: Review membership information for people near Rockwall
      - consider mapping our members by address?
- Legal ...
  - We probably need a new lawyer at some point
  - Current lawyer has issues in personal life and it's hard
- HVAC
  - Plumber on the roof
  - Atmos may want a plumber available when Atmos is inspecting
  - Plumber said just call him if that happens (not sure who)
  - Jay will likely be here to cover until Julie can make it back