

Royston Depot Committee Meeting
Tuesday, February 23, 2010 – 7:00 p.m.
Depot Building

THOSE PRESENT:

Bob Adamson	Morris Andrews	Larry Bowen
Bob DuBose	Steven Gilmer	David Jordan
Laura Mickel	Randy Moore	General Eugene Phillips
Greer Phillips	Shirley Rosenberg	Candy Ross
Paul Simo	Chuck Viers	Genny Viers
Clark Williams	Bryan Yoder	

The group was welcomed and informed of Agenda items for the meeting.

Bob DuBose and Bryan Yoder of Trehel Corporation presented additional drawings and the cost estimate breakdown for the current facility which is 2,662 sq ft. They asked everyone not to be concerned about the dollar figures as they were a little on the high side to allow for potential adjustments. Bob told us each project has steps and went over those. They are:

Size/Function	Quality/Design	Budget
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Bryan informed the group how they did the cost estimate. They reviewed floor plans of former drawings. The cost includes 20 to 30% of floor being removed and keeping the main areas with historic tongue and groove from 1917 to 1930 period. The restrooms and warming kitchen will be tile. There will be a lot of wood trim. The main open area will be bead boards and top area will be sheetrock where photos or murals can be shown. The doors will be five panel solid wood. The ceiling will be open with large trusses but insulation installed. The warming kitchen, storage, and restrooms will be sheetrock. The wood to be used will be cleaned and stained a semi dark color. The outside windows will be replaced. The roof has several options. The orange terra cotta would be the most expensive. The embossed tin less and the arch shingles much less. The ADA will be across the front area with platform to one side. There will be fencing beyond the rail on back area for safety issues from the rail tracks. A mock chimney will be installed since it was in original section that no longer stands. The work may take as many as five (5) phases and years to complete. The phases are:

- Clean, secure and remove damage from existing building
- Mechanical, Plumbing, Electrical and Fixtures
- Roof – leave open – insulate foam panel installed and nail able
- Outside siding
- Complete inside – sheet rock, flooring, accessories, cabinets

The Trehel Corporation told the group as many local people would be used as subcontractors if proper insurance and good business. Approximately 90% of the dollars spent for project would benefit the local businesses.

The Committee would need to make some decision about specifics. The roof would be one of the major decisions to be made. This would also depend upon funds available for project.

Paul Simo a former employee of the Georgia Historic Register provided us with information about the benefits of being on the Register. This may open more doors for grants but also could be stricter guidelines. He gave an estimate of around \$2,000 to apply for Historic Register. It could take one to two years for the Historic Register to make the decision. He is available if we have questions but would need to go through his business of JB+a Community Advantage, llc located in Atlanta. The group had a few questions and thanked him for the information.

Greer Phillips is with same firm and does planning and landscape architecture. He had some information for us to view of projects they have done and are currently working on. He told the group we would benefit by continuing the Street Scape from current area to Depot area since this will become a very important part of downtown Royston. They are available to assist if the Committee decides to pursue this. There may be grants for renovation and Street Scape but this may be something they would work with the Better Hometown Director at a later date. The Committee liked what they saw but could not commit to this and thanked him for his time in coming to Royston.

Laura presented to the group a grant that is due on Friday, February 26, 2010. The total amount is \$33,000.00. It is the TRR Cobb House in Athens. Franklin County is included in this potential grant funding. She told the group it is always best not to ask for the full grant or just a small portion of the grant. It was felt between \$10,000 and \$20,000 would be the best way to go. After discussion due to some funding issues for her cost, the Committee had a motion by Chuck Viers to approve her to continue on this and Steven Gilmer seconded the motion. The Committee approved. Laura is also working on one for Small Towns and Communities. The time required to write a grant is between 25 and 40 hours. She has given us a fair price to help us get this project started. The Committee had to select work that would fall under \$20,000 for grant...the outside deck area and inside wooden door area. This will need to be determined from contractor if feasible to do these first. She is going to talk with Trehel. She will need other information and asked for all Committee assistance. Candy and Steven will get information to her Wednesday morning and she will contact the City for a couple of questions. The awarded grants should be known in a few months since potential high school architectural/engineering students will review.

Laura updated us that some of the grants have a hold but felt we would want to pursue federal and local grants. She is going to keep us informed as grants become available.

Laura has contact with individual that may be willing to donate an antique train for the Depot. She will keep us informed.

Mayor Jordan would like to see something happen this year on the Depot. Councilmen Bowen and Williams agreed. Mayor Jordan will check and see if the City can help in some way with expenses in preparing grants.

Steven will donate \$100.00 from the Antique Lantern and \$100.00 from himself to the Depot Fund.

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Chuck suggested putting the drawings in a business downtown for people to see with a note For More Information Call and have number. It was mentioned the Welcome Center window and Bob's Small Town Grille window. The number to be used would be the Welcome Center number.

The Committee was informed the Depot will be rented on Sunday, February 28th. The water in the kitchen faucet needs to be checked. Billy Parham will be asked to check this.

The meeting adjourned at 8:45 p.m.