

The meeting was called to order at 10 a.m.

This extra meeting was scheduled to discuss the proposed rent increase at the Artful Lawyer

Those present:

Charlotte Chan
Alisa Colpitts
Linda Correll
Ruth Lefko
Sue Hossack
Marvi Stine

Item 1: James Creekmore has announced he wants to increase the rent from \$300 to \$450 per month starting on June 1. (See below for text). Charlotte has approached Leslie Hager Smith (Blacksburg Mayor) to look at the Old Town Hall as an alternative location. James points out that we are using the space more than originally planned, since more people have keys and access to the building, He wants BRAA to clear out unwanted items from the storage area as he plans on moving things around.

Considerations in accepting the rent increase:

Pro

- It is a prime location.
- We have already started to advertise and promote the Art Space.
- We are gaining \$170+ month from the co-op
- James has hired a gallery manager which will increase traffic during the week
- Possibility of Artful Lawyer exhibits and openings increasing exposure of Art Space/BRAA
- We have the money in the bank, we are a non-profit
- The Art Space was created as a space for all members – i.e. the money is spent to benefit the association as a whole

Con:

- We are not certain that James will follow through on some of his verbal promises.
- It's more rent than was budgeted for this year.
- We do not know when the gallery manager is starting.
- We do not know when/if there will be other exhibits on the walls of the Artful Lawyer.
- If we just pay for storage it is \$150/month which is more expensive than renting a storage unit.

A motion was made to accept the \$450/month rent price , with the understanding that we will review at our first 2022 Board meeting in January next year.

The motion passed.

While we will continue in the space until year-end, we can also investigate other areas for our presence in the community.

Alisa will contact James, with a list of bullet points needed for clarification (see below for response)

- Do we have use of conference room for meetings, seminars etc
- Anticipated start date of gallery manager
- Role of manager, times the manager will be present.
- Anticipated start date of first exhibit
- When an Artful Lawyer exhibit is in progress, what is the expected role of BRAA volunteers at the weekends
- What rooms (if any) would be off limits at weekends
- What are his plans for Summer Solstice, Steppin' Out
- May we meet with the gallery manager to establish a working relationship
- When will we get a screen door and separate lock for the Art Space front door
- We will identify and remove unwanted items from storage (Gerri and Lois)

[Note, Gerri later indicated that this had already been taken care of some time ago.

Item 2: Establish an Ad Hoc committee to run the Moose Members exhibit. Alisa is willing to head up this committee and train incoming committee members. The committee will establish guidelines for acceptance of art, schedule, price point etc. Initially those currently showing will be asked if they want to join this committee, then the membership will be polled to see if anyone is interested.

Item 3; Summer Solstice. Friday June 18th is Art day, Saturday June 19th is family day. Suggestions: artist demos, drawing classes (ask Matt Gentry). Paint a disk, Sidewalk chalk painting (for kids).

Charlotte will put out an announcement to the membership asking for volunteers.

Item 4 Linda Correll is working on getting school art teachers free or reduced price memberships to help in getting younger members. She is gathering a list of art teachers at public schools in the area. The question is: what counties to include in this offer? The decision was made to include any county touching Montgomery County .

Item 5: Should the Art Space have a budget? Currently any expenses are being paid out of the discretionary fund. It was decided to keep it that way, but to add a line item in next year's budget.

The meeting was adjourned at 11:10 a.m.

Respectfully submitted

Sue Hossack ,

Secretary.

Addendum:

Correspondence from James Creekmore: 4/21/2021

“I mentioned to a few folks previously that we should re-look at BRAA’s rent given the major change in use of the space. Everyone else in the building has paid \$450/month. BRAA is at \$300. That was because it was initially conceived as a purely passive use, we handled all the sales of BRAA works and took a commission from that, and no one for BRAA ever needed keys or would be in the building other than regular business hours. Over the last 12 months, BRAA actually has made more use of the building than anyone else and now has a nice new increased use (with which I’m really happy) on the weekends, and I believe there are several keys outstanding with full access to the Gallery and basement whenever needed. That all translates into just more general overall needs such as supplies, increased cleaning and utilities for me. It also really eliminates all the reasons why the rent started so low compared to everyone else. Perhaps you could visit that issue with the Board and maybe we consider June 1 as a good time to transition to regular rent.”

From: **James Creekmore** <james@creekmorelaw.com>

Date: Mon, May 17, 2021 at 4:06 PM

Subject: UPDATED Re: meeting details

- Do we have use of the conference room for meetings, seminars etc. Will there be a calendar, since it is a shared space.

Yes, you may use either conference room whenever you like for any purpose. We have a shared platform for BRAA, DBI, Tourism and the Gallery communications and scheduling using a Google calendar in a program called “Slack.” It’s got a computer based program and mobile app, all free. Given the turnover in each (every!) organization, I’ll need to go back in and resend invitations to the new folks for each organization, so let me know from BRAA who should be included and an email address and phone number for each. Then maybe when I’m in town next (June 14-19) we can get together and talk about how it all works.

- Anticipated start date of gallery manager.

Katy Shepard is our new Gallery Manager and she is on the payroll as of this month.

- Role of manager, times the manager will be present.

Katy will have full reign over the Gallery, same as Diana did, and will manage all programs, activities, shows, etc. She and I will work out a schedule for when she’ll actually be in the Gallery.

- Anticipated start date of first exhibit

July. We are looking at 3 shows this year of 2 months each. We will return to our quarterly shows in January 2022.

- When an Artful Lawyer exhibit is in progress, what is the expected role of BRAA volunteers at the weekends

When we have an exhibit up, if you think it will be conducive to bringing guests in to your space as well, and you want to turn all the lights on downstairs in our Gallery, and just keep the foot traffic coming in through BRAA's front door so you can see everyone enter and exit, I would be glad to have that be the case. It certainly might increase weekend exposure for both of us. We will have Gallery business cards for Katy by then, so if there was any serious interest in acquiring a piece from our show, a BRAA volunteer could just provide that person Katy's card to contact her directly.

- What rooms (if any) would be off limits at weekends

Only areas to refrain from are upstairs offices and Tourism/DBI spaces. DBI and Tourism have always had kitchen access via the stairwell at the rear of the main Gallery conference room, since that takes you right up to the kitchen door. They've not used the front stairwell when we all were in the building since our offices, credenza, etc. with client materials were on the front. I'm fine with BRAA using the rear stairwell to and from the kitchen as well.

- What are his plans for Summer Solstice, Steppin' Out

For Summer Solstice, which is a week-long event this year with a different theme for each day, "Art Day" is Friday June 18. We will be hosting two artists outside on the porch - Hannah Howard and Tracy Booth. We have not yet developed a plan for inside the Gallery but have a couple ideas to discuss with Katy. No particular plan for Steppin' Out. We've never been open during the festivals previously since they're outdoor festivals.

- May we meet with the gallery manager to establish a working relationship

Absolutely. I'll put you in touch with Katy and y'all can coordinate a meeting.

- When will we get a screen door and separate lock for the Art Space front door

Felta is painting the basement suite now and has the BRAA front door on her list to paint – door and frame. Once she's done, I'll have the lock/handle changed and a storm door put on.

- We will identify and remove unwanted items from storage (Gerri and Lois) *I think Gerri called you the other day and we are good in the storage area.*

Yeah, that was long ago. I had to move everything in the basement suite and both rear storage areas by the end of April so I could clear all the DBI stuff out of the suite since our new tenant is renting the office where DBI was. So I had asked previously if BRAA knew if there was anything that needed to be eliminated, please do so before I moved everything twice. So, no worries, I moved all of BRAA's items in both the suite and rear storage areas last month, so where they all are is good for now. If/when I have

a tenant who wants the small room in the suite where BRAA's tables and files are, we'll need to move that stuff out.