



TOWN HALL ADVISORY COMMITTEE

Minutes of the September 29, 2025 Meeting

Buxton Meeting Room, Town Hall

7:00 PM

12 School Street, Hudson, NH 03051 • Tel: 603-886-6000

1. **CALL TO ORDER** – by Chairman Dumont the meeting of September 29, 2025 at 7:02 p.m. in the Buxton Meeting Room at Town Hall.
2. **PLEDGE OF ALLEGIANCE:** – Mr. Dhima
3. **ATTENDANCE:** Chairman, Dillon Dumont; Town Administrator, Roy Sorenson; Town Engineer, Elvis Dhima; Selectman Jakoby; NorthPoint Representative, Gary Thomas; Dan Barthelemy; Victor Oates; Bill Cole.

Chairman Dumont: I will open up for public input at 7:03 p.m. If anybody in the audience would like to come up, please state your name and address for the record.

PUBLIC INPUT:

Todd Boyer: Good evening, everybody. My name is Todd Boyer. I live at 2 Merrill Street. I didn't tell anybody that I was coming down here tonight. I know basically everybody here, but I didn't let anybody know because I wanted my comments tonight to come across to you as genuine as they possibly could be and as a citizen of this town, as a resident. That's it. I'll start right off with this building is insufficient for what this town needs. There is a laundry list of things that I can go through, but after watching the last meeting, I made a couple of notes. First time I actually made any notes. Whenever you try to remodel something, whether it's a house or a building, you are going to incur a lot more costs than you have ever thought of. When you open up walls and you find magical things which happens, plans change. You are subject to so many unknowns that the price tag just keeps on ticking through the roof. The other important thing with a remodel is the displacement of personnel. Now, what makes the town run? Personnel. If you want good personnel, what does good personnel want? They want atmosphere and they want culture. If you take good employees and you disrupt them in the sense of, they're in a smaller spot, they're in an open spot, they don't have all the tools that they're accustomed to in order to do their job because at that given time, the roof above them is getting ripped off so that we can put a second story on this place. That's a huge problem. And who knows if that employee is going to stick around. And just like anything else, finding good employees is one of the hardest things to do in society today, whether it is public or private. In regards to consulting firms on whether or not we need to bring in other people to tell us what we need and stuff. One thing that has always bothered me about government, no matter what government it is, is a study upon a study upon a study, which costs money, which costs money and money. It's a revolving door. We pay people to study

an issue. They give us a report. What do we do with it? Absolutely nothing. Nobody ever does anything with it. So why spend the money? We have a contracting company who is in the town of Hudson, who is also a taxpayer in the town of Hudson, who has shown in the past that they have Hudson's best interest in mind. And everybody sitting on this board I know has the town of Hudson's best interest in mind. So why don't we just take that advice and make our own professional decisions that we can? We can go into whether or not the offices are big enough, whether or not we have enough meeting spaces. I watched the last meeting and there were discussions on whether or not we can have meetings in multiple different buildings that the town currently owns. A nightmare waiting to happen. As a business owner, the last thing that I want to do is have multiple things in multiple different locations that I have to run to. If you want efficiency and you want effectiveness, you need to keep as many people and as much stuff happening in one location. Whether it's a sustainability committee meeting, whether it's a budget committee meeting, whether it's this town hall committee meeting. If everything happens in that one central location, it is far, far more efficient. You're not paying for extra lights. You're not paying for extra heat. You're not paying for a whole bunch of extra added costs that the town then burdens. There was discussion about how many employees we're going to have in 25 years. I can tell you guys right now, we're going to have more. I know that some people say, well, you need a crystal ball. We're going to have more. There's discussion in town about how we can make housing more affordable. How we can get more housing in here. Well, if that's the route that we want to go, we need permits. We need inspections. We need more DPW because we need more plows, all kinds of things. So in 25 years, yeah, we're going to need more people. What's that mean? It means more space, more office space. It's common sense. I just want this committee to understand that if you renovate this building in the long haul, we will be just throwing money away. Whatever we spend to renovate, it doesn't change what it is. No handicapped access. Not enough parking. We don't have enough room for the Fire Department. The Fire Department's going to have to grow. My personal recommendation as a citizen of Hudson, I would like to see this committee recommend to the Board of Selectmen to find another piece of property and build a new building. I'm not going to stick around. I got this plan at home. I'm going to go home and watch all you guys. But that's my comments for tonight. Thank you.

Elvis Dhima: Thank you.

Chairman Dumont: Is there anybody else that would like to come up? I'm not seeing anybody. I will close the public input at 7:11 p.m.

5. **APPOINTMENTS:** – None

6. **CONSENT ITEMS:**

And we will jump down to Consent Items. First is acceptance of minutes for the September 8, 2025 meeting.

Mr. Sorenson made a motion, seconded by Mr. Dhima, to accept the minutes from the September 8, 2025 Town Hall Advisory Committee meeting. Motion carried, 8-0.

Chairman Dumont: Next up will be calendar. We need to figure out what our next meeting will be. Would the Committee like to decide this now or at the end of the meeting? Sometimes the meeting suggests a timeline, but I think you talked about doing it the third Monday or a different Monday of the month. But any comments from the Board?

Selectman Jakoby: I think clarifying it now would be great. Then we don't have extra work to do at the end.

Chairman Dumont: I agree.

Gary Thomas: So, third Monday of October, you said?

Chairman Dumont: Last time we were talking, it seemed as though Mondays worked best for everybody. And I think we talked about the third Monday at that time.

Gary Thomas: So that would be the 20th?

Roy Sorenson: Yeah, it looks like the 20th right now

Chairman Dumont: Does that work for everybody?

Elvis Dhima: Putting it off the calendar real quick just to make sure.

Gary Thomas: 20th of October.

Elvis Dhima: It's open right now, so we don't have anything on the books.

Chairman Dumont: If that works for everybody, do we have a motion to schedule the next meeting for October 20th?

Elvis Dhima made a motion seconded by Mr. Thomas, to schedule the next Town Hall Advisory Committee meeting for Monday, October 20, 2025 at 7:00 p.m.

Chairman Dumont: Any discussion?

Gary Thomas: Same time, 7?

Chairman Dumont: 7. Yes, sir. Actually, I apologize.

Elvis Dhima: Yeah, he's not a voting member.

Selectman Jakoby: Oh, yeah.

Chairman Dumont: So, we will need a second from a voting member. Mr. Oates.

Elvis Dhima made a motion seconded by Mr. Oates, to schedule the next Town Hall Advisory Committee meeting for Monday, October 20, 2025 at 7:00 p.m.

7. OLD BUSINESS: – None

8. NEW BUSINESS:

A. Town Hall Presentation from NorthPoint and Questions/Answers Session

Chairman Dumont: First up is New Town Hall presentation from NorthPoint with a cost estimate. I will turn it over to Mr. Dhima briefly, and we'll segue into Mr. Thomas.

Elvis Dhima: Thank you, Mr. Chairman. As you recall, Mr. Thomas kindly volunteered to put something together for us to look at, to have a better understanding to what a new town hall would look like based on industry standards, based on what he's seen out there. This is based on preliminary plans prepared for other communities and kind of what they see out there and what they envision here. It's a one-story building. We're going to start with the floor plans, and we're going to develop some of the renderings, and then we're going to get a little bit into the construction related to only the building side only, not the site or the land, because obviously we don't have that. And I'll just hand it over to Mr. Thompson from here.

Gary Thomas: So, thank you, Mr. Dhima. So, as Mr. Dhima had represented, you know, based on our knowledge from interviewing a lot of the staff members here at the town hall and coming up with headcounts and offices and some growth patterns with it as well, potential growth patterns, the layout that we've come up with we feel like satisfies for a new town hall for easily the next 30 to 35 years. The one area that we can't really, I guess, expand on or plan for is really the Buxton Room and the Board of Selectmen Room. We've combined those so that we have a folding-type partition, so that if ever the very large planning board time comes that you need hundreds of people in that room, you can take over the Selectmen area with that. That's that zigzag wall that you see there. That becomes a folding partition, opens the whole room up for everybody. Also, sharing, there's plenty of TVs that we've shown on the walls right now, seating and everything. Again, we could tighten that up if need be, but we're basically showing it right now. The Buxton Room would seat about 175 occupants and the Board of Selectmen Room about another 150 occupants. Now, keep in mind that may not be the chairs that you're seeing set up right now, but code-wise, that's about what the room could potentially hold, okay? We've got public restrooms along that whole front area, so that basically when there are planning board hearings or Board of Selectmen meetings, the town hall where staff and everything basically gets locked down. Nobody can really enter that area. We have public restrooms. We have small conference rooms. We even have a small little break room if something happens that, all right, the meeting's going on really long. There's a little break room up front for everybody to just go grab a cup of coffee or a slice of pizza or whatever they're up for. We have the audio-visual room that will serve both of those rooms on the backside. That's sort of that brownish color in the back corner. We would assume that the parking lot would have front public parking and then rear parking, obviously depending on the appropriate site, so that staff can enter in from the back entrances, and same with Board of Selectmen, there's back entrances to come in, or they could easily come in through the front or the side doors. We've created that wing of the building sort of as larger gathering spaces for out in the hallways and stuff. Obviously, any of this stuff can get reduced if we're worried about square footage. As you can see, we have on the bottom of the page where it says main level floor plan, we have the main level at about 18,225 square feet, and the lower level at about 6,895, totaling out to 25,120. Again, any of this can be reduced or increased. When you look at the main public entrance where all the staff is, we have various areas of file cabinets, sort of the half walls, similar to what registry has now or tax. So each one of those common areas in the front hallway, as you enter into the building, both front and rear, there would be those individual departments. And again, separate departments for staff, more in the administrative side, the building department, board of selectmen offices, things like that,

are all in a similar lockdown side so that the public can't just wander over into that. We're keeping the public basically in the main hall or main corridors of the building. Plenty of restrooms. Again, the public could use from registration or taxpayers, they could use the public restrooms up in the front. But again, it's not really mandatory for you guys to provide a public restroom in that type of a situation, but it's there if we need it. The restrooms on the side where the building department and administrative, selectmen, and the break room, that's for staff only. We're considering that sort of as a multi-employee restroom with multiple toilets, sinks, etc. We've included some growth here in on this. So again, if we decide that we want to take the square footage of this place down a little bit for potential cost savings, that's always available. If you go to the second page on your packet, we've got optional lower-level floor plan. Now, we did that mostly for the reason of, if you didn't want the two-story building, because it does add some increased costs, obviously, structurally and vertically for elevator, etc. But we're mostly considering it right now for some mechanical space, which is obviously going to become important for the building. So, fire protection room, HVAC equipment, things like that. And then also some various offices for, I know we keep talking about having an IT type person here on staff, that would be a good spot for them. And it could be the mainframe or the IT closets for the entire campus, really. And again, those two darker gray areas up in the front, we're considering that for file storage. We know the town is required to keep so many different years of file storage. And it's kind of nice to have it here in the building rather than going off-site elsewhere. If you flip to page A3, again, just some concept renderings here that we're throwing out that my staff put together for what you see on the floor plan here. Sort of the old school of what you'd expect to see driving into Hudson, whether it's a brick veneer finish, clad board siding, a couple of different various options there. The next page on A4 is more of a contemporary design, if that's the route that the town decides to go. I mean, personally, I like the old classic look, but I had my staff just pull something together quickly on more of a contemporary look to the building. If you continue to the next pages, these are some of the interior shots and renderings, like the very first one you see on A5 with the Hudson logo on the front, the seal. You can see the windows on both sides for registration, taxpaying, things like that. That's sort of the main hall of the building, front to rear, for people to park on the front side and the back side. And then you can see at the top of the page, the doors to the meeting rooms are over to your left from that front hall there. On the next page, A6, again, a very large room, as we talked about, so I think that's going to be important for any new... And I think that's what we'd be lacking here, is the maximum we would get down here is 35 to 40 people, even with an expansion, is very difficult. So, these larger meeting rooms, I think, would create a great environment for the town and the Board of Selectmen when these large meetings are happening. So, this particular page, A6, is the Buxton room, and again, we're calling it the Buxton room because that's what it's called now, and the other Board of Selectmen room and the view from the AV area, so there's various renderings that you see on there. Similar seating to what we have here, it just can handle the volume of large planning board or Selectmen board meetings. Okay?

Elvis Dhima: Very nice.

Chairman Dumont: Thank you very much.

Gary Thomas: You're welcome.

Chairman Dumont: I do appreciate that. I agree. I think the classic look looks better than the contemporary myself.

Selectman Jakoby: Yeah.

Chairman Dumont: Any questions or comments from the committee?

Elvis Dhima: I have one quick question. What would you say, at this time, the cost for the square footage would be for this particular building, not including, obviously, the site, but just the building itself to give everyone an idea to where we're looking at?

Gary Thomas: Again, depending on the site, site costs these days really tend to drive some of the numbers up, but just from a building standpoint, to erect this building on a raw site, let's just pretend all the parking and stormwater and infrastructure is already in place and we had to run in and throw the foundation in and start building the building, you'd be looking at somewhere around \$300 to \$325 a square foot, and that would really include a magnitude of things like all the IT wiring, security, cameras, things like that. The main thing that I would say is site is difficult for us to understand right now until we have a site established, but pretty standard wood frame structure, and that would be with the lower-level downstairs, including that area. So, again, by the time you're done with the site work, you might be spending another \$50 to \$60 a square foot on site work, depending on the site, if it's ledge or anything like that. So, you could be looking at around \$360 to \$375-ish. It doesn't include furnishings.

Mr. Sorenson: So, no soft costs?

Gary Thomas: Yeah, no. Well, it would include soft costs.

Roy Sorenson: No furnishings.

Gary Thomas: Yeah, soft costs meaning architectural.

Roy Sorenson: Desks.

Gary Thomas: No equipment, no desks, no seating, furniture, things like that.

Elvis Dhima: So just for the record, \$125,120 square feet times \$325, looking at about \$8,164,000.

Gary Thomas: Yeah, I came up with \$8,102,000 is what I sort of...

Roy Sorenson: Based on your \$325 to \$350?

Gary Thomas: Yeah, well, \$325. A quick analysis that I came up with came out to \$324.08, and I based it on 25,000 square foot building. I know the numbers here say 25, 120-ish or so, but just for simple math, I kept it at 25,000.

Roy Sorenson: Mr. Chair, square footage on this building you said is...

Elvis Dhima: 25,120.

Gary Thomas: Keep in mind that includes the lower level, though.

Roy Sorenson: Yeah, what's this building right now with the build-out, with the addition?

Gary Thomas: I don't have the packet in front of me, but I believe it's like 17-ish thousand, somewhere around there.

Roy Sorenson: That's with the addition off here?

Elvis Dhima: No.

Gary Thomas: Yeah.

Elvis Dhima: No, the addition was about 1,000 square feet per floor. If that, I think, not including the dead space, I think it would have been a bit less than that per floor. And I think the square footage here is about 12,000 square feet and change. 17, I think, would have been with the addition.

Gary Thomas: With the addition, right. Yeah.

Elvis Dhima: So, we have to run the numbers, but I think the existing building footprint right now is about 12,000 and change.

Gary Thomas: Yeah, so with the addition, it's close to 17. It's like 16.8 something or other, you know.

Roy Sorenson: What's the, so let's talk about soft costs a little bit. So, I'm assuming, the numbers, is that for construction, design, build, approach?

Gary Thomas: Yes. Design, build, approach, which would include architectural, engineering, mechanical engineering, fire protection engineering.

Roy Sorenson: So, all that's in there?

Gary Thomas: All that soft cost would be built into that, yes.

Chairman Dumont: Anything else, Mr. Sorenson?

Roy Sorenson: Not right now.

Chairman Dumont: Selectman Jakoby, did I see your hand up?

Selectman Jakoby: Yeah, I just wanted to say thank you. I really appreciate this. It really gives a great visual of what's possible. And putting some numbers on it, I think, is really helpful for the public and for all of us. So, I just want to, again, thank you for that.

Gary Thomas: You're welcome.

Chairman Dumont: Sorry, so Mr. Oates first and then Mr. Barthelemy.

Victor Oates: I guess just looking at the full picture, we're not going to tell the residents 7-8 million because that's not the real number. We're going to be looking at closer to 11 million, 11-12 million, worst case scenario. That would be the typical ask for a turnkey operation walking in. Is that what I'm understanding, what I'm hearing? Because I don't. If you're looking at what? Would you say 8-2?

Gary Thomas: 8 million.

Victor Oates: And then if you factor in everything else turnkey, you're getting anywhere between 9.4 to 10.5 million.

Gary Thomas: I'm not sure what you're referring to about everything else. So, I guess I can't comment on that.

Victor Oates: When you walk through, everything's ready to go day one, you're looking at roughly 10-11 million dollars.

Elvis Dhima: Are you talking about just the building alone?

Victor Oates: I'm talking about the building and the site.

Gary Thomas: Okay, that's where you're losing me.

Victor Oates: When I say turnkey, you're opening the door and you're not asking for anything else.

Gary Thomas: Land and site work and everything else.

Victor Oates: And that to me is.

Gary Thomas: I can't comment on the land. I don't know what everybody's talking about for a piece of property. So, I don't know.

Victor Oates: I haven't even factored in the land. The land would be an unknown variable. The land could add another 1-2 million to the project by itself. And then you could be closer to 12-13 million. You know, full picture. I'm just trying to. I get framing it out, building it out, 8 million, 8.2. But we got to look at the true costs. And the true costs are what everything's going to be. And if everything's going to come out to. I would say the biggest variable is probably going to be the land. And the next variable is going to be the cost of goods in order to furnish. And, you know, that conference room. That conference room could go from 100,000 to a million. Depending on what you want to go in there and how you want it to operate. You know, that's. I think those are some of the costs that people don't really truly see. When you start building it out. And then you're like, oh, we're doing this. And then you're like, oh, let's do stadium theater seating. And let's make it look a little bit nicer. So people can have a better experience.

Chairman Dumont: You know, I figured we'd take this desk.

Elvis Dhima: Yeah. Cut it in half.

Chairman Dumont: It's larger than the 8.1, correct?

Roy Sorenson: Yeah, I think you're in the right range.

Victor Oates: And I think that that's the.

Gary Thomas: Yeah, I want to be clear that the question that was asked of me was building only. That's why I kept saying. I have no idea on the site work. Yeah. So, but you're not wrong, Mr. Oates. If, you know, if you take the site work into consideration, it could range between. For a project this size, 1.2 to 1.5 million would be sort of a normal. On a building of this size. By the time we're done with stormwater infrastructure, parking lot surfaces. And then, you

know, typically, again, when we see furnishings and stuff. On your average office build. It can range right around like maybe \$15 or so dollars a square foot. But it all depends on. So, there's another 375 to \$400,000 for furnishings.

Victor Oates: See, I'm at 375 to four and a quarter.

Selectman Jakoby: Yep.

Victor Oates: Right in there.

Selectman Jakoby: Yeah, yeah.

Victor Oates: That's expensive.

Chairman Dumont: Mr. Barthelemy is next.

Dan Barthelemy: What size property would we be looking at? Like land for a building like this?

Gary Thomas: Probably somewhere around two and a half to three acres. In order to satisfy the parking requirement that would come along with this.

Roy Sorenson: Stormwater.

Gary Thomas: Yep. Stormwater retention. Yep.

Roy Sorenson: Unless you know the town engineer.

Elvis Dhima: We can always waive it.

Dan Barthelemy: I just wanted to comment on the prices that were being thrown around. Because I believe it was mentioned around \$325 per square foot. But it could go up another \$75 per square foot. Depending on if we put it on the side of a cliff or something like that. So, that's between 8.1.

Gary Thomas: Up to \$375. But that included the site work. So, typically site work on buildings this size from a square footage number. And some people might argue that. I go on our historical data. The buildings that we are continually building today. And just built six months ago. It ranges, again, depending on the amount of stormwater. And the size of the project. It will range about \$35, \$40 a square foot. We've seen some jump up to \$50 a square foot on the size of the building.

Dan Barthelemy: So, that puts us to the 9.5 million, kind of.

Gary Thomas: With the site work. On the higher side with site work.

Dan Barthelemy: And you mentioned it was around \$1.2 for site work, I think.

Gary Thomas: Yeah, \$1.2 to \$1.5. Again, until we know where the site is. If there's ledge. I would advise the town as you're looking at properties. Try to make sure that we have town water, town sewer. Fire protection is going to be huge in a building like this. So, if you don't do town water, at least. And town sewer. Now we've got septic. And we've got cistern, you know, things like that.

Elvis Dhima: You will not be able to accommodate it if you have this many people for a meeting.

Gary Thomas: Correct, yeah.

Elvis Dhima: It will have to be supported by municipality services, utility services.

Gary Thomas: Correct.

Dan Barthelemy: That's all.

Elvis Dhima: Thank you, Mr. Chairman. So, what I'm looking at is \$8.25 million for the building. \$0.5 million for the furniture. Probably about \$2 million for a property. Three, three and a half acres. Depending where it's located with utilities available.

Roy Sorenson: Would you say for land?

Elvis Dhima: So, for land, \$2 million. You know, somewhere between \$1.5 to \$2, depending where that is. With water and sewer available. And also, gas. That will be something that we'll probably look for. And then about a million for the site development. Again, this all depends on if it's obviously steep or that. But if that's the case, you will not have the parking. So, I have just to keep this. I have about just under \$12 million dollars. Right on target.

Bill Cole: I'm sorry, how much was that?

Elvis Dhima: It was \$12 million. \$11.75. It was right in there. So, right on target.

Gary Thomas: And I wasn't trying. I just didn't know where you were headed with it. Because they were only asking me about the building. So, now I understand where you were going with all of that.

Elvis Dhima: So, everything is off today. Looking at the numbers roughly. We're looking at \$12 million dollars.

Victor Oates: That's the mentality if you bought a house. But that mortgage isn't really what you're paying per month for the house.

Gary Thomas: Yeah, yeah.

Elvis Dhima: So, that's good. Those are some good numbers, I think, to consider.

Victor Oates: You do this every day. So, you know.

Gary Thomas: Yeah.

Chairman Dumont: Mr. Oates, I saw you had something else.

Victor Oates: No, I was just going to make a comment that it would be 10.6 at four and a quarter. You know, just so. If we went to the extreme high end of 425, that would be the 10.6 number to what you were talking about.

Roy Sorenson: It's great that we're throwing numbers out. I would just caution that. I mean, you can put a range out there. But I think, ultimately, if this becomes a warrant article of some kind and we procure and use NorthPoint, they will certainly price that all out.

Gary Thomas: Correct.

Elvis Dhima: It will be a fixed number.

Gary Thomas: Yeah.

Roy Sorenson: The numbers are fine right now. I think we're in the general area. You know, we're not at \$30 million. We're not at \$5 million. But we're not getting to a number tonight, is my point.

Chairman Dumont: Well, what is nice is this \$12 million number. It's the same number that we talked about all those months ago at the original Board of Selectmen meeting. So, if everybody watched that, we had the same conversation.

Selectman Jakoby: Really?

Chairman Dumont: We got to the same number back then. It's good to know that hasn't changed. Mr. Cole.

Bill Cole: Thank you, Mr. Chairman. Just a comment. I seem to recall the school went through a number of years trying to get a warrant article through. And I think it was for \$5 or \$7 million. I may be wrong. Something like that. They had the benefit of holding the children up in front of them and saying, it's for the kids.

Gary Thomas: Can we hold that myself?

Elvis Dhima: That's right.

Bill Cole: That would be our best chance.

Victor Oates: You sounded like Sister Maria.

Bill Cole: We weren't too impressed by that. I'm not looking for a definitive answer, but we're talking \$12 million. We know that's going to jump to \$15 or \$20 million by the time the day is over. Ask yourself, how are you going to market this to the taxpayers? What are you going to hold up to the taxpayers as the hook for them to spend an inordinate amount of money? Yes, sir.

Dan Barthelemy: I believe that part of why we're here is to show the taxpayers that we've done our due diligence and instill confidence in them that we're making the right decisions.

Bill Cole: Fair enough. So, let's just assume for the sake of argument that the final decision by the Board of Selectmen is to build a new facility. How do you sell \$12 to \$15 million to the taxpayer? That's what I want to know. You don't have any kids to hold up in front of you. You don't have any lofty ideas to sell them like school. What are we going to sell the taxpayers on?

Chairman Dumont: I think Mr. Cole raises a good point. Mr. Dhima.

Elvis Dhiam: Thank you, Mr. Chairman. I would say we plan for this, and if it happens, great. And if it doesn't happen, it's going to be on the shelf for the next people that will be able to sell it. The way I envision this, like everything else that I've seen in town happening, is slow and steady wins the race, I mean the pace. And basically, what I envision is if it ends up going that way, you plan for the building first. Then you buy a piece of property. If you can't find a piece of property, obviously this doesn't happen. If you find a piece of property and you can't successfully purchase it, then you develop the plans to develop that site. And then eventually

you put the building on top of it. It's done in phases. That's what I envision this. It's not going to happen tomorrow. It's not going to be all in one shot, but it could be five, ten years from now. You work towards that goal, and if you can't achieve it, you put it on the shelf or you keep asking for it until you can. That's it. I mean, that's how I envision it at least.

Chairman Dumont: Mr. Oates.

Victor Oates: Yeah, I mean, that's a great vision. But at the same point, you can't go to the taxpayers and ask for money to buy a plot of land without telling them what the entire picture is going to be ahead of time. Which basically means we're going to do this in phases, but the total phase could be \$15 to \$20 million. We're starting with phase one, and this is the ask. Right now, let's just say we ask the taxpayers for \$12.6 million to build the new town hall. That's effectively going to raise our what, tax rate? \$0.19 per thousand. So, if you add a \$500,000 house, which I think a good chunk of the town has right now, you're looking at roughly \$100 more added to that. So, I think that when you go through, you have to paint a picture of why you want to build the town hall, where it's going to go, and what the benefit's going to be long term. To me, that is the bigger picture when looking at it. Maybe the tax money is different depending on how it all plays out. But at the end of the day, the taxpayers are not going to really be looking at the Warren article and being like, oh, it's \$12.6 million. Or maybe they are. They're going to see how much is this going to be raising my taxes, and they're going to be making a good chunk of their decision based on that. Unless you can paint them a good picture as to why. And today, I think the concern is based on Mr. Cole's picture of what's gone on over at the school in the past. We're a few years away from even that first ask without actually giving them a solid picture. Because it's a big ask, and I'll tell you right now, if you go to the taxpayers right now with this, it's going to be no. It's going to be overwhelmingly no, and they're not even going to come to you. That's why you have to, in my view, find some wins. Find some ways to build credibility in what the BOS is doing and what the town is doing. And try and find some ways to build some wins so that when you go for that ask, they're like, oh, these people are using their money efficiently. And not just continuing to ask for more, which is what I feel like the voice that's been coming out the last few years has been. You just keep on asking for more. My taxes never come down. Nothing ever really benefits me. Everything just continues to go up. Solve some of that. Cut some of the costs. Make this place more efficient of an operation so that when you go to the taxpayers, you're like, we are super lean. This is what we need. Right now, I've watched the videos. This place looks clunky, looks bloated. It looks poorly set up, right? This stuff all over the place. It's kind of like when you go to sell your house, right? What's the first thing the realtor tells you when you go to sell your house? Get rid of all the clutter. Get rid of it all. And then when people come in, they're going to have a better perception. I think the town as a whole, needs to get rid of the clutter and actually start using some of their facilities more efficiently so that they can get that solid win. And if they can do that, I think you can get to the point where the taxpayers will be like, wow, they did this, they did this. Solid wins. Yeah, we're behind you on this new town hall. 100%. But I don't see it right now. Not based on what we've just gone through the last two years.

Chairman Dumont: Two quick things. I agree with Mr. Cole. I believe it's a hard sell. That was a part of the discussion the Board of Selectmen had as well. Any, obviously, expenditure of money is always scrutinized by the taxpayers, and rightly so, which is why the Board of Selectmen at that point wanted to go down the path of trying to renovate and not building the first time around. So, I just want for the history of our process. The other thing is it would be about \$2.54 per thousand, impact on the tax rate for about a \$500,000 home. So not .20¢ cents, but a significant amount more. But that's if you paid it all within one year. So just to put that out there. And Mr. Sorensen, go ahead.

Roy Sorenson: Again, I've got to caution this group. Stay away from the numbers.

Selectman Jakoby: Yeah.

Roy Sorenson: We're not, you could be a 20-year bond, it could be a 30-year bond. You've got to stay away from that. It's too soon in the process to even put that out there.

Victor Oates: Or it could be no bond.

Roy Sorenson: Huh?

Victor Oates: Or it could be no bond.

Roy Sorenson: Well, if you can find \$12 million, I wish you the best of luck to go no bond. I don't think you'll find that. The construction prices are just going to go exponentially north. Right. So, I would ask this committee this question. What is the number that gets across the finish line to the voters? I don't live in this town, so maybe you folks could educate. Hold on, Gary. I would ask the committee, what is the number that you feel like, with confidence, you could put in front of the voters?

Mr. Cole: Yeah, I don't have a number for you, Roy. More importantly, and I'm repeating myself, we have to convince the taxpayers what's the value of this facility to them. It's not like the school where you held up little Johnny, okay, and hoped that it would work. It's not like the fire department. It's not like the police department. How are you going to convince the average person, who probably never even comes in this building, to spend that money? What's the benefit to them? You've got down here, with all due respect, the 140 meeting spaces here, okay? There's never been a meeting in this town that had 140 people at it. So, you've got to tell them why you're spending the money. What the number is, I don't care. I agree, Roy. Let's not talk numbers. How are you going to sell this to the average person who doesn't know anything except to get a water bill, a car registration, a property tax, and most of which they can do online? How are you going to sell it? I guarantee you, you can't. History will back me up 100%. You can't. You never will.

Chairman Dumont: Mr. Dhima.

Elvis Dhima: Thank you, Mr. Chairman. Mr. Cole made some very good points, and that's always the case, and I think history has proven over and over again that you have to try at least once or twice or three times, and he's right. If police and fire have struggled in the past to pass him like this, this is obviously going to be a challenge. But again, I'm going to remind everyone in this committee that I think that's for the Board of Selectmen to decide at the end

of the day. I think our direction here is to figure out which way the Board of Selectmen or what direction the Board of Selectmen should pursue. I think anything beyond that probably needs to be determined at a later time by the government body, which is the Board of Selectmen in this case.

Chairman Dumont: Selectman Jakoby, did you have your hand up? I apologize if I missed you.

Selectman Jakoby: No, you didn't miss it. I've just been really listening to all of the comments. I agree that numbers today are not the numbers that they will be. I agree that if this committee wants to recommend a new building on a new site, it does have to be done in phases. I'm not there yet that that's the recommendation of this committee. I'm still weighing both options and really looking at it. And the answer could be both and. It could be let's pursue some land and let's renovate and make more efficient. I'm not sure. I'm still firmly in the center. But this is extremely helpful because I think it's important to conceptualize. And it's important for the public to conceptualize what could be possible. And, yeah, do we need these meeting rooms this big? Probably not.

Gary Thomas: Right. But this is purely conceptual.

Selectman Jakoby: Exactly.

Gary Thomas: If we came back and said let's just do a room that can hold 100 people, that's what we would design.

Selectman Jakoby: But I think it's fair to look at 25,000 square feet from 17,000 square feet. I think that proportion is a fair jump. So, I think everything here is fairly presented.

Chairman Dumont: Mr. Oates?

Victor Oates: Just to answer a little bit of your question and kind of blend in the two, Portsmouth, New Hampshire decided not to go with a brand-new town hall. They gutted the entire first floor, opened up the lobby, put in more self-service kiosks. But what they did do that I thought was actually interesting, to Mr. Cole's point, is they put in an art exhibit space and cultural showcase that also were meeting rooms. So, when they weren't being used as meeting rooms, they were available to the public to be used as something else. The town of Westford, Massachusetts, built a brand-new facility, but they made sure that the community rooms or conference rooms on the first floor were a community that could be used for clubs, culture events, or trainings, so that the community would come there for other things than just town hall, so that if little Johnny wanted to have an event, he could go have an event at town hall. Maybe he wants to have his birthday party at town hall. Who knows? Maybe he wants the chair of the BOS to come to his birthday party at town hall.

Bill Cole: Maybe we're getting turkey cheese this week.

Victor Oates: All I'm saying is you can go anywhere from that to straight having, like, somebody wants to meet and play 45s with their friends in their space available at town hall because there's no other space in the area. Well, the community can use these rooms for other things than just what town hall currently is used for, which is space to have meetings, and that's just kind of like a couple of examples between remodeling versus building new.

Both towns, you know, did what was best for them, but at the same point they tried to find areas that would bring the community in and allow people to do other things at town hall than just, you know, come here for bureaucracy, which, you know, I think, you know, some people might want to come have an art exhibit at town hall and have an event. Who knows? But if you put it out there, you never know.

Chairman Dumont: I do agree with you. Playing 45s is fun, but I don't know if I'd do it at town hall. That's just me.

Chairman Dumont: Mr. Dhima, go ahead.

Elvis Dhima: Thank you, Mr. Chairman. I think Mr. Oates brings in a very valid, you know, discussion point. You know, we do have the tendency to lease things. We do have the tendency to utilize space. You know, we're using the South Tank to raise funds for, you know, \$20,000 a year, and I don't know if that's the intent to, like, maybe use them for the community but also provide an opportunity for anyone that wants to actually rent it for the day. If we're going to use or if we're going to have a room big enough to have events and all that, if it does not impact, obviously, disrupt our meetings, I think that's a huge – I mean, my take on it is I see it as a revenue opportunity and something that really should be looked into. It's really thinking outside the box. I like it. I see the town using it. We have 9 Industrial Drive we're utilizing. We have, you know, the landfill we're going to be utilizing for the solar farms we're using the South End. So, it's not like this will be the first one. This will just probably be one of the biggest things we'll probably end up doing if we end up going that route, leasing it, and creating a revenue opportunity for the taxpayer. It's definitely a – I mean, it's a very interesting concept. I love it. I think it's a great way of, I don't know, raising funds.

Chairman Dumont: Mr. Oates and then Selectman Jakoby.

Victor Oates: Those funds could go towards paying off the town hall debt, which is my point as to why I was upset that the auditorium at the high school didn't go in, right? People were like, they saw the \$7 million, \$8 million cost, but Pinkerton's getting \$10,000 to \$20,000 per weekend to have an event there, and those are filling up. So that's lost revenue that could have been kept inside of the town. I know because I go to some of those events, and it's – But it's like when you see the capability of actually making revenue, but again, to the point is if you can try and find different ways to sell this to the residents and be like, well, we're going to try and bring in X amount of revenue from rental per year. It's not going to be guaranteed, but all that rental money will – 80% of it will go to paying down the town hall debt, 20% just to keep everything going. And now you're finding ways to continue to pay it down. The other way is I still say fundraise. Sister Maria paid off that \$10 million facility at PMA pretty quickly. Pretty quickly. So, if you can fundraise and you have the talent, the money's there.

Selectman Jakoby: I just wanted to say I think my experience with the Community Recreational Park, which we just opened, is that word community. And I think, you know, the town hall is the community's place of business where they can do the business of the town and make things happen. I have been to a number of functions that are in those large, beautiful hallways in buildings that it's not even the room. It's the hallway. So, I do think that's an interesting concept to move forward. But, again, if we can get the community behind

wanting to create a better building, a better space on another piece of land and build, you know, whether – you really have to build that belief in our town, that community, and get the community behind what we're going to do. And I think we've begun to do that in a lot of ways. So, it just seems so far away.

Chairman Dumont: Mr. Thomas?

Gary Thomas: So as a taxpayer, I guess for me I would like to ask the town, are there other facilities in – other buildings in town that the town would be willing to sell as part of this process and vacate them, sell them, combine different divisions to help support this – the project financially? And then I think secondly is, again, as a taxpayer, I would probably not – I would vote against having to renovate the town hall only because I can see what it would look like in the next 10 years that we'd be right back at the drawing board again. So, I personally would rather see the town and the taxpayers pay something of more value to the town for the next 30 years rather than just being able to satisfy a 10-year growth pattern.

And again, additionally, when I look at everybody that's surrounding us, we're a border town, and I feel like we should be – we should have more, we should be doing more. We go up into Londonderry, and Londonderry has a beautiful – I'll call it a safety complex, but it's the town hall, it's the fire station, it's the police station. I feel like we missed our opportunity years ago, and I feel like it's time for us to step up and get something that's worthy of the town of Hudson truly because this place will not only – I mean, expanding to it is one thing, but then the parking is a whole other situation that I think will become the biggest downfall if we try to renovate this place.

Elvis Dhima: Which is next.

Selectman Jakoby: Mr. Chairman, I would suggest I think speaking to the next agenda items may help feed out some of your thoughts because that's part of – I know D that I brought forward is part of that thinking as well, and I know the parking area, if we go to that next, and then the matrix, and then circle back. That's what my recommendation would be.

Chairman Dumont: I completely agree. I was just going to ask the same thing once we got through my list here.

Chairman Dumont: Mr. Oates, did you have anything further on item A?

Victor Oates: I just wanted to echo Ms. Jakoby's thoughts.

Chairman Dumont: All right, so everybody else, okay? We'll roll into item B of New Business. No objections?

B. Town Hall Project Timeline

Elvis Dhima: Thank you, Mr. Chairman. As you all know, the parking spaces, the needs for them, what we currently have has come up over and over again. So, we did another quick analysis of what we have, current parking supply, current parking spaces. We have 62 regular parking spaces and two handicapped for a total of 64. The current staff we have at the town is 35 staff. At the town hall we have eight staff at the central station. We share, obviously,

the parking. So, we have a total of 43 total staff. That's the baseline. That's kind of what we do day-to-day out of the 64. The scenarios we deal with are three of them. Regular business day, we have 43 parking spaces required. So, that basically leaves us with 15 regular parking spaces and two handicapped for the public, anybody else that comes here for meetings, requests for proposals, whatever you want to deal with. That's basically it for the day. Now we also have in the mornings a shift change with a fire department next door. The morning overlap sometimes results in six staff or six additional parking spaces. So, at that time we require 49 parking spaces, and that means that we have 11 regular parking spaces and two handicapped available. Why that happens, sometimes there's half an hour overlap, just like you see when you go to the stores. Sometimes they have training, they have to stay behind, a follow-up, an incident, whatever of that sort. So that happens regularly. Now they also have training days here as well. That requires an additional five staff to come in from other stations, and basically at that time we need 50 parking spaces for us, for the staff, which leaves 10 regular parking spaces and two handicapped. That's basically what we're looking at on a day-to-day operation. This is a flyover of 2024. It just gives you an idea to what we're dealing with, at least since last year. As you can see, everything is packed. And these were pictures taken of this month, September 2025. As you can see, if I go here, you see these arrows right here. They kind of represent the direction of my pictures. One, two, three, and there's a fourth one. And just to kind of put it in perspective to what it looks like a year from now, I mean a year from the flyover. And basically, this is it in the back of the building. As you can see, it's pretty much packed. Same thing over here. Everything is taken. And same thing on the other side. Again, so the side of the building facing the road. And then this is in front of the building. Again, the same thing. Handicapped spaces are pretty much utilized. Everything out there is utilized. So, the parking spaces is something we're not going to be able to address if we do renovations at the existing site. That's something that we'll not be able to add to. So, while we might be adding square footage, making it more efficient, all of the above, parking spaces is something we'll not be able to add to. We just don't have the room. We maybe looked at maybe going out a little bit, doing something that, I mean obviously we're breaking our own rules right now, which we can. As you can see, the property lines, there's no building setbacks, none of that. But we don't believe in those anyways. But it's just it's maxed out. There's not much else we can do here when it comes to the parking spaces. And that's something that's going to be a challenge. Again, it comes in for day-to-day operations. It becomes an issue when we have public meetings. And it's been consistent. I will say it's been consistent for at least the past three years. I don't know what it is. I mean we have a lot of contractors waiting for the doors to open at 8 o'clock. The more I can tell you, the whole front is taken. And that continues to be the case. I've had a gentleman the other day that came in. He says he took to driving around the building a couple times to get a parking space. And we as staff sometimes park on the side of the building where we're not supposed to because we can't find anything. So, we'll just sit there until something opens up. That's also a concern, especially if you have a fire apparatus trying to go in and out. But, yeah, there's just simply no parking. We have looked into parking across the street. There's an issue there. The school department is using those as well. So, there's no parking there available either. We try to get in there sometimes, but in most cases it's 100 percent utilized. I'm talking about the library, the Hills Library across

the street. And that's basically it in a nutshell. I'll take any questions you might have, but that gives you an idea to what it's been like for at least the past, I think the picture was taken in April, for at least 18 months.

Chairman Dumont: Just for information, what's the lot size currently then? Do you know?

Elvis Dhima: The current lot size for the property we have? It is?

Chairman Dumont: I'll see if the GIS outline what the lot size is and get an idea of what the building looks like on a lot that size.

Elvis Dhima: Let's see. So, you're talking about the lot size we have right now, right?

Chairman Dumont: Yep.

Elvis Dhima: So, it is? I think this is all data.

Chairman Dumont: Thought you would have had this right off the top of your head.

Elvis Dhima: 1.31 acres. 1.30, 1.31.

Roy Sorenson: So, again, I'm going to go back to the last meeting when I made the comment about the fire station. We just hired four new firefighters. One of the reasons we're looking perhaps to build a new town hall, I think we've talked about, that is unknown. There are four more firefighters coming on board. The selectmen have also endorsed an additional four if a SAFER grant passes. The fire department's growing. I think it would be negligible for this committee to not take that into consideration with anything we're doing right now. It's obvious they're right next door. I would even offer to say you bring the fire chief in here and you let him speak and you let him talk about his building and his building needs. I think we should do that. That's just something I'm putting out there. The parking is great. You just did an analysis. It's going to get exponentially worse. What do we owe the public? The staff's going to take up all your parking spaces. Where's the public parking? Do we owe that to the public? I'd say we do. I'd say we owe the public parking right in front of the building. The contractors, the people trying to come in and get the permits, the people that drive the real revenue, the revenue we collect every day, they should at least have a place to park when they come here. So, we don't have that, and it's just going to get worse.

Chairman Dumont: Mr. Oates?

Victor Oates: Yeah, I mean, I hear a lot about parking here, and definitely there seem to be peak times at certain areas. But you can address parking in those issues with shifting on how Town Hall operates, trying to put more in an appointment system, which would not only provide a better customer experience, but it would also give the staff more efficiency, because they would know who's coming in, who they're dealing with, what's going on. So, if they had to prep and deal with things, they would be set. There wouldn't be that many surprises. Could you have the occasional walk-in? Yes. But by shifting over to that and trying that out, you would mitigate some of your parking concerns because you would drop down the amount of cars that would be here during peak times. You could definitely use the fire chief and the fire department. I think a lot of people always said, you want to get something passed, just say it's for fire or police, town will vote right through that. So say you're putting

in the new Town Hall for the fire department. I'm pretty sure that that slides through a lot easier than trying to say that you're putting it through for yourself, because to Mr. Cole's point, I don't know that many people in town that are anchoring to come to the Town Hall, that want to come here, that think that there's a benefit to having a brand-new shiny building to put. Again, I keep on coming back to vision. Unless you can give them a vision, and right now there is no vision, you have to give them a vision on what that Town Hall's going to do, more than what it's going to function as. What are people going to use around it? I'll give you another example to address parking. You stick Town Hall in a multi-use district, your parking situation is somewhat mitigated, because the requirement that you need for spaces for that Town Hall goes away. Why? Because now you're in a shared parking environment. You're not required to state that you need X amount, as you would on a standalone facility, because now you're in a shared environment. These people can park anywhere. You can do different things there. Maybe the Town Hall's on the first floor, and we can have a nightclub on the second floor. I don't know what's going on, but all I'm saying is, if you can find creative ways to deal with the parking situation, and for a rehab, I do support a rehab of this building, but not for a long-term Town Hall. I just see use in this building for years to come, so why not fix the problems that are with this building, while we work towards a new Town Hall, and eventually move, because you can still use this building long-term. I don't think there's any point in using the land, demolishing the building. It makes no sense to me. You can put fire in here, to your point. You can put people in fire. You can move the entire fire department and all their day-to-day operations, and put them in here, and now you're just freeing up space at other areas. There's a lot of things that you can do, but decluttering, looking at creative ways to solve some of your problems, showing the taxpayers we're doing things wisely, I think goes a long way. Just asking for something new, because I feel like my office space could be bigger, and I want a better desk, or I want a newer facility. I don't go to work there, so if I'm a taxpayer at home, why do I care what somebody's office at Town Hall looks like, or how they have to deal with it day-to-day? If I'm never going there, if I'm paying my bills online, there's no function. So, you know, paint the vision. If you're going to build a new Town Hall, put it somewhere that it's going to be a focal point for something more. Right now, this area isn't a focal point.

Chairman Dumont: Anything more on parking, Mr. Oates?

Victor Oates: Yeah, I still think...

Chairman Dumont: Just trying to bring it back to where we were.

Victor Oates: As I said, if you use smart parking and you use appointment scheduling, you're going to have better staff efficiency, you're going to have better customer experience, everything will be smooth, and you'll get rid of those peak-time problems that those pictures came from, because most of the other times I'm driving by here, parking lots never full.

Chairman Dumont: Mr. Sorensen?

Roy Sorenson: So, a couple things. I don't think we're using fire. I think fire has a real need. That's number one, all right? We didn't make that up. We didn't conjure that to sell a project. I don't think we're trying to sell a project because everyone needs a new office either. Last time I tried to get blood work via an appointment, all the morning, early morning hours were

taken and the late afternoon hours were taken, and I was rendered with scheduling four or five or six different times before I got the appointment I needed. Not a big fear in the shared-use parking. I know they see it quite a bit. I see it being put out there. I see a lot of shared-use parking in a town that I live in that has failed miserably but was sold as such. I think you have to look across the board. If we put money into this building or we make a recommendation to do that, that's the building you're getting. That's 50 years. That's not 10 years. It's not. This is the building, which is fine if that's the decision that the board makes.

Victor Oates: But it's not. It's not.

Roy Soernson: Absolutely.

Victor Oates: It's the building for two years, maybe three.

Roy Sorenson: No way. No way. You're going to ask the public for seven. What was the rehab? \$3.5 million. \$3.5 million for two years. That building that's at \$12 million right now is \$15, \$16, maybe \$17 million in three years.

Victor Oates: You're not asking the public.

Roy Sorenson: What I'm saying is if we're going to put \$3 million to \$4 million into this building, which might be the answer. I'm not saying it's not. That's not a two-year. You're looking 10 years easily to capture that.

Chairman Dumont: One second. Mr. Thomas, Selectman Jakoby, and then Mr. Oates.

Gary Thomas: So, I guess I just, again, as a taxpayer, I just kind of want to make a couple of comments. And I'm not saying I'm voting for the new town hall or anything like that, but I look at some of this stuff as a business because that's what I am. I'm a businessman in town. And when I look at trying to drop money into a temporary fix to the town hall, I would rather, again, see a new town hall. And part of the reason behind that is, no offense to anybody working at the town hall, but they're all sort of aging out, right? And if we don't get a town hall that's going to invite younger generation to be able to satisfy them having a position, I experienced that myself in my own business. When I could see that my business was stunted with the growth and I realized I had to buy a new building in order to get the appetite for people to come in and work at my facility, it changed my business dramatically. And being able to keep people in a position like that in the town hall I think is important because as soon as you lose one person because they're retiring or they're saying, I'm not, I hate even driving around this place looking for a parking spot or I'm jammed in a room with three people, I'm going to go someplace else and work at that town hall as an administrative person, whatever the position may be, because it's more gratifying to them. I just, again, I'm looking at it from a standpoint from a business being able to retain people here at the town hall because as people are aging out, you're going to run into that position. And to Mr. Sorensen's point about putting, I would tell you if the decision was made to try to put \$3 million into this building for the town hall, I would rather see it, the new town hall built, this building get renovated down the road for, and it may not even need to, but for the fire department to be able to begin to occupy for, or other avenues for offices for the town hall, excuse me, for the town and the fire department because, as you said, if they're growing, I've been in their building for

meetings and they're all sitting on top of each other over there as well. So, I just feel like this would be better utilized for other divisions of the town.

Selectman Jakoby: And I think much of this falls under strategic planning and creating a long-term thinking about our buildings, about our staffing, about our fire and everything. To your point, people say, well, okay, if we go to the new town hall, we leave this building and we just give this building to the fire department. No matter who ends up in this building, stuff needs to be done. So, I just want to say that because our firefighters also, we need to attract and keep our firefighters. We're in heavy competition there as well so that if a room becomes a training center, then it needs to be built out like a training center. If they need offices, then we need to figure that out. And if there is other room here that we can use creatively, maybe for the community, that's great. So, I'm trying to balance the fact that there are some upgrades which is on my list later on, some things that need to be done here and how do we move forward with the new building and manage all that as the BOS. The BOS has to do some strategic thinking around this and some planning around this and hope that the predecessor boards can buy into that plan because we do turnover quite regularly. So just my thoughts.

Chairman Dumont: Mr. Oates, and then I think it's best to move on to the next item because I think we're getting a little off topic.

Victor Oates: I was just going to propose that we move on to FAC options.

C. Discussing Items for discussion for the Next THAC Meeting

Chairman Dumont: Nice. So next item will be discussing the matrix prepared by a member, which I believe is Mr. Barthelemy.

Dan Barthelemy: Yes, thank you. So, I am more of a visual person. I wanted to get something on paper and also look at it more factual based. So first I came up with six options, starting with the bare minimum, ADA fixes only. That's fixing the bathrooms, the counters, the elevator, bare minimum, right? The next second option I put was renovations. We've talked at length about that. Renovations plus addition. Number four, demo and rebuild onsite. Number five, buy land, rebuild offsite. And then six was kind of like a hybrid. We had talked about maybe having some functions over at this building and some functions over in another building. So, on the next page it kind of goes over what each of them mean, but actually the third page is probably a better visual of that with the red-green. So, I'll go over each one of these real quick. The first column and the first row, ADA compliance, we see the ADA fixes only option. Yes, it's going to address most of our compliance issues, but not all of them, because without a full renovations in here, we're still going to have to deal with some items that we have. Staffing and offices are not going to change. If we do that option, it's only ADA fixes. Storage is going to stay the same. Meeting space, same. Parking, same. Kiosks and technology, there won't be any upgrade there. Cost is green. That's probably our lowest cost option. Disruption during work, very little disruption. There will be construction in workplaces, but we're not going to be relocating large members of staff. Timeline, likely to be the fastest. Community impact, likely to be low based on cost and the impact of the community coming in during the construction. Future-proofing, very, very weak. Moving on

to the next column, this is renovations, kind of gutting this place and renovating it. It will address our ADA compliance issues fully. Staffing and offices, yes, we're going to be able to rework this space, but we're still going to have the same amount of square footage, so there's not going to be really a great increase there. Storage, same story. Meeting space, same story. Parking, no change there. Kiosks and technology, we will have some integration with the renovation. Cost is going to be a medium with renovations. Disruption, it's moderate disruption. On-site portable offices, temporary off-site offices, et cetera. Timeline, moderate. Community impact, medium. And future-proofing, we can do some, but not a whole lot. Renovations in addition, we see a few more greens. I'm not going to read through every single one. It's a lot of the same. We do get additional space, but mostly a lot of the same as the renovations. Next option, demo and rebuild on-site. We're going to have full ADA compliance. We're going to have a strong improvement for staffing and offices, because we're going to be able to add significant square footage and rework that square footage the way we want. Fully integrated storage, meeting space. We'll be able to add additional rooms. Parking. Havoc Green is designed into plan, but really, we talked about 1.5 acres. 1.31, 1.3 acres. I think that that green really doesn't. Yellow, maybe.

Elvis Dhima: I think it turns yellow there.

Dan Barthelemy: Technology, we can fully integrate technology in kiosks. Cost is going to be high. Disruption is going to be major. We're going to have to do a full relocation during the rebuild. Timeline is going to be long. Community impact is going to be high. It's going to cost a lot, and community will need to go to separate locations throughout the work. Future proofing will be strong. If we buy land and rebuild, a lot of the same greens, the parking stays green in that location. It'll be designed into plan. Disruption during work is green with that approach, because we're going to continue to operate here until the building is complete. We'll move over. Very little disruption to the public or to us. Community impact is going to be costly, and future proofing is strong. The last I almost don't even care to talk about, because it seems very unlikely, that's having half of our departments here, half of our departments in a different location. It's very dependent on a lot of different things, so not a whole lot to talk about there. Moving on to the next page, there were some additional considerations that I wanted to look at. Public perception. I think there was a lot of discussion today. How do we convince the public? What are the perceptions of the decisions that we're making? Environmental and energy efficiency. Funding and opportunities. Timeline and phasing. Legal and regulatory risks. Resale. Operational efficiency. And community growth alignment. Once we look at the metrics on the next page, I can go into a little bit more red green here. Public perception. The ADA fixes. We're just kicking the can. It's a band-aid. I don't think the public will like that. They might like the price tag on it, but we're not fixing a whole lot, if anything. We have no environmental or energy efficiency changes with that. We do have some funding opportunities, potentially. There are still ADA compliance. We'll be weak, so the legal isn't fully satisfied there. We'll have no resale or reuse of this building if we continue to use it in its current function. No gain in operational efficiency. And no community growth alignment. Again, I don't need to read over every single one of these, but I'll quickly go over renovations. We have less red, but still, it's not addressing everything that we need. Renovations in addition, yeah, we're going to be able to get green in the legal regulatory risks,

but still not a whole lot of greens. Demo and rebuild on site. We see a lot more greens. I think that the voter support may be there, showing that we are making improvements. We're not just kicking the can. We're not just band-aiding it. Looking at the resale and reuse value, we get none if we're just building on site. But going over to the next column, if we build off-site, we've talked about it at length, we can reuse this building, whether we resell it or utilize it for the fire department or something else. Again, I don't think I need to read through every single line here, but I'll open it up for comments or questions.

Chairman Dumont: Mr. Oates and then Mr. Dhima.

Victor Oates: A couple things. Public perception around the ADA fixes only. I have that at bright green, the Christmas green color. It's cheap. The public's going to love it. Why? Going back, fixing the ADA in this building, I see this as a building. It's a town building. It's not Town Hall. I don't envision it as a long-term Town Hall. It's a town building. Fix the ADA issues, get that small win with the bigger goal of selling one of the greener, larger options. But I don't see this building going anywhere. So, if we're not getting rid of this building and we're saying, maybe the fire department's coming over here in two years, maybe the fire department's coming over here in three years, well, we still need to fix the ADA issues no matter what. So, it's a low ask. Probably isn't going to be a million dollars to come in here and fix the ADA issues with that. That, to me, is an ask that you put out there to the taxpayers. It's a small enough number, and there's enough taxpayers that I believe that are out there that are going to be like, oh, they want to fix the ADA issues at Town Hall. It's not going to raise my taxes a dramatic amount, but I'm going to have more accessibility in order to get around the building. That, to me, is screwing in all the new light bulbs where there are dead ones. It's something that the people are going to see and be like, oh, there's a difference, there's a change. We're not saying that that means by fixing, spending maybe less than a million dollars to fix the ADA issues that we're going to be here and we're not still going to build a new Town Hall. But that needs to get done if we're keeping this building. So why not just get that small win, get that fix, build that voter confidence, and then you have the opportunity to go much larger. But that's kind of what I'm getting at. It's like if you want to build voter confidence towards that bigger ask, start doing some of the complaints. People have been complaining about the ADA issues in this building for years. They complain during deliberative session, they complain about it all year round. I get emails around it. Fix the problem, and then they'll be like, oh, thank you.

Chairman Dumont: Mr. Dhima and then Mr. Thomas.

Elvis Dhima: Thank you. I just want to say, for the record, the tech options were very well put together. Thank you for doing this. I can tell there was a lot of work put into this. I want to say thank you for listening to everything that's been said here because the matrix does cover everything and then some. Personally, I love the color matrix because it kind of gives you an idea. I'm not big on reading big novels myself, but I think a picture says a thousand words.

Roy Sorenson: It's because you're thinking it's a traffic signal.

Elvis Dhima: Yeah, I do. I'm looking at the reds. I'm thinking low road. I just want to thank you for doing this. I know there was a lot for you to put together. I think it was much needed. I think it's in line with the renderings that were put together tonight to kind of give us a basic idea. I just want to thank you. I think it was very well done. Thank you for doing it. Well done.

Gary Thomas: I would agree with Mr. Dhima on that. Thank you, Daniel, for doing all that. But as part of the advisory board, a couple things that I would say is the ADA fixes in this building are probably not as easy as everybody might think because having to, you know, make an ADA restroom or make things larger or put in an elevator, it's going to affect other avenues within the building, moving somebody's office and causing damage to other areas. So, it's probably not going to be as easy as one might think. And then additionally, if, and I know we're fast-forwarding here, if the fire department or whomever comes in to start utilizing the building, their use or their issues will not be the same as what the town hall is today, and this would end up being a different design or may not even need a handicap ramp because it's only firemen that are entering the building or things such as that. So, the cost may not be as large as people may think for some of those things. But I will, again, reiterate the fixes to things like the elevator, getting people in the building, and the restrooms will cause some significant change to the layout of this building. It's not just as simple as putting in a new toilet or grab bars, you know.

Chairman Dumont: And I would concur with all that. I really appreciate it, Mr. Barthelemy. I think it was a fantastic job. I think it lays it out very well. And Mr. Dhima hit the nail on the head. You laid it all out. You listened to everything. I can tell you watched the meetings, so I appreciate that. I think back to Mr. Cole's point, I think the hard part is education of the community. I think we're all aware that regardless of the decision that we go forward, if it's as small as ADA fixes or a brand-new building, it's a hard sell no matter how much they amount. Selectman Jakoby.

Selectman Jakoby: I agree, and thank you. I am a visual learner, so boxes and colors are always great. I did want to just point out for the public's sake, having looked into a lot of ADA things and different mobility aids because of what I do, there are great innovations currently that are astounding. And, you know, I was looking at some things that are not, you know, are there some new technologies that are not being used in retrofits or municipalities that we could be at the forefront and possibly get, you know, different kinds of deals. And I keep thinking, I keep looking, you know, it's an interesting conundrum because having walked it, you know, from the door to the bathrooms to other places, the thing is, is even for myself until I had an ADA expert who knows the industry come in, it's hard to know what's possible. And I just want to put that out there. And it could be millions of dollars and it could be less, but yes. And if we go forward with that, I think it is important to have it as minimal and impact as possible. And that's been the goal of a lot of ADA new industries, like how can we do it with less impact. So that's my only comment, and thank you for that. I think it raises a really good matrix for the public to look at and really consider.

Chairman Dumont: Questions or comments? Mr. Cole.

Bill Cole: Thank you, Mr. Chair. If I got out of the lane, you can put me back in there. But I want to thank Dan for the hard work. You made it simple, even I understood what you're talking about. Which takes me to the bottom one down here, future proofing. I believe that was relative to future growth, et cetera. Yes. With all due respect, Mr. Chairman, we've heard at least five or six times tonight about future growth. Every meeting before this, we've heard five or six times about future growth. I personally have absolutely no confidence whatsoever

that there's any future growth that's going to impact this facility and its operations. I will be quiet, and I assume some of you believe that. Whoever believes that, could you possibly explain the future growth you see in the next 20 years, population, operational requirements? I don't see it out there. So, the floor is yours. Please convince me.

Elvis Dhima: Thank you, Mr. Chairman. I would just point you to an existing position that's already available that probably doesn't have a room to sit on, and that is the assistant town administrator right now. So that's one staff right there we're looking at just from the town.

Bill Cole: With all due respect, you're talking about a jobs program.

Elvis Dhima: Oh, you're talking about the population?

Bill Cole: I'm talking about the community.

Roy Sorenson: The community.

Bill Cole: I'm talking about this building, and it's having a requirement in the 10, 20 years out that are going to make it more difficult to operate than it is now. I'm not talking about a jobs program for employees. I'm talking about, with all due respect, sir, I'm talking about someone telling me what is the growth, define this growth. Now, if you're going to tell me population, stop right there. That's not going to work for you. What's the population change in Hudson from 2000 to 2020? Any ideas?

Victor Oates: From 33,000 to 35,000.

Bill Cole: Pardon?

Victor Oates: Up to 35,000 max.

Bill Cole: Oh, my goodness gracious.

Elvis Dhima: Now, we're at 26,000. We're at 26,000 right now. Y

Bill Cole: You went from 23,000 in the year 2000 to 25,300 in 2020.

Selectmen Jakoby: Correct.

Bill Cole: That's about 100 people a year. That's 100 people, if that many. Now, the population that has increased and will increase has nothing to do with this building, and that's the thousands of transients that go through Hudson every day from point A to point B. I learned this 30 years ago when I first got involved. Someone explained this to me. We're a town right now of, oh, 25,000, maybe 26,000 people. But on a daily basis, the impact on our infrastructure, police, fire, emergency, et cetera, et cetera, is that of, I'd say, a 60,000-person town. That's where the growth is. And it's real, and it's not going away. But it has nothing to do with the operations of this building, nothing to do with it. Now, are we going to have more clients coming in this building in the next 20 years? Absolutely not. You're paying your water bill. You're paying everything online. Okay? Now, are we going to have more employees? Well, it depends on the budget committee, I suppose. But we've got to get out of this. We're not a jobs program in the school or in the town. We're here for the citizens, not as a jobs program for people to have jobs. So, if somebody can tell me about growth, I'm all ears.

Chairman Dumont: Mr. Sorensen?

Roy Sorenson: I think Mr. Cole brings up some good points. Is that what you meant by future-proofing? Do you want to define that?

Dan Barthelemy: So, if I read the definition here that I put on future-proofing. Do I have a definition? I think the future-proofing is a lot of things, right? It has to do with you name it, anything that we're going to need in 20 years from now, whether it's staff or space or technology or anything. So, a lot of this was...

Roy Sorenson: I think it's fine. Because I think Mr. Cole brought up some good points, but I just don't know if it's what you were trying to define. I don't know. I could be wrong, but.

Bill Cole: With all due respect, I was just using that as a segue to select a grant.

Roy Sorenson: No, I don't disagree with anything you said, to be honest with you. I think you're spot on with some of that, some of your comments. So, I just didn't. I wanted to just give you the opportunity to.

Dan Barthelemy: I think that it includes a lot more than just what was discussed. But there's a lot to every one of these categories.

Roy Sorenson: Yeah, no, you did a great job. Good job on the matrix, absolutely.

Chairman Dumont: Mr. Oates.

Victor Oates: Gap analysis next time, maybe.

Chairman Dumont: Anything else?

Elvis Dhima: There's nothing I can say.

Victor Oates: What are we at right now, full-time employees in this building, 41?

Elvis Dhima: Nope. We have, if you go back to.

Selectman Jakoby: It was on the parking slot.

Elvis Dhima: So, we have 40, including the station next door. So right now, at the Town Hall, we have 35 staff, and next door is eight full-time. So, 43 between the two.

Victor Oates: So, by 2050, my estimates have full-time staff in this building going to maybe 51. Maybe 52 at absolute highs. That would be pushing it. But that's by 2050 we would be reaching. And you're looking at maybe a 15% increase. So, staff in Town Hall is not going to jump considerably. If I just kind of jump in and talk something like building permits. Salem, New Hampshire. You're familiar with it. They went online totally with building permits and dropped 40% of their workload from coming in and dealing with it. Perfect solution, right? Everything is online now. 40% drop. So, again, you know, there's things that you could put in place to deal with.

Chairman Dumont: We are fully online for building permits.

Selectman Jakoby: Correct.

Victor Oates: I'm just saying, I was just using that as an example of digital modernization. If you can drop something like that by 40%, you can drop more things by 40%. By continuing to push things that aren't fully online to making them fully online. Which wouldn't require what? More staff. And it just kind of like it goes, you know, through that. And I just, you know, when I look at it, it's like, you know, this town is probably going to, I still think this town by 2050, we're looking at 33,000 possibly. You know, if you're looking at a .75 to maybe 1% growth, you're thinking much smaller than that. Who knows? Still a long way out. We don't know what it's going to go, but 33,000 is my estimate. But the factors that could drive, you know, the growth and factor that in, more demand, zoning, you know, inspectional services, pushing more of that, all online 100%, making sure that we are super streamlined. And I think that's where I continue to go back to this remodel and the building as is. It's like, I love all the options, and I do believe that we are going to get to a point where that new town hall is going to need to be built. I just think that we have so many things that we have that need to be accomplished that could be showing the town, hey, look at what we're doing. So that when we come for the ask, we actually have a solid idea of what that building is going to look like and how many people are going to be in it. Because we're a more efficient town. We're more efficiently set up. We're not an efficient town right now. The first meeting I asked for how many, like, what percentage of our bill pay is done online. Still haven't seen that number. So, it's like things like that, if you can get bill pay 90 to 100% online, how much does that reduce the impact on town hall? Does that help out? You just don't know, because we're not doing things efficiently in town hall currently. We are doing things the way we've always done them, and we're looking at things the way that we've always done them. We're not looking at how could we do them and fixing that. And if we started fixing some of that, maybe we have a better idea of what we actually really need and not just guessing.

Chairman Dumont: One thing I will add to that is everything is available online, and I don't think it's changed the day-to-day people. I think the ones that you get online, fantastic. You've probably streamlined it for a few of them. But I think there's a decent amount that's still coming to town hall, regardless if you offer it online. I think the only way you avoid that would be closing the door, which I don't think is what the town hall is supposed to do. But I do agree we should look at streamlining. I think the staff's been doing that. From my recollection, when I go through everything, you can pretty much file a permit, zoning review, planning department. Every form that I can think of is available online and able to be submitted electronically if you don't want to come here. But people still, for whatever reason, like to do things in person, at least currently. But Mr. Sorensen, go ahead.

Roy Sorenson: Just a couple questions for Mr. Oates. I'm a little confused. I'm trying to understand. So, you said we could be potentially at 52 staff by when? 2050. But at the same time with technology and kiosks and things of that nature, how does that number get to 52? Wouldn't it go the other way?

Victor Oates: Again, potentially. Potentially. It could shrink dramatically. My big thing is, like, you know, if this town was open to actually looking into expanding things, I have to deal with the mentality of we're just going to continue to do things the same way and look at it like that. If I wanted to look at it, oh, look, the town's going to modernize. We're going to put in

AI chat bots to deal with taxpayer questions around assistance. Oh, wow. Fantastic. We're going to take license renewals and we're going to make it an automated process where people don't have to talk to someone. It just happens. Fantastic. You know, and now we're, you know, basically, oh, somebody's retiring. Great. Can that job be replaced by a kiosk? Maybe we replace one of those heads for a kiosk and try that out for a couple of years to see whether or not that data comes into play. Do I know we're going to get to 51 to 52? No. Would I log for it to get smaller? If we modernize, I believe we will shrink. But if we don't modernize, you know, that's where the growth numbers I see going to. And right now I felt like the mentality is we're not really in this acceptance of modernization is going to be helpful or a benefit because, you know, it's just not what I'm feeling personally is the mindset. But if you're open to that, let's shrink the headcount. I'm fine. Let's bring it down to 30.

Roy Sorenson: Next question. So, given what was the cost of the renovation?

Elvis Dhima: \$3.5.

Gary Thomas: \$3.5.

Roy Sorenson: I would ask this committee on that note, the \$3.5 million, who's in favor of that \$3.5 million? Do you want to do a straw vote on that right now?

Elvis Dhima: Sure.

Selectman Jakoby: On doing, on that number being, I'm sorry.

Roy Sorenson: On that project.

Bill Cole: With all due respect, what does that number represent for those of us who dozed off?

Elvis Dhima: Renovation, renovation, and the addition.

Selectman Jakoby: You mean who's still considering that as a possibility?

Roy Sorenson: Well, I think so because I'm hearing multiple things here. We're getting off track with population growth.

Victor Oates: But that's true.

Roy Sorenson: Trying to figure out financing for a 20- or 30-year bond. The whole focus is it's all over the place.

Selectman Jakoby: Yes, we're still...

Roy Sorenson: From the most basic perspective, we were tasked with is the decision the Board of Selectmen made, I think Mr. Cole said this at the first meeting, why are we carrying on? Should we continue to carry on or should we look at the \$3.5 million project? I just think, I'm not sure how much progress is being made here. There's a lot of commentary, which is fine. That's just kind of where I'm at right now.

Selectman Jakoby: I found today's meeting and the information today very informative. I've been straight middle on the fence about which way to go. Because if we move forward with the renovation, which is one way that I could lean very easily, then we make that

recommendation and then it's up to the Board of Selectmen may choose or not choose that. If I lean towards the fall renovation, I do see it as a long-term process. And whichever decision this committee comes out with, I would really like them to put some meat around that and hand some of this stuff off to there. Am I ready to make that decision tonight? No.

Chairman Dumont: Okay, that's fair. Mr. Dhima.

Elvis Dhima: Thank you, Mr. Chairman. I would just add a couple of things that have been stated here about the permits. I think I'll second your statement regarding there's a lot of information available online for the permits, water, sewer, everything. I think the main issue that we see out there, it's not an issue really. It's what we see out there is a lot of folks, when they come in and pull the permits, have a question. We have to deal with a lot of residents. We deal with a lot of folks that do it for a living, and every project is different in a way. And there's always a need to come in face-to-face because typically people see that as getting the answer to what they need to put on the application. The fact that some of the applications that come in incomplete, they need to go back, that's a reality. So, a lot of folks come in here because they want to make sure that the application is complete, it's ready to be processed, and they put the right information in. I don't think that goes away. Also, it's important to all understand that even though we get everything online and it's easier and more efficient, you still got to have staff in the back to process that. So, I don't think that goes away just yet. But anyway, with that said, yeah, I think to Mr. Sorensen's point, I think at some point we got to get our arms around this and make a recommendation one way or another. We don't make one at all, which is basically to say we're going to come to an agreement and move on. But I think at some point you can't go on forever here either. At some point you have to come up to a decision of all right, where do we stand, and start making some motions to A, B, C, or D, and go from there. But I don't envision all of us agreeing to one option or another. I think it's going to be one of those things that we'll see where it goes, and maybe it doesn't go anywhere at all, but at least we can say we went through the process. And I think I see a value there in either way, even if we don't come to anything. At least we talked about it, and we're like, well, we couldn't agree on anything. But I learned something out of this process one way or another, and that's all there is to it.

Chairman Dumont: It's been very informative. I will say to Mr. Sorensen's point, my thoughts, while I've learned and listened to quite a bit, have not changed from the original Selectmen meeting a couple months back, which is the new building is probably great, probably our best option in front of us. However, I don't believe it's reality. And that's just where I came down to things. When I listen to people that come and talk to me about this, the same thing I hear over and over again is nobody wants to spend any money, which is fair. They don't listen to the concerns or want to come here to hear those concerns. They want to hear that you did things basically for the cheapest way out, and they want to know that you tried hard to save some money. So, while I may not agree with that, my job is to listen to what people tell me. It's not my checkbook. It's theirs. So, I still fall back on the renovation purely from that aspect. Again, I understand that the best solution is probably the new building, but to Mr. Cole's point, selling a \$12 million-plus project is extremely difficult, and I don't think a lot of people,

when they're struggling to pay rent or buy groceries, want to hear that the town is going to fork out \$12 million. Mr. Sorensen, go ahead.

Roy Sorenson: All right, so on that note, Mr. Chair, I don't disagree with much of what you said there. What is this committee's appetite, or what do we feel is the public's appetite for a \$3.5 million renovation project? Is there work to be done, or is this just something that we put out there?

Chairman Dumont: I think I skipped over Selectman Jakoby, so I'll let her speak, and then Mr. Oates.

Selectman Jakoby: Yeah, I would really like to get to Item D and then address the whole committee. I'm open to someone making a motion after we complete the agenda if that's what someone wants to do, but I think there's some information in Item D that can help inform the renovation, some information that I gathered that I would really like to put into the public.

Chairman Dumont: I agree. Mr. Oates?

Victor Oates: Actually, like the matrix that was provided, and I think it provided to me what I think is the best solution right now, and it's not a \$3.5 million renovation. It's the ADA fixes only. It's small, it's relatively cheaper, and it's most likely to get a win without having to go to that \$3 million point. You're keeping it probably maybe at a million, more likely under a million in order to fix the ADA issues around here, and again, I can't drive it home because I've got to run. You need a win. This town, the BOS, needs a win, and if you can sell them the ADA fixes only, they're more likely to come back and listen to you once they see how good that looks and then be like, oh, okay, but right now, like, what's your win? We don't have one.

Roy Sorenson: Just back to Selectman Jakoby, did you want to cover that in detail?

Selectman Jakoby: Yeah, I want to get to Item D.

D. Discussing Information to Make Informed Decisions

Chairman Dumont: So, we will roll into Item D, and I will turn it over to Selectman Jakoby to speak to her document.

Selectman Jakoby: Thank you so much. I really appreciate it. I just really wanted to share my thoughts with this committee as far as some of the research and thinking that I went through, and it actually speaks to some of what Mr. Boyer said in public input as well. The idea is as you open things up, you discover new questions and new concerns. So, the space report that we received, the document was really for the space in the building. As I explored and asked around, I discovered that there are many town buildings. I do not have a list of all the town buildings and storage areas and different things around town. The reason I began looking into this was because of the amount of money it would cost to relocate our staff. So that got me thinking about what buildings do we own and what do we have. And that's when I stumbled on this list, an Oakwood, which used to be a meeting space, used to be the recreation center, and it actually does have two handicapped accessible bathrooms, and it's handicapped accessible. So, I just thought that was interesting. It is being used for storage. I did some

research. Apparently at one point there was storage needed. The BOS had looked into getting what are the big boxes called? The trucks. The Connex. Thank you. They were looking into Connex boxes, and it was going to cost them at that time like \$7,000 because I read the minutes. So, they were like, no, let's move recreation into the community center, and we have this great building. And it is. It's being air conditioned. All of our files are being well maintained there, and there's some things that could probably go away. So, it just made me think of what are the other spaces, what are the space needs, especially for fire. And I know we have our so I just made a list of the things I know, and there's things I don't know. So, the thought was that possibly that could be looked at moving forward, and I really did appreciate the vault idea for storage at this new site if we have a new building. I think that's right on point. It has to be fire and water resistant or however we do that for archival reasons. I already mentioned the innovation in accessibility. I did meet with Doug Bosteel, our IT director, and this speaks to Mr. Boyer's concern. As we open things up, what are we going to find? And apparently, and this makes a sense in a lot of old buildings, electricity is a real issue, and how things are wired and how power comes in is really important to our IT. And he called it a lot of our power is dirty because of how old it is. So if we do renovate, what is the cost of that additional wiring to ensure to make that better? If we're going to open up walls and take walls down, I'm not sure that was in the estimate at all. So that was something, like Mr. Boyer said, as we open up, what might be some of those other things that we haven't thought of that might increase that 3.2 to something more? So that was one that just really stood out for me. And I don't know what the others are. And to service the whole town. And with the fire on this same building, it's probably electrical infrastructure through both. I don't know how they're connected. Okay, well, you know.

Chairman Dumont: I'm sure it's scary when you look above the ceiling.

Selectman Jakoby: It was. We did that, yeah. The other was just the question of statistics. I like statistics as well. I don't think we have any statistics on face-to-face versus online scenarios. What is the volume of people, transactions, and counts? I don't think that's something we track. But it's something that maybe in the future we might want to consider tracking in order to encourage. You know, it's kind of like I thought about the counters. It's like how many people are actually walking over a threshold every day. And the question is, so what other spaces are currently available here that might be storage or other things? And I know when Elvis and I looked at a few options, there's a couple of little places that might be helpful. The idea of eliminating the Board of Selectmen meeting room, I think is a fair consideration. And I was just thinking about Oakwood and what that looks like. Just to put out some thoughts that were in my head as I spoke to staff and other people around town. Again, I do see Mr. Boyer's point of, as you open things up, what are the really other needs that are the infrastructure of the building, which we have not spoken about. Thank you.

Chairman Dumont: Thank you, Selectman Jakoby. And I will just add to the final point where you talked about trying to see. I think it was Mr. Oates that brought up what bill pay, who's paying what online and how much of it versus who comes in person. I don't have the exact stuff in front of me. When the tax collector did come in front of the Board of Selectmen, we asked her some roundabout questions, and it seemed like there was a considerable amount that paid online. But there was also, I think, an equal to amount that came in person. And while I think the technology

has helped us keep the band aid on this place, I do think it's getting to the point where we are requiring more space. Back to my other point where I said I think the ideal situation, obviously, is to acquire more space and increase the building. I just don't know if we can educate the people on that and sell the project that we're doing. Mr. Dhima.

Elvis Dhima: Thank you, Mr. Chairman. The list is well pulled together, Selectman Jakoby, nicely done. I just want to add that Oakwood building was looked to be renovated slash repurposed during COVID time.

Selectman Jakoby: Oh, okay.

Elvis Dhima: Yes. And I think the fire marshal at this time, I think it was the building official at the time, was asked to put some numbers together. And I think that building, even though it appears to be having utilities and it does, I think the number they were looking at during COVID was about \$300,000. And I would say probably today it would probably be close to half a million to get that to an office.

Selectman Jakoby: Accessible.

Elvis Dhima: Yeah. To an office. It's not really set up for that. Like the critical system is outdated, things like that. I think there's rooms over there, like bathrooms and all that. But I just kind of want to put it out there so people don't think like, oh, for 20 grand we can get that up and running. The main issue when we looked into this is we were looking to maybe put one of the divisions out there, like either inspection services or maybe the development services right now. The problem that we have is if you need a permit for something, like right now for at least the inspection services, engineering, zoning, planning, it's all one-stop shop. You need something, we're all there. To start having people go over there and come back for this, it can get very annoying. So, we were kind of trying to figure out who would go over there that would not impact. And it seems like it's at like one-stop location for everything. You go down the hall, you go assessing, the clerk, downstairs for water. This seemed to be the feedback we were getting at the time. But Oakwood was looked at some point during COVID, multiple times, at least twice. And the price kept going up, as you can imagine.

Gary Thomas: I actually did a layout for Chief Buxton at the time.

Elvis Dhima: There you go.

Gary Thomas: Trying to figure it out.

Elvis Dhima: So, I was right. I haven't lost it. I still got it. So, you can talk a little bit about that.

Gary Thomas: It mostly did have to do with trying to figure out the building department attached with the fire department and getting most of that over there. But to your point, it wasn't really making a lot of sense for that exact reason as you're reviewing permits and making sure taxes are paid. Now, are there other avenues that the town could take to clean that up? I don't know. I don't work here, so I can't really comment on that. But at the time, like you said, I want to say it was like \$350 to \$400-ish. That included some exterior renovations, replacement of windows, things like that. But, yeah, it was. Not cheap.

Elvis Dhima: It wasn't cheap.

Gary Thomas: No, and you're talking 35% to 40% more today.

Elvis Dhima: Correct.

Gary Thomas: For sure.

Elvis Dhima: So, half a million dollars.

Gary Thomas: Yeah.

Chairman Dumont: Mr. Sorensen?

Roy Sorenson: Just real quick for Mr. Thomas. The electrical. Did you look at the electrical at all with the renovations in there, or did you carry a lot of that? No, not really. And, again, depending on how dirty the power is, there are devices that we can put outside as the power comes in to sort of get clean power so that it takes care of the entire facility. But it comes with a cost, obviously.

Roy Sorenson: That's it. Thank you.

Selectman Jakoby: Thank you for that information about Oakwood. I was just meaning to use it instead of getting portable offices if we did the renovation.

Gary Thomas: Temporarily, sure.

Selectman Jakoby: Yeah, instead of spending those millions of dollars. Because we said that money is going to be spent and then it's going to be gone. Well, why not spend it to renovate Oakwood and put somebody there temporarily? That was my thinking.

Chairman Dumont: And that's not a bad idea. And with that, again.

Selectman Jakoby: And was there anywhere else we could do that? Yeah.

Gary Thomas: And with that said, if there's an opportunity to move different departments over, like let's say I'll say vehicle registration and everybody on that side of the building, move them over there temporarily while we renovate that portion of the building and then get them back over. We move the building department. Just understand that that drags a project out, which adds cost.

Selectman Jakoby: Absolutely.

Gary Thomas: Turns it into a four or five phase project, which again, time is money. So.

Selectman Jakoby: Well, and, and, and those were some of the extra costs that the Board of Selectmen were particularly worried about. So, what would that look like, you know, for some of our other buildings? Again, I don't know everything we have. So, it, it was just another way of trying to make those costs that someone said are out the window. So, we're throwing money out the window to get it so that we're not throwing it totally out the window.

Gary Thomas: And to Mr. Sorenson's comments about the renovation here at three and a half million. I don't think we had any numbers in there for any of that temporary setup, just so you know.

Dan Barthelemy: So, you brought it up in the meeting and it was about, I think you said like four and a half to five total.

Gary Thomas: And by the time you're done with all these temporary setups and yes.

Selectman Jakoby: Yeah.

Gary Thomas: And we haven't even really included furniture in that.

Selectman Jakoby: Correct.

Gary Thomas: In here either. So, I just want to be clear that this could turn into a \$6 million renovation. And most likely will.

Selectman Jakoby: Yeah.

Chairman Dumont: All right. Any other comments or questions?

Bill Cole: What topic are we on?

Elvis Dhima: The last one.

Bill Cole: I'm sorry. Okay. I think I flipped flop into this. And if I don't. Put me in the right place. I'm looking here. I'm backing up and I know I'm talking to the choir here. We have a charge. This committee has a charge, which I take our mission statement. That fair statement? Okay. And we are too. I'm just paraphrasing to develop and I suppose submit a strategic plan for addressing town hall needs. Correct. If it's not, tell me. We have a one November not later than date. Which seems a bit unrealistic sitting here tonight. But my question is, that's our charge. That's our mission to the chairman. And this is just to the chairman, not the individual. What is the board of selectmen or the town of Hudson's mission? What's driving this committee? What's your mission?

Chairman Dumont: The mission of the Board of Selectmen would be to satisfy town staff needs as well as the taxpayer's dollar. Justify the taxpayer's dollar.

Bill Cole: And that's all fine. But none of that is quantifiable. It's subjective. So, it's not really part of the mission statement. Let me just propose something. If you don't want it, I'll be quiet for the rest of the night. Okay. But if we're ever going to get moving folks, if we're ever going to get moving, we better start now. I would suggest that the Board of Selectmen or the town or however you want to call it. Okay. You have a mission statement. I'm paraphrasing here. To have a renovated or a new town hall facility fully operational. Not later than I put in one July 2028. Now that is an attainable possibly mission. It's quantifiable. That dates in there. And that gives you then a launching pad for everything to include selectmen Jakoby's list. Okay. Of items you're going to need. Because this committee is just one of the many goals under a mission statement that has to be accomplished or the mission never gets accomplished. Okay. I mean that's basic. I learned that I think when I was a dumbass second lieutenant. But we have to have a mission statement to go from so that we can take Selectmen Jakoby's and put those into an oval and start working. Those taking something else and putting in an oval, all those ovals once they're established and once they're accomplished, we've accomplished your mission, but we don't have a mission from the Board of Selectmen or the town right now.

Chairman Dumont: So, the only thing that I will add to that is your mission statement or example of has a recommendation. I get you a paraphrasing, but there's a recommendation in there as to what we're going for. The direction of the Board of Selectmen was for this committee to create that recommendation. And then that recommendation would be worked into a mission statement.

Bill Cole: With all due respect, Mr. Chair. Why, why did, why did the Board of Selectmen decide to have this committee? What was driving you?

Chairman Dumont: The transparency, the need for transparency. So, the public could see the process out in the open of how the Board of Selectmen worked through those issues.

Bill Cole: With all due respect, Mr. Chair transparency of what? I'm trying to get you back to having a basic mission, a basic target that as the Board of Selectmen in the town of Hudson, you're aimed at. And that's what you can sell to the people. We want to have an operational facility. How we get there is immaterial right now. We want to have an operational facility, not later than a certain date. And from that flows things like a selecting Jakoby's list items that Dan's brought up, et cetera, et cetera, without a mission statement at the Board of Selectmen, you're spinning your wheels. You're never going to go anywhere. I'm telling you right now, take my word for it.

Chairman Dumont: Well, I don't disagree with you. I'm only one member of the Board of Selectmen in the conversation at that night was to decide whether between the renovation or the purchase and possible new building.

Bill Cole: And your decision of whether the renovate or a new building is just one of the many goals under the mission that has to be accomplished.

Chairman Dumont: You are absolutely correct.

Bill Cole: Okay.

Chairman Dumont: Hopefully that's what we'll find here. Mr. Dhima.

Elvis Dhima: I, uh, from what I recall too, and I just want to add to it, it was, I think the Board of Selectmen was looking for a broader opinion on this matter. And I think that's why they created this committee and that's why it included someone from the budget committee, someone from the planning board, someone from the community, uh, someone from the industry, someone from staff. I think that was just trying to get basically a broader understanding or what would people look at to this and bring it back to them. And that's what I recall from the meetings I've attended.

Chairman Dumont: You definitely got a broader opinion.

Elvis Dhima: Maybe too broad.

Selectman Jakoby: And I just want to agree with that. I agree with that statement. It, instead of having a workshop of just the, um, Board of Selectmen, we really wanted to give it an opportunity to get more input and opportunity for the public to come forward. Um, do I, I think, you know, the point that Mr. Sorenson made, I think, I think this information has, has really, um, brought us to a point where, you know, our next meeting or so, I think motions and actions need to be taken,

but I need a little time to really, um, be clear and make those points that, um, Mr. Cole is asking for. You know, setting some really clear, um, direction, motions and ideas. And even at our next meeting that would fulfill our, uh, November one goal.

Chairman Dumont: And maybe the Board of Selectmen would look at the chart and want to, and want to make changes to it because of, you know, to Mr. Dhima's point, it was to get a broader opinion, uh, based on just the, the, uh, renovation information that we had in front of us. But I do agree. Personally, I think that emotion could be made at the next meeting. What I would recommend is we've scheduled the date for October 20th. I would say that, uh, I think it'd be fair to give everybody until October 10th to forward me off agenda items that they would like on their information that they may need. So that way we can collect that and get it to everybody prior to, um, and I would have to look at Mr. Sorenson, Mr. Dhima. Do you think that that would be acceptable? If somebody had information they were looking forward to give them until the 10th to, to bring that question forward. So that way staff could prepare something or try to get that information for the 20th meeting.

Elvis Dhima: I'm good with that.

Selectman Jakoby: And, and I think a number of those items were mentioned tonight. Yeah. So, I agree.

Gary Thomas: I've got, I've got a, can I, can I just ask you something, Mr. Chair? Um, so from, from my end of what the, this board might be asking of me, just so that I understand clearly, we've already given sort of a rough estimate on the renovation, but I know we were throwing out a bunch of numbers tonight, right? I can probably, um, dive deeper into a more accurate, um, cost for the new building in comparison to the renovation of this building, just so that everybody could have a little more information, just with the understanding that I'm, I can put a list item of everything that we discussed tonight, talking about the, the land, the potential site work, the furniture. I just want to make sure numbers we were thrown out tonight of \$12 million compared to the three and a half million here. They're, they're not really in line with each other, but mostly because we're leaving out furniture and all the other stuff that we discussed on the new facility.

Roy Sorenson: So, I mean, I think it's a good point, Ms. Thomas. You would have to just assume you can make assumptions, right?

Gary Thomas: Yup.

Roy Sorenson: Yes. It's gotta be everything. It can't just be the building square footage cost.

Gary Thomas: It's got to be across the board, across the board.

Roy Sorenson: I think here on the three and a half million, it's got to be again, all inclusive, whether it's setting up temporary trailers, a pocket lot, makeshift ramps, whatever it might be. I think you have to have that, to have that contingency in there.

Chairman Dumont: Yup. So that was going to be one of my questions that I had written down. So, I appreciate you bringing it up as I was going to look for just a basic comparison of those adjusted costs for the renovation, everything we talked about tonight. And if you could put a similar estimate together for the, for the new build and the committee can look at those two

numbers. I know we don't want to look at, you know, specific numbers, but I think it gives everybody at least an idea of what it may look like one way or the other. But I also want to point out that I appreciate what you're doing there and offering that. I know I think this committee has tasked you with quite a bit already. So, I thank you very much for, for offering.

Gary Thomas: No problem.

Chairman Dumont: So, with that, if there's agenda items that people want me to put on for the next meeting, I will ask again to have that to me no later than the 10th information. Obviously, if you're looking for something, the sooner, the better. Obviously, you can reach out to staff here or myself, and we'll try to track that down. But other than that, be looking.

Selectman Jakoby: Oh, one other question. There was a suggestion made earlier to have the fire chief here.

Chairman Dumont: I have that on my list.

Selectman Jakoby: Is that something we're planning on doing?

Chairman Dumont: I think it would be wise.

Selectman Jakoby: Okay.

Chairman Dumont: Thank you.

9. ADJOURNMENT:

Selectman Jakoby made a motion, seconded by Elvis Dhima, to adjourn at 9:11 p.m.

Recorded by HCTV and transcribed by Lorrie Weissgarber, Executive Assistant.