

MINUTES
Downtown Development Authority
Board Meeting
Friday, August 11, 2000
Reed Building, 350 Main Street

PRESENT:

Becky Brehmer, Chris Launer, Bruce Hill, Theresa Kareus, Doug Simons, Cindy Enos Martinez, Kathleen Killian, Pat Gormley, Barbara Creasman and Kevin Van Gundy representing The Doo Zoo

ABSENT:

Bruce Bengel, Mark Hermundstad and P. J. McGovern

CALL TO ORDER:

The meeting was called to order by Bruce Hill at 7:40 a.m.

APPROVAL OF MINUTES:

The minutes for July 7 were approved on a motion from Doug Simons and a second by Chris Launer.

FINANCIAL REPORT:

The Financial Report was deferred to the Workshop on August 25.

DOO ZOO UPDATE:

Kevin Van Gundy briefly described the intentions of The Doo Zoo , which is to be a “hands on” children’s museum – a place where parents and children explore the science projects, activities and exhibits together. The Doo Zoo is not intended to be used as a day care or a play center, such as McDonald’s or the Kidz Plex. The Doo Zoo is currently funded by a few regular contributors, fund raisers and grants.

The Doo Zoo is currently located behind Hawthorne Suites and has been given the opportunity to move into the old Colorado Printing building, recently purchased by the DDA. Because they are a non-profit organization, Kevin stated that they lose many donated resources and supplies with each move and therefore, expressed his concern that they would like this move to be more permanent. He stated that Mesa Mall recently asked them to move in to the old Ben Franklin location, but the Doo Zoo board would like to remain downtown. The move is scheduled to take place in January 2001. Once they have moved and settled, their long term goal is to obtain more science exhibits and to include additional theatre and art projects, perhaps even build an art gallery to display the children’s artwork.

Upon Kevin's departure, Doug Simons initiated a discussion regarding the Colorado Printing property. We have agreed they can use it for free, but for how long? Should they pay fair market rent? The board members agreed that a lease document needs to be established between the DDA and the Doo Zoo which should include a specific term and any determined rent over the next several years, as well as a stipulation that any changes made to the building must be approved in writing by the DDA board before implementation. The decision was made that Barbara Creasman, along with Doug Simons will meet with the Doo Zoo to discuss the overall plans prior to establishing the rental agreement in order to clarify both parties intentions. Barbara will then draft an outline and bring it to the Board for review.

SPECIAL USE PERMIT REVIEW:

The Special Use Permit was developed and implemented by the DDA on October 1, 1981 with the hopes of increasing downtown street activities. Recently Evan Gluckman from the 7th Street Café requested the approval for his establishment to serve alcohol at the tables located outside his restaurant. John Shaver, Assistant City Attorney, has asked for DDA input. The DDA was the driving force in developing the ordinance to allow outside cafes on the public right of way. We have discussed issues such as liability, public access to sidewalks, Colorado state law requirements, etc. The Board agreed that any changes in the Special Use Permit guidelines need to be established for all downtown vendors. This activity is currently being done in Denver and the state law should be the same for Grand Junction. Barbara Creasman will contact downtown Denver to complete the necessary research and bring the information to the board.

ANNUAL MEETING WITH CITY COUNCIL:

A "draft" copy of the October 26th agenda was distributed. An emphasis was placed on Page 7 which lists the target projects. Among the future discussion topics will be parking and the redevelopment of target areas. If there are any issues the Board members would like to see discussed, they are asked to call Barbara or bring them to the workshop.

DISSOLUTION AGREEMENT WITH MUSEUM:

The Board members reviewed the contract and agree that there are no outstanding issues that were not covered in the dissolution agreement. The motion was made by Doug Simons and seconded by Chris Launer for Bruce Hill, in Bruce Benges' absence, to approve, sign and mail the agreement to the museum in order to complete the process as quickly as possible. All approved.

DIRECTOR'S REPORT:

Barbara Creasman gave a brief report on the Hawthorne Suites Hotel. The hotel has already reported sell out nights. Tours are available for Board members. It was requested that Barbara contact the hotel and ask that the parking lot be cleaned up ASAP. She noted with the planned construction of the second hotel, this area will not be available for interim parking as initially discussed.

Barbara also reported that P.J. McGovern attended the last Transit meeting and said it was a good meeting. He will update the board at a later meeting.

EXECUTIVE SESSION:

Bruce Hill asked for a motion to go into Executive Session to discuss property negotiations. Doug Simons so moved and Cindy Enos Martinez seconded the motion. Motion carried.

The board adjourned the executive session and reconvened the regular meeting.

ADJOURN:

The meeting was adjourned at 9:08 a.m.