

**MINUTES**  
**Downtown Development Authority**  
**Board Meeting**  
**Friday, September 1, 2000**  
**Reed Building, 350 Main Street**

**PRESENT:**

Bruce Bengé, P.J. McGovern, Becky Brehmer, Chris Launer, Bruce Hill, Doug Simons, Theresa Kareus, Pat Gormley, Kathleen Killian and Barbara Creasman

**ABSENT:**

Cindy Enos Martinez and Mark Hermundstad

**CALL TO ORDER:**

The meeting was called to order by Bruce Bengé at 7:35 a.m.

**APPROVAL OF MINUTES:**

The minutes for August 11 were approved on a motion from Doug Simons and a second by Chris Launer.

**FINANCIAL REPORT:**

A brief review of all accounts took place. The budget at this time appears to be right on target. Discussion ensued regarding the usage of TIF funds - with the current commitments, we are out of TIF money, but should be able to access additional funds in the next few months. P.J. McGovern made a motion to approve the financial report, Doug Simons seconded, motion carried.

**TRANSIT HUB UPDATE:**

P.J. McGovern gave an update on the Transit Hub plan which the Metropolitan Planning Organization (MPO) has been planning for 20 years. He reported that there are approximately 500 people/day currently using the Grand Valley Transit System.

The current map for the downtown location was reviewed by the board members. The proposed plan includes the realignment of Ute and Pitkin Ave as well as several land purchases. However, the downtown location is not final. Walker Airport has requested the Transit Hub to be located next to them. At this time the Chamber of Commerce has endorsed the plan, but not the location. Funding for the project will come from a variety of programs.

The MPO has requested to do a future presentation on the Transit Hub for the DDA and DTA boards. Barbara will schedule for one of the meetings in October.

### **DOO ZOO UPDATE:**

Doug Simons reported on the meeting he attended 8/30/00 with Kevin Van Gundy and Barbara Creasman. Since the building is going to be used for children (change of use), several code and safety issues may need to be addressed for liability concerns. Questions to the board: Will the DDA be responsible for bringing the building up to code? If not, whose responsibility is it? Should the code issues be included in the lease document? Should the Doo Zoo be required to pay liability insurance? An assessment needs to be done and then the board will consider these issues further and discuss with the Doo Zoo.

According to Kevin, the building is larger than the Doo Zoo needs, so he requested permission to put in a "for profit" children's art store in the space they will not be using. Due to "profit" organizations causing the collection of property tax, Barbara and Doug suggested this was not a good idea, the board agreed.

The Doo Zoo will have to move out of their current location by January 2001, therefore, an outline agreement should be drawn up soon. A motion to draft a lease document and to have Chamberlin Architects do a walkthrough for an assessment was made by Doug Simons and seconded by Chris Launer. Motion carried.

### **DIRECTOR'S REPORT:**

Barbara Creasman gave a brief report concerning the Colorado Historical Society's (CHS) grant process for October 2000. The Colorado gambling towns recently lobbied to have the tax reduced which has caused the CHS to be short of grant funds. In response, they have cancelled the Spring 2000 grant deadline and are planning to award more grants at smaller dollar amounts rather than awarding many large grants.

Barbara's suggestion was to reapply for the Reed building grant requesting \$150,000 or less. Bruce Hill made a motion to approve Barbara's suggestion, Becky Brehmer seconded the motion. Motion carried. The board also decided they would like to see the top facade completed first, with the DDA applying for the funds to complete the bottom floor at a later date. Barbara will talk to Rob at the Colorado Historical Society before finalizing. They may recommend one floor over the other or certain project elements. Given the funding cut back, their recommendations may be very important in order to get funded.

### **EXECUTIVE SESSION:**

Doug Simons made a motion to go into Executive Session to discuss property negotiations, Becky Brehmer seconded the motion. Motion carried.

The board adjourned the executive session at 8:50 a.m. and reconvened the regular meeting.

**ART ON THE CORNER:**

Discussion ensued regarding the “MIAs” sculpture located in front of Talley’s Restaurant which is currently the subject of a pending lawsuit. It was agreed that since the DDA owns the sculpture, they are, in fact, the responsible party for such lawsuit. The board’s main concern is the possibility of setting a precedence if they decide to move the sculpture. We have never located or moved sculptures according to an individual business’s input. Barbara Creasman agreed to follow up with the owners of Talley’s Restaurant and Ed Chamberlin, AOTC Chairperson, then report back to the board.

**ADJOURN:**

The meeting was adjourned at 9:15 a.m.