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**GRAND JUNCTION CITY COUNCIL
MONDAY, OCTOBER 30, 2023
SPECIAL WORKSHOP, 4:00 PM
FIRE DEPARTMENT TRAINING ROOM AND [VIRTUAL](#)
625 UTE AVENUE**

1. Discussion Topics

- a. Unhoused Resource Facility Concept Plans
- b. 2024 Budget Workshop-Wrap Up and Discussion
 - Grand Junction Area Chamber of Commerce (GJ Chamber), Industrial Development Inc. (IDI), Grand Junction Regional Air Service Alliance (Air Alliance)
 - Western Colorado Latino Chamber of Commerce (WCLCC)
 - Downtown Development Authority (DDA), Downtown Business Improvement District (DBID)
 - Continued Council Discussion

2. City Council Communication

An unstructured time for Councilmembers to discuss current matters, share ideas for possible future consideration by Council, and provide information from board & commission participation.

3. Next Workshop Topics

4. Other Business

What is the purpose of a Workshop?

The purpose of the Workshop is to facilitate City Council discussion through analyzing information, studying issues, and clarifying problems. The less formal setting of the Workshop promotes conversation regarding items and topics that may be considered at a future City Council meeting.

How can I provide my input about a topic on tonight's Workshop agenda?

Individuals wishing to provide input about Workshop topics can:

1. Send an email (addresses found here <https://www.gjcity.org/313/City-Council>) or call one or more members of City Council (970-244-1504);
 2. Provide information to the City Manager (citymanager@gjcity.org) for dissemination to the City Council. If your information is submitted prior to 3 p.m. on the date of the Workshop, copies will be provided to Council that evening. Information provided after 3 p.m. will be disseminated the next business day.
 3. Attend a Regular Council Meeting (generally held the 1st and 3rd Wednesdays of each month at 6 p.m. at City Hall) and provide comments during "Citizen Comments."
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Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: October 30, 2023
Presented By: Greg Caton, City Manager
Department: City Clerk
Submitted By: Ashley Chambers, Housing Manager

Information

SUBJECT:

Unhoused Resource Facility Concept Plans

EXECUTIVE SUMMARY:

The City has received two formal proposals to date from local service providers to address the community's needs for a resources center and meal and service delivery location for people experiencing homelessness. Amos Supportive Housing Association is proposing an expansion of their current programming at "The Hangout" that would include the purchase of two adjacent homes and property. Homeward Bound and United Way of Mesa County also submitted a proposal that includes providing a day resource center including extensive indoor space for warming/cooling, meal provision, showers/restrooms, and that local service providers can utilize to resource individuals.

BACKGROUND OR DETAILED INFORMATION:

At the September 18, City Council workshop, City Council suggested that service providers develop proposals to address a viable option for day center use and meal and service delivery. As part of the Unhoused Needs Assessment and the survey of PEH conducted in December 2022, people with lived experience identified that a central location would be beneficial to accessing and navigating services and that bathrooms, showers, and laundry facilities were critical.

The city has received two formal proposals to date; one from Amos Supportive Housing Association and one from Homeward Bound in partnership with United Way of Mesa County. The full proposals are attached; a brief summary is provided below.

Amos Supportive Housing Association. Amos Supportive Housing Association, associated as a non-profit branch of Amos Counseling ("Amos") recently acquired an approx. 1,000-square-foot building located at 1111 Ute Avenue. Amos opened "The Hangout" on October 1st. They provide case management on-site, along with showers,

bathrooms, and laundry. Guests can also use the site for 4-hour naps. The facility is staffed with two people per shift and they are at capacity in the building by regularly serving between 30 and 37 guests during the hours of operation, which are 3 p.m. to 7 a.m. Two-thirds of the guests utilize Medicaid and the services they receive on-site allow for Medicaid reimbursement. They recently received training from City staff on data entry to include their guests on the Coordinated Entry housing waitlist. Amos's proposal is to expand these services through the acquisition of the adjacent property at 1115 Ute Avenue which has two structures of 365 square feet and 728 square feet totaling 1125 square feet on .28 acres (2 city lots). Their proposal requests \$350,000 from the city to purchase the 1115 Ute Avenue property. **The added facilities would increase their capacity to provide services for up to 30 additional individuals. The original site would transition to be a men's facility and two new buildings would be utilized for women and children.**

Homeward Bound & United Way Proposal. Homeward Bound, in partnership with United Way, has submitted a proposal with the intent of establishing a safe, enclosed structure in the central area of Grand Junction where unhoused individuals formerly congregating at Whitman and other city parks can receive services, counseling, and community support to assist them in meeting their immediate needs; including providing navigation services with assistance from a variety of other service providers to move people along the path to more permanent housing. The proposal provides an aggressive schedule of being available on or before December 15 and would be expected to be a facility in operation for a period of up to 2 years. They indicate potential sites, all of which are located in the downtown district are being explored. The annual operating cost estimate assumes the facility would be open 7 days per week from 8:00 AM to 8:00 PM. The proposal includes site prep, temporary building acquisition, and shower/bathroom trailer for a capital investment of an estimated \$773,176 and \$99,490 in other start-up costs. Total annual operating costs including staffing are estimated at \$316,600.

There has been a request from council members to discuss winter warming and service provision locations. As described (Homeward Bound & Amos), both proposals appear to provide indoor warming and connecting people to services.

FISCAL IMPACT:

Amos Counseling is requesting \$350,000 for the purchase of the .28 acre property which includes 1,000 square feet of existing building space. Homeward Bound is requesting a capital investment of \$773,176 and \$99,490 start-up costs and total annual operating costs are estimated at \$316,600. Total first-year costs total \$1,189,266. We would assume a second-year request for operations with an estimated cost of \$316,600. Total two-year costs estimated total \$1,505,866.

Funding for either or both of these projects could come from the remaining \$1.6 million in ARPA funding and/or from 2023 General Fund reserves. If the project was to commence in 2024, monies could be dedicated from the proposed \$7.4 million in housing/unhoused funds included in the recommended 2024 Budget.

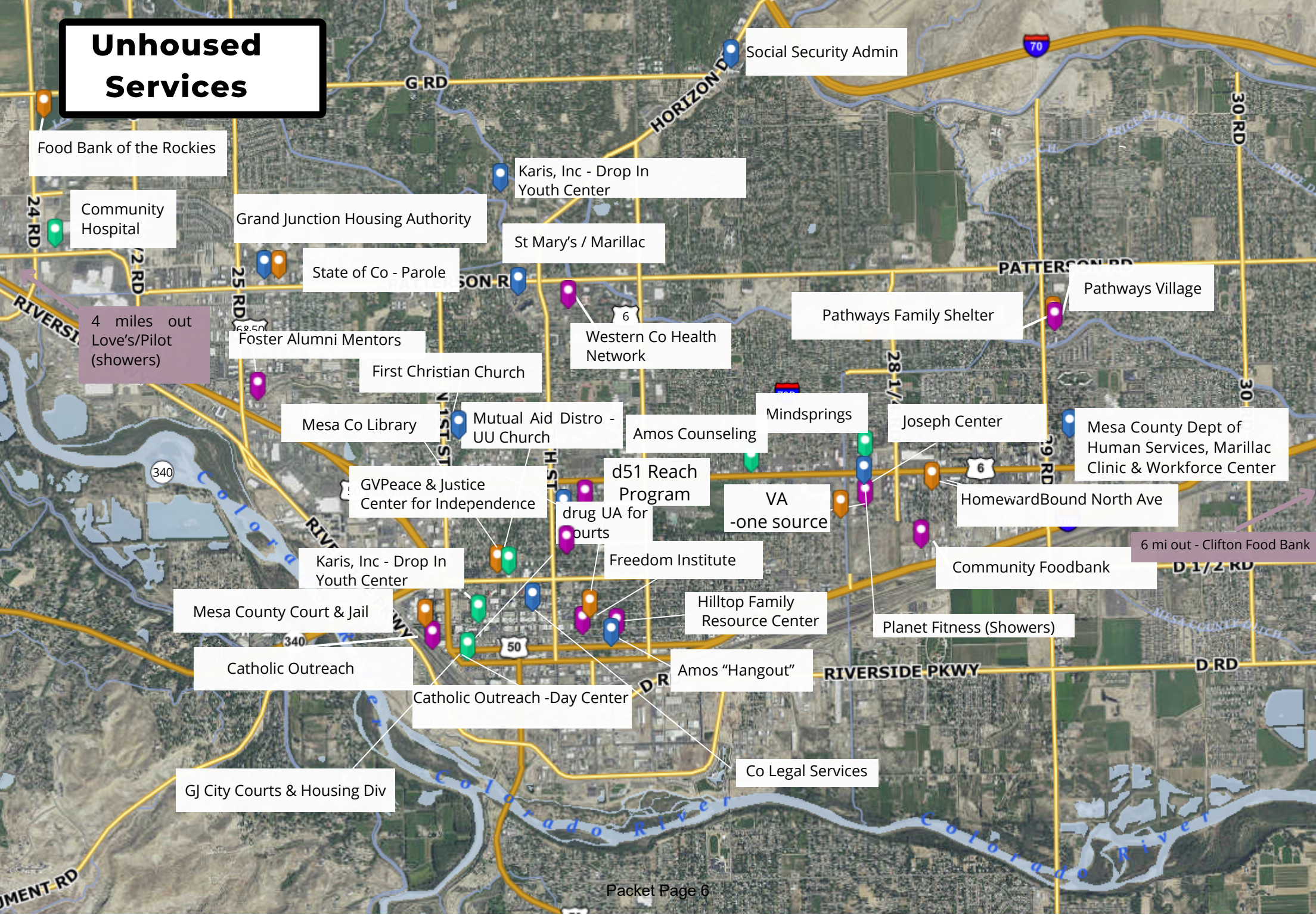
SUGGESTED ACTION:

Discussion and direction to staff.

Attachments

- 1. Map of Unhoused Services
- 2. The Hangout Proposal
- 3. The Hangout Guest Expectations
- 4. UW&HB Day Center Project Proposal
- 5. Supporting Documents for UW & HB

Unhoused Services





The Hangout 2

1115 Ute Ave

Amos Supportive Housing Association

Martha Amos, Board Chair & Jamie Eckert, Executive Director

Email: Jamie.eckert@amossoberhousingassociation.com

Tel: 970-270-1601

1131 N. 21st ST

THE HANG OUT 2 – 1115 UTE AVE

Amount Requested - \$350,000

Organization

Amos Supportive Housing Association's "ASHA" is the non-profit arm to Amos Counseling. The mission is to create healthy environments for individuals and families by strengthening their life skills by empowering them to cultivate a safe, stable, and sober environment. To achieve our mission ASHA provides services to people who are struggling with addiction, persistent mental health issues, and those who are medically fragile through comprehensive programs that support individuals in creating a solid foundation for their recovery by aiding individuals to become independent. ASHA promotes education, economic stability, wellness, and health care, built environments, and social cohesion. ASHA's programs assist individuals in overcoming addiction, poverty, mental, or physical limitations, aging, homelessness, and other circumstances. ASHA collaborates with other organizations to provide services efficiently and effectively. ASHA has been working in the Supportive Housing space for over five years.

Project Summary

Currently, ASHA owns the property at 1111 Ute Ave and has opened "The Hangout" on October 1 which offers unhoused individuals a day/evening center from 3 pm – 7 am to cook healthy meals, shower, do laundry, rest for up to 4 hours, gain access to heat/cool, and participate in services that will support recovery, housing, mental health, medical needs, etc. to help ensure stabilization of individuals who are chronically unhoused and deemed high utilizers of criminal, medical, and emergency services. Currently, "The Hangout" can provide services for up to 37 guests and has been at capacity since opening. The site has seen both men and women including D51 employees, single mothers with small children, and has had to maintain a sign-up sheet for napping stations, showers, and restrooms due to the consistent use. Additionally, the site has seen between 8-13 new participants daily who are coming from encampments and the street. The site does also provide a dumpster, and many are bringing their trash from camps and sleeping locations. This property will also decrease the burden placed on the city's cleanup efforts through the police and fire department. The Hang out is currently fully always staffed by two mental health first aid professionals. Services and staffing are primarily funded through Medicaid and Amos Counseling Services who provide wrap-around services and coordinated services with other agencies to ensure that their most basic needs are being met.

Project Description

The current request of \$350,000 is for ASHA to expand these services by purchasing two additional houses at the property adjacent to its current location. Upon purchasing the 2 houses, ASHA would complete the minor improvements needed and purchase furniture within 30 days of closing. The contract is currently being negotiated, and the closing date is tentatively set for January 15, 2023, but is open to being moved up pending availability and timing of funding. the current "Hang-out" property would transition to being a men's site, and the two additional houses would create additional spaces for up to 30 and would be available for women and children.

Addressing Community Needs

This project will address the community's needs by working with chronically unhoused who struggle with traditional services and housing including mental health concerns, legal charges, and re occurring substance issues to enable access to basic needs and services most needed with a goal to encourage long term success in finding, navigating, and sustaining stable housing. This property is located within walking distance to many services, bus stops, major medical facilities and close to temporary employment centers and is providing services outside of traditional hours for day centers, outreach programs, and more importantly gives a space for overnight napping and resourcing which is eliminating the opportunities for loitering or camping in public spaces or neighborhoods.

Financial Plan

The project's current plan is to utilize funding for the capital expenses of the project expansion. The service and operations portion would be partnered with Amos Counseling to create stability in overhead costs and allow for services to continue to be billed to third-party insurance agencies and Medicaid for peer support services, housing resourcing, addiction, and mental health treatment. Two-thirds of all participants who visit the current location are Medicaid recipients or are eligible. Because of the ability to bill insurances for most of these services, ASHA can ensure continuous access and help eliminate any cost to the individual. The minimum amount of funding required for this project is \$350,000.00. There are not currently any matching funds; however, the services, operation and staffing would be funded through ASHA and Amos Counseling.

Community Engagement

The current location has had some initial hiccups with some businesses and neighbors regarding the population that is served. However, we are proactively working to address the minor concerns, build fencing as a barrier to access the neighboring buildings, changing our hours as to not impact business operations, and working with the City's Housing Division to provide additional support and education to neighbors about needs of the community and safety concerns. The Hang out staff plans to continue to touch base and address all concerns. Our staff are letting participants know that they cannot be loitering at the Hangout outside of center hours or on any adjacent properties. Staff are encouraging participants to utilize other local services including the Catholic Outreach Day Center and soup kitchen. Further, this project is working with other local organizations like the Josphe Center, Frozen Hobo Project, Mesa County Behavioral Health, Center for Independence, local substance abuse and recovery programs, etc.



The Hangout Guest Expectations

The Hangout is pleased to welcome our guests to our drop-in center. The privilege of being a guest does not come without responsibilities. We will not tolerate behavior that endangers our guests, volunteers or staff.

Guests will be dismissed for behavior that does not follow these goals: (dismissal time frame varies from 24 hours to full dismissal)

1. Use of force or attempt to assault guests, volunteers, providers or the staff
2. Use of force or destruction of physical property in/on the premises of the Hangout, internally and including the parking and common areas.
3. Use of verbally threatening and/or language and gestures.
4. Racial or sexist remarks.
5. Drug or alcohol use (including marijuana) inside or around the Hangout property.
6. Theft, borrowing or bartering
7. Inappropriate behavior toward neighbors
8. Not complying with The Hangout policies (for example – following rules regarding laundry, cleaning up after shower and bathroom use, being polite to other guests, volunteers, providers and staff).
9. Any individual may be refused access to the Hangout or Hangout property at anytime.

Aggressive/abusive behavior will not be tolerated. Aggressive/abusive guests will be escorted from the building and removed by the police.

The time of escort is not the time to escalate and argue the situation. If you wish to discuss the episode, the right time is after some time has settled. You have the right to present your situation to the Director(s) of the Hangout at a later time. Going around the Director(s) to other staff at The Hangout will not resolve the situation.

Awareness and Assumption of Risk

You understand that your participation in the Program and presence at the Hangout have inherent risks that may arise from many factors, including your own actions or inaction, or the actions or inaction of The Hangout, its directors, officers, employees, and agents, and other participants and their children. These risks may include, without limitation, living in a close residential setting with other individuals in a period of transition in their lives, which may include overcoming trauma, substance abuse, psychological or emotional problems, financial distress, and homelessness. You may also be around the small children of other participants, who can behave unpredictably. You also understand that The Hangout is not responsible for the conduct of other participants or their children and does not provide a supervised living environment, meaning that you, other participants, and sometimes their children live independently and interact with each other directly. You assume full responsibility for any and all risks of bodily injury, death, or property damage caused by or arising directly or indirectly from your time at The Hangout, and participation in the Program, regardless of the cause.

Indemnification

You will defend, indemnify and hold The Hangout and its directors, officers, employees, agents, and assigns (together, "The Hangout"), harmless against all claims, liabilities, losses, damages, expenses, and attorneys' fees (together, "liabilities"), arising from any death, property damage, or injury of any nature whatsoever that may be suffered by any other participant in the Program, The Hangout, The Hangout staff member, external services provider, neighbor of ASHA House, or any other third party which may arise directly or indirectly from (a) your occupancy of or conduct while at The Hangout or other property or your participation in the Program, or (b) your breach of this Agreement, except to the extent the liability is caused by the gross negligence or willful misconduct of the relevant Client Party.

Waiver of Liability

You waive and release any and all claims against The Hangout, its directors, officers, employees, and agents (collectively, the "The Hangout"), for any liability, loss, damages, injury, claims, expenses, and attorneys' fees (collectively, "Liabilities") that may be suffered by you, your family members or your guests, which may arise, directly or indirectly, from your occupancy of or conduct while at The Hangout or other Hangout property, or your participation in the Program, except to the extent the injury, death, or damage is caused by a latent defect in The Hangout or the negligence or willful misconduct of The Hangout. Furthermore, you waive and release The Hangout and its representatives from any legal claims, including, without limitation, any claims relating to copyright, rights of publicity or privacy, or moral rights. You agree not to sue any of The Hangout Parties on the basis of these waived and released claims. General Release waiver, which provides that a general release does not extend to certain claims not known to you at the time you signed this waiver and release. You understand that The Hangout would not permit you to participate in the Program without your agreeing to these waivers and releases.

Medical Care and Consent Waiver

If an emergency arises, you authorize The Hangout to provide you with first aid and, through medical personnel of its choice, medical assistance, transportation, and emergency medical services. In addition, you give permission for The Hangout to consent to such medical assistance for any illness or injury that might occur. These consents do not impose a duty upon The Hangout to provide such assistance, transportation, or services. In addition, you waive and release any claims against The Hangout Parties arising out of any first aid, treatment, or medical service, including the lack or timing of such, made in connection with your presence at The Hangout facilities or participation in the Program. You understand that The Hangout will not be liable in case of illness or injury. You also understand that The Hangout is not a health care provider or facility, and that The Hangout staff are not specially trained to treat or respond to medical emergencies.

Signature of the guest

Today's Date

Printed name of guest

Guest's date of birth

Day Center Project

Memo

To: City of Grand Junction

From: HomewardBound of the Grand Valley & United Way of Mesa County

Date: October 25, 2023

Re: Project Plan and Cost Estimates for Day Center Project

Objective: To establish a safe, enclosed, and supported structure in the central area of Grand Junction where individuals formerly congregating at Whitman and other city parks can receive services, counseling, and community support to assist them in meeting their immediate needs and in moving along the path to more permanent housing.

Timeline: Assuming City approval of the costs and plan, we believe that a site could be occupied (in some form) by December 15th, 2023. We anticipate that this Day Center will be a 1- to 2-year project that hopefully will serve as a community catalyst for a wider solution to the Grand Valley's problems of Homelessness among our most vulnerable citizens.

Organizing Partners: HomewardBound of the Grand Valley & The United Way of Mesa County. These two entities will assist the city in the location, design, and implementation of the project. HomewardBound will, under a memorandum of understanding with the city, operate the program for a maximum of two years as we work toward a larger solution for the entire community. Collaboration is critical amongst all the agencies that serve this population, so the organizing partners have already begun to establish a "service council" that will assist in what services are available, who offers them and how they are delivered.

Community Partners: In order for the Day Center to provide the results we want, multiple agencies will need to be involved in offering service, needed supplies and in engaging with the homeless population to ensure that trust is engendered. These partners must include, but are not limited to, the following: City of Grand Junction, Mesa County, Hilltop, Catholic Outreach, The Joseph Center, Mutual Aid Partners, Solidarity not Charity, Peace and Justice, Karis, Amos

Counseling and the Grand Junction Housing Authority. We anticipate that other non-profit providers, St Mary's and Community Hospitals and the Grand Valley Coalition for the Homeless will also be involved as needed.

As a part of the research for this project, the organizing partners reviewed possible warehouse buildings available for rent or sale as well as potential open sites within what we defined as the central area of the city. After that review and internal discussion, we determined that the costs of renting or purchasing a warehouse facility and potential remodeling for use would make that option more costly than the city is willing to consider. We then concentrated on finding available properties, either city owned or private, that might be available for use. Six potential sites were located and researched, and the **following estimates of capital, operating and start-up costs are based on locating the Day Center on one of these sites for 1 to 2 years. The annual operating cost estimate assumes the facility would be open 7 days per week from 8:00AM to 8:00PM.**

The following capital cost estimate is based on vendor quotes and recent cost estimates for similar services provided to HomewardBound

Estimated Capital Costs

Category	Detailed description	Estimated Cost
Site Preparation	Fencing, asphalt, other	200,000
Utilities	Electrical Heating/lighting	125,000
Pavilion	Structural Cost 20m x 40m	202,359
Installation	Est. 20% of structural costs	40,472
Restrooms/Shower	3 restroom - 3 shower trailer	61,360
FFE	Tables, carpeting, fixtures	100,000
Sub-total		729,411
Contingency	Estimated @6%	43,765
Total Capital Costs		773,176

The following estimate of project start-up costs is based on staff time required by both HomewardBound and United Way to manage plan development, coordination of community resources and full implementation of the facility.

Estimated Project Start-up Costs

Expense Category	Agency	Detailed Description	Estimated Cost
Const. Mgmt./Assembly	HBGV/UW	ED, DO, CE @ 60% of time	55,240
Resource Coordination	HBGV/UW	ED, DO, CE @ 30% of time	24,250
Operating policies	HBGV	Director of operations	10,000
Financial Mgmt.	UW/HBGV	Various staff members	10,000
Total Start-up Costs			99,490

The following estimate of annual operating costs is based on the current costs of front-line employees to HomewardBound and includes that cost of new dedicated staff to manage this facility and a 10% allocation of management time from HBGV senior staff. Also included are estimated utility costs, trash removal, restroom servicing and minimal food costs.

Estimated Annual Operating Costs

Category	Detailed Description	Estimated Cost
Staffing	4 FTE	
GRC Supervisor	@50K + 12% fringe	56,000
3 Guest Relations Coordinators	@35k + 12% fringe	117,600
Administrative Allocation	10% of ED and DO & GRM	28,000
Facility Utilities	4500/month x 12	54,000
Restroom & Shower servicing	3000/month x 12 months	36,000
HBGV food services & supplies	As needed	25,000
Total annual operating costs*		316,600

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Comfort Series 3 STATION Restroom/Shower Combo

The Cabo Series 3 Station Combo Restroom/Shower Trailer is the perfect solution for locations requiring shower and restroom facilities in one compact environment!

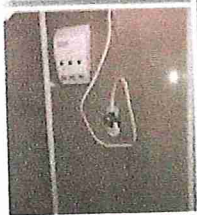
PRIVATE UNISEX SUITES

FEATURES

- Water-saving china flushable toilet
- Corner sink
- Shower stall
- Sink and shower metered faucets

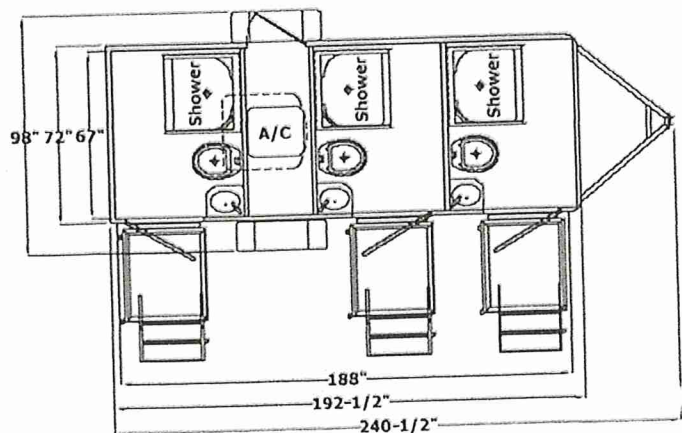
The Cabo has a beautiful earth-tone interior with designer flooring, and a fully climate-controlled environment maintained by air conditioning and heat strips!

- Tankless On Demand Gas Water Heater
- Mechanic's Room
- Fold Down Aluminum Steps and Platforms with Railings
- Porch Light & Occupancy Indicator Lights Outside Each Suite



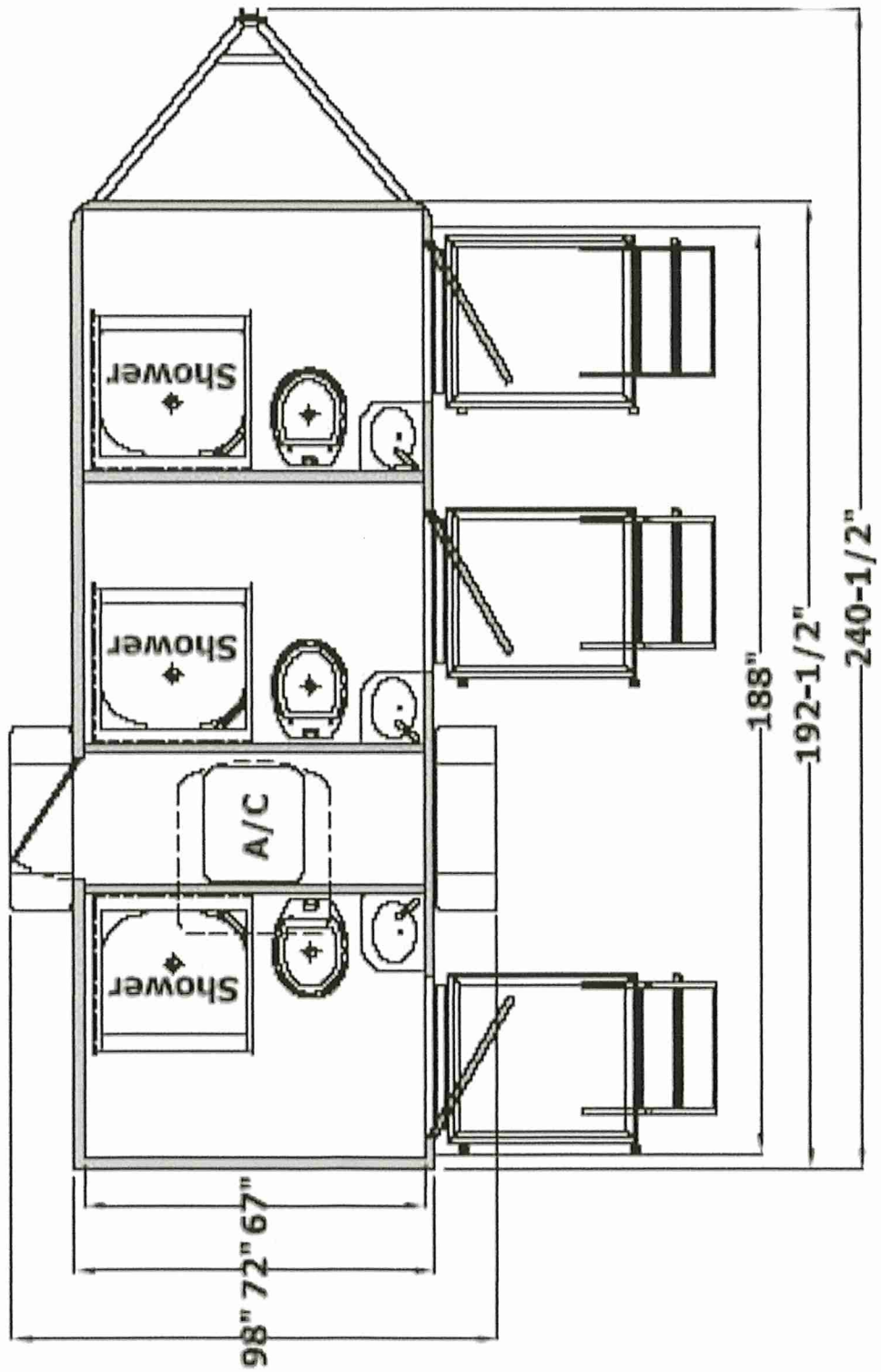
Get electronic notifications on your mobile device for efficient monitoring. Available on most models

Exterior Color: White
 Length: 16'
 Water Supply: City Water - Direct Connect
 Fresh Water Tank: 125 gal
 Waste Tank: 300 gal



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Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: October 30, 2023
Presented By: Greg Caton, City Manager
Department: City Manager's Office
Submitted By: Jodi Welch, Finance Director Emeritus

Information

SUBJECT:

2024 Budget Workshop-Wrap Up and Discussion

- Grand Junction Area Chamber of Commerce (GJ Chamber), Industrial Development Inc. (IDI), Grand Junction Regional Air Service Alliance (Air Alliance)
- Western Colorado Latino Chamber of Commerce (WCLCC)
- Downtown Development Authority (DDA), Downtown Business Improvement District (DBID)
- Continued Council Discussion

EXECUTIVE SUMMARY:

Candace Carnahan, CEO of GJ Chamber, will discuss City funding and upcoming budget requests for GJ Chamber, IDI, and the Air Alliance.

Jorge Pantoja and Sonia Guterrez, WCLCC will discuss City funding and upcoming budget requests.

Brandon Stam, Executive Director, DDA and DBID will discuss 2024 budgets.

BACKGROUND OR DETAILED INFORMATION:

Economic Development Funding

Economic development is key to the diversification and growth of the local economy. The City has devoted significant funding toward developing strategies and amenities designed to strengthen the community as a regional economic hub and attract new residents and businesses.

Economic development can be seen in three major areas of the budget. In a general sense, the City invests in economic development by delivering core services such as public safety and through capital plans that fund improvements to street infrastructure and public amenities such as parks, trails, community sports, and recreation facilities. The second area is where the City supports agencies that directly engage in economic development or through their services, positively impact the community and economy.

Thirdly, the City funds the Downtown Development Authority (DDA) by providing support to enhance the viability of downtown through grants, capital investment, and improvements to public amenities for a total of \$1.9 million.

The City does not have an economic development division or dedicated staff and therefore outsources the work to partners for economic development expertise and services. Funding for partners comes from the 0.75 percent sales tax and the vendors fee cap established in 2018. Funding from these sources for the City's economic development partners totals \$2.3 million in the 2024 Recommended Budget. Economic Development partners are Colorado Mesa University, Grand Valley Transit, the Downtown Business Improvement District, GJEP, the Business Incubator, Grand Junction Area Chamber of Commerce, Industrial Development Inc., and the Western Colorado Latino Chamber of Commerce.

Economic Development Partners

Both the GJ Chamber and IDI receive a portion of the revenue generated from the vendor's fee cap. In the 2024 Recommended Budget, \$40,000 is included to the GJ Chamber for business retention, and \$79,000 is included for IDI for job incentives.

The Air Alliance receives 1 percent of the 3 percent lodging tax passed in 2019. In the 2024 Recommended Budget the amount is currently projected to be \$839,729.

DDA and DBID

The DDA's budget is approved by the DDA Board and then comes to City Council for authorization of total spending. On the same schedule as the appropriation ordinance, the Council will also be asked to approve a resolution finding the redevelopment projects to be consistent with the DDA Plan of Development. The City Council annually approves the operating plan and budget of the DBID which coincides with the City Council's adoption of the City's budget in December. This workshop is for the presentation of both the DDA and DBID budgets.

This workshop will also allow City Council time for continued discussion of the 2024.

FISCAL IMPACT:

Presentations and discussion are intended for informational purposes.

SUGGESTED ACTION:

This presentation and discussion is intended for informational purposes.

Attachments

None