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**CITY COUNCIL AGENDA  
MONDAY, MARCH 31, 2025  
CITY HALL AUDITORIUM  
250 NORTH 5<sup>TH</sup> STREET  
5:30 PM – SPECIAL MEETING**

**Call to Order, Pledge of Allegiance, Moment of Silence**

**Public Comments**

*Individuals may comment regarding items scheduled on the Consent Agenda and items not specifically scheduled on the agenda. This time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

*The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Monday, March 31, 2025 or 4) submitting comments [online](#) until noon on Monday, March 31, 2025 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.*

**REGULAR AGENDA**

*If any item is removed from the Consent Agenda by City Council, it will be considered here.*

**1. Public Hearings**

**a. Legislative**

- i. Discussion and Possible Authorization of an Extension of the Lease with United Way of Mesa County and/or Homeward Bound of the Grand Valley for the Resource Center on the Property at 261 Ute Avenue, Grand Junction, Colorado. The Lease Extension, if any, will be on terms to be established by the City with an amended lease, if any, to be considered, ratified and approved by City Council on April 16, 2025**

**2. Non-Scheduled Comments**

*This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.*

**3. Other Business**

**4. Adjournment**



## Grand Junction City Council

### Regular Session

Item #1.a.i.

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**Meeting Date:** March 31, 2025

**Presented By:** Michael Bennett, City Manager

**Department:** Community Development

**Submitted By:** Ashley Chambers, Housing Manager

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### **Information**

#### **SUBJECT:**

Discussion and Possible Authorization of an Extension of the Lease with United Way of Mesa County and/or Homeward Bound of the Grand Valley for the Resource Center on the Property at 261 Ute Avenue, Grand Junction, Colorado. The Lease Extension, if any, will be on terms to be established by the City with an amended lease, if any, to be considered, ratified and approved by City Council on April 16, 2025

#### **RECOMMENDATION:**

Staff recommends discussion and consideration of the request to extend the lease.

#### **EXECUTIVE SUMMARY:**

This item is for discussion and potential authorization of a lease extension with Homeward Bound of the Grand Valley and/or United Way of Mesa County for the Resource Center located at 261 Ute Ave. If approved, the lease extension will be based on terms established by the City, with an amended lease to be considered and finalized by City Council on April 16, 2025. This follows the Council discussion held during the March 26, 2025, workshop.

#### **BACKGROUND OR DETAILED INFORMATION:**

At its special workshops on March 17 and March 26, City Council discussed the impending lease expiration (April 15th) for the Resource Center, and a request for an extension of the expiration. The Lease was executed in 2023 and amended in November 2024. The City Council requested that United Way of Mesa County and Homeward Bound of the Grand Valley present formal transition plans for the services provided at the Resource Center under two scenarios: (1) if the Center closes as scheduled on April 15, or (2) if the lease is extended for a specific period of time. Based on those proposals, Council will evaluate and determine whether to authorize an

extension.

Whether the lease is extend or not both United Way and Homeward Bound have requested on-going funding for staff to continue to provide services and service coordinations.

**FISCAL IMPACT:**

The City has budgeted funds 2025 for the operation of the Resource Center. Staff is searching for possible alternative sites for the Resource Center, which will come back to Council for consideration in the future.

**SUGGESTED MOTION:**

I move to (extend/not extend) the lease with Homeward Bound of the Grand Valley and/or United Way of Mesa County for the property at 261 Ute Avenue on terms established by the City with the form of an amended lease to be considered for ratification and approval by City Council on April 16, 2025.

**Attachments**

1. UWMC 90 day plan - Services
2. Summary Proposed plan for the extension of the RC Lease (1)
3. HBGV - Operations and Services Transition Plan for RC - 3-28-24



## **March 31st- May 1st**

United Way of Mesa County will continue facilitation of conversations with current service providers to enable coordination and accommodation of transitioning services and transportation after communication of the final closing date.

Robust communication with resource center community members.

City contract amendment discussions with Homeward Bound and United Way.

## **May 1<sup>st</sup>-June 1<sup>st</sup>**

Within the second 30 days, days of operation get pared down with service transition taking place, as well as active engagement with community members utilizing the RC to include outreach of other service providers communicating alternative access points.

Services will be transitioned to Sunshine Community (the new UWMC service location), Catholic Outreach Day Center among other locations.

Tuesday, Thursday, Saturday, Sunday  
RC hours of operation from 10-4

United Way of Mesa County will facilitate alternative transition plans for providers as they work to accommodate services offsite.

Finalization of the contract amendment with one responsible party taking over.

## **June 15<sup>th</sup>- July 15<sup>th</sup>**

Within the last 30 days, minimal services, including case management, nursing and MAP distro take place during limited hours. Tuesdays & Thursdays until June 30<sup>th</sup>.

Move out last week of June and the site cleared by July 15<sup>th</sup>.

## **Ongoing**

Philip will engage in community support, community clean up and neighborhood patrol in addition to the HBGV staff

UWMC will engage in outreach efforts with the community and service providers



# Overview of proposed plan for the extension of the RC Lease for 90 days

## **April 15th- May 15th**

Within the first 30 days, United Way facilitation of conversations with current service providers to enable coordination and accommodation of transitioning services and transportation after communication of the final closing date in July.

Robust communication with resource center community members

Homeward Bound coordinates with pavilion contractor to schedule tear down

### **HBGV operations staff continues**

As of April 16th: hours of operation from 10-4 and limit the days to Tuesday -Sunday with

Mondays being used for cleaning, staff training and troubleshooting.

Staff onsite 9am-5pm and will engage with people outside the fence before and after closure

Check in at welcoming at the 3rd street gate with staff engaging with folks outside

People will only be allowed in the yard if they're participating in a scheduled service or with their service animals

City contract amendment discussions with Homeward Bound and United Way.

## **May 15th- June 15th**

Within the second 30 days, days of operation get pared down with service transition taking place, as well as active engagement with community members utilizing the RC to include outreach of other service providers communicating alternative access points.

Tuesday, Thursday, Saturday, Sunday

RC hours of operation from 10-4 and Mondays being used for cleaning, packing and troubleshooting.

Staff onsite 9am-5pm and will engage with people outside the fence before and after closure

United Way will facilitate alternative transition plans for providers as they work to accommodate services offsite

Finalization of the contract amendments with the city attorney, Homeward Bound and United Way

Tear down process planning begins with nonessential furniture and supplies being removed

### **June 15th- July 15th**

Within the last 30 days, minimal services, including case management, nursing and MAP distro take place during limited hours. Tuesdays & Thursdays until June 30th.

Move out last week of June and the site cleared by July 15th.



## HomewardBound – Operations and Service Transition plan

Since the inception of the Resource Center project, HomewardBound has worked closely with the city, other providers and our partners, United Way and MAP to provide a safe place for houseless individuals to receive services. We acknowledge the issues with the location and hours of the Resource Center as presently constituted, but we are firmly committed to the need to continue to provide these services in our community.

The partner organizations have prepared a joint transition plan that will allow us to work together to streamline service delivery until closing and to transfer critical services to other community locations while a community conversation, led by MCCUH occurs to create a more permanent solution.

### Operations Close Out Plan

HomewardBound has already begun to create a calendar and plan for the removal of the pavilion and the transfer of all furniture supplies and infrastructure to other locations. Once the final decision is made on the transition date that plan will be completed and publicly available within two weeks. Based on the available dates of subcontractors and an analysis of potential costs we intend to have the site clear no later than July 15th, regardless of the closing plan chosen.

HomewardBound will work closely with the city and our partners to remove the pavilion and other supplies as efficiently as possible.

### HomewardBound Services transition plan

While the proposed transitional plan to reduce operations over the next 75 days or closing on April 15th is the councils' decision, HomewardBound is ready to move our operational staff, our case manager and our nurse to our North Avenue facility to make sure we provide those services without

interruption. As we reconfigure space at North Avenue we hope to be able to offer space to other providers of case management or behavioral health services at that location. We will continue to work closely with United Way to ensure that our service provider partners can offer services in multiple locations.

### Transportation Support

Providing transportation for clients to access services at multiple locations will be a logistical challenge requiring focus and collaboration.

Through our available vans and vehicles and using our assigned operational staff, HomewardBound will work with the United Way and other providers to create a transportation network that assists clients in accessing services.

Through our transformational homelessness grant we will, in conjunction with MAP, continue to offer bus passes as funding allows.

### Staff Considerations and Support

The operational staff of five guest relations coordinators will continue to provide program support, transportation services and assist in program and service delivery as long as city funding is available. The case manager and nurse are not funded by the city and will continue their services without interruption.