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CITY OF Grand Junction COLORADO

GRAND JUNCTION CITY COUNCIL
MONDAY, JANUARY 4, 2021
STREAMED LIVE
BROADCAST ON CABLE CHANNEL 191
WORKSHOP, 5:30 P.M.

To become the most livable community west of the Rockies by 2025

1. Discussion Topics

a. Discussion and Possible Direction Regarding Financial Support for Non-Profit Agencies Related to COVID-19 Impacts and Response

b. Discussion and Possible Direction Regarding a COVID-19 Response Grand Fund to Aid Small Businesses

c. Discuss Expenditure of HUD CDBG-CV Round 3 Funds Allocated to the City of Grand Junction in the Amount of $357,800

d. Discussion and Possible Direction Regarding a Potential Marijuana Ballot Question

e. Community Center Feasibility Study

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 www.gjcity.org/city-government/) 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.

Grand Junction City Council

Workshop Session

Item #1.a.

Meeting Date: January 4, 2021

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Greg LeBlanc, Sr. Asst. to the City Manager

Information

SUBJECT:

Discussion and Possible Direction Regarding Financial Support for Non-Profit Agencies Related to COVID-19 Impacts and Response

EXECUTIVE SUMMARY:

City Council discussed the needs of area non-profits during the December 14 workshop. Agency partners were asked to return at a future workshop with information on current needs of residents related to hunger/food assistance and input regarding a second round of funding to meet COVID-related needs. A representative with the Western Colorado Community Foundation will be present.

BACKGROUND OR DETAILED INFORMATION:

City Council discussed the needs of area non-profits during the December 14 workshop. Agency partners were asked to return at a future workshop with information on current needs of residents related to hunger/food assistance and input regarding a second round of funding to meet COVID-related needs. A representative with the Western Colorado Community Foundation (WCCF) will be present.

In early Spring 2020, City Council approved $500,000 for emergency grants for basic needs (food and housing assistance) for its citizens. WCCF administered a rapid response grants process to solicit proposals and distribute those funds in early April. Approximately 65% of those funds were distributed for hunger relief. All funds were used to meet this emergency need at the onset of the COVID-19 pandemic.

Based on the WCCF's leadership work on hunger in Mesa County, their deep knowledge of the nonprofit community and close tracking of the COVID crisis and its

community impact, WCCF is recommending that City Council consider authorizing funding up to $250,000 for a second round of grants to help alleviate hunger for Grand Junction residents. These funds would be distributed in Q1 2021 to meet current needs that result from a 10-month long and continuing pandemic. WCCF proposes running a competitive application process on behalf of the City of Grand Junction upon approval and release of funding, similar to the successful process in administering the #GJStrong Fund Grants in April 2020. These new grants would be focused on hunger relief organizations and programs only. Eligible organizations need to have a Grand Junction address and serve Grand Junction residents.

FISCAL IMPACT:

The exact fiscal impact will depend on the direction from City Council.

SUGGESTED ACTION:

This item is intended for the discussion by and possible direction of City Council.

Attachments

1. Memo to City Council for #GJStrong Fund Grants 12.30.20

WESTERN COLORADO COMMUNITY FOUNDATION

MEMORANDUM

TO: City Council Members, City of Grand Junction
Greg Caton, City Manager, City of Grand Junction

FROM: Anne Wenzel and Tedi Gillespie, Western Colorado Community Foundation

DATE: December 30, 2020

RE: Second Round of Funding for #GJStrong Fund Grants (for Food Assistance)

The City of Grand Junction has asked for information on current needs of residents related to hunger/food assistance and our input regarding a second round of funding to meet COVID-related needs. This memo focuses on hunger-related needs associated with the ongoing COVID-19 pandemic. City Council is talking separately with the affordable housing and homeless leaders regarding rental assistance and housing-related needs.

In early Spring 2020, City Council approved $500,000 for emergency grants for basic needs (food and housing assistance) for its citizens. Our organization administered a rapid response grants process to solicit proposals and distribute those funds in early April. Approximately 65% of those funds were distributed for hunger relief. All funds were used to meet this emergency need at the onset of the COVID-19 pandemic.

Based on our Community Foundation's leadership work on hunger in Mesa County, our deep knowledge of the nonprofit community and close tracking of the COVID crisis and its community impact, ***WCCF is recommending that City Council consider authorizing funding up to $250,000 for a second round of grants to help alleviate hunger for Grand Junction residents. These funds would be distributed in Q1 2021 to meet current needs that result from a 10-month long and continuing pandemic.***

In contrast to the emergency grant funding last Spring, funding is needed now in the winter months of 2021 for these reasons:

- A substantial increase in clients in need has continued for many months now. Meals on Wheels has provided 30% more meals in 2020 as compared to 2019. Community Food Bank saw triple their usual number of clients during several months this year. This increased

demand is expected to last into summer until the vaccine is available to everyone in the community, the COVID surge flattens and the economy can begin to recover.

- Nonprofit organizations have continued to manage new means of program delivery, including drive through services and home delivery, to ensure social distancing and other health mandates. Availability and reliability of volunteers continues to be an issue for many hunger relief organizations. These issues lead to additional operating costs than what the nonprofits budgeted.

- While gearing up to serve increased needs, nonprofits providing food assistance have not been able to do as much fundraising this year to cover costs.

- Rising prices due to food shortages, unevenness in the food supply chain, and high demand has increased food costs impacting the organizations' budgets (depending on the food item, increases are 6 to 40% higher than 2019).

- Even as a second federal stimulus is passed, people have gone into further debt with back-rent, back bills, and putting off non-essential purchases.

- Mesa County hunger relief organizations were well-positioned to collaborate and pivot operations as needed since they have worked together for several years through the Mesa County Hunger Alliance. Even though the Hunger Alliance has done an excellent job of working together to meet client needs, organizations expect to see high volumes of clients through the 1st quarter of 2021.

WCCF proposes running a competitive application process on behalf of the City of Grand Junction upon approval and release of funding, similar to the successful process in administering the #GJStrong Fund Grants in April 2020. These new grants would be focused on hunger relief organizations and programs only. Eligible organizations need to have a Grand Junction address and serve Grand Junction residents.

Grand Junction City Council

Workshop Session

Item #1.b.

Meeting Date: January 4, 2021

Presented By: Greg Caton, City Manager

Department: City Manager's Office

Submitted By: Greg LeBlanc, Sr. Asst. to the City Manager

Information

SUBJECT:

Discussion and Possible Direction Regarding a COVID-19 Response Grand Fund to Aid Small Businesses

EXECUTIVE SUMMARY:

The Mesa County Economic Development First Responders presented an update on COVID-19 response activity to City Council during the December 14 workshop. City Council provided direction to develop a program that could assist businesses in 2021. The Business Incubator will be presenting a COVID-19 Response Grand Fund to aid small businesses with fixed costs. The program outline is attached. The Business Incubator is requesting $500,000 from the City of Grand Junction that will be used to create a new COVID-19 response grant fund for 2021 that will be administered through the Revolving Loan Fund, subject to approval and qualification of the grantees of the fund.

BACKGROUND OR DETAILED INFORMATION:

As part of the community's response to the COVID-19 pandemic, several local economic development entities have formed the Mesa County Economic Development First Responders. This group collectively works together to help facilitate the economic recovery of the community.

The current COVID-19 pandemic has created a state of emergency for the small business community in Grand Junction. Due to local, state, and national orders, many businesses that were not considered “Critical Businesses” were forced to temporarily close or dramatically limit operations and, while Mesa County has the largely successful Five Star program, the majority of local businesses are operating

below break-even capacity; many of these businesses are days away from closing. BIC learned from the last few initiatives that the grant amount of $7,500 is adequate to cover 2-4 months of fixed costs (rent, mortgage, utilities, etc.) for most local businesses as they continue to work closely with their landlords and banks, so BIC believes that this continues to be the correct grant amount that businesses need. BIC also learned that many local businesses used their PPP/EIDL funds to keep staff on their payroll and those funds were spent months ago, so netting these funds out of grant eligibility has put them further at risk.

The Business Incubator is requesting $500,000 from the City of Grand Junction that will be used to create a new COVID-19 response grant fund for 2021 that will be administered through the Revolving Loan Fund, subject to approval and qualification of the grantees of the fund. This fund will be effectively split into two programs to continue to assist prior grantees and fund those businesses who have heretofore been ineligible to receive funds.
Grants will be up to $5,000 for prior recipients of forgivable loan/grant funds from the City of Grand Junction and up to $7,500 for new applicants.

In order to administer this program, the Business Incubator requests a 5% ($25,000) administrative fee; this is based on the estimated cost for BIC to run this program. The program will run for 45 days from time funding becomes available.

History of Small Business Assistance

On May 6, 2020, the City Council approved Ordinance 4920 authorizing temporary assistance by and through an appropriation of $540,000.00 to the Business Stabilization and Recovery Fund (“Fund.”) The City’s Fund, which was administered by the Business Incubator/Small Business Development Center (“BIC/SBDC”) as a revolving loan fund, was to support business with a physical location in Grand Junction with expenses directly and indirectly related to forestalling foreclosure, rental assistance and temporary mitigation of other financial impacts due to COVID-19. On November 4, City Council approved $300,000 for the creation of a COVID-19 response grant fund that is administered through the Revolving Loan Fund. Grants will be up to $7,500 based on certain criteria. As of December 10, a total of $338,423 has been disbursed to 54 businesses for an average of $6,267.09 per business. Applications from 15 businesses were not able to be funded as they had already received significant PPP/EIDL funds or opened in 2020, which made them unable to document a decrease in revenue from 2019. BIC has also disbursed $414,493 in Energize Colorado Gap Fund grants (an average of $15,000 per business) to 33 businesses in Mesa County. BIC is currently exploring the creation of a low-interest micro loan program out of its own funds to try and fill some of the gaps that existing programs were unable to accommodate.

FISCAL IMPACT:

At this time the item is for discussion and possible direction. The ultimate fiscal impact will depend on the direction provided by City Council.

SUGGESTED ACTION:

This item is for discussion and possible direction by City Council.

Attachments

1. City Grant Fund 2021 Proposal

BUSINESS INCUBATOR CENTER

Expert Help • Targeted Resources • Tangible Results

December 29, 2020
Grand Junction City Council
Attn: Mayor Wortmann
250 N. 5th Street
Grand Junction, CO 81501

RE: COVID19 Response Grant Fund

Mayor Wortmann,

Please find the attached Program Description for establishing a new 2021 $500,000 COVID19 Grant Fund that will be used to assist businesses in the City of Grand Junction during this ongoing time of crisis. After the successful launch and ending of the Grand Junction Business Stabilization and Recovery loan fund and subsequent grant fund (detailed results attached) our community continues to have a significant need for business assistance.

As background for this request, the Business Incubator and ED Partners (Primarily the Business Incubator and Grand Junction Chamber of Commerce) are now actively using our organizations and teams to respond to the needs of our community during this time of crisis. While there have been several initiatives under the Cares Act, Energize Colorado Gap Fund and two prior City of Grand Junction initiatives, we continue to see our core businesses struggle to stay open as the pandemic continues; we have also clearly found segments of our business community that have been left out of prior initiatives and this program has measures to include these businesses. Now that we have a vaccine on the horizon, we are hopeful that another grant fund can enable our local businesses to remain open for another 90-120 days until we see the restrictions begin to recede and life return to a new normal.

Based on feedback from our local businesses and ED Partners, we are requesting that the City of Grand Junction provide funds to the Business Incubator to establish a new grant fund that we can use as an additional tool to help our Grand Junction businesses come through this crisis, rebuild, and pay taxes. If these businesses close and liquidate, we know from our history that rebuilding and re-establishing a tax base will take years if not decades. Now is the time to act.

If you have any questions, or need additional information, please feel free to contact me at (970)243-5242 or Jmaraschin@gjincubator.org
Thank you for your leadership in this time of crisis.

Sincerely,

Jon Maraschin
Executive Director

BUSINESS INCUBATOR CENTER

Expert Help • Targeted Resources • Tangible Results

Overview:

The current COVID19 pandemic has created a state of emergency for the small business community in Grand Junction. Due to local, state, and national orders, many businesses that were not considered "Critical Businesses" were forced to temporarily close or dramatically limit operations and, while we have the largely successful Five Star program, the majority of our local businesses are operating below break-even capacity; many of these businesses are days away from closing. We learned from our last few initiatives that the grant amount of $7,500 is adequate to cover 2-4 months of fixed costs (rent, mortgage, utilities, etc.) for most local businesses as they continue to work closely with their landlords and banks, so we believe that this continues to be the correct grant amount that our businesses need. We also learned that many of our local businesses used their PPP/EIDL funds to keep staff on their payroll and those funds were spent months ago, so netting these funds out of grant eligibility has put them further at risk.

Based on what we have learned and the new field of play, I have outlined our new program description for your review.

Program Description:

The Business Incubator is requesting $500,000 from the City of Grand Junction that will be used to create a new COVID19 response grant fund for 2021 that will be administered through the Revolving Loan Fund, subject to approval and qualification of the grantees of the fund. This fund will be effectively split into two programs to continue to assist prior grantees and fund those businesses who have heretofore been ineligible to receive funds.

Grants will be up to $5,000 for prior recipients of forgivable loan/grant funds from the City of Grand Junction and up to $7,500 for new applicants.

In order to administer this program, the Business Incubator requests a 5% ($25,000) administrative fee; this is based on our estimated cost to run this program.

Program will run for 45 days from time funding becomes available.

To qualify for funding, businesses must meet the following criteria:

1. Applicant must attest that they have had a negative financial impact by being forced to close or significantly reduce operations due to the Covid19 Pandemic

and that their revenues have decreased; businesses who have had an increase in revenues during the pandemic will not be eligible.

2. Businesses who have received prior funding from the City of Grand Junction Business Recovery and Stabilization forgivable loan and/or grant funds may apply, however are only eligible for funding up to $5,000 under this program.
3. Businesses who have not received funding from the City of Grand Junction under the Business Recover and Stabilization forgivable loan/grant programs are eligible to receive up to $7,500 in funding under this grant program; these businesses were largely ineligible under the prior programs due to launching/acquiring a business in 2020 and/or receipt of PPP/EIDL funds rendering them ineligible for additional grant funding.
4. Prior Cares Act Dollars that have been received by applicants will not be considered in their current application as those funds were largely spent months ago and are not relevant to the current financial situation.
5. Business must be physically located in the City Limits of Grand Junction.
6. Nonprofit businesses are ineligible for funding under this program.
7. Applicant applying for the funding must be a small business with less than 50 full-time employees and have local ownership.
8. Applicant must attest that they are in good standing with the City of Grand Junction and Colorado Secretary of State.
9. To be considered for approval, applicants will be required to the following:
    a. Current financial statements and year-end 2019 if they were in business at that time
    b. Documentation of costs showing need for funding
    c. Current financial situation including operational income and outside sources of income
    d. Projected business expenses for 90 days
    e. Any significant changes to business model “pivots”
    f. Basic business/survivability plan (template will be provided with application)
    g. Other information as requested.
10. Applicants are strongly encouraged to work with the Grand Junction SBDC to have a higher likelihood of success.

Approved uses of loan funds:

1. Funds may be used to pay fixed and operational costs.

Job Creation/Retention Requirements: There are no job retention/creation requirements.
Leverage of Other Funds: While leveraging other funds and/or negotiating payment concessions are strongly encouraged, there is no direct requirement to leverage these funds.
Federal Requirements: None

Results from Prior Programs:

$540,000 Grand Junction Business Stabilization and Recovery Fund:

- Ordinance was passed May 6, 2020 and funds became available June 8, 2020
- Based on underwriting criteria outlined in the ordinance, businesses could apply for up to $7,500 in forgivable loans
- $40,000 of funds were for coaching, technical assistance, and administration of this forgivable loan program; $500,000 of funds were available for forgivable loans
- Program was ended 12/31/2020 with 38 loans made for a total of $121,003
- $378,997 of un-lent funds were returned to the City November 4th, 2020
- Average loan amount was $3,184.29
- 35 loans have been fully forgiven; the remaining 3 loans total $12,522,48 (face amounts are $6,396.97, $3,436.84 & $2,688.67 respectively); these are all being processed for forgiveness and will be completed/forgiven before 12/31/20

Grand Junction Business Stabilization Grant fund:

- Resolution was passed November 4, 2020 creating a $300,000 grant fund
- Based on criteria outlined in the resolution, businesses could apply for up to $7,500 in grant funds for a documented decrease in revenue, net of receipt of prior PPP/EIDL or GJ Covid forgivable loan funds in accordance with Cares Act guidance and the resolution
- Program ended December 4, 2020 with 39 grants made for a total of $217,420 and average of $5,574.87
- Of the 39 businesses funded, 23 participated in the forgivable loan program and 16 were new applicants.

Grand Junction City Council

Workshop Session

Item #1.c.

Meeting Date: January 4, 2021

Presented By: Kristen Ashbeck, Principal Planner/CDBG Admin

Department: Community Development

Submitted By: Kristen Ashbeck

Information

SUBJECT:

Discuss Expenditure of HUD CDBG-CV Round 3 Funds Allocated to the City of Grand Junction in the Amount of $357,800

EXECUTIVE SUMMARY:

The City of Grand Junction has received a special allocation of Community Development Block Grant (CDBG) funds via the 2020 CARES Act (CDBG-CV) to be used to prevent, prepare for and respond to the coronavirus (COVID-19). The first round of allocation in the amount of $275,976 has been allocated by City Council to nine community entities which have expended and drawn approximately 54 percent of the funds. The City has now been allocated additional CDBG-CV funds in the amount of $357,800. The funds may be used for typical CDBG activities but must specifically be used in response to COVID-19 impacts. The funds may be expended immediately upon amendment of the 2019 CDBG Annual Action Plan (AAP) to include use of the CDBG-CV funds.

BACKGROUND OR DETAILED INFORMATION:

The U.S. Department of Housing and Urban Development (HUD) notified the City of Grand Junction on September 11, 2020 of its special allocation of CDBG funds to be used to address impacts of COVID-19. The funds, in the amount of $357,800, known as CDBG-CV may be expended immediately upon amendment to the City of Grand Junction's 2019 Annual Action Plan (AAP) that was adopted in June 2019. Funds may be allocated to typical CDBG-eligible activities, provided they are in response to COVID-19 impacts in the areas listed below. This allocation is in addition to the Round 1 CDBG-CV funds received earlier this year which have been granted to nine community entities which have expended and drawn approximately 54 percent of the

funds. Round 2 CDBG-CV funds were allocated to the State.

• Buildings and Improvements
• Economic Development
• Public Services
• Planning and Technical Assistance

Additional guidance provided by HUD:

• The typical 15% cap on services expenditure has been suspended by HUD
• 30% of funds may be used directly to meet urgent need; remaining 70% must benefit low- and moderate-income persons
• Intended to be gap funding – must not supplant other funds received e.g. SBA grants and must ensure no duplication of benefits
• Must amend 2019 CDBG AAP and apply for funds – HUD will expedite contract
• CDBG-CV can be used to reimburse expenditures made prior to execution of contract
• Must be expended by September 2022

An ad-hoc group comprised of community entities has developed a proposal for allocation of the third round of funds to the areas believed to be the greatest need at this time. The proposal is attached for consideration and discussion.

FISCAL IMPACT:

The City will receive $357,800 in CDBG-CV funds via the CARES Act to be allocated to new activities within an amended 2019 CDBG Annual Action Plan.

SUGGESTED ACTION:

For discussion and direction.

Attachments

1. CDBG-CV Round 3 Collaborative Proposal Final
2. CDBG-CV HUD Guidance
3. CDBG-CV Round 3 Memo
4. Messages from Supporting Agencies

December 22, 2020

Kristen Ashbeck
Principal Planner
City of Grand Junction
250 N 5th St
Grand Junction CO 81501

GRAND JUNCTION HOUSING AUTHORITY

Dear Kristen:

Below please find a collaborative proposal for the use of Community Development Block Grant, COVID (CDBG-CV) Round 3 funding. To say the least, all members of this group, and many other organizations as well, have been working collectively and diligently to make the best use of scarce resources to address the myriad impacts of the COVID-19 pandemic on our homeless populations and stable housing for some of our most vulnerable residents.

This proposal is a demonstration of the interconnectedness of all service providers. A primary theme of this proposal is needed agility on the part of service providers and flexibility on the part of the City. While much work has gone into these estimates, they remain estimates. As this effort continues and as we learn more each day, week and month about the progression of the virus in our community, there may be need to adjust resources within the categories listed below.

The proposal focuses on five key areas. The table below provides a summary; detailed information follows:

1. Immediate resources to quarantine homeless individuals who test positive for COVID and/or present symptoms which require quarantine until test results are received; The following table provides a summary of the request.
2. Physical presence at the quarantine site to provide security and to assure further spread does not occur.
3. Case management services to provide quarantined individuals access to community resources, including food, healthcare and other services.
4. Rental assistance/relief for households impacted by COVID.
5. Foreclosure prevention/relief for households impacted by COVID.

Focus Area	Amount	Lead Organization
Quarantine Resources	$72,000	Karis, Inc. (The House)
On-Site Presence / Security	$75,794	Karis, Inc. (The House)
Case Management	$17,448	Homeward Bound of the Grand Valley
Rental Assistance/Relief	$140,000	Grand Valley Catholic Outreach
Foreclosure Prevention / Relief	$50,000	Housing Resources of Western Colorado
Total	$355,242	

Background

Since the pandemic began in March 2020, Homeless Services Provider (HSP) organizations have gathered weekly to address systemic issues and needs and individual/household-specific situations in response to the pandemic. In addition to the lead organizations mentioned herein, other particpants include: The Joseph Center, Solidarity Not Charity, Grand Valley Peace and Justice and Mutual Aid Partners.

The Mesa County Public Health Department has provided representation to this effort, keeping the HSP team informed regarding trends, areas of concern and operational approaches. More recently, Mesa County's Emergency Management Team initiated its Emergency Support Function #6 Team (ESF-6), designated to assist with emergency assistance, housing and human services. The ESF-6 Team, and the broader ESF framework, are emergency/disaster response protocols established through the Federal Emergency Management Agency (FEMA). In concert with the HSP group, the ESF-6 Team, led by the Mesa County Department of Human Services, has joined the weekly work group and is providing critical assistance to the effort, including but not limited to resources for the original block of 16 hotel rooms and logistical support.

For the homeless population, the proposal below focuses on gap-filling, operational supports to assure our community is prepared to handle individual cases of COVID-19, as well as any spikes in positive tests, affecting homeless individuals currently living in homeless camps in the Grand Junction community. The HSP and ESF-6 Teams have amassed resources to address issues arising from the Homeward Bound homeless shelter system as well as referrals of homeless individuals through the medical community. The team identifies this gap as the highest and best use for the requested resources below.

For households currently renting or who own their homes, several community service providers have been providing rent relief through a variety of funding sources, including prior rounds of CDBG-CV funding. Still, many households face the possibility of eviction when the various eviction moratoria expire. While it remains difficult to predict when these events will occur, we know the risk exists, and the resources requested here will help prevent future homelessness by providing needed rent relief.

Similarly, our work group is aware of some households facing the possibility of foreclosure due to the economic impacts of COVID. While the amount requested herein cannot fully address this issue, we may be able to stave off some foreclosures.

The detail for each item is as follows:

Quarantine Resources

The work of the HSP and ESF-6 group has resulted in up to 16 hotel rooms being reserved for quarantine. This proposal would provide resources to reserve another 16 rooms, in coordination with the participating organizations and the hotel management. The cost per room, per night is $45. The lead organization would work with the hotel, reserving the block of rooms as needed. This proposal assumes a total of 100 nights needed for the 16-room block.

$45 X 16 X 100 = $72,000

On Site Presence/Security

This component addresses the need for presence at the hotel in a 24/7 environment. Additionally, this piece is needed not only for the individuals served out of the homeless camps, but for those served through referrals from Homeward Bound as well. This component assumes 22 weeks of operational support, hiring 4 or 5 people to cover the shifts.

7 X 24 = 168 hours/week of presence/security
Add: 6 hours of paid time for staff meetings/etc. = 174 hours per week of paid time.

174 hours X $15/hr X 1.20 (20% benefits) = $3,132 / week

22 weeks X $3,132 = $68,904

$68,904 plus 10% overhead = $68,904 X 1.1 = $ 75,794

Case Management

This component assumes 22 weeks of case management support, including referrals to community resources, helping manage delivery of food and other necessities, and other supportive services. This assumes 2 part-time individuals working 15 hours per week, or the equivalent of .75 FTE.

Homeward Bound estimates a full case manager, with benefits, at $50,000/yr.

$50,000 X .75 = $37,500

$37,500 / 52 weeks = $721/week

$721 X 22 weeks = $15,862

$15,862 plus 10% overhead = $17,448

Rental Assistance/Rent Relief

Several community organizations have been deploying resources to help certain renter households avoid falling into arrears on rent during this time. While the eviction moratoria in place prevent immediate evictions due to non-payment of rent, they do not eliminate the arrearage. When those rents become due, without some assistance, there is significant concern that a wave of evictions could occur, in some cases causing more homelessness. Grand Valley Catholic Outreach reports the resources they have been awarded thus far have been exhausted, and this additional amount will help continue to address this need. Catholic Outreach will receive referrals from multiple community organizations, some of which have received CDBG-

CV allocations in prior rounds to address this need, including but not limited to Strive and the Riverside Education Center.

This element assumes serving 70 households at an average of $2,000 assistance per family.

Total Estimated Need = $140,000

No overhead is requested for this component.

Foreclosure Prevention

According to Housing Resources of Western Colorado, there are 10 households they are aware of who may face foreclosure due to COVID. The average estimated need per households is $5,000.

10 Families minimum in city limits @ $5,000 = $50,000

No overhead is requested for this component.

Thank you for your consideration. Please let us know what additional information is needed to process this request.

Respectfully,

Jody M. Kole
CEO

cc: Scott Aker, COO

Potential Activities

Public Services – Various components of CDBG included within the 15% public service cap can be used to support youth, senior, and low- to moderate-income populations with transportation, health services and subsistence payments. It is important to remember that while supporting these populations during an emergency situation, the activity designs must still fit within the traditional CDBG framework.

Economic Development – As this situation impacts the local economy, grantees may use CDBG funds to provide operating capital in the form of loans, loan guarantees and grants to assist for-profit businesses to create or retain jobs for low- to moderate-income persons. Underwriting, loan portfolio management and economic development program standards must be in place, and national objective documentation tracked and maintained.

Public Facilities - Broadly interpreted to include all facilities that are either publicly owned or owned by a nonprofit, and operated so as to be open to the general public, public facilities include those used for healthcare, seniors, youth center, fire stations and other infrastructure. Grantees can use CDBG funds to acquire, construct or improve these facilities for use in emergency situations. Buildings for the general conduct of government are excluded.

Interim Assistance - Allows for an expanded use of CDBG during an emergency to arrest related health conditions, cleanup activities and other improvements to public and private property. As for documentation, the grantee's chief executive officer must determine that emergency conditions threatening the public health and safety exist in the area and require immediate resolution.

Quick Guide to CDBG Eligible Activities to Support Coronavirus and Other Infectious Disease Response
REVISED April 6, 2020

Grantees should coordinate with local health authorities before undertaking any activity to support state or local pandemic response. Grantees may use Community Development Block Grant (CDBG) funds for a range of eligible activities that prevent and respond to the spread of infectious diseases such as the coronavirus.

Examples of Eligible Activities to Support Coronavirus and Other Infectious Disease Response

For more information, refer to applicable sections of the Housing and Community Development Act of 1974 (for State CDBG Grantees) and CDBG regulations (for Entitlement CDBG grantees).	
Buildings and Improvements, Including Public Facilities	
Acquisition, construction, reconstruction, or installation of public works, facilities, and site or other improvements. *See section 105(a)(2) (42 U.S.C. 5305(a)(2)); 24 CFR 570.201(c).*	Construct a facility for testing, diagnosis, or treatment.
	Rehabilitate a community facility to establish an infectious disease treatment clinic.
	Acquire and rehabilitate, or construct, a group living facility that may be used to centralize patients undergoing treatment.
Rehabilitation of buildings and improvements (including interim assistance). *See section 105(a)(4) (42 U.S.C. 5305(a)(4)); 24 CFR 570.201(f); 570.202(b).*	Rehabilitate a commercial building or closed school building to establish an infectious disease treatment clinic, e.g., by replacing the HVAC system.
	Acquire, and quickly rehabilitate (if necessary) a motel or hotel building to expand capacity of hospitals to accommodate isolation of patients during recovery.
	Make interim improvements to private properties to enable an individual patient to remain quarantined on a temporary basis.
Assistance to Businesses, including Special Economic Development Assistance	
Provision of assistance to private, for-profit entities, when appropriate to carry out an economic development project. *See section 105(a)(17) (42 U.S.C. 5305(a)(17)); 24 CFR 570.203(b).*	Provide grants or loans to support new businesses or business expansion to create jobs and manufacture medical supplies necessary to respond to infectious disease.
	Avoid job loss caused by business closures related to social distancing by providing short-term working capital assistance to small businesses to enable retention of jobs held by low- and moderate-income persons.
Provision of assistance to microenterprises. *See section 105(a)(22) (42 U.S.C. 5305(a)(22)); 24 CFR 570.201(o).*	Provide technical assistance, grants, loans, and other financial assistance to establish, stabilize, and expand microenterprises that provide medical, food delivery, cleaning, and other services to support home health and quarantine.

Provision of New or Quantifiably Increased Public Services	
Following enactment of the CARES Act[1], the public services cap[2] has no effect on CDBG-CV grants and no effect on FY 2019 and 2020 CDBG grant funds used for coronavirus efforts. *See section 105(a)(8) (42 U.S.C. 5305(a)(8)); 24 CFR 570.201(e).*	Carry out job training to expand the pool of health care workers and technicians that are available to treat disease within a community.
	Provide testing, diagnosis or other services at a fixed or mobile location.
	Increase the capacity and availability of targeted health services for infectious disease response within existing health facilities.
	Provide equipment, supplies, and materials necessary to carry-out a public service.
	Deliver meals on wheels to quarantined individuals or individuals that need to maintain social distancing due to medical vulnerabilities.
Planning, Capacity Building, and Technical Assistance	
States only: planning grants and planning only grants. *See section 105(a)(12).*	Grant funds to units of general local government may be used for planning activities in conjunction with an activity, they may also be used for planning only as an activity. These activities must meet or demonstrate that they would meet a national objective. These activities are subject to the State's 20 percent administration, planning and technical assistance cap.
States only: use a part of to support TA and capacity building. *See section 106(d)(5) (42 U.S.C. 5306(d)(5).*	Grant funds to units of general local government to hire technical assistance providers to deliver CDBG training to new subrecipients and local government departments that are administering CDBG funds for the first time to assist with infectious disease response. This activity is subject to the State's 3 percent administration, planning and technical assistance cap.
Entitlement only: data gathering, studies, analysis, and preparation of plans and the identification of actions that will implement such plans. *See 24 CFR 570.205.*	Gather data and develop non-project specific emergency infectious disease response plans.

Planning Considerations

Infectious disease response conditions rapidly evolve and may require changes to the planned use of funds:

- CDBG grantees must amend their Consolidated Annual Action Plan (Con Plan) when there is a change to the allocation priorities or method of distribution of funds; an addition of an activity not described in the plan; or a change to the purpose, scope, location, or beneficiaries of an activity (24 CFR 91.505).
- If the changes meet the criteria for a "substantial amendment" in the grantee's citizen participation plan, the grantee must follow its citizen participation process for amendments (24 CFR 91.105 and 91.115).
- Under the CARES Act, CDBG grantees may amend citizen participation and Con Plans concurrently in order to establish and implement expedited procedures with a comment period of no less than 5-days.

Resources

The Department has technical assistance providers that may be available to assist grantees in their implementation of CDBG funds for activities to prevent or respond to the spread of infectious disease. Please contact your local CPD Field Office Director to request technical assistance from HUD staff or a TA provider.

- Submit your questions to: CPDQuestionsAnswered@hud.gov
- Coronavirus (COVID-19) Information and Resources: https://www.hud.gov/coronavirus
- CPD Program Guidance and Training: https://www.hudexchange.info/program-support/

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[1] On March 27, 2020, President Trump approved the Coronavirus Aid, Relief, and Economic Security Act (Public Law 116-136) (CARES Act). The CARES Act makes available $5 billion in CDBG coronavirus response (CDBG-CV) funds to prevent, prepare for, and respond to coronavirus.

[2] Section 105(a)(8) of the HCD Act caps public service activities at 15 percent of most CDBG grants. Some grantees have a different percentage cap.

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of Council

FROM: Greg Caton, City Manager

Tamra Allen, Community Development Director

DATE: September 24, 2020

SUBJECT: CDBG-CV Round 3 Funding Announcement

The City of Grand Junction has received notice that a second allocation of 2020 CARES Act Community Development Block Grant funds (CDBG-CV) will be made with the third and final tranche of the funds in the amount of $357,800. Round 2 funds were only allocated to States, and not to individual municipalities.

Round 1 funds were received in the spring in the amount of $275,976. As with the Round 1 funds, Round 3 funds are to be used to prevent, prepare for, and respond to the COVID-19 pandemic. The funds may be used for typical CDBG activities but must specifically respond to effects of the pandemic including undertaking activities to address economic and housing market disruptions caused by social distancing measures and stay at home orders implemented to prevent the spread of coronavirus, financial assistance for household expenses, the need to rehabilitate a building or to add isolation rooms for recovering coronavirus patients, or other social services, economic development and microenterprise assistance. The funds may be expended immediately upon a second amendment of the 2019 CDBG Annual Action Plan (AAP) to include use of the CDBG-CV Round 3 funds.

Funding Overview – HUD is preparing a series of technical assistance products that describe opportunities to quickly deploy CDBG-CV funds to address immediate needs. The following general guidance issued with the original round will also apply to the Round 3 funds:

- The typical 15% cap on services expenditure has been suspended by HUD,
- 30% of funds may be used directly to meet urgent need; remaining 70% must benefit low- and moderate-income persons,
- Intended to be gap funding – must not supplant other funds received e.g. SBA grants and must ensure no duplication of benefits,
- Must amend 2019 CDBG AAP and apply for funds – HUD will expedite contract,
- CDBG-CV can be used to reimburse expenditures made prior to execution of contract,
- Must be expended by September 2022.

Round 1 CDBG-CV funds in the total amount of $275,976 were allocated by the City Council in May 2020 to the nine organizations listed below. To date, most have reported expending some of the funding but not all have drawn funds from the City.

ENTITY	PROJECT	ALLOCATION	ESTIMATED EXPENDITURE (9/15)	AMOUNT PAID (9/15)
Counseling and Education Center	Building Safety Improvements	$7,463	$6,196	$6,196
Community Food Bank	Purchase Cooler and Freezer	$45,000	$2,250	$ 0
Eureka! McConnell Science Museum	Emergency Child Care	$7,500		$7,500
Grand Junction Housing Authority	Client Financial Assistance	$123,653	$41,200	$ 0
Grand Valley Catholic Outreach	Client Financial Aid	$25,000	$7,356	$ 0
Hilltop Community Resources Inc.	Client COVID Relief	$35,000	$8,507	$ 0
Marillac Clinic, Inc	Building Safety Improvements	$7,425	$7,425	$7,425
Riverside Educational Center	Client Emergency Services	$14,935	$4,095.45	$ 0
STRiVE	Client Financial Assistance	$10,000	$10,000	$10,000

Allocating Funding – Considering expenditures of the Round 1 funds, but more importantly both the current and predicted severe impacts on housing for low and moderate individuals and families, Staff is considering how these new funds could assist in making a positive long-term impact in terms of providing new housing opportunities for a range of individuals and families in need. Working with community partners, Staff would identify one to two projects in which the funds could be directly utilized for housing purposes. Upon identifying a potential project(s), staff would present the project(s) to City Council for discussion and consideration. To approve any allocation, the City Council would need to allocate CDBG-CV Round 3 funding and amend the 2019 Annual Action Plan in a public hearing.

Should you have any comments or concerns regarding this approach, please contact the City Manager.

Kristen Ashbeck

From: Katie Bowman <KatieB@hrwco.org>
Sent: Tuesday, December 22, 2020 2:31 PM
To: Beverly Lampley; Scott Aker
Cc: Kristen Ashbeck; Jody Kole; John Mok-Lamme - Karis, Inc (jmoklamme@karisinc.org); Greg Moore; Tracey Garchar
Subject: RE: CDBG-CV Round 3 Proposal

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Kristen,

Housing Resources of Western Colorado is in full support of the proposal that Scott so eloquently articulated for the CDBG-CV Round 3.

Thank you and Happy Holidays,

Katie Bowman
Executive Director
524 30 Road, Suite 3, Grand Junction, CO 81504
(970) 241-2871, Main Office
(970) 773-9738. Direct
(970) 245-4853, Fax
(970) 986-9601, Cell

Go Green! Save a tree & print as needed!
www.hrwco.org

From: Beverly Lampley <Beverly@catholicoutreach.org>
Sent: Tuesday, December 22, 2020 1:48 PM
To: Scott Aker <saker@gjha.org>
Cc: Kristen Ashbeck <kristena@gjcity.org>; Jody Kole <jkole@gjha.org>; John Mok-Lamme - Karis, Inc (jmoklamme@karisinc.org) <jmoklamme@karisinc.org>; Greg Moore <gmoore@hbgv.org>; Katie Bowman <KatieB@hrwco.org>; Tracey Garchar <tracey.garchar@mesacounty.us>
Subject: Re: CDBG-CV Round 3 Proposal

Kris-

Grand Valley Catholic Outreach is completely supportive of this application and the plan described therein.

Kristen Ashbeck

From: Beverly Lampley <Beverly@catholicoutreach.org>
Sent: Tuesday, December 22, 2020 1:48 PM
To: Scott Aker
Cc: Kristen Ashbeck; Jody Kole; John Mok-Lamme - Karis, Inc (jmoklamme@karisinc.org); Greg Moore; Katie Bowman; Tracey Garchar
Subject: Re: CDBG-CV Round 3 Proposal

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Kris-

Grand Valley Catholic Outreach is completely supportive of this application and the plan described therein.

Best wishes,
bev

Beverly Lampley
Director of Development and Communication
Grand Valley Catholic Outreach
Chair: Grand Valley Coalition for the Homeless
970-241-3658 x106

On Tue, Dec 22, 2020 at 9:43 AM Scott Aker <saker@gjha.org> wrote:

> Hi Kris,
>
> Attached is the proposal. I want to thank everyone copied here for your participation in this process, and ask that you reply-all to this email to indicate your support, in lieu of a signature on the letter.
>
> Kris, please let us know what else you need.
>
> Thanks!
> Scott
>
> Scott Aker
> Chief Operating Officer
>
> 970.208.9522 (o) 970.623.0187 (m)
>
> 8 Foresight Circle
> Grand Junction CO 81505
>
> [transparent_logo]

Kristen Ashbeck

From: John Mok-Lamme <jmoklamme@karisinc.org>
Sent: Tuesday, December 22, 2020 10:16 AM
To: Scott Aker
Cc: Kristen Ashbeck; Jody Kole; Beverly Lampley; Greg Moore; Katie Bowman; Tracey Garchar
Subject: Re: CDBG-CV Round 3 Proposal

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

Hi all,

Karis expresses unwavering support for the proposal.

In hope,

John

John Mok-Lamme
(He, him, his)
Executive Director , Karis Inc
970-234-1810 | jmoklamme@karisinc.org
www.thehousegj.org

Tour the Brand New Laurel House!

.

On Tue, Dec 22, 2020 at 9:43 AM Scott Aker <saker@gjha.org> wrote:

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>
> Thanks!
> Scott
>
> Scott Aker
> Chief Operating Officer
>
> 970.208.9522 (o) 970.623.0187 (m)

Kristen Ashbeck

From: Tracey Garchar <tracey.garchar@mesacounty.us>
Sent: Tuesday, December 22, 2020 11:08 AM
To: John Mok-Lamme
Cc: Scott Aker; Kristen Ashbeck; Jody Kole; Beverly Lampley; Greg Moore; Katie Bowman
Subject: Re: CDBG-CV Round 3 Proposal

** - EXTERNAL SENDER. Only open links and attachments from known senders. DO NOT provide sensitive information. Check email for threats per risk training. - **

MCDHS fully supports this request.

Tracey

On Tue, Dec 22, 2020 at 10:16 AM John Mok-Lamme <jmoklamme@karisinc.org> wrote:

> Hi all,
>
> Karis expresses unwavering support for the proposal.
>
> In hope,
>
> John

John Mok-Lamme
(He, him, his)
Executive Director , Karis Inc
970-234-1810 | jmoklamme@karisinc.org
www.thehousegj.org

Tour the Brand New Laurel House!

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>
> Kris, please let us know what else you need.
>
> Thanks!
> Scott

Grand Junction City Council

Workshop Session

Item #1.d.

Meeting Date: January 4, 2021

Presented By: Lance Gloss, Senior Planner

Department: City Manager's Office

Submitted By: Lance Gloss, Senior Planner

Information

SUBJECT:

Discussion and Possible Direction Regarding a Potential Marijuana Ballot Question

EXECUTIVE SUMMARY:

The City Council continues its discussion on ballot language regarding marijuana businesses in anticipation of the April 6, 2021 election. Specifically, the Council is presented with draft language for two ballot measures: 1) repeal of the 2011 voter-approved moratorium on marijuana businesses in the City; 2) establishment of a sales and/or excise tax authority with affiliated provisions related to TABOR compliance.

A limited discussion of revenue allocation is necessary to establish ballot language for the tax question; however, a detailed analysis of revenue allocation may be reserved for further discussions related to debt for specific expenditures.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND

Members of the City Council have convened five times in 2020 on the topic of marijuana businesses as summarized below:

Date	Venue	Topics of Discussion
July 13, 2020	City Council Workshop	History of the legalization of marijuana; enforcement issues; tax revenues; possible ballot question in April 2021

September 14, 2020	City Council Workshop	Solicit public comment; possible April ballot questions; direction provided to form Working Group
September 17, 2020	Joint City Council – Planning Commission Workshop	Land use issues related to marijuana businesses
November 30, 2020	City Council Workshop	Update on Working Group meetings; discussion on the moratorium; possible number of businesses; rate of tax; potential uses of tax revenue.
December 17, 2020	Joint City Council – Planning Commission Workshop	Marijuana license types; proposed sales and excise tax rates; use of anticipated revenue; timing for development of regulatory structure

As noted in the table above, at the direction of City Council at the September 14 workshop, staff convened a community Marijuana Working Group which assembled for eight sessions and delivers the attached recommendation to Council.

In order to proceed, as discussed at the December 17, 2020 Joint City Council-Planning Commission Workshop, two primary steps have been identified. The first is for the City Council to consider two questions for presentation to the April 6, 2021 ballot. The first question concerns repeal of the 2011 voter-approved moratorium on marijuana businesses in the City; the second concerns establishment of a sales and/or excise tax authority with affiliated provisions related to TABOR compliance. In order to be considered for the April 6, 2021 ballot, the City Council must hear the resolution presenting the question no later than at their February 3, 2021 regular public hearing as the ballot language must be certified by February 5, 2021. Staff has assembled documentation and recommendations that can facilitate the finalization of a pair of ballot questions in the timely manner necessary to bring the questions to April 6, particularly considering the seemingly preferred direction by City Council that the ballot questions be broad in scope and, in this way, retain the maximum viable amount of flexibility for the second identified step in this process. The most substantive decisions that must be made in preparing the ballot questions are the tax rate or tax authority, as well as whether—and if so, to what specific uses—tax revenues should be earmarked.

The second identified step consists of considering the detailed regulatory options for the wide scope of marijuana-related businesses. This can be accomplished over a longer period and may be well suited for initial consideration by the Planning Commission, as was discussed by those who participated at the December 17, 2020 Joint City Council-Planning Commission Workshop. Once refined, and if retained for

consideration, these positions would then be reflected in separate ordinances. Such ordinances would accommodate the vast majority of the regulatory specifics for marijuana businesses in the City, thereby relieving decision-makers from that responsibility in the shorter period of time required to present questions for the April 6, 2021 ballot.

ANALYSIS

The two draft ballot questions presented to City Council as attachments to this staff report accomplish distinct ends: the first would repeal 2011 voter-approved moratorium on marijuana businesses in the City; the second concerns establishment of a sales and/or excise tax authority with affiliated provisions related to TABOR compliance. The question repealing the prior moratorium on marijuana businesses, as drafted, has no specific relation to the second question on taxation, with the exception that its passage is contingent upon the passage of the tax question. That is, should the former pass, but not the latter, the former shall not go into effect.

The question on taxation, as drafted, provides for the Council to set an initial tax rate, and to retain taxation authority up to 15%, should the City Council seek to raise or lower the tax rate in the future. The Council has previously been provided data related to the taxation of marijuana; in this packet, the Council is provided with detailed taxation information for four communities with shared characteristics to Grand Junction, as well as a survey of marijuana sales and excise tax rates in all Colorado municipalities. As reflected in those documents, communities throughout the state elect to tax marijuana at widely varying rates, with some communities charging no additional local sales tax on marijuana sales, and others charging as much as 10% additional sales tax on marijuana products at the local level. Sales tax rates in the vicinity of 5%, often reserving tax authority of up to 10% or 15%, are common.

A local sales tax rate is not the only additional tax placed on marijuana, and those other taxes will be applied even without a special tax rate being assigned to marijuana by voters. The City will automatically apply its base City of Grand Junction Sales Tax of 3.25% and the Mesa County Sales Tax of 2.37%. An additional 15% State Marijuana Sales Tax (which absorbs the baseline State of Colorado Sales Tax of 2.90%) will be applied automatically to retail marijuana sales while a 15% State Marijuana Excise Tax will be applied automatically to any unprocessed or “cultivated” marijuana. 10% of the 15% state sales tax is subsequently shared back to the municipality. Thus, it is possible to accrue substantial revenue through the taxation of marijuana without the application of a special municipal sales tax on marijuana.

This cumulative taxation also has an impact on competitiveness. For example, were the City of Grand Junction to set a special marijuana sales tax rate at 5%, the cumulative sales tax including other state and local sales taxes would come to

25.62%. By contrast, the cumulative rate today in De Beque is 24.37% (where the local special marijuana sales tax rate is effectively 5%) and the cumulative rate in Parachute is 19.75% (where the local special marijuana sales tax rate is 0%). That is, even if the City of Grand Junction were to set 0% special marijuana sales tax rate, for a cumulative sales tax of 20.62%, the rate in Parachute would remain lower owing to their lower base tax rate.

Jurisdiction	Special Marijuana Sales Tax Rate	Special Marijuana Excise Tax Rate
Glenwood Springs	5%	5%
Ft. Collins	0%	0%
Longmont	3.5%	3% *
Durango*	3%	0% *
De Beque	5%	5% ***
Palisade	5% and above**	5%
Parachute	0%	5%

*Cultivation licenses not issued in this jurisdiction.
** Palisade charges an occupation tax of $5.00 for each sales transaction that is less than $100, $10.00 for each sales transaction between $100.00 and $500.00 and $25.00 for each sales transaction of $500.00 or more. Thus the rate on any given purchase ranges from 5% at minimum to upwards of 100% for the smallest purchases.
*** DeBeque sales tax is, in technical terms, an excise tax on the sale of products.

The chart above provides a survey of sales and excise tax rates for proximate and comparable communities. Further, more detailed information for four comparable communities—Glenwood Springs, Longmont, Boulder, and Fort Collins—can be found in Exhibit B, with certain highlights being as follows. Of those four communities, the special marijuana sales tax rate ranges from 0% from 5%, and the total revenue from that special marijuana sales tax, with the base city sales tax ranging from 3.53% to 3.86% in those communities. The cumulative annual sales tax revenue from marijuana in these cities ranges from $584,293 to $5,727,002. It should be noted that all of these communities have different numbers of storefronts, ranging from 4 (Longmont) to 13 (Fort Collins).

In addition to evaluating the range of options for setting a sales tax rate, the Council may also provide guidance during this workshop on the allocation of revenues. The details of allocation may, to some extent, be reserved for a further question related to debt/bonding for a specific expenditure, such as the oft-discussed community center identified by the PROS Master Plan currently under Council's consideration. However, the draft ballot language presented to Council in this packet does not require that level of detail on the actual cost and debt structure associated with such a specific expenditure. Rather, the draft language included herein sets a broader mandate to allocate funds to the highest priority parks and recreation expenses, as identified in the PROS Master Plan and as would likely include a community center, among other

possible expenses. Council may also consider allocation of funds to enforcement, housing, education, and other items identified by the public and by the community Marijuana Working Group, or items not identified in public processes to date. The structure of the ballot question could remain largely unchanged, were the Council to call for the substitution of another item for the parks and recreation allocation drafted herein.

FISCAL IMPACT:

The fiscal impact of marijuana businesses will depend upon the adopted tax rate.

SUGGESTED ACTION:

Staff recommends a City Council discussion and possible direction regarding questions on the April ballot that would 1) repeal the moratorium on marijuana businesses and 2) establish a tax for marijuana related sales.

Attachments

1. Draft Ballot Language Repealing Referred Measure A (2011)
2. Draft Ballot Language Pertaining to Taxation of Marijuana
3. Recommendations of the Marijuana Working Group
4. Minutes of Sept 14, 2020 Council Workshop on Marijuana
5. Detailed Tax Information - Peer Communities
6. Memorandum - Regulation of Marijuana Businesses and Request to Refer a Question to the April 2020 Ballot
7. Marijuana Tax Rates of All Colorado Municipailities

RESOLUTION ___ 21

RECITALS.

In October 2010 the City Council adopted Ordinance 4437. That Ordinance prohibited the operation of medical marijuana businesses in the City limits and amended the Grand Junction Municipal Code by the addition of certain sections prohibiting specified uses relating to marijuana. A petition protesting the passage of Ordinance 4437 was filed, found to be sufficient, and the Ordinance was suspended.

In December 2010 the City Council approved a ballot question referring Ordinance 4437 to the regular municipal election on April 5, 2011.

Referred Measure A, which was approved with ___ in favor and ___ against, prohibited the operation of medical marijuana businesses and amended the Grand Junction Municipal Code to prohibit certain uses relating to marijuana.

On January ___ 2021 the City Council considered this Resolution, the adoption of which will refer a ballot question to repeal Referred Measure A to the regular municipal election on April ___ 2021.

NOW THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The ballot question will provide for the repeal of 2011 Measure A which prohibited the operation of medical marijuana businesses and amended the Grand Junction Municipal Code by the addition of a new section prohibiting certain uses relating to marijuana; however, the question shall also provide that repeal of Measure A shall be contingent on and subject to voter approval of Measures ___ and ___ on the April 2021 ballot relating to approval of taxation of marijuana business in the City of Grand Junction.

The following question shall be submitted to the registered electors at the regular municipal election on April __, 2021.

SHALL THE CITY OF GRAND JUNCTION, COLORADO ALLOW THE OPERATION OF MARIJUANA BUSINESSES AND AMEND THE GRAND JUNCTION MUNICIPAL CODE BY THE ADDITION OF NEW SECTIONS PERMITTING, SUBJECT TO REGULATIONS TO BE ADOPTED BY ORDINANCES OF THE CITY, CERTAIN USES RELATING TO MARIJUANA, AND BY SO DOING REPEAL 2011 VOTER APPROVED MEASURE A, WITH THE APPROVAL OF THIS QUESTION AND THE REPEAL OF MEASURE A BEING SUBJECT TO AND EXPRESSLY CONTINGENT UPON VOTER APPROVAL OF MEASURES __ AND __ ON THE APRIL 2021 CITY OF GRAND JUNCTION BALLOT AUTHORIZING TAXATION OF MARIJUANA BUSINESSES IN GRAND JUNCTION, ALL AS A VOTER APPROVED MEASURE UNDER ARTICLE XVI, PARAGRAPH 137, OF THE CITY CHARTER?

_____ Yes

_____ No

DRAFT

The ballot title is set based upon the requirements of the Colorado Constitution and the City Charter and, pursuant to Section 31-11-102, C.R.S., is an alternative to the provisions of Section 31-11-111, C.R.S. regarding both a title and a submission clause. Pursuant to Section 31-10-1308, C.R.S., any election contest arising out of a ballot issue or ballot question election concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five days after the title of the ballot issue or ballot question is set.

Adopted this __ day of January 2021.

_____
C.E. "Duke" Wortmann
President of the Council

ATTEST:

_____
Wanda Winkelmann
City Clerk

_____

DRAFT

Marijuana Tax Draft Ballot Language 123020

TAX ON THE CULTIVATION, MANUFACTURING AND RETAIL SALE OF MARIJUANA AND MARIJUANA PRODUCTS FOR RECREATION, HEALTH AND ENFORCEMENT PURPOSES

SHALL CITY OF GRAND JUNCTION TAXES BE INCREASED BY $_____ DOLLARS ANNUALLY IN THE FIRST FULL FISCAL YEAR AND BY SUCH AMOUNTS AS ARE RAISED ANNUALLY THEREAFTER BY IMPOSING AN ADDITIONAL SALES AND USE TAX OF ___% ON THE RETAIL SALE OF ALL MARIJUANA AND MARIJUANA PRODUCTS WITH AUTHORIZATION THAT THE ADDITIONAL SALES AND USE TAX COULD BE INCREASED WITHOUT FURTHER VOTER APPROVAL SO LONG AS THE RATE OF TAXATION DOES NOT EXCEED 15% THEREAFTER AND THE IMPOSITION OF AN EXCISE TAX OF 5% IN THE FIRST YEAR AND UP TO 10% THEREAFTER ON THE CULTIVATION AND/OR SALE OR TRANSFER TO A STORE OR FACILITY THAT MANUFACTURES MARIJUANA PRODUCTS WITH THE TAX CALCULATED ON THE AVERAGE MARKET PRICE OF THE MARIJUANA PRODUCTS GROWN AND/OR MANUFACTURED AT THE POINT OF TRANSFER FROM THE CULTIVATION AND/OR MANUFACTURING FACILITY WITH THE REVENUES FROM EXCISE AND THE SALES AND USE TAXES BEING USED FOR THE IMPROVEMENT AND PROTECTION OF THE COMMUNITY AND HEALTH AND WELFARE OF ITS CITIZENS INCLUDING

- BUILDING, OPERATING AND MAINTAINING THE HIGHEST PRIORITY(IES) OF THE 2021 PARKS AND RECREATION OPEN SPACE (PROS) PLAN WHICH INCLUDE INDOOR AND OUTDOOR RECREATION AND PARK FACILITIES, CAPITAL IMPROVEMENTS AND ENHANCEMENTS TO THE CITY'S PARKS, TRAILS AND OPEN SPACE SYSTEM;

DRAFT

- AND TOGETHER WITH ORDINANCE(S) TO BE SEPARATELY ADOPTED BY THE CITY COUNCIL, LAWS, RULES, REGULATIONS, FEES AND ENFORCEMENT THEREOF ON THE MARIJUANA INDUSTRY INCLUDING SPECIFIC EFFORTS AT ENFORCEMENT AND PREVENTION OF UNDERAGE CONSUMPTION OF MARIJUANA; WITH ALL EXPENDITURES SUBJECT TO ANNUAL FINANCIAL AUDIT, AND THAT THE CITY MAY COLLECT, RETAIN AND EXPEND ALL OF THE REVENUES OF ALL OF SUCH TAXES AND THE EARNINGS THEREON AS A VOTER-APPROVED REVENUE CHANGE WITHOUT LIMITATION OR CONDITION UNDER ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION OR ANY OTHER LAW?

DRAFT

Recommendation from the Marijuana Working Group

BACKGROUND

The following recommendation was directly derived from written responses and group discussion of the Marijuana Working Group to a set of options provided by City staff. The Marijuana Working Group met eight times in November and December 2020 and received input from various experts in the regulation of marijuana businesses. The Group's composition included local business leaders and real estate experts; local residents engaged with various neighborhoods and constituencies; marijuana and hemp industry leaders from across Western Colorado; and executive-level leadership from several public institutions in the Grand Valley. The Group was closely coordinated by City Staff from the Community Development Department, Police Department, Fire Department, City Attorney's Office, Finance Department, City Manager's Office, and City Clerk's Office.

RECOMMENDATION

Summary of Working Group's Recommendations:

Retail Sales	Cultivation	Products Manufacturer	Hospitality	Delivery	Sales Tax
Allow	Allow	Allow	Do not allow	Medical only	1. Place additional tax 2. Earmark revenues

Medical and Retail/Recreational Stores (i.e. dispensaries, sales locations)
Allow for both retail and medical sales licenses provided that these licenses are limited to C-1, C-2, B-1, and B-2 zone districts, with a decision on B-2 (Downtown Business) being guided with consideration to the Downtown Development Authority and downtown businesses. These businesses should also be subject to a buffer of 1,000 feet from any District 51 educational institution; of 500 feet from any higher education campus and from any licensed childcare center; and of 2,000 feet of any other licensed medical/recreational retail storefront. They should also be subject to use-specific standards including limitations on signage, advertising, odor, and security. Finally, a cap on the number of businesses should be strongly considered, such as would limit the number of stores to a total of between 6 and 10 stores. Detailed consideration should be given to any mechanism for enforcing the cap.

Cultivation Licenses
Allow for Cultivation provided that such operations be limited to the indoors for the control of nuisance, visual impact, and possible impacts to the hemp industry. Permits should be available for issuance no sooner than January 1, 2022. These should be limited to I-1 and I-2 zone districts. Cultivations should be subject to a buffer of 1,000 feet from any District 51 educational institution, and of 500 feet from any higher education campus and from any licensed childcare center. These operations should be subject to use-specific standards for odor and security and visual buffering from high-visibility corridors such as Riverside Parkway, and with setbacks from residential uses. These licenses are primarily relevant as a means of job creation and economic development.

Products Manufacturer Licenses
Allow for Products Manufacturer licenses provided that these are limited to I-1 and I-2 zone districts, and that they are subject to use-specific standards for signage, odor, security, and safety. These licenses are primarily relevant as a means of job creation and economic development.

Hospitality Business Licenses
Do not allow Hospitality Businesses at this time. These businesses may be considered in the future but are, to date, relatively untested and would therefore require a greater administrative burden and pose a greater risk for unpredictable impacts. They may, in the future, support a viable contribution to tourism and would also provide a service to City residents.

Delivery Licenses
Allow Delivery licenses for medical marijuana only, subject to further regulation. If not allowing these licenses, state explicitly in a regulatory ordinance that delivery operations licensed in another jurisdiction shall not operate within City limits. These licenses may be reconsidered in the future as regulations are further clarified by the State.

Sales Tax Rate and Fees
Place an additional sales tax on all retails sales of marijuana, taxes rates should be set to maximize revenues by setting a tax rate that is at or above the rate imposed in nearby communities. Fees should be set to fully fund administration through licensing and renewal fees. A ballot question should include a maximum local sales tax of 15%, while the exact tax rate should be set by ordinance and should be set near the mean regional rate of approximately 5%.

Excise Tax Rate and Fees
Place an additional excise tax on all processing and cultivation, with the excise tax rate be set to establish a business-friendly environment, including a minimum fee structure and a highly competitive tax rate, at or below that of nearby communities. A ballot question should include a maximum local excise tax of 15%, while tax rate should be set by ordinance. The initial tax rate should be set at or below the mean regional rate, between 0% and 3%.

Tax Revenue Usage
Earmark tax revenues primarily for administration and enforcement, with additional revenue allocated to parks and recreation and/or education. Revenue should be explicitly earmarked for specific uses; earmarking for broad purposes or for the general fund may be less successful on the ballot. Licensing and administration should be funded by fees where possible, without being cost-prohibitive to business.

FURTHER COMMENTARY

A range of dissenting and variant comments were raised by one or more members of the working group. These include, but are not limited to:

- Opposition to any ballot question that would allow retail marijuana businesses;
- Opposition to the allowance of medical and retail sales in B-1 and B-2 zone districts;
- Opposition to the setting of a numerical cap on the number of marijuana stores;
- Wide variation in the recommended number of stores, should a numerical cap be set;
- Support for different combinations of uses and distances included in the buffering of marijuana sales businesses, including removing parks from the list of buffered uses and/or adding treatment centers/halfway houses to the list of buffered uses;
- Opposition to the inclusion of K-12 education in the list of possible tax revenue uses;
- Support for earmarking tax revenues explicitly for the enforcement of black-market drug regulations and the recruitment of new officers;

- Opposition to directing marijuana revenues to the development of a community rec center;
- Support for a broadly more permissive environment for marijuana businesses to encourage attendant economic development;
- Support for a flat rate annual fee on license holders as a substitute for excise tax or sales tax;
- Support for enabling marijuana sales businesses along portions of North Avenue regardless of buffering regulations that may apply elsewhere;

CITY COUNCIL WORKSHOP SUMMARY
September 14, 2020

Meeting Convened: 5:35 p.m. in the City Hall Auditorium

Meeting Adjourned: 7:12 p.m.

City Councilmembers present: Kraig Andrews, Chuck McDaniel, Phyllis Norris, Phil Pe'a, Anna Stout, Rick Taggart, and Mayor Duke Wortmann.

Staff present: City Manager Greg Caton, City Attorney John Shaver, Police Chief Doug Shoemaker, Finance Director Jodi Welch, Senior Assistant to the City Manager Greg LeBlanc, Management Analyst Johnny McFarland, Fire Chief Ken Watkins, Community Development Director Tamra Allen, Public Works Director Trent Prall, and City Clerk Wanda Winkelmann.

Mayor Wortmann called the meeting to order.

Agenda Topic 1. Discussion Topics

a. Discussion regarding Cannabis Regulation and Licensing within the City of Grand Junction

City Manager Caton introduced the topic. Police Chief Shoemaker reviewed the staff report, including the questions posed:

1. Should retail sales of medical and recreational marijuana be allowed? If so, where and/or with what conditions?
2. Should cultivation of marijuana be allowed. If so, where and/or with what conditions?
3. Should processing of marijuana be allowed? If so, where and/or with what conditions?
4. Should consumption of marijuana in "hospitality establishments" be allowed? If so, where and/or with what conditions?
5. Should a working group be formed to assist in proposed draft land use (and/or other) regulations?

Mayor Wortmann called for citizen comment.

Robin and Jeremy Cleveland spoke of their experience regarding an accident involving a driver who was under the influence of marijuana. They are not in favor of legalizing sales in GJ.

Dr. Kathleen Wilson discussed the effects of marijuana on young people, especially males and is opposed to allowing recreational sales.

Dan Ramsey spoke about the positive effects of cannabis and believes it needs to be regulated.

Lisa Pride stated that silence equals consent and commented on the negative impact of marijuana in the workplace.

Steve Wilson discussed the negative impacts of marijuana and the cause of diseases.

Ed Kowalski expressed concern about people speeding while high.

Liz Wise described her life as a child and her father's experience in Vietnam. She believes marijuana stores should be located in Grand Junction so purchasers don't have to drive to Palisade or DeBeque.

Darlene Distello provided handouts to Council regarding accident rates. She discussed an editorial in the *Denver Post* about Colorado accident rates.

Lisa Vin stated she has been a nurse for 52 years and has seen horrific impacts of marijuana use on families.

Charles Baines discussed the impact of marijuana on his four sons and how drugs can increase crime rates. He is opposed to recreational marijuana businesses.

Robbie Koos stated her support for a ballot measure, noted some marijuana products can be useful, and supports a tax that is earmarked for youth programming.

Sydney Norwood described how medical marijuana has helped her combat degenerative disc disease and she is no longer on oxygen.

Jessie Wise is an advocate for cannabis and discussed the effects of alcohol and meth on users.

Anton Abbott noted he was a marijuana user in his teens and is now opposed to its use.

Caleb Ferganchick encouraged research of how other local municipalities have addressed recreational marijuana businesses.

Diane Cox presented a picture of a brain scan of a typical brain vs. the brain of a marijuana user. She stated that no amount of revenue makes marijuana use okay.

Molly Strong stated that marijuana impacts thought processes and the motivation for youth to participate in social/after-school activities.

Parker Graham noted that marijuana legalization makes it safer for everyone.

Scott Beilfuss reported that Colorado is 50th in the United States for education and 17% of Mesa County residents live in poverty. He is curious how a marijuana question is placed on the ballot.

Mark Sills owns a dispensary in Parachute and noted the average age of his customers is between 40-50 years.

Rene Grossman discussed the revenues for marijuana sales. If a question is placed on the April ballot, she recommends including a question for taxing marijuana, limiting the number of available licenses, and those granted a license would be selected on merit (not via lottery).

Merle Miller does not support legalization of recreational marijuana businesses.

Cindy Savine stated her father's tumor shrunk as a result of cannabis use. She is a lobbyist and stated that marijuana is safer than alcohol. She recommends a merit system be used to choose those businesses granted a license.

Meghan Garcher is a CMU student working on a project team reviewing hemp production. She discussed the film, "Reefer Madness" and noted the drug war did not curb illegal use.

Mayor Wortmann closed citizen comments.

City Manager Caton reiterated staff's recommendation for a working group.

Attorney Shaver outlined the options for the April ballot:

1. Include a marijuana tax measure on the ballot (which would be a TABOR question).
2. City Council could place a referred measure on the ballot for marijuana businesses.
3. Citizens could petition to place an initiated measure on the ballot.

Citizen Diane Cox inquired about the past efforts by citizens to place a question on the ballot. The effort in 2016 was not successful and she wonders why this question is back on the table.

Councilmember Taggart expressed support for a working group and would like to see reliable data presented. Council was in agreement for the formation of a working group.

Agenda Topic 2. City Council Communication

Councilmember Taggart requested a future discussion about Catholic Outreach's request that was made earlier this year.

Councilmember Stout noted comments were made about individuals who are homeless and requested a workshop to review the support the City of Grand Junction has given service providers.

Councilmember Norris and Mayor Wortmann requested a memo summarizing this support. Councilmember Stout noted the importance of being able to ask questions of providers to ensure the City is taking a proactive approach. Councilmember McDaniel is on the Homeless Coalition and will send the meeting minutes to Council. Councilmember Taggart would like to know how COVID-19 has impacted services for individuals who are homeless.

Agenda Topic 3. Next Workshop Topics

City Manager Caton stated the next workshop on October 5 will be a presentation of the major operating budgets. The workshop will start at 4 p.m. and will last approximately four hours.

Agenda Topic 4. Other Business

There was none.

Adjournment

The Workshop adjourned at 7:12 p.m.

Detailed Tax Information – Peer Communities

Jurisdiction	# of Sales Licenses (Stores)	Marijuana Sales Tax Rate (Incl. General City Sales Tax)	Base City Sales Tax Rate	Special Marijuana Sales Tax Rate	Marijuana Excise Tax Rate	Marijuana Excise Tax Revenues 2019
Glenwood Springs	7	8.70%	3.70%	5.00%	5%	$40,431.00
Ft. Collins	13	3.85%	3.85%	0.00%	0%	$0.00
Longmont	4	7.03%	3.53%	3.00%	0%	$0.00
Boulder	11	7.36%	3.86%	3.50%	5.00%	$829,596.00

Jurisdiction	Population 2019	Total Sales Tax Revenue 2019	Local Share of 15% State Sales Tax	Cumulative Tax Revenues (base, sales, excise, state share back)	Sales Tax Revenue per Sales License	Cumulative Tax Revenue Per Sales License
Glenwood Springs	9,930	$501,989.00	$82,304.00	$624,724.00	$250,994.50	$250,994.50
Ft. Collins	170,243	$3,009,000.00	$1,143,000.00	$4,152,000.00	$231,461.54	$319,384.62
Longmont	97,261	$659,687.00	162,032	$821,719.00	$164,921.75	$205,429.75
Boulder	105,673	$3,830,630.00	$767,000.00	$5,427,226.00	$348,239.09	$493,384.18

Jurisdiction	Cumulative Tax Revenue per Capita	Residents per License
Glenwood Springs	$62.91	4,965
Ft. Collins	$24.39	13,096
Longmont	$8.45	24315.25
Boulder	$51.36	9,607

1. Total Sales Tax Revenue 2019: The combined 2019 revenues generated from local base sales tax + any special marijuana sales tax

2. Cumulative Tax Revenues: The combined 2019 revenues generated from local base sales tax + special marijuana sales tax + the local share of the State 15% sales tax + excise tax

Columns denoted "Cumulative" include revenues in definition 2. in the calculation

Columns denoted "Total Sales Tax Revenue" include revenues in definition 1. in the calculation

Note that all data (licenses, populations, revenues, etc) is from 2019.

Memorandum

TO: Mayor and Members of Council; Members of the Planning Commission

FROM: Lance Gloss, Senior Planner

DATE: December 28, 2020

SUBJECT: Regulation of Marijuana Businesses and Request to Refer a Question to the April 2020 Ballot

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In the course of several months, a substantial effort has been made to establish framework for marijuana businesses in the City, and to identify steps that would be required to that end. Members of the City Council have convened five times on the topic of marijuana businesses in 2020: first to explore options related to this topic at the July 13, 2020 City Council Workshop; then to solicit public comment at the September 14, 2020 City Council Workshop; then at the September 17, 2020 Joint City Council-Planning Commission Workshop; once at the November 30, 2020 City Council Workshop; and, most recently, on the December 17, 2020 Joint City Council-Planning Commission Workshop. At the direction of City Council, staff from the Community Development Department, Police Department, Fire Department, City Attorney's Office, Finance Department, City Manager's Office, and City Clerk's Office have engaged in substantial research on this topic, engaging professionals from more than 15 outside municipalities and agencies to review best practices. And, at the direction of City Council, staff have established, convened, and concluded a community Marijuana Working Group comprised of 22 invitees of diverse backgrounds and expertise, which assembled for eight sessions and delivers the attached recommendation to Council.

In order to proceed, as discussed at the December 17, 2020 Joint City Council-Planning Commission Workshop, two primary steps have been identified. The first is for the City Council to consider two questions for presentation to the April 6, 2020 ballot. The first question concerns repeal of the 2011 voter-approved moratorium on marijuana businesses in the City; the second concerns establishment of a sales and/or excise tax authority with affiliated provisions related to TABOR compliance. In order to be considered for the April 6, 2020 ballot, the City Council must hear the ordinance presenting the question no later than at their February 3, 2020 regular public hearing as the ballot language must be certified by February 5, 2020. Staff has assembled documentation and recommendations that can facilitate the finalization of a pair of ballot questions in the timely manner necessary to bring the questions to April 6, particularly considering the seemingly preferred direction by City Council that the ballot questions be broad in scope and, in this way, retain the maximum viable amount of flexibility for the second identified step in this process. The most substantive decisions that must be made in preparing the ballot questions are the tax rate or tax authority, as well as whether—and if so, to what specific uses—tax revenues should be earmarked.

The second identified step consists of considering the detailed regulatory options for the wide scope of marijuana-related businesses. This can be accomplished over a longer period and may be well suited for initial consideration by the Planning Commission, as was discussed by those who participated at the December 17, 2020 Joint City Council-Planning Commission Workshop. The City's Planning Commission routinely takes up matters of this type, given their

relative expertise in the types of land-use considerations at hand, such as zoning, use-specific standards, and use compatibility. Such matters have been considered by staff and the Marijuana Working Group, and recommendations and research have been—and will continue to be further—compiled to facilitate the work of Planning Commission.

Staff considers it most expedient that the Planning Commission develop a position on the various options for marijuana sales, processing, cultivation, and other businesses, and that this broader position be subsequently refined with the involvement of City Council and public participation. Once refined, and if retained for consideration, these positions would then be reflected in separate ordinances. Such ordinances would accommodate the vast majority of the regulatory specifics for marijuana businesses in the City, thereby relieving decision-makers from that responsibility in the shorter period of time required to present questions for the April 6, 2020 ballot. Specifically, the ordinances that would be developed would consist of, at a minimum:

1) an ordinance that repeals the prohibition of marijuana businesses in Title 5, Chapter 14 of the GJMC and amends the same chapter to include rules and regulations for licensing of marijuana businesses;
2) an ordinance to amend Title 5 of the GJMC to include a chapter for regulations and licensing of retail marijuana businesses; and
3) an ordinance to amend Title 3 of the GJMC to include a retail marijuana sales tax and recreational marijuana excise tax.

Such ordinances may only become law following a “Yes” vote on both ballot questions as described above, leaving at minimum three and a half months from the dating of this memo for these details to be resolved at a Planning Commission level and advanced to City Council and the public for further consideration. The precise timing of these Ordinances, subsequent to a “Yes” vote on the ballot questions, would remain at the discretion of public officials and, barring action by petition of the public, could be finalized substantially after the April election. Subsequent to a “No” vote on the ballot questions, there would be no identified need to further develop the regulatory structure and ordinances.

Though the specific regulations for marijuana businesses need not be fully designed prior to the placement of an April ballot question, it may still be found helpful to understand the regulatory options. These are described in depth in the December 17, 2020 Staff Report on this topic, as well as in previous staff reports and supplemental materials, including the attached recommendation from the Marijuana Working Group. Briefly, there are at least five major decisions to be made prior to an Ordinance. The first decision—impacting all other decisions in this stage of the process—is which of the various license types for marijuana businesses should be entertained by the City. The most expedient decision, and that which reflects the recommendations of the Marijuana Working Group, may be to allow for the three license types that may be considered the core or major licenses categories including sales; cultivation; and products manufacturing. Alternatively, additional licenses or a subset of these licenses can be considered.

The subsequent decisions will relate to specific license types. Two decision points engage directly with land-use: in which zone districts of the City should each business type be allowed; and, which other land-use regulations should be applied to each of the business types. A range of best practices and recommendations are available to facilitate discussion of these choices with the Planning Commission and subsequently City Council. A fourth question relates specifically to the number of stores and is identified separately because of its complexity, as well as its likely importance to public perception of a regulatory approach. Specifically, a decision must be made on whether to explicitly limit the number of marijuana stores (overall or by district), what that numerical limit (or “cap”) would be, and how businesses would be chosen (such as by lottery or competitive process). Finally, a fifth arena

of considerations relate to licensing, administration, and enforcement, with key sub-questions including staffing, primary points of contact within the City for licensed businesses, and similar.

Substantial staff and community resources continue to be assigned to support this effort, and the City benefits immensely from nearly a decade of retail marijuana regulations being tested and refined by jurisdictions throughout the State Colorado, as well as from the participation of State regulators.

Staff has currently scheduled this topic, specifically the issue related to the development of ballot language, for the January 4, 2020 City Council workshop. To advance this forthcoming discussion, staff has provided as an attachment draft ballot questions for consideration.

Attachments:

Marijuana Working Group Recommendations
Draft Ballot Questions

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Aguilar								
Akron								
Alamosa				√			5% sales tax on retail sales (not currently allowed)	moratorium in place until ordinance allowing sales is finalized as of July 2019
Alma	√	√	√	√				
Antonito	√							
Arriba								Permanent moratorium.
Arvada								
Aspen	√	√	√	√				
Ault								
Aurora	√	√	√	√			5% excise tax, 4% sales tax on retail with authority up to 10%	
Avon								
Basalt	√						5% sales tax on retail marijuana	
Bayfield							$10 per retail transaction (sales not currently allowed)	
Bennett								
Berthoud	√						7% sales and excise tax on retail sales	
Bethune								
Black Hawk	√						5% sales on retail and medical	
Blanca		√	√				5% excise on sale or transfer of unprocessed retail marijuana	
Blue River								
Boone								
Boulder	√	√	√	√			5% excise tax, 3.5% sales tax	
Bow Mar								
Branson								
Breckenridge	√	√	√				5% excise tax on all sales of marijuana	
Brighton								
Brookside								
Broomfield				√				Prohibition ordinance to automatically repeal on 2/1/21
Brush								
Buena Vista								
Burlington								
Calhan								
Campo								
Cañon City							5% excise and sales, authority up to 10%	Moratorium with Ordinance 7-2014

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Carbonate								
Carbondale	√	√	√	√			sales tax 5%, excise tax 5%	
Castle Pines								
Castle Rock								
Cedaredge								
Centennial								
Center								Defeated by voters 11/19
Central City	√						5% on retail sales	
Cheraw								
Cherry Hills Village								
Cheyenne Wells								
Coal Creek								
Cokedale								
Collbran								Permanent moratorium
Colorado Springs						√		Colorado Springs Municipal Code
Columbine Valley								
Commerce City	√	√	√	√			7% sales tax, 5% excise tax	
Cortez	√	√		√				
Craig	√	√	√	√			4% sales tax	Approved by voters 11/19
Crawford							5% sales with authority up to 10, 5% excise (sales not currently allowed)	
Creede								
Crested Butte	√		√	√				
Crestone	√						5% sales tax	
Cripple Creek								
Crook								
Crowley								
Dacono								
De Beque	√	√	√	√			5% excise tax on sale and cultivation	
Deer Trail								
Del Norte								
Delta							5% excise, 2% sales (sales not currently allowed)	
Denver	√	√	√	√		√	5% excise and authorized up to 15%	Link to Denver's Marijuana Business Licenses Page
Dillon	√						5% sales tax; 5% excise	
Dinosaur	√	√	√	√			5% excise, 5% sales	
Dolores	√	√	√	√			$5 occupation tax per sales transaction; 5% excise	Approved by voters 4/20
Dove Creek								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Durango	√			√			3% sales tax	
Eads								
Eagle	√	√	√	√			2.5% sales and 2.5% excise each increasing .5%/year up to 5%	
Eaton								
Eckley								
Edgewater	√	√	√	√				
Elizabeth								
Empire	√	√	√				$5/transaction	
Englewood	√						3.5% with authority up to 5%	
Erie								
Estes Park								
Evans								
Fairplay								
Federal Heights	√	√	√	√			5% sales tax with authority up to 10%, 5% excise tax with authority up to 10%	
Firestone								
Flagler								
Fleming								
Florence				√			5% excise tax on wholesale	Permanent moratorium except testing
Fort Collins	√	√	√	√				
Fort Lupton								
Fort Morgan								
Fountain								
Fowler								
Foxfield								
Fraser	√						5% sales tax	
Frederick								
Frisco	√	√	√				5% sales tax	
Fruita							5% excise tax	
Garden City	√	√	√	√				
Genoa								
Georgetown	√		√				$5/transaction	
Gilcrest								
Glendale	√	√	√	√		√		
Glenwood Springs	√	√	√	√			sales tax: 5% up to 15%, excise tax: 5%	
Golden								
Granada								
Granby								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Grand Junction				√				
Grand Lake								
Greeley								
Green Mountain Falls								
Greenwood Village								
Grover								
Gunnison	√	√	√	√			5% sales tax	
Gypsum								
Hartman								
Haswell								
Haxtun								
Hayden	√	√					7.5% excise tax with authority up to 15%	
Hillrose								
Holly								
Holyoke								
Hooper								
Hot Sulphur Springs								
Hotchkiss							2% sales tax (up to 10%) in event sales are permitted by election	
Hudson								
Hugo								
Idaho Springs	√	√						
Ignacio								
Iliff								
Jamestown								Permanent moratorium
Johnstown								
Julesburg								
Keenesburg								
Kersey								
Kim								
Kiowa								
Kit Carson								
Kremmling								
La Jara								
La Junta								
La Salle								
La Veta	√	√	√	√				
Lafayette	√	√	√	√			sales and excise tax 5%; up to 10%	
Lake City								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Lakeside								
Lakewood								
Lamar								
Larkspur								
Las Animas	√	√	√	√			5.75% sales tax	
Leadville	√	√	√	√			5% excise tax, up to 10%	
Limon								
Littleton							Special 3% sales tax on retail	
Lochbuie								
Log Lane Village	√	√	√	√			5% excise tax	
Lone Tree								
Longmont	√						3.5% sales tax; 3% excise tax with authority up to 15%	
Louisville	√	√		√			5% excise tax on cultivation	
Loveland								Defeated by voters 11/19
Lyons	√	√	√	√			3.5% sales; 5% excise tax; both up to 10%	
Manassa								
Mancos	√	√	√	√			occupation tax up to $10/transaction	
Manitou Springs	√			√			6%, authority up to 10%	cultivation and manufacturing prohibited
Manzanola								
Marble								
Mead								Defeated by voters 11/19
Meeker								
Merino								
Milliken	√	√	√	√			occupation tax up to $10/transaction	
Minturn								
Moffat	√	√	√				2% sales tax first year, increasing to 5% in year two	
Monte Vista							18% excise tax, 18% sales tax	
Montezuma								
Montrose								
Monument								
Morrison								
Mountain View	√	√	√	√			5% sales tax	
Mountain Village								
Mt. Crested Butte								
Naturita	√	√	√	√			2% sales tax, with authority up to 10; excise tax of 5%	

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Nederland	√	√	√				3.75% sales tax	
New Castle								
Northglenn	√	√	√				4% sales tax, up to 10%	
Norwood	√		√	√			2% sales tax, up to 10%; 5% excise tax	Approved by voters 4/20
Nucla								
Nunn		√					5% excise tax	
Oak Creek	√	√	√	√				
Olathe								
Olney Springs								
Ophir								
Orchard City							up to 5% sales tax, up to 5% excise tax, up to $10 occupation tax for each sale transaction	
Ordway	√		√	√				
Otis								
Ouray							5% with authority up to 10%	
Ovid								
Pagosa Springs	√	√						
Palisade	√	√	√	√			5% excise tax; Occupation tax of $5.00 for each sales transaction that is less than $100, $10.00 for each sales transaction between $100.00 and $500.00 and $25.00 for each sales transaction of $500.00 or more	
Palmer Lake		√					5% sales tax with authority up to 10% (sales not currently allowed); 5% excise tax with authority up to 10%	
Paoli								
Paonia							excise and sales tax of 5%, both with authority up to 10%	
Parachute	√	√	√	√	√	√	5% excise tax	
Parker								
Peetz								
Pierce								
Pitkin								
Platteville								
Poncha Springs							5% sales tax; 5% excise tax (sales not currently allowed)	
Pritchett								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Pueblo	√	√	√	√			8% excise tax with authority up to 15%	
Ramah								
Rangley								
Raymer								
Red Cliff	√	√	√	√			5% sales tax, 15% excise tax	
Rico	√	√	√	√			10% sales and 10% excise on unprocessed retail marijauna sold or transferred from cultivation facility to retail facility	
Ridgway	√	√	√	√				
Rifle	√	√					5% excise tax	
Rockvale								
Rocky Ford	√						6% sales tax with authority up to 8%	
Romeo								
Rye								
Saguache								
Salida	√							
San Luis	√	√	√					
Sanford								
Sawpit								
Sedgwick	√	√	√	√			5% sales tax; 2% excise tax on cultivation; occupation tax of $5-$25 per wholesale manufacturing transaction	
Seibert								
Severance							7% sales tax (sales not currently allowed)	
Sheridan							5% excise	
Silt	√	√	√	√			3.5% retail sales	
Silver Cliff								
Silver Plume	√						4% and no greater than 8%	
Silverthorne	√	√					5% excise tax on mj and products	
Silverton	√	√	√	√			1% sales tax and 3% excise tax	
Simla								
Snowmass Village	√						5% sales tax, up to 15%	
South Fork							5% sales tax	
Springfield								
Starkville								
Steamboat Springs	√	√	√	√				
Sterling								
Stratton								

Municipal Retail Marijuana Status								
	Sales	Cultivation	Manufacturing	Testing	Delivery	On-site Consumption	Tax Information	Notes
Sugar City								
Superior					√			
Swink								
Telluride	√	^	√	√				
Thornton	√			√			5% sales tax	
Timnath								
Trinidad	√	√	√	√			5% sales tax	
Two Buttes								
Vail								
Victor								
Vilas								
Vona								
Walden								
Walsenburg	√	√	√	√			5% excise tax	
Walsh								
Ward								
Wellington								
Westcliffe								
Westminster								
Wheat Ridge	√	√	√	√			3.5% sales tax	
Wiggins								
Wiley								
Williamsburg								
Windsor								
Winter Park								
Woodland Park								
Wray								
Yampa								
Yuma							5% sales tax with authority up to 10 (sales not currently allowed)	

Grand Junction City Council

Workshop Session

Item #1.e.

Meeting Date: January 4, 2021

Presented By: Ken Sherbenou, Parks and Recreation Director

Department: Parks and Recreation

Submitted By: Ken Sherbenou

Information

SUBJECT:

Community Center Feasibility Study

EXECUTIVE SUMMARY:

The scope of work for the Parks, Recreation and Open Space (PROS) Master Plan includes completing a feasibility study of the highest articulated need according to the community, which is a community center. Although the feasibility study for the community center is growing out of the PROS Master Plan, it is important to note that they are stand alone and separate documents. The PROS Master Plan is the over-arching plan describing in concept a multitude of priorities and projects including over $150 million in capital priorities. These will not all come to fruition but rather enable the department to be prepared when certain opportunities arise, such as grants that are seeking to fund certain types of projects. If half of the projects described in the PROS plan occur along the stated timeline, the PROS plan will be considered a huge success. The feasibility study, on the other hand, tackles the community center as the highest priority project, and completes further planning to give it definition and assess feasibility. The community center project that is the subject of the feasibility study is one priority among many as described in the PROS plan.

The highest stated need from the community is a community center according to the statistically valid community survey. Given the statistical validity, the results represent the opinion of the broader community. The City Council gave direction on November 30, 2020 after the preliminary plan presentation to complete the feasibility study on the community center, which is the subject of the January 4th Council workshop.

The enclosed Community Center Council workshop presentation lays out the evolution

of this feasibility study. The public process in the PROS plan, with the statistically valid survey at the core, determined the highest unmet need, a community center, with 84% indicating developing a Community Center was either important or very important. Furthermore, it defined Lincoln Park as the site to explore feasibility with 58% identifying Lincoln, 21% Matchett and 23% another site or needing more information. It also described how the priorities in the PROS plan should be funded: the top three are 80% revenue from marijuana, 79% grants and fundraising and 71% tax on vaping and tobacco.

In response to this public input, the consultants working with staff, have developed a full build out option of a Community Center at Lincoln Park on top of the footprint of the existing Lincoln Park Outdoor Pool. The cost of this facility is estimated at $65 million, a size of 145,800 square feet and an estimated operational subsidy of $416,000 (87% cost recovery). Given this cost, a phasing approach was defined, with phase 1 being $45 million, a size of 80,300 square feet and an operational subsidy of $824,000 (65% cost recovery). The difference in the level of cost recovery is tied to the economies of scale of the full build out. A more multi-purpose facility that captures more of the most needed components will operate more efficiently and bring in more revenues than the proportionate increase in expense. It is the same reason why single purpose facilities require more subsidy.

All revenue projections are conservatively forecast (on the low side), and all operational costs are liberally projected (on the high side). Further capital funding sources are also conservatively projected from the preferred funding sources. Given these financial considerations, we provide three options for Council consideration and direction:

Option A
Utilize marijuana, tobacco and vaping tax revenues to fund a partial build-out of a Community Center. Ask the voters in April 2021 for tax and debt authorization for a partial build-out of a Community Center.

Option B
Utilize marijuana tax revenues to fund the PROS plan priorities. Do not move forward with a Community Center.

Option C
Utilize marijuana, tobacco and vaping tax revenues, and a small sales tax increase to fund the full build-out of a Community Center. Ask the voters in April 2021 for tax and debt authorization for full build-out of a Community Center.

BACKGROUND OR DETAILED INFORMATION:

The Grand Junction Community has been considering a Community Center for at least 20 years. Several previous efforts have occurred, but plans have yet to be strong enough to garner enough community support.

The first attempt was in 2001, where a proposed 0.25% sales tax to fund a Community Center at Matchett Park was turned down with 25% yes to 75% no. The next attempt came in 2006, where a proposed 0.25% sales tax to fund a Community Center at Las Colonias was pulled from the ballot prior to going to a vote. Most recently, a $79 million package with a 0.39% sales tax that would have funded a 98,000 square foot facility at Matchett, 75 acres of outdoor facilities at Matchett and renovated the Orchard Mesa pool fell short 45% to 55%.

When the Community Center rose to the top in the PROS Master Planning effort, additional feedback was gathered as to why previous efforts failed. In direct response to concerns voiced, the feasibility study works to address these issues and strengthen the plan. Namely, changes include a different site that is more central, new funding mechanisms instead of a sales tax increase, not having competing proposals, and a smaller overall price tag.

Several attachments are included that explain the results of the feasibility study including:

1. The workshop presentation that provides an overview of the project, summarizes the building layout, construction costs, operational revenue and expense, funding sources and options for Council to consider.
2. The building programs that detail the square footages and costs associated with each amenity. Two programs are included; first is the full build-out with a $65 million total project cost. Second is the phase 1 program that shows a $45 million facility. All highlighted amenities in the second building program are the components removed from the full build out, which may be built in a later phase.
3. The pro forma for the Community Center. First, the assumptions of completing the pro forma are provided. Second, the pro forma for the phase one is described, with a 65% cost recovery. Third, the pro forma on the full build-out is described, with an 87% cost recovery.
4. Lastly, is a memo delivered to City Council on December 17, 2020.

We look forward to hearing Council discussion and direction on this topic.

FISCAL IMPACT:

Annual debt service for partial build-out ($45 million total project, $5 million grant funding, $40 million debt proceeds, Option A) is estimated as $2.08 million (full obligation, 30 years, 3% interest rate). The annual operating subsidy is estimated at $824,000 for a total estimated annual expense of $2.9 million. It is expected that this

can be funded by marijuana, vaping, and tobacco tax.

Annual debt service for full build-out ($65 million total project, $5 million grant funding, $60 million debt proceeds, Option C) is estimated at $3.10 million (full obligation, 30 years, 3% interest rate). The annual operating subsidy is estimated at $416,000 for a total estimated annual expense of $3.9 million. It is expected that this can be funded by marijuana, vaping, and tobacco tax and would also require an additional sales tax.

SUGGESTED ACTION:

This item is for discussion purposes only.

Attachments

1. Presentation Community Center
2. Facility Program & Budget
3. Community Center Pro Forma 12 30 20
4. Memo to Council Community Center Update

Grand Junction Community Center Feasibility Study

Final Presentation Community Center Programming Workshop

GREENPLAY LLC 20 YEARS

BARKER RINKER SEACAT ARCHITECTURE

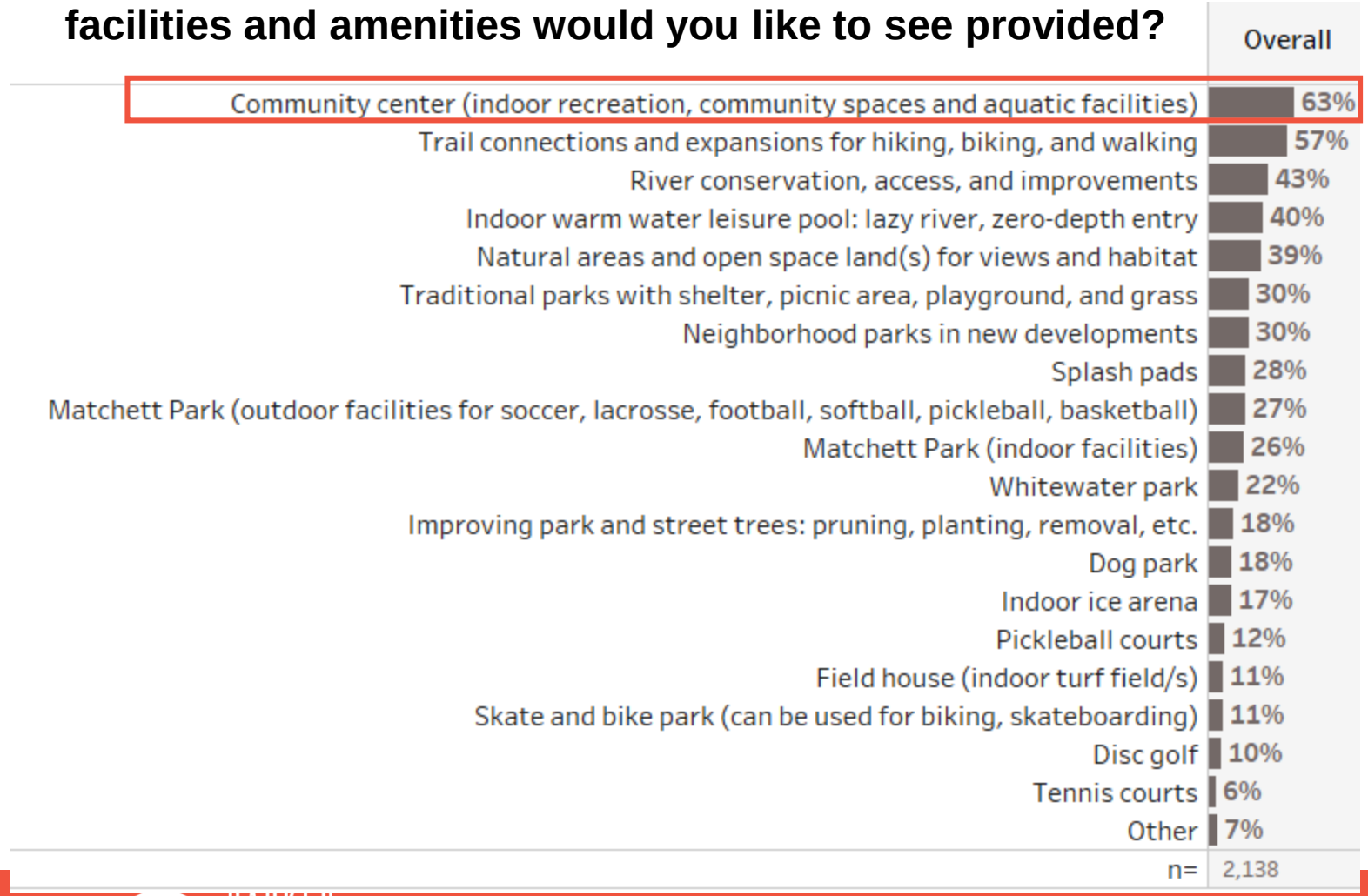
DHM DESIGN LANDSCAPE ARCHITECTURE URBAN DESIGN + LAND PLANNING ECOLOGICAL PLANNING

RRC ASSOCIATES

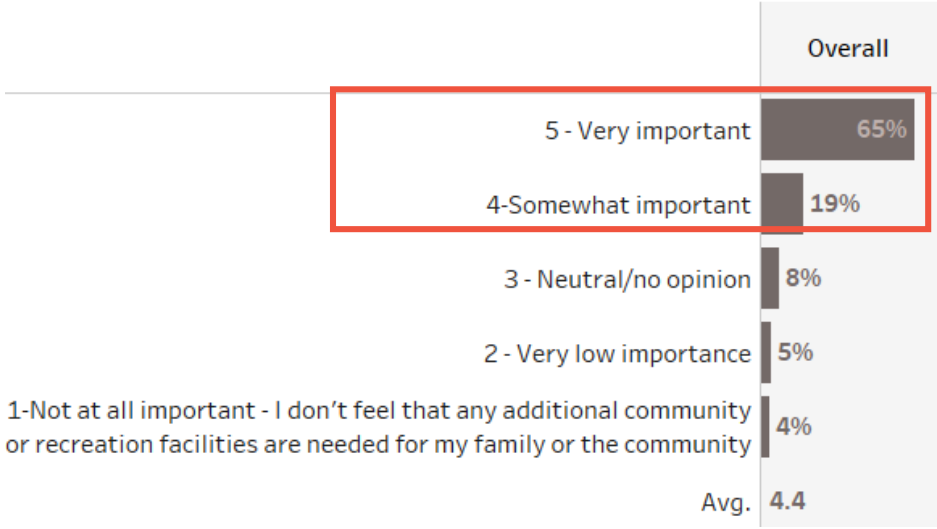
JANUARY 4, 2021

RESPONDING TO 2020 STATISTICALLY VALID SURVEY

Q17: What new/additional parks, trails, open space, recreation facilities and amenities would you like to see provided?



Q20: How important is it to develop an indoor Community Center at some point in the City of Grand Junction?



COMMUNITY CENTER PROGRAM

- Indoor Pool
- Therapy Pool
- Outdoor Pool and Spray Ground
- Ice Rink
- Gymnasium
- Walk / Jog Track
- Fitness & Weights
- Aerobics / Dance Studios
- Bouldering / Climbing Wall

- Multi-Purpose Rooms
- Teaching / Catering Kitchen
- Child Watch Area
- Indoor Playground
- Teen / Games Room
- Partner Spaces
- Administration and Support Spaces

145,800 SF Community Center

132,380 SF indoor space
13,420 SF outdoor pool area and splash ground

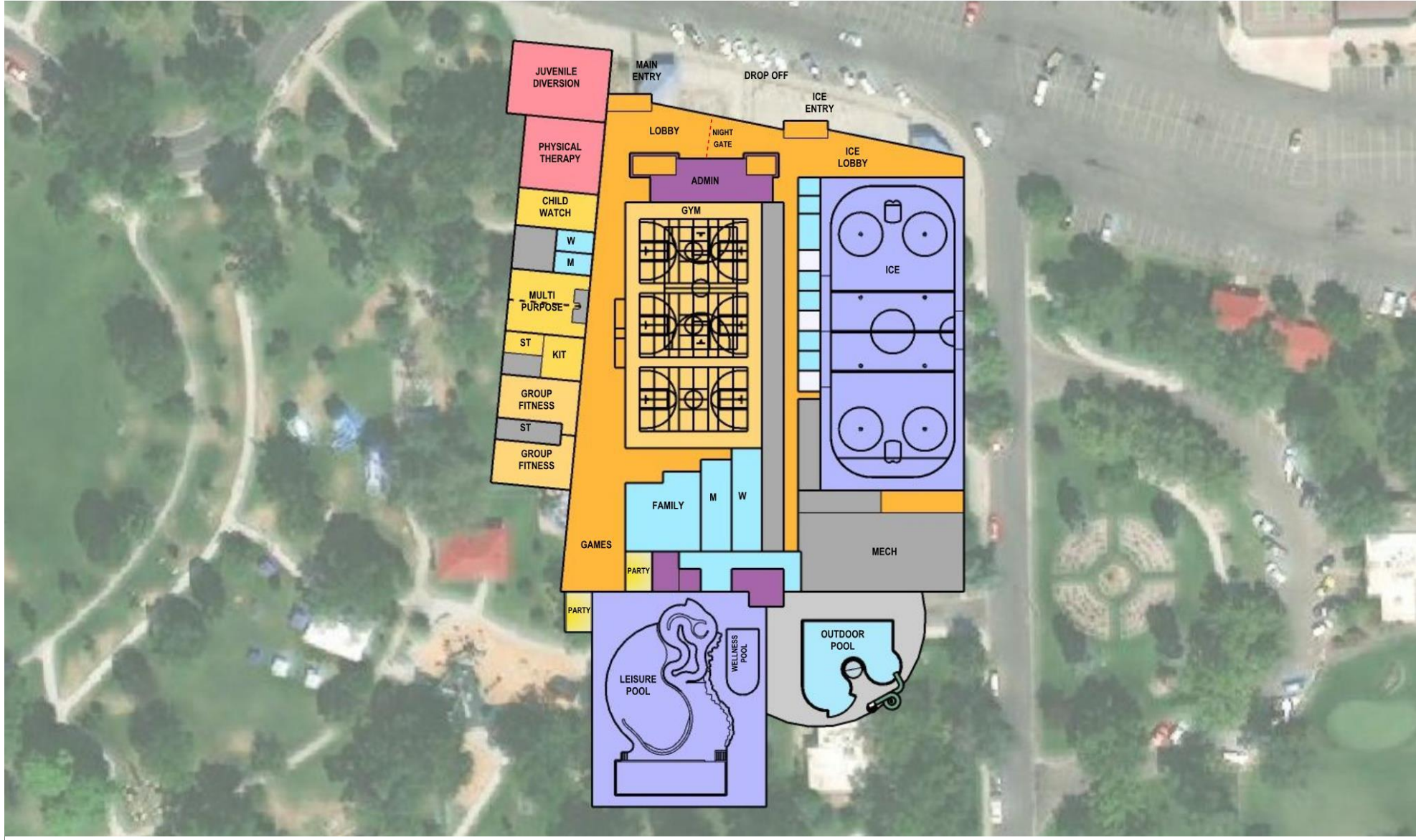
COMMUNITY CENTER PROGRAM

- Indoor Pool
- Outdoor Pool and Spray Ground
- Gymnasium
- Walk / Jog Track
- Fitness & Weights
- Child Watch Area
- Teen / Games Room
- Administration and Support Spaces

80,300 SF Community Center

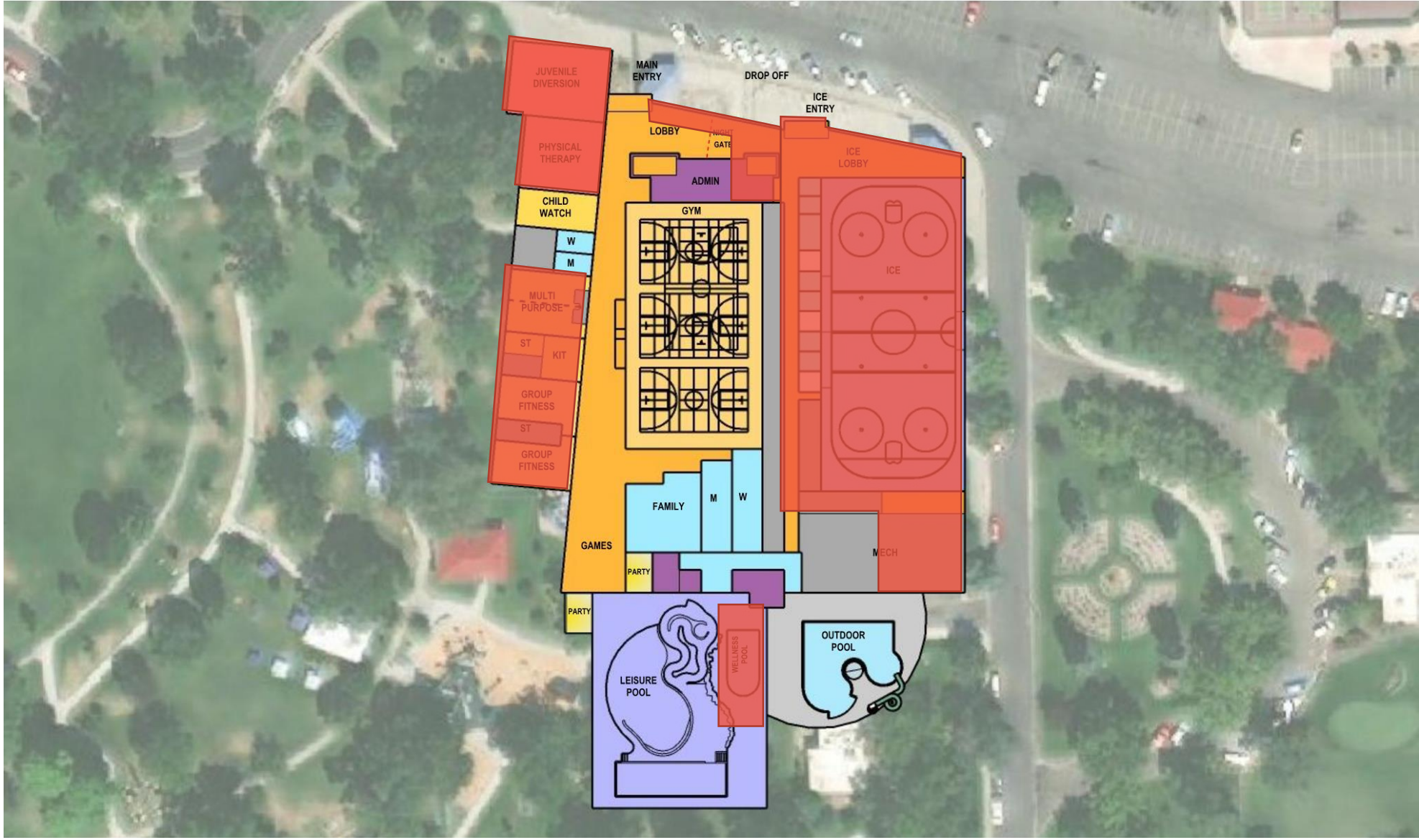
67,700 SF	indoor space
12,600 SF	outdoor pool area

CONCEPTUAL PLANS | FULL BUILD OUT



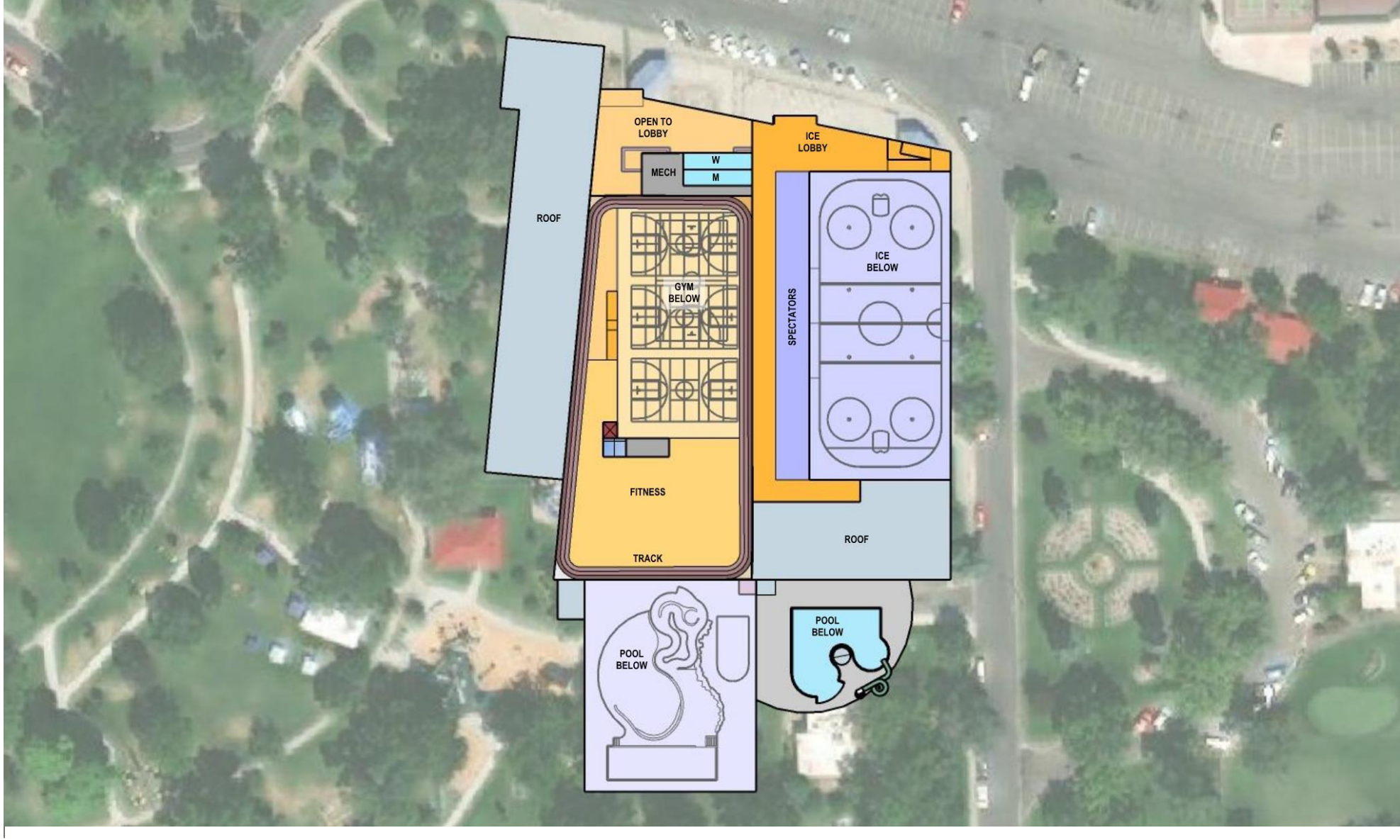
GRAND JUNCTION COMMUNITY CENTER | CONCEPT PLAN | FULL BUILD-OUT | LOWER LEVEL

CONCEPTUAL PLANS | PHASE 1



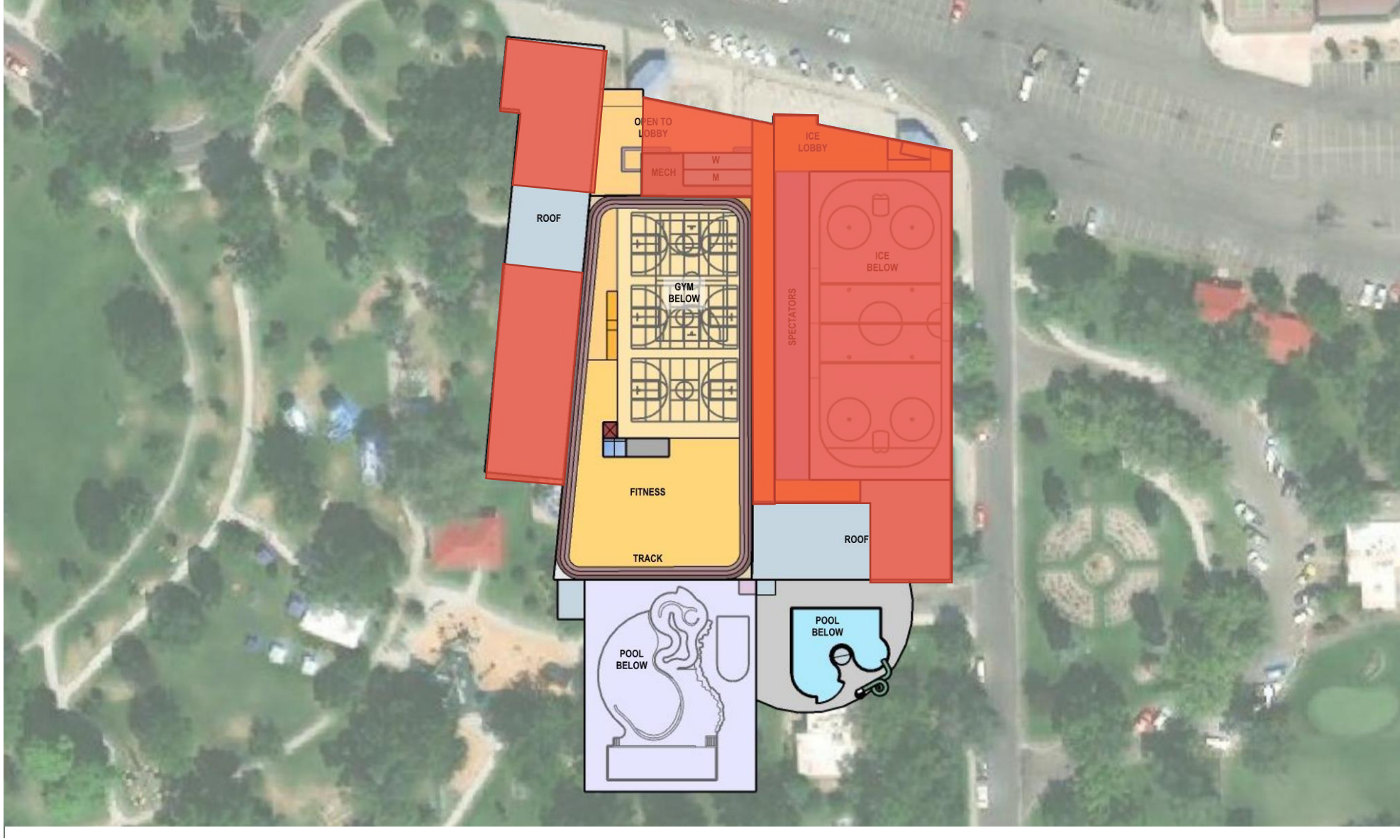
GRAND JUNCTION COMMUNITY CENTER | CONCEPT PLAN | PHASE 1 | LOWER LEVEL

CONCEPTUAL PLANS | FULL BUILD OUT



GRAND JUNCTION COMMUNITY CENTER | CONCEPT PLAN | FULL BUILD-OUT | UPPER LEVEL

CONCEPTUAL PLANS | PHASE 1



GRAND JUNCTION COMMUNITY CENTER | CONCEPT PLAN | PHASE 1 | UPPER LEVEL

COMMUNITY CENTER BUDGET, FULL BUILD OUT

Total Project Budget	
Community Center	$46,000,000
Site Allowance	$4,000,000
Soft Costs 30%	$15,000,000
Total	$65,000,000

Conceptual budget based on 2020 estimated values escalated to May 2023, the midpoint of construction, and includes 132,383 SF of indoor space and 13,419 SF of space associated with the outdoor pool and splash ground. Site work includes the area immediately adjacent to the community center and an additional parking area for 180 cars.

COMMUNITY CENTER BUDGET

Total Project Budget	
Community Center	$46,000,000
Site Allowance	$4,000,000
Soft Costs 30%	$15,000,000
Total	$65,000,000

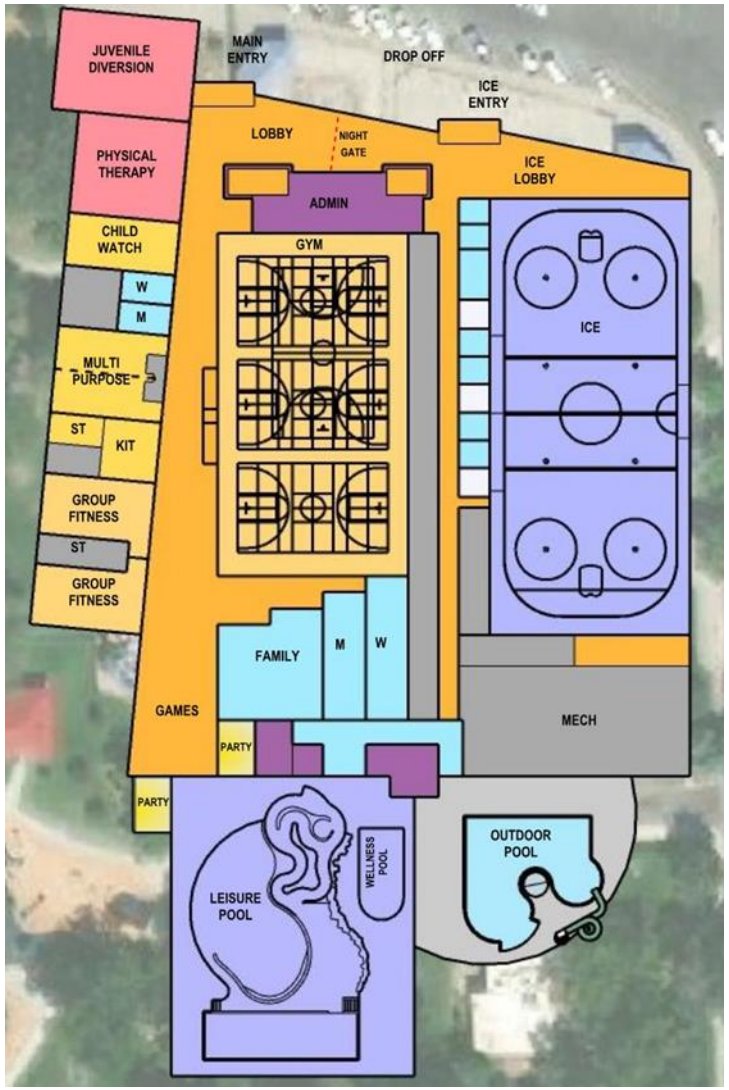
Total Project Budget | Phase 1	
Community Center	$30,600,000
Site Allowance	$4,000,000
Soft Costs 30%	$10,400,000
Total	$45,000,000

Conceptual budget based on 2020 estimated values escalated to May 2023, the midpoint of construction, and includes 67,700 SF of indoor space and 12,600 SF of space associated with the outdoor pool and splash ground. Site work includes the area immediately adjacent to the community center and an additional parking area for 180 cars.

BARKER RINKER SEACAT ARCHITECTURE

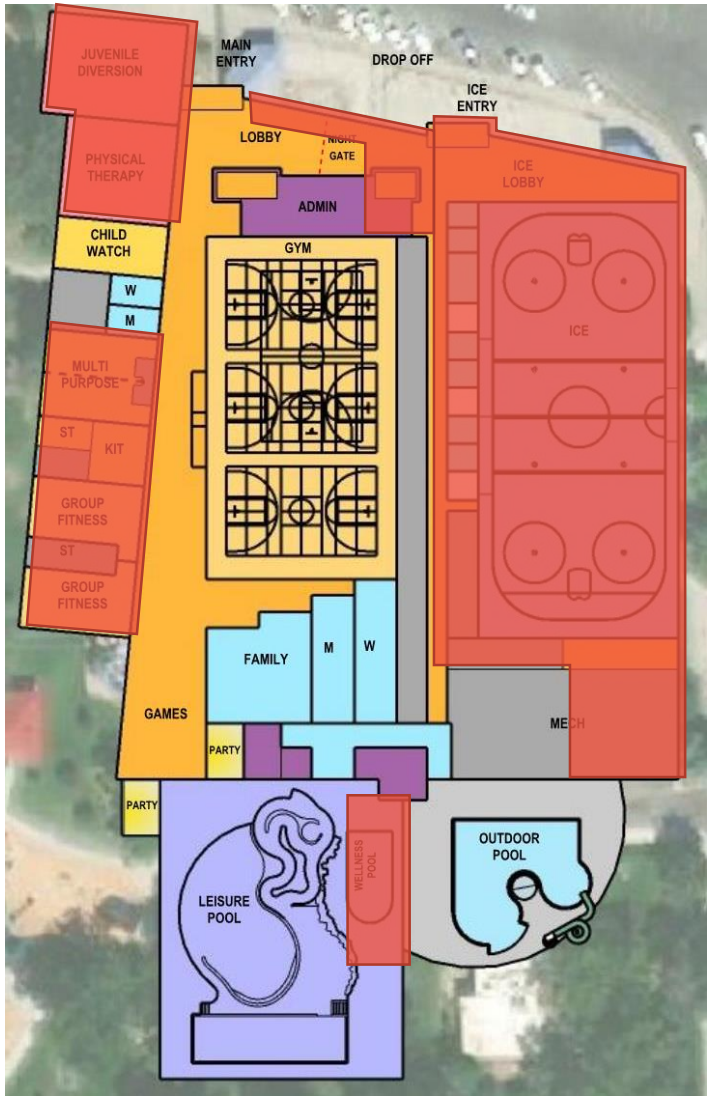
PRO FORMA | FULL BUILD OUT

TOTAL EXPENSES	$3,097,890
TOTAL REVENUE	$2,682,008
NET	-$415,882
COST RECOVERY	87%



PRO FORMA | PHASE 1

TOTAL EXPENSES	$2,341,485
TOTAL REVENUE	$1,517,557
NET	-$823,928
COST RECOVERY	65%



COMPARISONS – 2019 ACTUAL VS 2023 PROJECTIONS

City of Grand Junction – 2019

TWO SEPARATE POOLS

ANNUAL VISITATION:
82,110 (228 Average/Day)

Current General Fund Subsidies

Orchard Mesa Pool (built 1983) - $100,677

Lincoln Park Pool (built 1986) - $201,577

Total - $302,254

City of Grand Junction – 2023

REGIONAL COMMUNITY CENTER

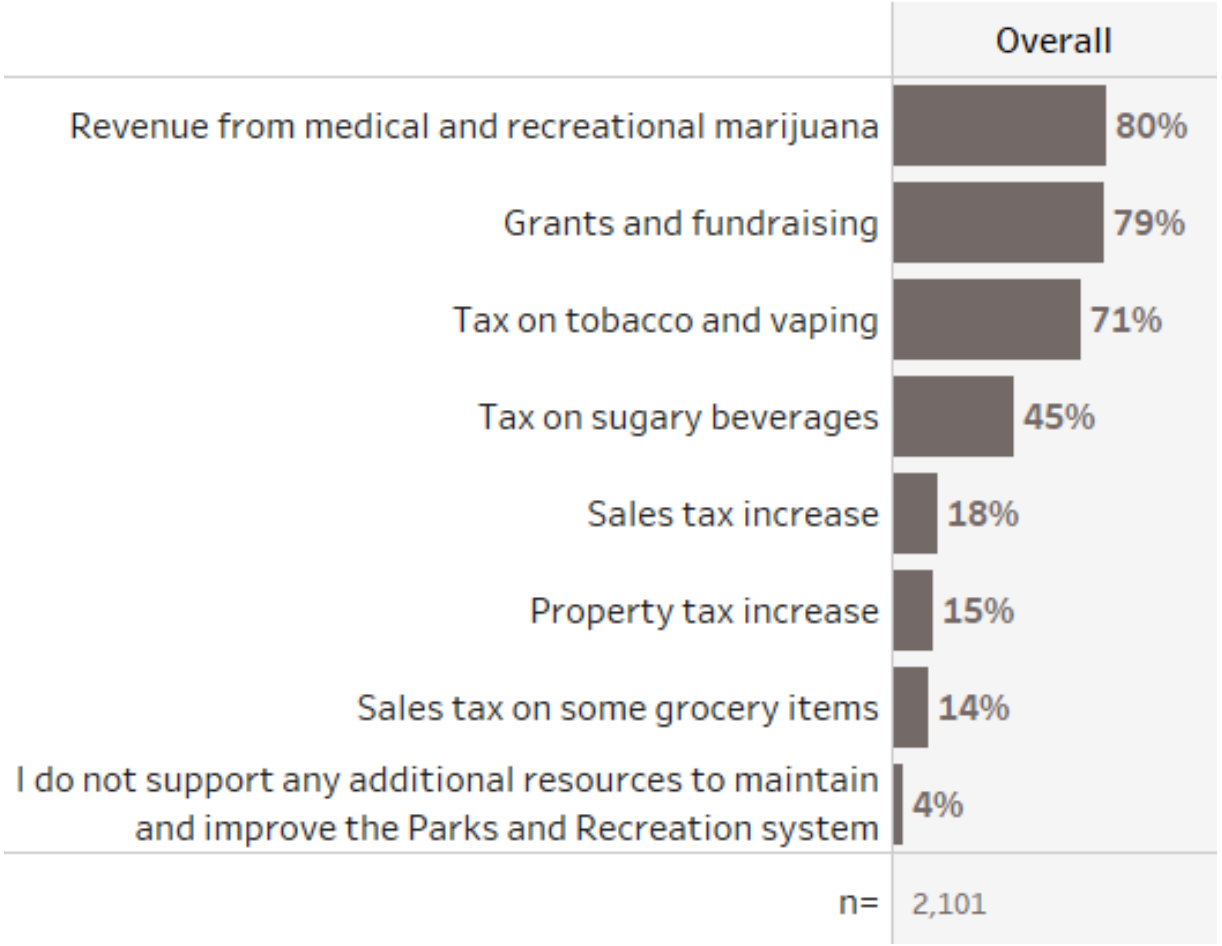
ANNUAL VISITATION:
306,000+ (850+ Average/Day) for Phase 1
432,000+ (1,200+ Average/Day) for Full Build Out

General Fund Subsidy

Total Full Build Out Community Center - $415,882

RESPONDING TO STATISTICALLY VALID SURVEY

Q23: In concept, what funding mechanisms would you support to fund the priorities identified in the PROS Master Plan?



Funding Generated	
Marijuana revenue	$1,900,000 to $2,300,000 per year
Grants/fundraising goal	$5,000,000
Tax on tobacco/vaping	$2,350,000 per year
0.1% sales tax	$1,800,000 per year

Annual Debt Service on 30 year term at 3% interest	
Comm. Center Phase I, 80k sq. ft.	$2,100,000
Comm. Center Full Build Out, 144k sq. ft.	$3,100,000

OPTIONS FOR COUNCIL CONSIDERATION

AND DIRECTION

A. UTILIZE MARIJUANA, TOBACCO AND VAPING TAX REVENUES FOR FUND A PARTIAL BUILD OUT OF A COMMUNITY CENTER. ASK THE VOTERS IN APRIL 2021 FOR A TAX AND DEBT AUTHORIZATION FOR A PARTIAL BUILD OUT OF A COMMUNITY CENTER

B. UTILIZE MARIJUANA REVENUES TO FUND THE PROS PLAN PRIORITIES. DO NOT MOVE FORWARD WITH A COMMUNITY CENTER.

C. UTILIZE MARIJUANA, TOBACCO AND VAPING TAX REVENUES AND A SMALL SALES TAX INCREASE TO FUND THE FULL BUILD OUT OF A COMMUNITY CENTER. ASK THE VOTERS IN APRIL 2021 FOR TAX AND DEBT AUTHORIZATION FOR FULL BUILD OUT OF A COMMUNITY CENTER

THANK YOU

Grand Junction Community Center

Grand Junction, Colorado
Feasibility Study
Facility Program & Budget

Date: October 23, 2020
Printed: December 29, 2020
Midpoint Construction: May 1, 2023

BARKER RINKER SEACAT ARCHITECTURE

Option 1A - Community Center with Ice

PHASE ONE		PHASE TWO	
Average Cost/ SF	$ 327	Average Cost/ SF	$ -
Gross SF	132,383	Gross Area	-
Building $$	$ 43,252,634	Building $$	$ -
Outdoor Pool & Related Bldg.		*Outdoor Pool*	
Outd. Pool + Bldg. SF	13,419	Outd. Pool + Bldg. SF	-
Outd. Pool + Bldg. $$	$ 2,778,000	Outd. Pool + Bldg. $$	$ -
Total Gross Area	145,802	Total Gross Area	-
Total Budget	$ 46,030,634	Total Budget	$ -

1	2	Program Space	Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
x		**Administration**	2,964		112%	3,320	$ 1,137,000	-	$ -	
	x	Executive Director's Office		150						Private Office
	x	Assistant Director Office		120						Private Office
	x	Facility Director's Office		120						Private Office
	x	Assistant Facility Director Office		120						Private Office
	x	Staff Office		100						Private Office
	x	Staff Office		100						Private Office
	x	Staff Office		100						Private Office
	x	Staff Office		100						Private Office
	x	Programmer's Workstations		400						(5) Workstations at 80 s.f. each
	x	Ice Staff Office		100						Private Office
	x	Ice Staff Office		100						Private Office
	x	Ice Workstations		160						(2) Workstations at 80 s.f. each
	x	Work Room		200						Copy, mail, work space
	x	Break Room		160						Seating, staff lockers, kitchen
	x	Conference Room		240						Can double as small rental or class space
	x	Computer Server Room		100						
	x	Storage		100						
	x	Circulation		494						Internal to Admin Areas
x		**Juvenile Diversion Program**	3,168		112%	3,548	$ 898,000	-	$ -	
	x	Core and Shell		3,168						
		Director's Office								Private Office
		Assistant Director Office								Private Office
		Staff Office								Private Office
		Staff Office								Private Office
		Staff Office								Private Office
		Staff Office								Private Office
		Staff Office								Private Office
		Staff Office								Private Office
		Staff Office								Private Office
		Staff Office								Private Office
		Workstations								(10) Workstations at 80 s.f. each
		Work Room								Copy, mail, work space
		Break Room								Seating, staff lockers, kitchen
		Conference Room								Can double as small rental or class space
		Computer Server Room								
		Storage								
		Circulation								Internal to Admin Areas

		Program Space	Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
x		**Lobby and Support Spaces**	10,630		105%	**13,138**	$ **5,266,034**	-	$ -	
	x	Pre-Control Lobby		1,200						
	x	Lounge		800						
	x	Control Desk		400						
	x	Vending Machines		80						
	x	Men's Toilets - Lobby and Fitness		See Total		988	$ 454,517	-	$ -	Apply to various locations in building
	x	Women's Toilets - Lobby and Fitness		See Total		988	$ 454,517	-	$ -	Apply to various locations in building
	x	Ice Lower Lounge		800						
	x	Ice Upper Lounge		1,200						
	x	Ice Day Locker Area		800						
	x	Ice Control Desk		280						
	x	Skate Rental Storage/Work Area		300						
	x	Ice Concession/Vending Area		250						
	x	Ice Lower Men's Toilets		190		-	$ -	-	$ -	
	x	Ice Lower Women's Toilets		190		-	$ -	-	$ -	
	x	Ice Upper Men's Toilets		550		-	$ -	-	$ -	
	x	Ice Upper Women's Toilets		550		-	$ -	-	$ -	
	x	Custodial Closets		120						
	x	Building Mechanical Room		300						
	x	Sprinkler Valve Room		80						
	x	Main Electrical Distribution Room		120						
	x	Maintenance/ Receiving/ Loading		240						
	x	Custodial Workroom/ Supply		100						
	x	Maintenance Office		80						
	x	General Building Storage		2,000						
x		**Locker Spaces**	64		117%	**3,675**	$ **2,006,600**	-	$ -	
	x	Men's Locker		See Total		**1,800**	$ 982,800	-	$ -	Size based on metric of activity area and pool area
	x	Women's Locker		See Total		**1,800**	$ 982,800	-	$ -	Size based on metric of activity area and pool area
	x	First Aid		64						
x		**Universal Changing Rooms**	1,700		117%	**1,989**	$ **1,086,000**	-	$ -	
	x	7 Cabana Family Locker Room		1,700						
x		**Partner/Physical Therapy Wellness Center**	2,580		112%	**2,890**	$ **732,000**	-	$ -	
	x	Core and Shell		2,580						
		Lobby/ Reception Area								
		Offices								4 Private Offices
		Work Room								
		Assessment Rooms								3 Rooms at 100 SF each
		Therapy Area								Small fitness area
		Storage								
x		**Child Watch**	910		117%	**1,065**	$ **426,000**	-	$ -	
	x	Play Area		800						Adjacent outdoor play area
	x	Tot Toilet		45						
	x	Entry Corral								
	x	Coordinator's Desk		65						
	x	Storage								
x		**Teen / Games Room**	1,375		117%	**1,609**	$ **536,000**	-	$ -	
	x	Activities and Game Room		1,270						Built into Circulation Space rather than a separate space
	x	Storage		25						
	x	Coordinator's Station		80						
x		**Indoor Playground**	1,325		117%	**1,550**	$ **613,000**	-	$ -	Built into Circulation Space rather than a separate space
	x	Playground, Climbing Gym, Youth Activities & Sports		1,200						
	x	Restroom		45						
	x	Storage		80						
x		**Party / Class Room**	800		117%	**936**	$ **306,000**	-	$ -	
	x	Party / Class Room		720						Class size 30-35, Dividable into two 360 sf rooms
	x	Storage		80						
x		**160 Person Multi-Purpose Rooms (2)**	2,700		112%	**3,024**	$ **1,166,000**	-	$ -	
	x	Multipurpose Room		2,400						Seats 160, Dividable into two 1,200 sf rooms
	x	Storage		300						
x		**Healthy Cooking Teaching/Catering Kitchen**	370		117%	**433**	$ **188,000**	-	$ -	
	x	Teaching Kitchen and Class Area		320						Serves Community Room, Admin, and Lobby
	x	Storage		50						Opens to Community Room

		Program Space		Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
x		**Gym - High School or 3 Middle School**		16,286		105%	17,100	$ 6,272,000	-	$ -	
	x	Gymnasium	1@84x50,3@74x44		15,886						3 Volleyball Courts, 9 Pickleball OR Badminton Courts
		Spectator Seating on/under Jog/Walk Track									
	x	Storage			400						
		Added space for Walking Track Around Court									
		Gym - 2 High School or 4 Middle School		21,280		105%	-	$ -	-	$ -	
	x	Gymnasium	2@84x50,4@74x44		20,680						2 volleyball courts, 4 badminton courts
		Spectator Seating on/under Jog/Walk Track									
	x	Storage			600						
x		**9 Laps/Mile Elevated Walk Jog Track**		6,500		105%	6,825	$ 1,209,000	-	$ -	
	x	Walk/Jog Track			6,500						3 Lanes
	x	Stretching Area									
x		**8,000 Fitness & Weights**		8,500		105%	8,925	$ 3,212,000	-	$ -	
	x	Cardiovascular Training			3,600						48 Equipment Stations
	x	Circuit Resistance Training			1,600						32 Equipment Stations
	x	Free Weight Training			1,600						21 Equipment Stations
	x	Stretching Area			400						6 Stretching Spaces
	x	Movement/Plyometric Area			800						32 Plyometric Stations
	x	Fitness Supervisor Station			100						
	x	Storage			400						
x		**30-35 Person Aerobics/Dance Studio**		2,000		117%	2,340	$ 860,000	-	$ -	
	x	Aerobics/Dance Studio			1,600						Can double as stage to Multi-Purpose Room
	x	Storage			400						
x		**Senior Lounge / 30-35 Person Aerobics/Dance Studio**		2,000		117%	2,340	$ 860,000	-	$ -	
	x	Aerobics/Dance Studio			1,600						Can double as stage to Multi-Purpose Room
	x	Storage			400						
x		**Bouldering Wall**		400		117%	468	$ 257,000	-	$ -	
	x	Climbing Wall Enclosure			350						Enclosure only
	x	Climbing Wall									$50,000 allowance for climbing wall
	x	Storage			50						
x		**Aquatics Support**		740		117%	866	$ 307,000	-	$ -	
	x	Guard Room (1 desk)			300						
	x	Aquatics Supervisors Office (2 desks)			120						
	x	Head Lifeguard Office (2 desks)			120						
	x	First Aid			100						
	x	Vending at Pool Deck			100						
x		**Specialty Aquatic Amenity**					-	$ 65,000	-	$ -	
	x	(Diving Board, Climbing Wall, Slack line)									Accommodates increased pool depth and board
x		**6,500 Recreation Activity Pool**		15,100		105%	15,855	$ 9,559,000	-	$ -	563 Bather Load
	x	13,000 Natatorium			13,000						
	x	6,500 Recreation Activity Pool	6,500 SF								
	x	Slides, Spray Features, Spa									
		Lazy River, Slides, Features,									
		Sprays and Jets									
		3 Lane x 75 ft. Lap Swim									
		20-person Spa									
		Therapy Area for Aqua Aerobics									
	x	Supplemental Sanitation Water Treatment									
	x	Pool Equipment Room			1,500						
	x	Pool Storage			600						
x		**Therapy Pool**		3,150		112%	3,528	$ 1,862,000	-	$ -	144 Bather Load
	x	3,000 Natatorium			3,000						10 Foot Decks, No Diving
	x	Therapy Pool	1,200 SF								30' x 40' Pool w/ Ramp and Wide Steps for Teaching
	x	Pool Storage			150						

		Program Space		Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
x		**Medium Outdoor Spray Ground**	2,600	405		117%	474	$ 810,000	-	$ -	113 Bather Load
	x	Spray Feature	1,300 SF								
	x	Spray Feature Deck	1,300 SF								
	x	Pool Storage			80						
	x	Pool Equipment Room			325						
		Large Outdoor Spray Ground	5,000	1,250		117%	-	$ -	-	$ -	217 Bather Load
x		**3,000 Activity Pool - Outdoor**	9,000	1,150		117%	1,346	$ 1,968,000	-	$ -	460 Bather Load
	x	Pool	3,000 SF								
	x	Deck	6,000 SF								
	x	*Slides, Spray Features,* ***Spa***									
	x	*4 -25 yd lanes, 1m + 3M diving and (1) drop slide, deep end*									
	x	*Supplemental Sanitation Water Treatment*									Associated with Exterior Pool Construction
	x	Pool Equipment Room			750						
	x	Pool Storage			400						
x		**Game Ice Rink**		35,200		105%	36,960	$ 4,429,000	-	$ -	
	x	Ice Enclosure			22,000						
	x	NHL Rink / Dasher System	16,000								
	x	Spectator Seating for 1200			8,400						
	x	4 Team Locker Rooms			2,550						
	x	Referee Changing Room			150						
	x	Ice Resurfacer Room			1,000						
	x	Ice Equipment Room			700						
	x	Mechanical Room			300						
	x	Electrical Room			100						

	PHASE ONE		PHASE TWO	
Recreation Uses	**99,320**	**$ 32,512,000**	**-**	**$ -**
Percent	74%			
Community Uses	**5,025**	**$ 1,898,000**	**-**	**$ -**
Percent	4%			
Other Uses	**2,890**	**$ 732,000**	**-**	**$ -**
Percent	2%			
Support Uses	**26,968**	**$ 10,888,634**	**-**	**$ -**
Percent	20%			
Total	**134,202**		**-**	**$ -**

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** Gross Area includes walls, stairs, halls, elevator, mech, etc.*

Option 1A - Community Center with Ice

Total Project Cost Calculator

		$	SF	$/SF
Phase 1	$	46,030,634	145,802	
Phase 2	$	-	-	
Sub Total	$	46,030,634	145,802	316
Site Allowance	$	4,000,000		
Sub Total	$	50,030,634		
30% Soft Costs	$	15,009,190		
Project Total	$	65,000,000	146,000	316

Grand Junction Community Center

Grand Junction, Colorado
Feasibility Study
Facility Program & Budget

Date: October 23, 2020
Printed: December 29, 2020
Midpoint Construction: May 1, 2023

BARKER RINKER SEACAT ARCHITECTURE

Option 1 - Community Center

PHASE ONE		PHASE TWO	
Average Cost/ SF	$ 415	Average Cost/ SF	$ -
Gross SF	67,742	Gross Area	-
Building $$	$ 28,091,495	Building $$	$ -
Outdoor Pool & Related Bldg.		*Outdoor Pool*	
Outd. Pool + Bldg. SF	12,602	Outd. Pool + Bldg. SF	-
Outd. Pool + Bldg. $$	$ 2,542,000	Outd. Pool + Bldg. $$	$ -
Total Gross Area	80,344	Total Gross Area	-
Total Budget	$ 30,633,495	Total Budget	$ -

		Program Space	Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
1	2									
x		**Administration**	2,532		112%	**2,836**	**$ 970,000**	**-**	**$ -**	
	x	Executive Director's Office		150						Private Office
	x	Assistant Director Office		120						Private Office
	x	Facility Director's Office		120						Private Office
	x	Assistant Facility Director Office		120						Private Office
	x	Staff Office		100						Private Office
	x	Staff Office		100						Private Office
	x	Staff Office		100						Private Office
	x	Staff Office		100						Private Office
	x	Programmer's Workstations		400						(5) Workstations at 80 s.f. each
		Ice Staff Office								Private Office
		Ice Staff Office								Private Office
		Ice Workstations								(2) Workstations at 80 s.f. each
	x	Work Room		200						Copy, mail, work space
	x	Break Room		160						Seating, staff lockers, kitchen
	x	Conference Room		240						Can double as small rental or class space
	x	Computer Server Room		100						
	x	Storage		100						
	x	Circulation		422						Internal to Admin Areas
		Juvenile Diversion Program			117%	**-**	**$ -**	**-**	**$ -**	

		Program Space	Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
x		**Lobby and Support Spaces**	5,520		105%	**6,450**	$ **2,274,895**	-	$ -	
	x	Pre-Control Lobby		1,200						
	x	Lounge		800						
	x	Control Desk		400						
	x	Vending Machines		80						
	x	Men's Toilets - Lobby and Fitness		See Total		327	$ 150,448	-	$ -	Apply to various locations in building
	x	Women's Toilets - Lobby and Fitness		See Total		327	$ 150,448	-	$ -	Apply to various locations in building
		Ice Lower Lounge								
		Ice Upper Lounge								
		Ice Day Locker Area								
		Ice Control Desk								
		Skate Rental Storage/Work Area								
		Ice Concession/Vending Area								
		Ice Lower Men's Toilets				-	$ -	-	$ -	
		Ice Lower Women's Toilets				-	$ -	-	$ -	
		Ice Upper Men's Toilets				-	$ -	-	$ -	
		Ice Upper Women's Toilets				-	$ -	-	$ -	
	x	Custodial Closets		120						
	x	Building Mechanical Room		300						
	x	Sprinkler Valve Room		80						
	x	Main Electrical Distribution Room		120						
	x	Maintenance/ Receiving/ Loading		240						
	x	Custodial Workroom/ Supply		100						
	x	Maintenance Office		80						
	x	General Building Storage		2,000						
x		**Locker Spaces**	1		117%	**3,601**	$ **1,966,600**	-	$ -	
	x	Men's Locker		See Total		**1,800**	$ 982,800	-	$ -	Size based on metric of activity area and pool area
	x	Women's Locker		See Total		**1,800**	$ 982,800	-	$ -	Size based on metric of activity area and pool area
	x	First Aid		1						
x		**Universal Changing Rooms**	1,700		117%	**1,989**	$ **1,086,000**	-	$ -	
	x	7 Cabana Family Locker Room		1,700						
		Partner/Physical Therapy Wellness Center			117%	-	$ -	-	$ -	
x		**Child Watch**	910		117%	**1,065**	$ **426,000**	-	$ -	
	x	Play Area		800						Adjacent outdoor play area
	x	Tot Toilet		45						
	x	Entry Corral								
	x	Coordinator's Desk		65						
	x	Storage								
x		**Teen / Games Room**	1,375		117%	**1,609**	$ **536,000**	-	$ -	
		Indoor Playground	1,200		117%	-	$ -	-	$ -	Built into Circulation Space rather than a separate space
	x	Playground, Climbing Gym, Youth Activities & Sports		1,200						
		Restroom								
		Storage								
x		**Party / Class Room**	800		117%	**936**	$ **306,000**	-	$ -	
	x	Party / Class Room		720						Class size 30-35, Dividable into two 360 sf rooms
	x	Storage		80						
		160 Person Multi-Purpose Rooms (2)	2,700		112%	-	$ -	-	$ -	
	x	Multipurpose Room		2,400						Seats 160, Dividable into two 1,200 sf rooms
	x	Storage		300						

		Program Space	Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
		Healthy Cooking Teaching/Catering Kitchen	370		117%	-	$ -	-	$ -	
		x Teaching Kitchen and Class Area		320						Serves Community Room, Admin, and Lobby
		x Storage		50						Opens to Community Room
x		**Gym - High School or 3 Middle School**	16,286		105%	17,100	$ 6,272,000	-	$ -	
		x Gymnasium 1@84x50,3@74x44		15,886						3 Volleyball Courts, 9 Pickleball OR Badminton Courts
		Spectator Seating on/under Jog/Walk Track								
		x Storage		400						
		Added space for Walking Track Around Court								
x		**9 Laps/Mile Elevated Walk Jog Track**	6,500		105%	6,825	$ 1,209,000	-	$ -	
		x Walk/Jog Track		6,500						3 Lanes
		x Stretching Area								
x		**8,000 Fitness & Weights**	8,500		105%	8,925	$ 3,212,000	-	$ -	
		x Cardiovascular Training		3,600						48 Equipment Stations
		x Circuit Resistance Training		1,600						32 Equipment Stations
		x Free Weight Training		1,600						21 Equipment Stations
		x Stretching Area		400						6 Stretching Spaces
		x Movement/Plyometric Area		800						32 Plyometric Stations
		x Fitness Supervisor Station		100						
		x Storage		400						
		30-35 Person Aerobics/Dance Studio	2,000		117%	-	$ -	-	$ -	
		x Aerobics/Dance Studio		1,600						Can double as stage to Multi-Purpose Room
		x Storage		400						
		Senior Lounge / 30-35 Person Aerobics/Dance Studio	2,000		117%	-	$ -	-	$ -	
		x Aerobics/Dance Studio		1,600						Can double as stage to Multi-Purpose Room
		x Storage		400						
		Bouldering Wall	400		117%	-	$ -	-	$ -	
x		**Aquatics Support**	740		117%	866	$ 307,000	-	$ -	
		x Guard Room (1 desk)		300						
		x Aquatics Supervisors Office (2 desks)		120						
		x Head Lifeguard Office (2 desks)		120						
		x First Aid		100						
		x Vending at Pool Deck		100						
x		**Specialty Aquatic Amenity**				-	$ 65,000	-	$ -	
		x (Diving Board, Climbing Wall, Slack line)								Accommodates increased pool depth and board
x		**6,500 Recreation Activity Pool**	14,800		105%	15,540	$ 9,461,000	-	$ -	563 Bather Load
		x 13,000 Natatorium		13,000						
		x 6,500 Recreation Activity Pool 6,500 SF								
		x Slides, Spray Features, Spa								
		Lazy River, Slides, Features,								
		Sprays and Jets								
		3 Lane x 75 ft. Lap Swim								
		20-person Spa								
		Therapy Area for Aqua Aerobics								
		x Supplemental Sanitation Water Treatment								
		x Pool Equipment Room		1,400						
		x Pool Storage		400						

		Program Space		Net Total	Net Detail	Grossing Factor	Gross Area	Budget	PHASE 2	Budget	Notes
		Therapy Pool		3,150		112%	-	$ -	-	$ -	144 Bather Load
		x 3,000 Natatorium			3,000						10 Foot Decks, No Diving
		x Therapy Pool	1,200 SF								30' x 40' Pool w/ Ramp and Wide Steps for Teaching
		x Pool Storage			150						
		Small Outdoor Spray Ground	1,400	175		117%	-	$ -	-	$ -	61 Bather Load
x		**Medium Outdoor Spray Ground**	1,900	305		117%	357	$ 574,000	-	$ -	85 Bather Load
		x Spray Feature	900 SF								
		x Spray Feature Deck	1,000 SF								
		x Pool Storage			80						
		x Pool Equipment Room			225						
x		**3000 Activity Pool - Outdoor**	9,000	1,150		117%	1,346	$ 1,968,000	-	$ -	460 Bather Load
		x Pool	3,000 SF								
		x Deck	6,000 SF								
		x *Slides, Spray Features,* ***Spa***									
		x *4 -25 yd lanes, 1m + 3M diving and (1) drop slide, deep end*									
		x *Supplemental Sanitation Water Treatment*									Associated with Exterior Pool Construction
		x Pool Equipment Room			750						
		x Pool Storage			400						
		Game Ice Rink		35,200		105%	-	$ -	-	$ -	

	PHASE ONE		PHASE TWO	
Recreation Uses	**51,701**	**$ 23,297,000**	**-**	**$ -**
Percent	74%			
Community Uses	**2,001**	**$ 732,000**	**-**	**$ -**
Percent	3%			
Other Uses	**-**	**$ -**	**-**	**$ -**
Percent				
Support Uses	**15,742**	**$ 6,604,495**	**-**	**$ -**
Percent	23%			
Total	**69,444**		**-**	**$ -**

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** Gross Area includes walls, stairs, halls, elevator, mech, etc.*

Option 1 - Community Center

Total Project Cost Calculator

		$	SF	$/SF
Phase 1	$	30,633,495	80,344	
Phase 2	$	-	-	
Sub Total	$	30,633,495	80,344	381
Site Allowance	$	4,000,000		
Sub Total	$	34,633,495		
30% Soft Costs	$	10,390,049		
Project Total	$	45,000,000	80,300	381

GRAND JUNCTION COMMUNITY CENTER PROGRAM SUMMARIES

BARKER RINKER SEACAT ARCHITECTURE

12/29/2020

		Phase 1	Full Build Out
	SF	80,300	145,000
	Total Project Budget	45,000,000	65,000,000
Community		**4,974**	**12,728**
	(2) Multipurpose Classrooms - 160 persons, divisible	-	3,024
	Gathering Spaces	3,909	8,207
	Casual activity area for seniors and youth	2,300	3,790
	Senior gathering and activity spaces		2,340
	Teen gathering and activity spaces	1,609	1,609
	Bouldering wall	-	468
	Catering Kitchen	-	433
	Child Watch	1,065	1,065
	Child watch (20 kids)		
Aquatics		**29,697**	**34,025**
	Aquatic Support	866	866
	Warm Water Leisure Pool (one body of water)	15,540	15,540
	Leisure pool with beach entry, lazy river, play areas, slides	6,500	6,500
	Pool party rooms (divisible into 2, 25 ppl per side)	936	936
	Therapy Pool/Exercise pool		3,528
	Water area		1,200
	6 Lane Lap Pool		
	6 lap swimming lanes/lesson area w/diving well		
	Outdoor Pool	3,000	3,000
	Outdoor Pool Support	1,150	1,150
	Outdoor Deck Area	6,000	6,000
	Spray Ground	900	1,300
	Spray Ground Support	305	405
	Deck Area	1,000	1,300
Recreation		**32,850**	**72,150**
	Hardwood Court Gymnasium (3 recreation courts)	17,100	17,100
	Gymnasium (3 - 46 ft. x 74 ft. courts, 1 - 50 ft. x 94 ft.)		
	Elevated Running Track	6,825	6,825
	Running track (3-lane, 1/10 mile)		
	(2) Racquetball Courts		
	Moderate Fitness Center	8,925	8,925
	Strength training (12 stations)	1,600	1,600
	Circuit training (16 stations)	1,600	1,600
	Cardiovascular training (24 stations)	3,600	3,600
	Stretching/plyometrics/cross training area	800	800
	Group Exercise Studio (1)		2,340
	Aerobics/Dance Studio (30 persons)		
	Ice Rink		36,960
Partnering		**0**	**6,438**
	Added Tenant Shell Space		
	Juvenile Diversion Program		3,548
	Wellness/Therapy		2,890
	Licensed Daycare		
Support		**12,776**	**20,022**
	Support Spaces	3,696	9,062
	Fitness Support Spaces		
	Locker Room and Restrooms	6,244	7,640
	Administrative Staff Areas	2,836	3,320
Total			

All prices adjusted to Mid 2023

GRAND JUNCTION COMMUNITY CENTER
PHASE 1 AND FULL BUILD OUT
OPERATIONAL BUDGET PRO FORMA

Operating Budget Purpose

The operating budget is driven by the overall service philosophy, which should define the facility's purposes, including whom the facility is going to serve and at what level the service is going to be provided.

An operating budget developed in this preliminary stage serves several purposes:

- Assists in helping to establish goals and expectations with operations to match the desire to obtain the highest cost recovery possible.
- Provides a foundation for understanding what will be necessary to meet budget expectations and guides how marketing plans and strategies are developed and implemented.
- Offers a guide for future project decisions by providing a framework for understanding the impact of decisions about fees, operation systems, staffing levels, etc.
- Demonstrates potential overall impacts to the Department's budget.

Overall Budget

It is a goal to minimize the amount of tax subsidy necessary to operate the center. Normally it is extremely difficult for public recreation facilities to be run without subsidy and solely from the collection of fees and charges and alternative funding such as grants, philanthropic gifts or volunteers. With this mind the operational budget planning for this facility uses a conservative approach to estimating reasonable expenses and moderate approach to projecting revenues. Since recovering all of the operating expenses through revenues generated by the facility is not the norm and the envisioned outcome, revenues should view as "goals" as much as they are considered "projections."

While this initial budget provides a baseline, it is anticipated that revenues during the first year of operation may exceed these projections for several reasons.

- Leading up to and during the first year of operation, marketing and promotion efforts and costs will be elevated to attract an expanded population.
- Particularly in year one and two, the attraction of the facility will be higher than in subsequent years when the "newness" of the spaces declines and interest in participation weakens.
- If the guest experience does not deliver as promised, people who initially utilized the facility will be disenchanted, resulting in lower retention and repeat visits, and potentially promoting negative word-of-mouth communications.

There is no guarantee that the estimates and projections will be met, and there are many variables that cannot be accurately determined during this conceptual planning stage or may be subject to change during the actual design and implementation process.

The budget that accompanies this document is a revised preliminary budget incorporating input from existing Colorado community center operators including Montrose, Fruita, Snowmass, Glenwood Springs, Northglenn, Gypsum, and the Glacier Ice Rink.

Assumptions

- Budget is calculated in 2023 figures

- Total Grand Junction Community Center is approximately 146,000 square feet. Phase one is also defined at 80,300 square feet, which also has its own separate pro forma. Generally, with the first phase, there is less economies of scale and less volume with usage. Therefore, the cost recovery of phase 1 is lower than the cost recovery for full build out.

- Facility Amenities: Indoor/Outdoor Activity Pools, Therapy Pool, Outdoor Spray Features, Gymnasium, Multipurpose/Classrooms, Catering/Teaching Kitchen, Cardio/Weight/Fitness Area, Aerobics/Dance Studios, Bouldering Wall, Teen/Games Room, Drop-In Child Watch Room, Indoor Playground, Indoor Elevated Walk/Jog Track, Senior Lounge, Men/Women Locker Rooms, Universal Changing Rooms, Juvenile Diversion Program space (shell only), Game Ice Rink, Partner Physical Therapy/Wellness space (shell only), Administration Offices/Spaces, Lobby, Storage, Support & Mechanical Spaces.

- Community Center Hours of Operation:

Monday -Friday	5:00am - 10:00pm
Saturday-Sunday	8:00am - 8:00pm (Ice Arena open until 10:00 pm if needed)

- Child Care Hours of Operation:

Monday -Friday	8:00am - 1:00pm and 4:00 – 7:00pm
Saturday	8:00am - 12:00pm

- Bouldering/Climbing Wall Hours of Operation:

Monday -Friday	4:00 - 8:00pm
Saturday-Sunday	12:00 - 6:00pm

Expenditures

Generally, personnel costs make up the single highest expense for most multi-purpose recreation facilities.

The estimated utility costs for the volume of space within the facility accounts for a high percentage of the commodities budget and needs to be verified by the design team as the use of solar power or other energy saving construction practices may reduce utility expenses.

Other typical services include contracted instructional services, marketing and advertising, printing and publishing, travel and training, subscriptions and memberships, telephone, bank charges and administrative fees, miscellaneous service charges (permits, licenses, taxes, fees), building and equipment maintenance (contractual or rental services), other contracted services (custodial services, security and fire systems, elevator, garbage pick-up, etc.), and building maintenance and repair.

Expenditure estimates are based on the type and size of the activity and support spaces in the facility and the anticipated hours of operation. When possible and wherever available, calculations are based on actual best practice or methodology. All other expenses are estimated based on our research and reported experience at similar Colorado community center facilities.

- Budget is based on: 109 hours/week x 51 weeks – 1 week for deep cleaning/repairs = 5,559 hours per year.

- One front desk employee is on duty during all open hours with additional staff operating as building monitors.

- Janitorial staff will keep building clean and keep all equipment clean during the operational hours of the facility. A contractual janitorial service is included for deep cleaning of building on a bi-weekly basis.

- Utilities are calculated at $3.60 per square foot based on the actual current expenses of other Colorado community centers to include inflationary estimates.

- Deferred Maintenance is accounted for in terms of Facility Accrual Maintenance and Capital Replacement Fund equating to 5% of the annual expense budget to purchase capital replacement items for the facility when necessary.

- All computers, registrations system, software, etc. will be included in the Furniture, Fixtures, and Equipment (FFE) list and funded through the capital budget at the design phase and is not included in the operational and maintenance budget.

- Contract Maintenance includes cable TV, internet, elevator monitoring, security monitoring, waterslide inspection, aquatics risk management, pest control, armor car service, window cleaning, and building fire testing.

Revenues

Revenues are forecast based on anticipated drop-in fees, punch card and pass sales, and rentals around anticipated scheduled programming. The preliminary budget projects program revenue at 100% cost recovery for direct costs. Revenue projections take into account program and facility components, multiple admission and age discounts, and political and economic realities.

Revenue forecasts are based on the space components included in the facility, the demographics of the local service area, the current status of alternative providers in the service area, and a comparison to other facilities with similar components in Colorado communities. Actual figures will vary based on the final design of the facility and the activity spaces included, the market at the time of opening, the designated facility operating philosophy, the aggressiveness of fees and use policies adopted, and the type of marketing effort undertaken to attract potential users to the facility. The revenue forecast will require a developed marketing approach by staff in order to meet goals.

- Pass holders can participate in self-directed activities and some group fitness classes but must pay additionally for most of the programs and classes.

- There will be no contracts, initiation fees or registration fees associated with the passes.

- Automatic debits from checking accounts, savings accounts or credit cards will be an option and not mandatory for passes.

- Pass Rates - Admission includes aquatics, fitness, gym and ice arena.

RESIDENT DISCOUNT	Daily	20 Punch	3 Month	Annual	Monthly Cost
Child (under 3)	Free	Free	Free	Free	Free
Youth (3-17)	$5	$80	$78	$240	$20
Adult (18-59)	$8	$144	$168	$480	$40
Senior (60+)	$6	$108	$93	$264	$22
Silver Sneakers	N/A	N/A	N/A	$108	$9
Family (up to 4)	N/A	N/A	N/A	$912	$76

NON-RESIDENT	Daily	20 Punch	3 Month	Annual	Monthly Cost
Child (under 3)	Free	Free	Free	Free	Free
Youth (3-17)	$6	$96	$94	$288	$24
Adult (18-59)	$9	$155	$187	$576	$48
Senior (60+)	$7	$115	$103	$318	$26.50
Family (up to 4)	N/A	N/A	N/A	$1,095	$91.25

- Facility rentals include multipurpose rooms, pool, gymnasium, daily lockers, birthday parties, ice arena (youth hockey, Colorado Mesa University Hockey, drop-In hockey, stick time, hockey schools, broomball, figure skating, and private rentals).

- Facility program revenue includes general programs, fitness programs, aquatics programs (drop-in kayaking, swim lessons, swim camp, new aquatic programs, and contractual aquatic programs), ice arena programs (camps, clinics, lessons, birthday parties, and teen skate).

- Customer Services includes child care, skate rentals, skate sharpening, concessions/vending, and merchandise sales.

- Partnership Rental opportunities include the Juvenile Diversion Program and a Physical Therapy/Wellness group for a potential additional $130,000 in revenue per year combined on a square footage price. Selection of a Physical Therapy Partner could be achieved through a Request for Proposal (RFP) process.

- Comparisons on the City's annual 2019 expenditures and public participation levels of service for the Orchard Mesa Pool and the Lincoln Park Pool versus the 2023 projections that include all the community center amenities:

COMPARISONS – 2019 ACTUAL VS 2023 PROJECTIONS

City of Grand Junction – 2019
TWO SEPARATE POOLS

ANNUAL VISITATION:
82,110 (228 Average/Day)

Current General Fund Subsidies
Orchard Mesa Pool (built 1983) - $100,677
Lincoln Park Pool (built 1986) - $201,577
Total - $302,254

City of Grand Junction – 2023
REGIONAL COMMUNITY CENTER

ANNUAL VISITATION:
306,000+ (850+ Average/Day) for Phase 1
432,000+ (1,200+ Average/Day) for
Full Build Out

General Fund Subsidy
Total Full Build Out
Community Center - $415,882

Grand Junction Community Recreation Center Full Build Out							
Operational and Maintenance Budget Projections							
Acct #							
STAFFING PROJECTIONS						**$1,830,017**	59.07%
Full Time Staff (New)		Number	Annual Salary		$594,752		
5000	Community Center Supervisor	0.2	$ 81,569	$16,314			
5000	Ice Rink Coordinator	1	$ 51,689	$51,689			
5000	Maintenance Crew Leader	1	$ 57,034	$57,034			
5000	Maintenance Equip Operator	1	$ 41,350	$41,350			
5000	Administrative/Financial Analyst	0.5	$ 57,070	$28,535			
5000	Aquatics Coordinator	2	$ 60,537	$121,074			
5000	Leisure Services Representative	1	$ 36,016	$36,016			
5000	Custodian	3	$ 29,515	$88,545			
ge Benefit Percentage not included in wages		35.00%		$154,195			
5010	Cellular Telephone				$2,300		
5390	Overtime				$5,000		
Part Time Staff		Hours	Hourly Rate		$1,227,966		
	Front Desk	11935	$12.31	$146,920			
	Manager on Duty	6045	$14.50	$87,653			
	Child Care	4616	$12.31	$56,817			
	Custodians	10192	$14.50	$147,784			
	Fitness Staff	3060	$25	$76,500			
	Fitness Programs (Teen Fitness, Cance	120	$20	$2,400			
	Water Aerobics	500	$25	$12,500			
	General Program Staff	4320	$12.31	$53,179			
	Climbing Wall	3443	$13.24	$45,579			
	Head Guard	5062	$13.24	$67,018			
	Lifeguards	20395	$12.60	$256,977			
	Swim Instructors	4260	$12.60	$53,676			
	Ice Rink Attendants	7350	$12.32	$90,552			
	Figure Skating Director	2000	$15.60	$31,200			
	Ice Skate Rentals/Sharpening/Proshop	2600	$12.32	$32,032			
	Ice Rink Supervisors	2800	$15.60	$43,680			
	Skating/Hockey Instructors	500	$20.00	$10,000			
	Hockey Officials	300	$45.00	$13,500			
OPERATING EXPENSES							
Commodities						**$998,815**	32.24%
6105	Operating Supply				$100,000		
6105_	Operating Supply - Janitor				$49,500		
6105_	Operating Supply - Office				$22,000		
6125	Uniforms/Clothing				$11,000		
6145	Chemicals/Fertilizers				$35,000		
6210	Repairs/Maintenance				$183,500		
6400	Advertising and Marketing				$14,500		

6510	Telephone				$3,015		
6550_	Utilities - Electricity/Gas				$525,600		
6550_	Utilities - Sewer				$4,000		
6550_	Utilities - Solid Waste				$3,500		
6550_	Utilities - Water				$35,000		
6830_	Professional Development - Training				$10,700		
6835	Dues				$1,500		
Contractual Services						**$179,058**	5.78%
7310-01	Charges/Fees - Credit Card				$55,000		
7410	Contract Services				$24,000		
7430	Contract Maintenance				$23,360		
	Refridgeration Plant Maintenance				$5,000		
7585-04	Community Participation - Scholarship				$20,000		
7620-01	Data Process Charges - Basic				$45,198		
7620-01	Data Process Charges - Equipment Replacement				$4,500		
	Zamboni Maintenance				$2,000		
Deferred Maintenance						**$90,000**	2.91%
	Facility Accrual Maintenance				$20,000		
	Capital Replacement Fund				$70,000		
Expense Reduction Using Existing 2019 General Fund Pool Budgets:						**$0**	
	Orchard Mesa Pool 2019 General Fund Budget						
	Lincoln Park Pool2019 General Fund Budget						
	TOTAL EXPENSES						**$3,097,890**
REVENUE							
Community Center/Ice Arena Resident Discount Passes						**$1,774,283**	
	Annual Passes	Number	Price		$1,569,648		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	115	$240	$27,600			
	Adult (18-59 years old)	356	$480	$170,880			
	Senior (60+ years old)	1359	$264	$358,776			
	Silver Sneakers	1774	$108	$191,592			
	Family	900	$912	$820,800			
	3 Month Passes	Number	Price		$83,835		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	100	$78	$7,800			
	Adult (18-59 years old)	400	$168	$67,200			
	Senior (60+ years old)	95	$93	$8,835			
	20 Punch Passes	Number	Price		$120,800		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	250	$80	$20,000			
	Adult (18-59 years old)	400	$144	$57,600			
	Senior (60+ years old)	400	$108	$43,200			

Community Center/Ice Arena Resident Disco		Number	Price			**$294,000**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	19500	$5	$97,500			
	Adult (18-59 years old)	16500	$8	$132,000			
	Senior (60+ years old)	10750	$6	$64,500			
Non-Resident Community Center/Ice Arena Passes						**$46,575**	
	Annual Passes	Number	Price		$35,010		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	4	$288	$1,152			
	Adult (18-59 years old)	8	$576	$4,608			
	Senior (60+ years old)	30	$318	$9,540			
	Family	18	$1,095	$19,710			
	3 Month Passes	Number	Price		$4,725		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	5	$94	$470			
	Adult (18-59 years old)	20	$187	$3,740			
	Senior (60+ years old)	5	$103	$515			
	20 Punch Passes	Number	Price		$6,840		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	15	$96	$1,440			
	Adult (18-59 years old)	20	$155	$3,100			
	Senior (60+ years old)	20	$115	$2,300			
Non-Resident Community Center/Ice Arena		Number	Price			**$17,025**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	900	$6	$5,400			
	Adult (18-59 years old)	825	$9	$7,425			
	Senior (60+ years old)	600	$7	$4,200			
Rentals						**$231,325**	
	Community Center				$60,000		
	Multipurpose Rooms			$30,000			
	Pool			$2,000			
	Gymnasium			$3,000			
	Daily Locker Rental			$10,000			
	Birthday Parties			$15,000			
	Ice Arena	Hours/Year	Hourly Rate		$171,325		
	Youth Hockey	180	$225	$40,500			
	Colorado Mesa University Hockey	90	$225	$20,250			
	Adult Hockey	138	$250	$34,500			
	Drop-In Hockey (per person)	700	$13	$9,100			
	Stick Time (per person)	1000	$11	$11,000			
	Hockey Schools	75	$225	$16,875			
	Broomball	80	$225	$18,000			
	Figure Skating	110	$110	$12,100			
	Private Rentals	40	$225	$9,000			

Programs						**$251,700**	
	Community Center				$204,000		
	General Programs			$50,000			
	Fitness Programs			$30,000			
	Aquatic Programs			$124,000			
	Drop-in Kayaking		$2,000				
	Group Swim Lessons		$50,000				
	Private/Semi-Private Swim Lessons		$30,000				
	New Aquatics Programming		$5,000				
	Swim Camp		$6,000				
	Contractual Aquatic Programs		$6,000				
	General Contract Programs		$25,000				
	Ice Arena	#/Year	Price		$47,700		
	Camps/Clinics (per person)	100	$150	$15,000			
	Lessons	300	$88	$26,400			
	Birthday Parties	40	$70	$2,800			
	Teen Skate (per person)	500	$7	$3,500			
Customer Services						**$67,100**	
	Child Care				$20,000		
	Punch Card			$16,000			
	Hourly Fee			$4,000			
	Skate Rentals	3000	$3		$9,000		
	Skate Sharpening	300	$12		$3,600		
	Concessions/Vending				$20,000		
	Merchandise				$14,500		
Partnership Rentals			**Square Feet**	**$/SF**		**$0**	
	Juvenial Diversion Program			$9.62	$0		
	Physical Therapy/Wellness			$38.50	$0		
2019 Orchard Mesa Pool Subsidies:						**$0**	
	City of Grand Junction						
	Mesa County						
	School District						
	TOTAL REVENUE						**$2,682,008**
	TOTAL NET						**-$415,882**
	COST RECOVERY						**87%**

Grand Junction Community Recreation Center - PHASE 1							
Operational and Maintenance Budget Projections							
Acct #							
STAFFING PROJECTIONS						**$1,329,582**	56.78%
Full Time Staff (New)		Number	Annual Salary		$445,281		
5000	Community Center Supervisor	0.2	$ 81,569	$16,314			
5000	Maintenance Crew Leader	1	$ 57,034	$57,034			
5000	Maintenance Equip Operator	1	$ 41,350	$41,350			
5000	Administrative/Financial Analyst	0.5	$ 57,070	$28,535			
5000	Aquatics Coordinator	2	$ 60,537	$121,074			
5000	Leisure Services Representative	1	$ 36,016	$36,016			
5000	Custodian	1	$ 29,515	$29,515			
	Average Benefit Percentage not included in wages	35.00%		$115,443			
5010	Cellular Telephone				$2,300		
5390	Overtime				$5,000		
Part Time Staff		Hours	Hourly Rate		$877,001		
	Front Desk	11730	$12.31	$144,396			
	Manager on Duty	5839.5	$14.50	$84,673			
	Child Care	4616	$12.31	$56,817			
	Custodians	10192	$14.50	$147,784			
	Water Aerobics	500	$25	$12,500			
	General Program Staff	4320	$12.31	$53,179			
	Head Guard	5062	$13.24	$67,018			
	Lifeguards	20393.5	$13	$256,958			
	Swim Instructors	4260	$13	$53,676			
OPERATING EXPENSES							
Commodities						**$755,845**	32.28%
6105	Operating Supply				$87,395		
6105_(	Operating Supply - Janitor				$31,500		
6105_	Operating Supply - Office				$12,950		
6125	Uniforms/Clothing				$73,500		
6145	Chemicals/Fertilizers				$24,500		
6210	Repairs/Maintenance				$175,668		
6400	Advertising and Marketing				$12,500		
6510	Telephone				$3,015		
6550_(	Utilities - Electricity/Gas				$280,677		
6550_(	Utilities - Sewer				$4,000		
6550_(	Utilities - Solid Waste				$3,500		
6550_(	Utilities - Water				$35,000		
6830_(	Professional Development - Training				$10,700		
6835	Dues				$940		
Contractual Services						**$166,058**	7.09%
7310-0	Charges/Fees - Credit Card				$49,000		
7410	Contract Services				$24,000		
7430	Contract Maintenance				$23,360		
7585-0	Community Participation - Scholarship				$20,000		
7620-0	Data Process Charges - Basic				$45,198		
7620-0	Data Process Charges - Equipment Replacement				$4,500		
Deferred Maintenance						**$90,000**	3.84%

	Facility Accrual Maintenance				$20,000		
	Capital Replacement Fund				$70,000		
	TOTAL EXPENSES						**$2,341,485**
REVENUE							
Community Center Resident Discount Passes						**$1,147,456**	
	Annual Passes	Number	Price		$1,024,675		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	76	$240	$18,288			
	Adult (18-59 years old)	235	$480	$112,896			
	Senior (60+ years old)	897	$264	$236,808			
	Silver Sneakers	1064	$108	$114,955			
	Family	594	$912	$541,728			
	3 Month Passes	Number	Price		$50,301		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	60	$78	$4,680			
	Adult (18-59 years old)	240	$168	$40,320			
	Senior (60+ years old)	57	$93	$5,301			
	20 Punch Passes	Number	Price		$72,480		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	150	$80	$12,000			
	Adult (18-59 years old)	240	$144	$34,560			
	Senior (60+ years old)	240	$108	$25,920			
Community Center Resident Discount Daily Admissions		Number	Price			**$130,200**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	8400	$5	$42,000			
	Adult (18-59 years old)	6300	$8	$50,400			
	Senior (60+ years old)	6300	$6	$37,800			
Non-Resident Community Center Passes						**$29,441**	
	Annual Passes	Number	Price		$21,006		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	2	$288	$691			
	Adult (18-59 years old)	5	$576	$2,765			
	Senior (60+ years old)	18	$318	$5,724			
	Family	11	$1,095	$11,826			
	3 Month Passes	Number	Price		$4,331		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	3	$94	$282			
	Adult (18-59 years old)	20	$187	$3,740			
	Senior (60+ years old)	3	$103	$309			
	20 Punch Passes	Number	Price		$4,104		
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	9	$96	$864			
	Adult (18-59 years old)	12	$155	$1,860			
	Senior (60+ years old)	12	$115	$1,380			
Non-Resident Community Center Daily Admissions		Number	Price			**$7,560**	
	Child (under 3)	N/A	Free	N/A			
	Youth (3-17 years old)	420	$6	$2,520			

	Adult (18-59 years old)	315	$9	$2,835			
	Senior (60+ years old)	315	$7	$2,205			
Rentals						**$26,000**	
	Pool				$2,000		
	Gymnasium				$3,000		
	Daily Locker Rental				$6,000		
	Birthday Parties				$15,000		
Community Center Programs						**$144,000**	
	General Programs				$30,000		
	Fitness Programs				$7,500		
	Aquatic Programs				$106,500		
	Drop-in Kayaking			$2,000			
	Group Swim Lessons			$50,000			
	Private/Semi-Private Swim Lessons			$30,000			
	New Aquatics Programming			$5,000			
	Swim Camp	60	$100	$6,000			
	Contractual Aquatic Programs			$6,000			
	General Contract Programs			$7,500			
Customer Services		Hours	Amount	Multiplier		**$32,900**	
	Child Care				$20,000		
	Punch Card			$16,000			
	Hourly Fee			$4,000			
	Concessions/Vending				$10,000		
	Merchandise				$2,900		
	TOTAL REVENUE						**$1,517,557**
	TOTAL NET						**-$823,928**
	COST RECOVERY						**65%**

CITY OF Grand Junction COLORADO

CITY MANAGER'S OFFICE

Memorandum

TO: Mayor and Members of Council

FROM: Greg Caton, City Manager
Ken Sherbenou, Parks & Recreation Director

DATE: December 17, 2020

SUBJECT: Community Center Feasibility Study Update

Following up on the Parks, Recreation and Open Space (PROS) Master Plan Final Plan presentation and Community Center feasibility study discussion on December 14, 2021, we want to provide additional context to the timeline and work completed thus far towards the Community's articulated top goal for the Parks & Recreation system, a Community Center.

History of Community Center as a Recreation Priority – The 2001 Parks, Recreation and Open Space Master Plan identified a Community Center as a top recreation priority for the community. A subsequent vote following that planning to increase sales tax to build a multi-purpose Community Center at Matchett Park in 2001 was not successful. The next effort occurred in 2007 for a sales tax increase to build a multi-purpose Community Center at Las Colonias. This was pulled from the ballot prior to a vote occurring. The next effort occurred with a 2018 feasibility study that led to the April 2019 vote. This question included building approximately two-thirds of the park space and a Community Center at Matchett Park. This did not pass, 45% yes to 55% no.

Statistically Valid Sureys – The content of all of these previous planning efforts informed the recent planning effort. The current feasibility is an update to these previous planning efforts. Nearly all of the desired amenities for a Community Center have remained consistent across the four planning efforts. The most relevant content comes from the statistically valid 2018 Parks & Recreation Survey, the statistically valid 2019 Community Survey and the latest statistically valid 2020 Parks & Recreation Survey.

Highlights from the statistically valid 2018 Parks & Recreation Survey include the following. It is important to note that the amenities listed in this survey are included in the current Community Center design:

- In your opinion, how important is it to develop a new Community Center in the Grand Junction area? *71% said very important and said 17% somewhat important, leaving 12% who were neutral or gave it low importance.*

- Importance of facilities to the Community. How important are these faciliites to the Grand Junction community (1=not at all important, 2 / 3 =nuetral / 4, 5 = very important)

  84% important or very important: Recreation swimming (splash pool, lazy river)
  84% important or very important: Fitness spaces
  82% important or very important: Recreation swimming (splash pool, lazy river)
  81% important or very important: Recreation/sports facilities (basketball, volleyball, pickleball)
  72% important or very important: Youth activity spaces (indoor playground, child care)
  73% important or very important: Teen center or game area
  68% important or very important: Lap swimming
  62% important or very important: Multi-purpose rooms

Highlights from the statistically valid 2019 Community Survey include the following:

- What Parks & Recreation facilities should be the highest priorities to add or improve in Grand Junction?

77%: Community Center	*40%: Dog Parks*	*9%: Skate Park*
72%: Trails	*12%: Football/open play fields*	*8%: Pickleball*
61%: River Access	*12%: Basketball Courts*	
45%: Picnic Shelters	*11%: Ice Rink*	
44%: Playgrounds	*11%: Baseball/softball fields*	

Highlights from the statistically valid 2020 Parks & Recreation Survey include the following. It is important to note that the amenities listed in this survey are included in the current Community Center design, except racquetball:

- In your opinion, how important is it to develop a new Community Center in the City of Grand Junction? *65% said very important and said 19% somewhat important, leaving 17% who were neutral or gave it low importance.*

- What indoor recreation amenities are most needed by you and your family?

55%: Indoor warm water leisure pool	*32%: Indoor lap lanes*	*22%: Teen space*
47%: Fitness and weight center	*30%: Aerobic studio*	*20%: Indoor ice arena*
44%: Indoor walk/jog track	*27%: Therapy space and pool*	*15%: Game area*
42%: Indoor multi-use gym	*25%: Community spaces*	*11%: Child watch*
33%: Climbing/bouldering wall	*27%: Indoor playground*	*10%: Raquetball*

- In concept, what funding mechanisms would you support to fund the priorities identified in PROS Master Plan?

  80%: Revenue from medical and recreational marijuana
  79%: Grants and fundraising
  71%: Tax on tobacco and vaping

Current Community Center Feasibility – In direct response to the 2019 initiative for a 0.39% sales tax increase that was not approved by the voters, the current Community Center feasibility study aims to address reasons the community indicated it was not supported. The campaign group also completed their own analysis, which aligns with the survey results that described reasons for failure. These would be directly addressed by the evolving plan in the following ways: it would likely be the only proposal on the ballot, the capital construction cost would be less, the location would be different and more central although the building program would be very similar, and the funding mechanism could be entirely different.

City staff will continue regular meetings with the Parks and Recreation Advisory Board and the PROS Advisory Committee as well as the consultants, who will be providing the final construction cost estimate, as well as operational revenue and operational cost projections. The building program needs to be finalized to be able to provide these numbers. The plan is to pursue option 1A as presented at the December 14th workshop, which includes a sheet of ice.

Inclusion of Ice – The synergy between the diversity of amenities creates the high level of participation and high level of cost recovery seen in multi-purpose Community Centers. Also, with a sheet of ice no longer being available in Grand Junction, staff recommends this inclusion.

Construction Costs & Financing – The finalizing of construction costs and conservatively projecting revenues and expenses are tasks included in the current scope of work for the feasibility study. These results are planned to be presented to Council at the January 4th workshop. Additionally, projections of revenues expected from the Council desired course of action in handling recreational and medical marijuana, revenue from a potential implementation of a tax on vaping and/or other tobacco products and possible funding goals from grants and fundraising will also be included at the workshop.

Not using the traditional mechanism for funding for City services, namely a sales tax, but instead tapping into revenue from marijuana, grants, and fundraising, and a possible tax on tobacco and vaping, would be a direct response to voter concern. This would also be the exception for western slope Community Centers, all of which were built using a sales tax increase including Delta at 1%, Durango at 0.5%, Cortez at 0.5%, Gunnison at 1% and Fruita at 1%.