



TOWN OF TELLURIDE

EST.1878

TO: Mountain Village Town Council
 FROM: Zoe Dohnal, Town of Telluride Deputy Town Manager
 DATE: July 18, 2024
 RE: Regional Youth Hangout Update and Next Steps

BACKGROUND:

The Shed Youth Hangout space is **ready** to begin its tenant finish with a move-in date of **mid/late September 2024**. Communities That Care (CTC) / TriCounty Health Network (TCHN), have agreed to manage the programming of the space.

Town of Telluride's Contribution Thus Far **numbers are approximate as the Shed was not financed separately from the rest of the VooDoo commercial space, so all numbers are pro-rated.*

The Town of Telluride has contributed the land, as well as the total development cost for the Shed, which is *approximately* \$520,000; this includes all pre-construction/construction/financing etc. The Town provided a \$185,000 subsidy from the capital fund to reduce the debt to \$335,000. Additionally, Town has invested \$10,000 toward design cost for the tenant improvements.

Shed Operational Expense

To provide a break-even operational subsidy on the debt service and landlord expenses the leaseholder (CTC) would pay *approximately* \$23,000/annually. Staff is working on updating these numbers to present-day operational costs.

CTC Operational Expense

CTC estimates the programming budget to be an additional \$81,348.20/annually. Attached you will find the CTCs projected operations budget for The Shed. There is a tab for half of the calendar year for 2024 and then the 2025 budget. TCHN/CTC has funding to support the youth coordinators wage for the rest of this calendar year but will need support in 2025 and beyond.

Tenant Finish (TI)

Through working with the students and staff of CTC in 8+ input meetings the final design by CCY offers 700sqft of programable space at *approximately* \$185,000 for the TI (working on this final number).

NEXT STEPS/FINANCIAL IMPACT

2024 Budget

1. Regional Partners will look at the 2024 budget to commit additional funds for the 700sqft of TI finishes, which can commence ASAP.
 - *approximately* \$185,000 or a three-way split of **\$61,666**
 *Staff is currently working on these final numbers.
 *This would be an additional **\$39,666** from TMV and SMC \$22,000 contribution thus far.



TOWN OF TELLURIDE

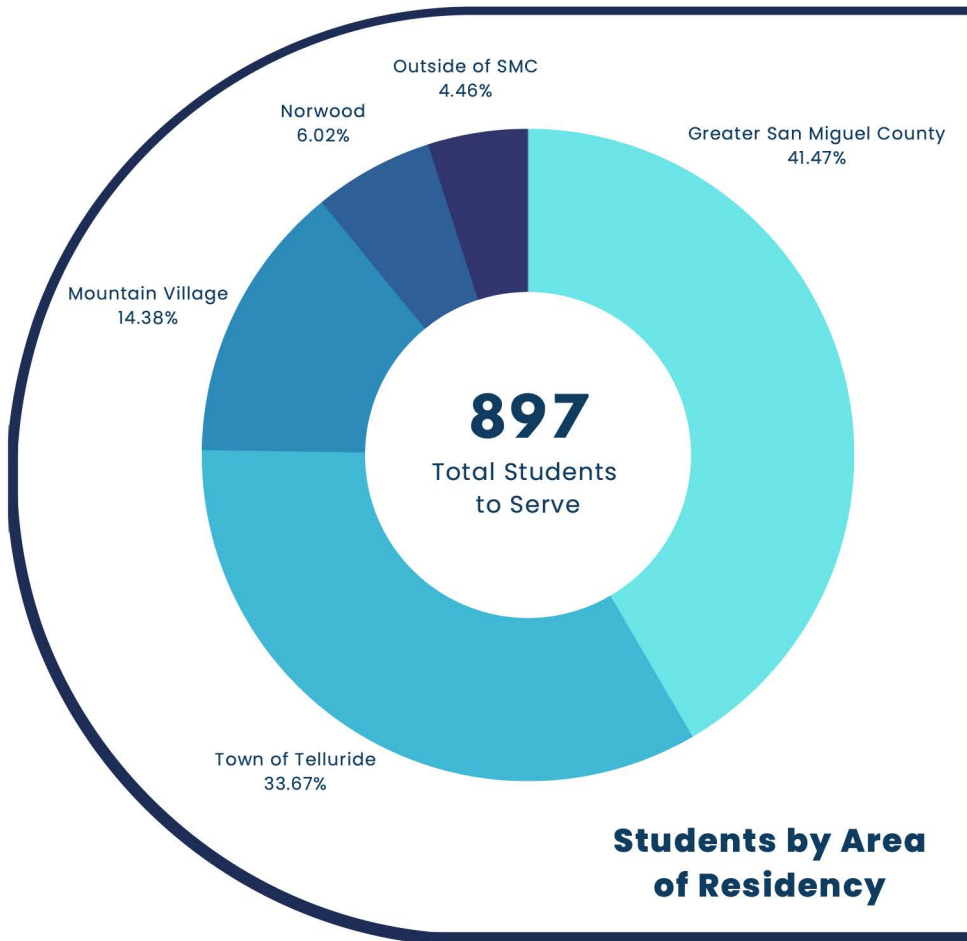
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2. Regional Partners will look at the 2024 budget to commit additional funds to CTC's operational budget to operate starting September 2024 through year end 2024.
 - *approximately \$18,582.10 or a three-way split of **\$6,194***
**CTC is currently exploring grant funding to offset this remaining cost.*

2025 Budget and beyond

1. Regional Partners will look at future budget priorities to contribute to CTC's operational budget.
 1. *approximately \$105,000/annually or a three-way split of **\$35,000 annually.***
** CTC is will continue to explore grant funding to offset this cost.*
2. Town of Telluride, Town of Mountain Village, and San Miguel County look to enter into an agreement with CTC for operations and programing space.

Thank you all. Town of Telluride staff will continue this conversation as we finalize TI and operational numbers. We look forward to understanding each entity's dedication to contributing to this regional need.



Community Youth Hangout & Warming Hut

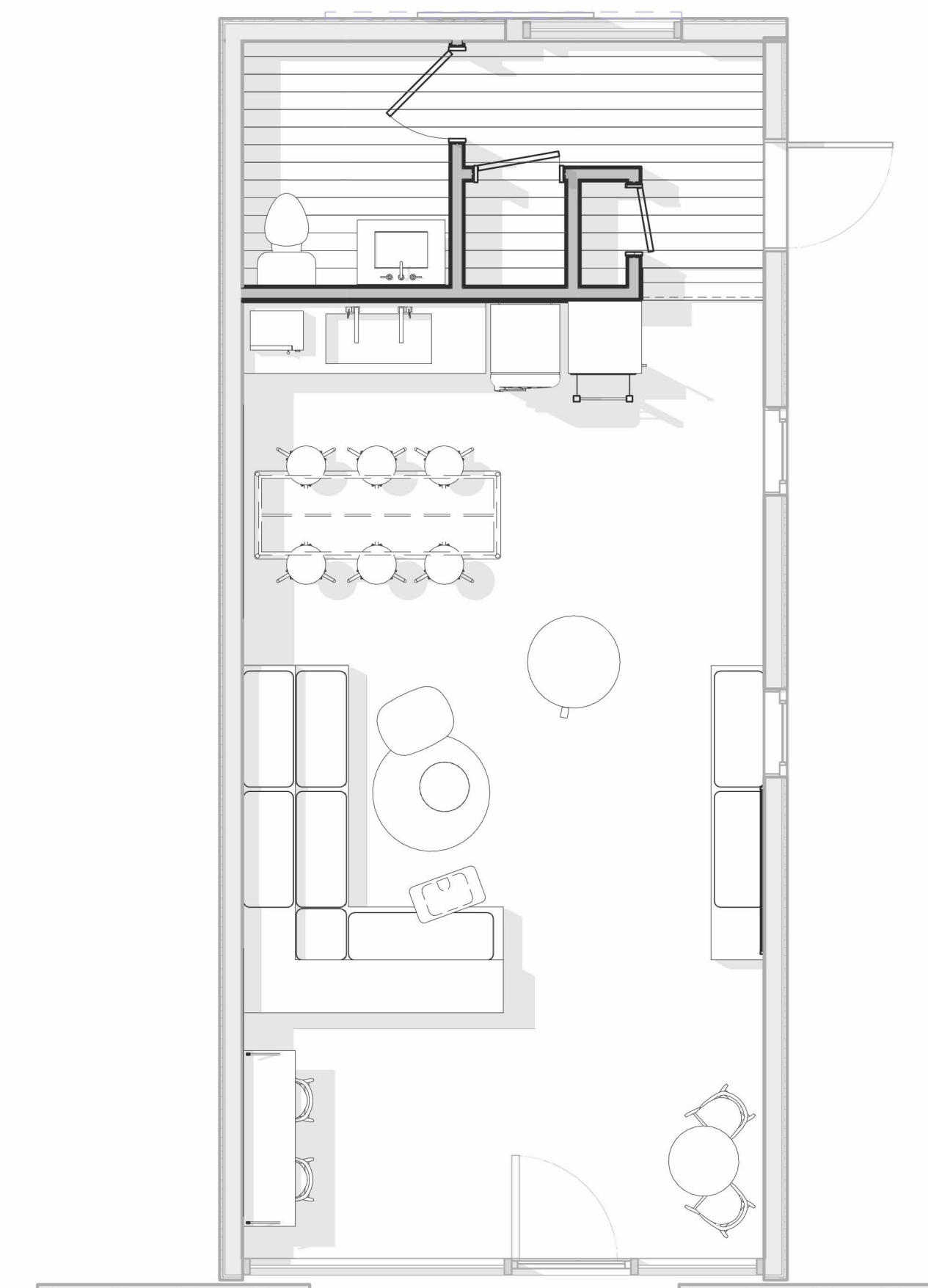
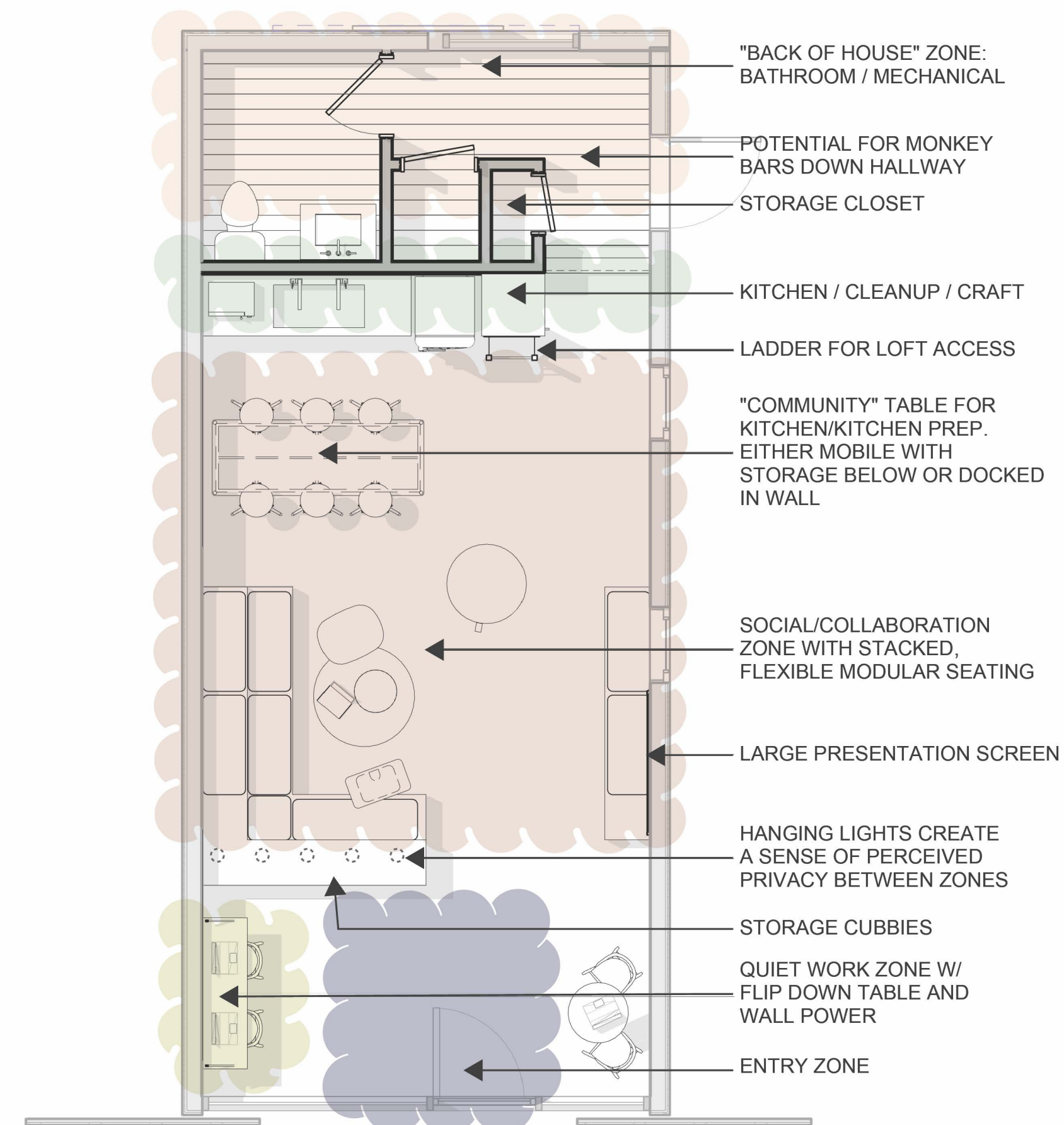
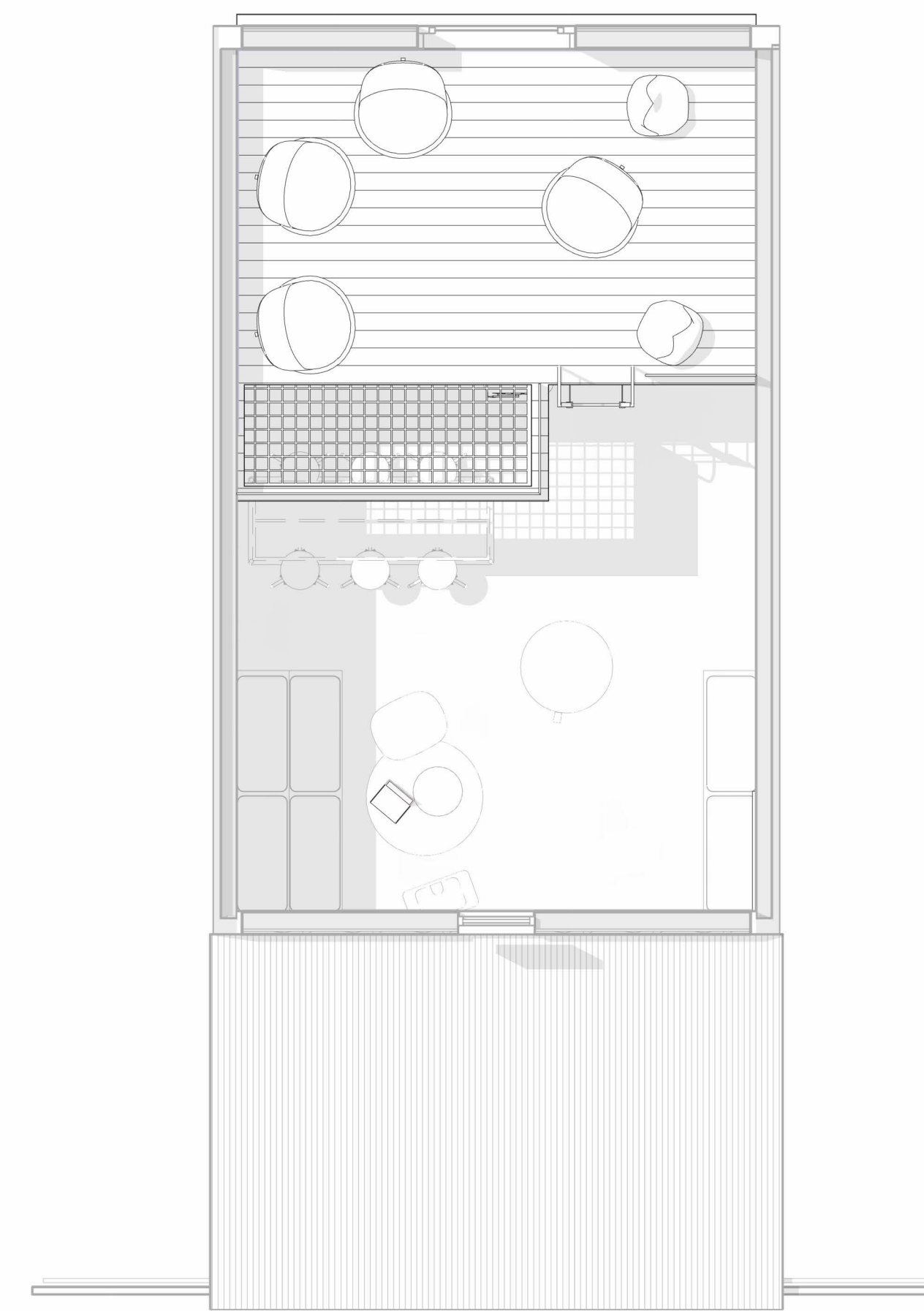
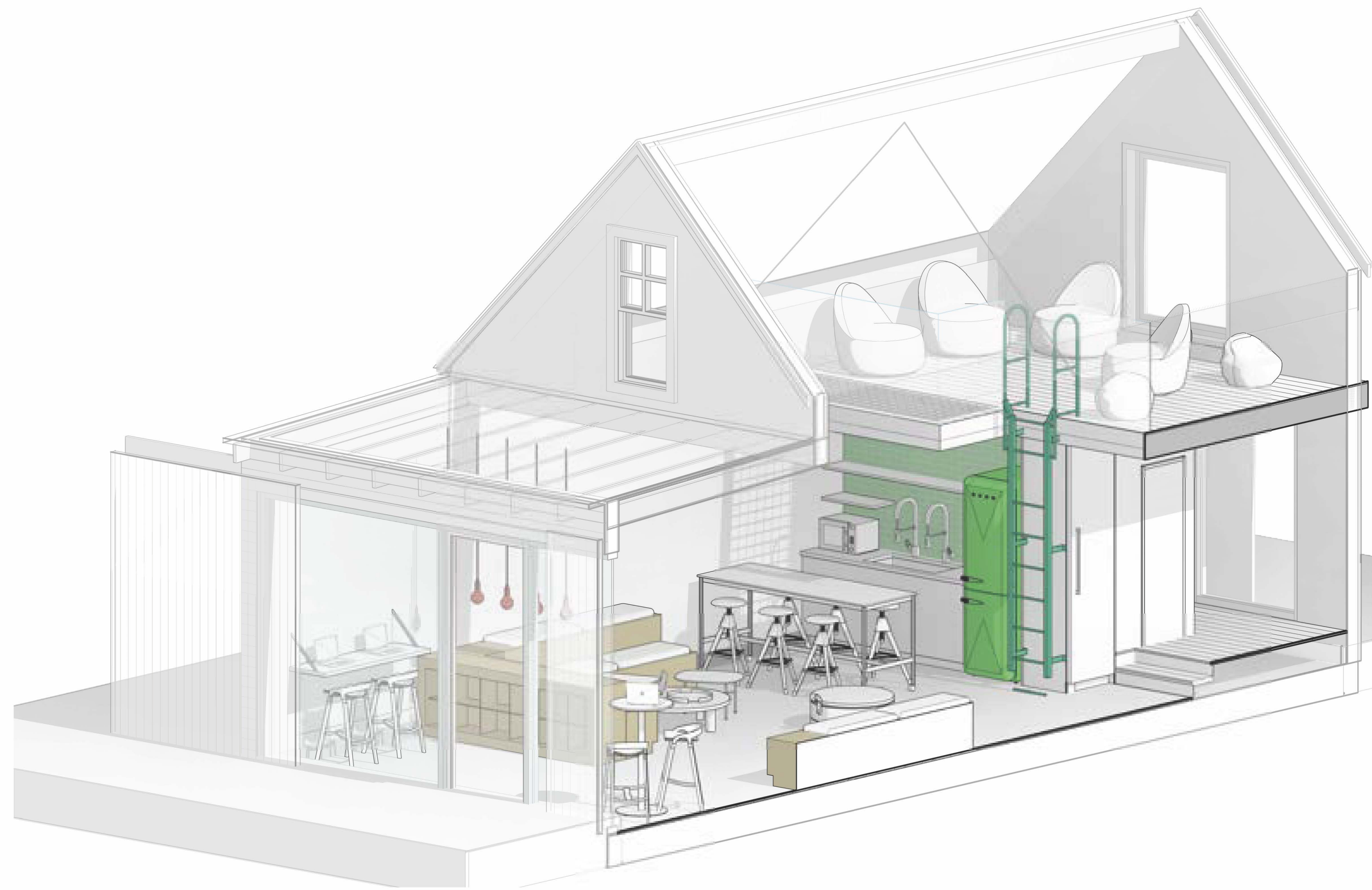
DEMOGRAPHICS

Targeted Youth Risk Factors

- Bullying
- Mental Health
- Alcohol Use
- Marijuana Use
- Tobacco Use

Protective Factors

- 81% of THS students said they have an adult they can go to with a serious problem.
- Protective factors related to sports & extracurriculars were particularly strong.



















The Shed Youth Hangout Yearly Expenses 2024

The Shed is a historic structure that sits roughly on the corner of Pacific Street and Willow Street in the town of Telluride. The Town of Telluride (TOT) government has initiated and overseen the process of The Shed's refurbishing so that the historic structure is preserved while also allowing for the internal space to serve as a youth hangout. Tri County Health Network is proposing a partnership with the TOT, San Miguel County, and the Town of Mountain Village to provide year-round programming for youth at the Shed as an extension of the Communities That Care Program (CTC). **This budget page represents funds needed for preparing for opening the Shed and operating it from September of 2024 to the end of 2024.**

Section 1: Organization Information		
Organization Name	Tri County Health Network	
Person Completing Form	Dawn Katz	
Dates of Budget	June 1, 2024- December 31, 2024	
Section 2: Revenue		
Source of Revenue	Description of Work Funded	Amount Funded
TCHN Funding	This funding will support 50% of the CTC Youth Coordinator position, including all school and coalition based activities.	\$ 28,592.00
Telluride Bluegrass Festival Beer Booth	CTC received \$5000 from TBF in 2023 for The Shed and have been chosen again to receive beer booth donations in 2024.This is not a guaranteed funding source moving forward.	\$ 5,000.00
The Rotary Club		
Town of Telluride		
San Miguel County		
Town of Moutnian Village		
Total Revenue		\$ 33,592.00
Section 2: Expenditure Categories		
Personnel/Staff Time and Effort		
Position	Description of Work	Amount Charged to Contract
CTC Youth Coordinator	This expense supports the CTC Youth Coordinator's position which will be approximately half school and coalition based services (funded by TCHN) and half coordination for all programming and operations of The Shed.	\$ 28,592.00
CTC Interns	CTC Interns are paid to help with programming and organization of fellow students. 1 intern at \$20/hr x 5 hours/week	\$ 5,200.00
Spanish Outreach Navigator	A TCHN Spanish Outreach Navigator will provide outreach to Spanish-speaking families regarding all aspects of operations. When needed, they will provide staffing for Spanish-speaking youth.	\$ 2,420.00
Supervision and Reporting	Supervision for the CTC staff and oversight of The Shed programming.	\$ 6,100.00
Administrative Services	Finance, Human Resources, Operations	\$ 6,200.00
Marketing	The TCHN Marketing Team will promote all aspects of programming for The Shed through multimedia marketing materials.	\$ 3,350.00
Total Personnel		\$ 51,862.00
Supplies or Operating Expenses		
Type of Supply/Operating Expense	Description of Expense	Amount Charged to Contract
Materials/supplies	This will include activity supplies and materials for programming activities.	\$ 6,000.00
Food/snacks	Light food will be provided for activities and on hand for kids who are hungry	\$ 5,000.00
Cleaning	A professional cleaning service will attend to the Shed 1x/wk at \$125/visit to thouroughly clean and disinfect surface	\$ 6,500.00
Rent, maintenance and utility costs	This will include the cost of facility rent, maintenance, and utilities (electricity, water/sewer/gas/trash/Wifi)	\$ 23,000.00
Insurance	Liability insurance to cover programming, staff, and program assets.	\$ 500.00
Subscriptions	Disney+\$180, PlayStation \$120, Anthem \$80, Humble Bumble \$150, Canva \$120, Spotify \$200	\$ 1,000.00
Total Supplies		\$ 42,000.00
Subcontracts		
Subcontractor Name	Description of Work	Amount Charged to Contract
Translation/Interpretation Services	A qualified interpreter will provide interpretation for events when needed. The website thewordpoint.com will provide a list of qualified interpreters.	\$ 1,000.00

Total Subcontracts		\$ 1,000.00
Other Expenses		
Expense	Description of Expense	Amount Charged to Contract
Indirect Expenses	10% Administrative Overhead (Rent for umbrella organization, Utilities, Technology, Payroll, etc.)	\$ 9,486.20
Total Other		\$ 9,486.20
Total Income		\$ 33,592.00
Total Expenses		\$ 104,348.20
Yearly Expenses x .5 (July-Dec)		\$ 52,174.10
Total Net Income		\$ (18,582.10)

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Section 1: Organization Information		
Organization Name	Tri County Health Network	
Person Completing Form	Dawn Katz	
Dates of Budget	January 1, 2025- December 31, 2025	
Section 2: Revenue		
Source of Revenue	Description of Work Funded	Amount Funded
TCHN Grant Funding	TCHN will continue to search for additional revenue sources to fund this project, but does not currently have any funding streams for this part time position in 2025.	
The Rotary Club		
Telluride Bluegrass Festival		
Town of Telluride		
San Miguel County		
Town of Mountain Village		
Total Revenue		
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Cleaning	A professional cleaning service will attend to the Shed 1x/wk at \$125/visit to thoroughly clean and disinfect surfaces, floors, and walls.	\$ 6,500.00
Rent, maintenance and utility costs	This will include the cost of facility rent, maintenance, and utilities (electricity, water/sewer/gas/trash/Wifi)	\$ 23,000.00
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Total Income		\$ -
Total Expenses		\$ 104,348.20
Total		\$ (104,348.20)

Topics for Later Discussion

Replacement of materials inside

Clear lease contract regarding rent, maintenance, and utility costs

Clear contract for operations/programming oversight

Youth developed programming

Summer programming and staffing