



**ADMINISTRATION MEMORANDUM**  
**13-20**

**DATE:** September 9, 2013

**TO:** Honorable Mayor Joyce Downing and City Council Members

**FROM:** John Pick, City Manager   
Debbie Tuttle, Economic Development Manager 

**SUBJECT:** September Economic Development Update

**2<sup>nd</sup> Business Appreciation Breakfast**

The 2nd Annual Northglenn Business Appreciation Breakfast will be held on Thursday, October 24, at the Ramada Plaza & Conference Center, 10 E. 120th Avenue from 7 a.m. to 9 a.m. The event serves as a way to recognize our local companies and let them know that we appreciate their commitment and contributions to Northglenn. The companies will be honored based on business dedication, innovation, leadership, growth, stability, customer service, entrepreneurial spirit and their community involvement.

The *Business People's Choice Award* has been added to this year's award categories. This is one of the highest honors because it is based on the best product or service and overall customer satisfaction, which is the cornerstone of business success. The winner of the *Business People's Choice Award* will be decided through popular vote by the public. Everyone is invited to cast a vote for his or her favorite Northglenn business at [www.northglenn.org/businessvote](http://www.northglenn.org/businessvote). Voting for the *Business People's Choice Award* ends at 5 p.m. Friday, Sept. 27.

The *Young Entrepreneur Award* will recognize a Northglenn student for his or her business entrepreneurship, innovation, vision, volunteerism, community commitment and academic status.

The award categories include:

- Small Business (0-9 Employees)
- Mid-Size Business (10-24 Employees)
- Large Business (25+ Employees)
- Rookie of the Year (less than 1 year)
- Business Longevity
- Business Community Impact
- Home Based Business
- Business People's Choice
- Young Entrepreneur (Northglenn student)

**New Development Projects**

**Ashley Manor Care Centers** has purchased .923 acres at 10525 Irma Drive (adjacent to the new TH Automotive facility). They will be breaking ground on a new 5,728 square foot residential Alzheimer's and Dementia care facility. This will be one of 58 other facilities throughout the nation. They currently have 8 Colorado locations, and the other facilities are located throughout Idaho and Oregon. The Northglenn facility will employ approximately 20 people, and will consist of two 5,728 square foot buildings that can serve thirty-two (32) residents. They plan to break ground this fall and be open next spring. For more information call 720-276-3086 or visit [www.ashleycares.com](http://www.ashleycares.com).

**Holland Partner Group**, a leading owner, manager, and developer of multi-family apartment communities in the Western U.S. will be breaking ground on a new nine (9) acre multi-family development located at 11525 Community Center Drive. The project will officially break ground on October 15<sup>th</sup> on nine (9) individual buildings with 228 new apartment units. The project will have 84 one-bedroom studio units; 48 one-bedroom; 72 two-bedroom; and 24 three-bedroom units. In addition they will also be constructing a new clubhouse, and 78 covered parking spaces. Community amenities will include a pool, spa, barbecue areas, fire pit area, lounge, and fitness center. The estimated monthly price range for these apartments will start in the mid-\$900's for one bedroom apartments and range to the mid-\$1,500's for three bedroom apartments. Units should be available starting in July, 2014. For more information visit [www.hollandresidential.com](http://www.hollandresidential.com).

### **Business Expansion**

**Grow Depot** is a retail hydroponics, aeroponics and organic gardening supplier and distributor that have been located in the Hillcrest Shopping Center since 2011. They have recently expanded into 9,000 square feet at the Huron Center at 970 W. 104<sup>th</sup> Avenue. For more information visit [www.growdepotcolorado.com](http://www.growdepotcolorado.com).

### **New Business Announcements**

Listed below are seven (7) new businesses that reported opening in August. These companies have added **17** new employees to our workforce and absorbed **12,503** square feet of retail, office and industrial space.

\*Also included in the business announcements are two (2) seasonal Halloween stores which are not included in the total new business numbers.

No business closings were reported in August.

**CHYME Studio, LLC** leased 2,300 square feet at 11178 N. Huron Street, Suite 4. The company provides yoga and life coaching services. Hours of operation are Monday – Saturday from 7:30 a.m. – 7:30 p.m. For more information call 720-291-1531.

**Fix-It 24/7 Plumbing, Heating & Air** leased 1,600 square feet at 10650 Irma Drive, Suite #1. The company employs five people and provides plumbing, heating and air conditioning services. Hours of operation are Monday – Friday from 8 a.m. – 5 p.m. For more information call 303-659-3400 or visit [www.fix-it24.com](http://www.fix-it24.com).

**Halloween Costume Depot\*** leased 16,300 square feet at 11880 Washington Street. They plan to be open from September to early November for the Halloween season and will employ 4 people. Hours of operation are daily from 10 a.m. – 9 p.m. For more information visit [www.thehalloweencostumedepot.com](http://www.thehalloweencostumedepot.com).

**Meridian Therapy Studio** leased 303 square feet at 10465 Melody Drive, Suite 115. The company provides acupuncture and massage services. Hours of operation are 9 a.m. – 5 p.m. For more information contact 720-207-7038.

**Conspire** leased 3,800 square feet at 992 W. 104<sup>th</sup> Avenue and employs four people. The company provides pre-employment screening, background checks and drug and alcohol testing. Hours of operation are 8 a.m. – 4 p.m. For more information call 303-238-9199 or visit [www.conspire2hire.com](http://www.conspire2hire.com).

**Shadows** leased 2,600 square feet at 10650 Irma Drive, Unit #19. The company is a manufacturer and on-line distributor of specialized candles and metal home accessories. For more information call 303-457-4300 or visit [www.theshadowsstudio.com](http://www.theshadowsstudio.com).

**Shelter Insurance** leased 1,000 square feet at 10465 Melody, Suite #107. The company employs two people and their hours of operation are Monday – Friday from 8:30 a.m. – 5 p.m. For more information call 303-450-0500 or visit [www.shelterinsurance.com](http://www.shelterinsurance.com).

**Spirit Halloween Superstores, LLC\*** leased 8,000 square feet at 540 E. 120<sup>th</sup> Avenue (former Big Lots). They plan to be open from September to early November for the Halloween season, and will employ around 20 people during the peak period. Hours of operation are daily from 10 a.m. – 9 p.m. For more information visit [www.spirithalloween.com](http://www.spirithalloween.com).

**XeBee Records, LLC** leased 900 square feet at 1412 W. 104<sup>th</sup> Avenue, Suite 101. The company collects medical records for legal firms and employees two people. Hours of operation are Monday – Friday from 8 a.m. – 5 p.m. For more information call 720.638-0324 or visit [www.xebee.com](http://www.xebee.com).

At the end of August, Northglenn had **894** total businesses. Of that total, **671** are storefronts and **223** are home occupations. This year, Northglenn has announced **42** new storefront businesses, which has added **124** new jobs and absorbed **85,253** square feet of office, industrial and retail space.

**YTD 2013  
New Storefront Businesses**

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	7	42	22,623
February	4	7	7,920
March	1	1	1,235
April	7	27	8,205
May	8	13	13,735
June	7	13	16,592
July	1	4	2,440
August	<b>7</b>	<b>17</b>	<b>12,503</b>
<b>Totals</b>	<b>42</b>	<b>124</b>	<b>85,253</b>

\*Seasonal businesses are not included in the total new business figures.

**Northglenn Unemployment Rate**

The table below reflects the estimated labor force, employment, and local, county, and state unemployment information for July. It reflects a 7.4 percent unemployment rate in Northglenn, which is a 0.60 percent decrease from June).

**July  
Employment Numbers**

Area	# Labor Force	# Employed	# Unemployed	June 2013 % Unemployment Rate	May 2013 % Unemployment Rate
Northglenn	20,378	18,873	1,505	7.4%	8.0%
Adams	237,565	219,610	17,955	7.6%	8.3%
Colorado	2,786,337	2,593,195	193,1449	6.9%	7.6%

Source: Labor Market Statistics, Local Area Unemployment Statistics Program - Not Seasonally Adjusted.

**STAFF REFERENCE:** If you have any comments or questions, please contact Economic Development Manager Debbie Tuttle at 303-450-8743 or [dtuttle@northglenn.org](mailto:dtuttle@northglenn.org).