



ADMINISTRATION MEMORANDUM
13-01

DATE: January 28, 2012

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: David Willett, Acting City Manager 
Debbie Tuttle, Economic Development Manager 

SUBJECT: January Economic Development Update

Pilot Commercial Sign Program Implemented on Melody Drive

The Northglenn City Council approved a wayfinding sign program a few months ago. The pilot program is designed to direct traffic to commercial establishments not located on major corridors. The goal of the signs is to help promote and market businesses located off the arterial roads that are not easily seen by passing traffic. The Melody Drive businesses were identified as the first area to implement the sign program. The program consists of two signs that hold nine sign panels. The city had 23 businesses in the Melody Drive target area apply for the 18 spots. Retail businesses that generate sales tax are given priority in the program. Thirteen retail businesses have been placed on the signs. Non-retail business will be placed when there is available space on a quarterly rotation. The application process will be open again in December 2013.

Count the Lights

The Northglenn Historical Commission fire truck again served as an economic development marketing tool to attract customers to the Marketplace. Since the inception six years ago, thousands of children have tried to guess how many working and non-working lights there are on the fire truck. There were five winners ranging from the ages of 3 -13 years old. We would like to thank and acknowledge the sponsors: Dodge Signs, Northglenn Urban Renewal Authority, Woodley's Fine Furniture, Atlanta Bread Company, Cinzetti's Italian Market Restaurant, Mountain Man Nut & Fruit, Gunther Toody's, Lowe's, AMF Bowling, Bed, Bath & Beyond, Payless Shoes, Pinnacle Landscaping, and Your Neighbor Magazine.

Prospect Activity

In 2012 the Economic Development department handled **125** prospect inquiries from brokers, developers and companies that were interested in starting a business, expanding, or relocating in Northglenn.

Urban Renewal Plans Approved

In December the City Council approved a substantial modification to its existing urban renewal plan and created a second plan. The original plan was written over twenty years ago, and as redevelopment has occurred within the city, and a new comprehensive plan was implemented, it was timely to review the properties in the existing urban renewal areas. The second plan includes undeveloped areas that were in the original plan, and new properties. For more information contact Debbie Tuttle at 303-450-8743 or visit www.northglenn.com/urbanrenewalplan.

Business Improvement Grants (BIG) Approved

The Business Improvement Grant program offers up to \$12,500 in matching funds to commercial businesses in the Northglenn Urban Renewal boundary areas to make exterior property improvements. Three companies were recently approved for matching grants:

- **Office Plaza South** – 11150, 11152, 11154 Huron Street - **\$8,490** for parking lot improvements
- **Office Plaza North** – 11160, 11166, 11172, 11178, 11184 Huron Street - **\$12,500** for parking lot and retaining wall improvements
- **2nd Time Sports** – 10685a Melody Drive - **\$1,174** for new exterior business signage

Garland Center Redevelopment

In December the Northglenn Urban Renewal Authority (NURA) purchased property in the Garland Center. This property is being prepared for future redevelopment.

New Business Announcements

AutoNation – The **Go Hyundai** and **Go Fiat** dealerships and service centers opened on January 7th. AutoNation purchased the 6.84 acre site (former Northglenn Dodge) located at 759 and 749 104th Avenue for \$5.76 million. The company has made a multi-million capital investment in new equipment, major renovations, construction and expansion of the facility. The 24,769 square foot Hyundai dealership includes an 8,700 square foot showroom, and will employ 40 people. The newly constructed 5,525 square foot building houses the Fiat dealership, and will employ 20 people. Both the sales and service departments will be open Monday – Friday from 9 AM to 9 PM, and Saturday from 9 AM to 8 PM. For more information call 303-460-0102.

Compu-Med Claims leased 1,256 square feet at 1412 W. 104th Avenue, #116. The company provides medical billing services and employs five people. Hours of operation are Monday – Friday, from 7 AM – 4:30 PM. For more information visit www.compumedclaims.net or 303-254-9893.

Fixlaptop.com leased 1,320 square feet at 1028 W. 104th Avenue in the Huron Center. The company provides computer repair services. Hours of operation are Monday – Friday from 10 AM – 6 PM, and Saturday from 11 AM – 5 PM. For more information visit www.fixlaptop.com or 303-254-9990.

Gentle Touch Chinese Massage leased 1,168 square feet at 1464 East 104th Avenue in the Hillcrest Shopping center. The company provides massage therapy and is open seven days a week from 10 AM – 9 PM. For more information call 720-431-4331.

Healing Waters Float Studio leased 1,167 square feet at 11654 N. Huron Street, Suite #110. The company provides flotation tanks for therapeutic and healing assistance. The hours of operation will be seven days a week from 9 AM – 7 PM. For more information visit www.healingwatersfloatstudio.com or call 303-466-5200.

Hellfire Fabrication Services, Inc. leased 3,900 square feet at 10750 Irma Drive, Suite #21. The company provides metal fabrication and welding services and employs two people. For more information visit www.hellfirefabinc.com or call 303.229-2921. Hours of operation are Monday – Friday from 5 AM – 6 PM.

National Driver Training Denver (NDTD) leased 1,404 square feet at 11918 Washington Street. The company provides driving instruction and testing services. Hours of operation are Monday – Friday from 9 AM – 5 PM, and classes will be offered twice a month on Saturday’s. For more information visit www.nationaldrivingtraining.com or call 720-541-7101.

2012 New Storefront Businesses

At the end of December, Northglenn had **868** total businesses. Of that total, **648** are storefronts and **220** are home occupations. Below is an annual summary of new 2012 storefront businesses (monthly totals can vary based on actual business license submittals).

2012 - New Storefront Businesses

Month	New Storefront Businesses	New Employees	S/F Absorption
January	2	10	2,930
February	9	65	22,653
March	6	29	8,945
April	7	14	4,859
May	3	8	21,220
June	7	7	8,160
July	5	12	13,494
August	2	12	5,500
September	3	14	4,980
October	4	6	10,294
November	3	7	6,909
December	7	72	47,339
Totals	58	256	157,283

Note: Totals do not include temporary businesses.

2012 Business Closures

In December three companies closed: Old Navy (Marketplace), Professional Retail Service (Irma) and Metlife (Office Plaza). In 2012 forty-four (44) businesses reported closing their Northglenn operation. Below is an annual summary of 2012 closed storefront businesses (numbers can vary monthly based on when the company reports the closure).

2012 – Closed Storefront Businesses

Month	New Storefront Businesses	# of Employees
January	9	21
February	3	3
March	4	4
April	2	3
May	6	12
June	7	17
July	2	4
August	1	1
September	4	5
October	3	3
November	0	0
December	3	17
Totals	44	90

Unemployment

The table below reflects the estimated labor force, employment, and unemployment information for December 2012. It reflects an **8.9%** unemployment rate which is a **.2% increase** from the previous month (8.7%). In December, the state unemployment remained the same, and the county rate increased by .2%. These numbers show a slight decline from the December 2011 unemployment rate of 9.1%.

December 2012 Employment Numbers

Area	# Labor Force	# Employed	# Unemployed	Dec. % Unemployment Rate	Nov. % Unemployment Rate
Northglenn	20,150	18,362	1,788	8.9	8.7
Adams	234,673	213,679	20,994	8.9	8.7
Colorado	2,729,317	2,523,972	205,345	7.5	7.5

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

Staff Reference: If you have any comments or questions, please contact Debbie Tuttle at 303.450.8743 or dtuttle@northglenn.org.