



ADMINISTRATION MEMORANDUM  
14-11

**DATE:** May 12, 2014

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

**FROM:** John Pick, City Manager   
Debbie Tuttle, Economic Development Manager & NURA Executive Director 

**SUBJECT:** May Economic Development Update

**Northglenn Receives Large Community of the Year Award from EDCC**

The City was honored by the Economic Development Council of Colorado (EDCC) at their spring conference as the 2013 Large Community of the Year. Members of Council and staff were honored to receive this award at the EDCC Awards Luncheon on Thursday, May 1. This award is presented to a community over 20,000 in population that demonstrates support for economic development through an organized program and strong leadership. Northglenn was chosen based on its creative, innovative, and strategic business attraction, retention and expansion efforts, as well as for fostering new capital investment, new jobs, special projects and outreach efforts. Some of the projects that were completed or broke ground in 2013 included:

- Webster Lake Promenade
- Walmart Neighborhood Market
- Carrick Bend Apartment Complex
- New TH Automotive Building
- Nationwide Fabrication Expansion

**Smart Commute Metro North**

The economic development staff is working with Smart Commute Metro North (SCMN) to outreach to Northglenn businesses to educate them and their employees on commuting opportunities and mobility options. SCMN provides information to help commuters expand their transportation choices, especially as construction on I-25 ramps up. The following are some of the commuting opportunities that are available for residents and employees:

- Vanpool - approximately 50% off the normal leasing rate = \$450/mo. or \$75-90/person/mo
- Transit - Free 10-pass ticket books available during "ozone season" (May-September)
- Use "CDOT Mobile" commuter app for real-time traffic alerts

To learn more about ride sharing and transit options, visit [www.smartcommutemetronorth.org](http://www.smartcommutemetronorth.org).

**NAOIP – I-25 North Developments**

ACED, NAOIP and other ED staff from Thornton, Broomfield and Westminster assisted in developing the program that featured the I-25 North developments. The commercial real estate development association (NAIOP) featured- *The Future is Now: The North I-25 Corridor* at a breakfast on Tuesday, April 15 at the Marriott City Center in downtown Denver. The program highlighted the *Northglenn Marketplace* and *Webster Lake Promenade*, in addition to Thornton, Westminster and Broomfield properties located along the I-25 North corridor.

### **Lunch & Learn – Maximize Your Temporary Signage Opportunities in Northglenn**

On June 12, from Noon to 1 PM, the Northglenn Business Retention & Expansion committee is hosting an educational *Lunch & Learn* event that will focus on educating businesses on Northglenn’s temporary and permanent sign code and regulations, as well as give us an opportunity to hear feedback from our businesses regarding signage. Members from the Northglenn Planning Department will provide information on:

- The updated sign code
- How to maximize permanent signage
- Compare sign codes from other communities
- Feedback from businesses

### **Northglenn Business Connection Networking Event**

A *Northglenn Business Connection* networking event will be hosted by Kathryn Murray, owner of SunHawk Seconds thrift store, 10643 Melody Dr. on **Thursday, May 15 from 5 PM to 7 PM.**

### **Ribbon Cutting Celebrations**

One official ribbon cutting was held in April:

**Jimmy John’s**, located at 100 E. 120th Ave., Bldg G, Unit 110 held its ribbon cutting on Apr. 28. The company provides sandwich sales and delivery and employs 20 people. Daily hours of operation are from 10:30 AM to 10 PM. For more information, visit [www.jimmyjohns.com](http://www.jimmyjohns.com) or call 303-350-4100.

### **New Business Announcements**

At the end of April, Northglenn had a total of **892** businesses. Of that total, **676** are storefronts businesses and **216** are home-based occupations. This year, Northglenn has announced **22** new storefront businesses, which have added **351** new jobs and absorbed **83,071** square feet of office, industrial and retail space.

**YTD 2014 New Storefront Businesses**

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	9	37	15,807
February	5	10	11,400
March	4	199	10,464
April	4	105	45,400
<b>Totals</b>	<b>22</b>	<b>351</b>	<b>83,071</b>

\*Seasonal and Home-Based businesses are not included in the total new business figures.

Listed below are three new storefront and two home-based businesses that submitted business licenses in April:

### **New Storefront Businesses**

**Medical Engineering Development Solutions, Inc. (MEDS)** is a start-up medical device manufacturer and distributor. The company is co-located in the Precision Metals Manufacturing building, located at 11060 Irma Drive, and employs three people. For more information, visit [www.medsglobal.com](http://www.medsglobal.com) or call 303-452-0484.

**Stacked Fitness, LLC** leased 1,500 square feet at 10475 Irma Dr., Unit 15. The company provides group and personal training and fitness classes and employs one person. Daily hours of operation vary. For more information, visit [www.getfitwithstackedfitness.com](http://www.getfitwithstackedfitness.com) or call 303-503-0584.

**Up In Smoke Hookah Social Lounge** leased 2,900 square feet at 1040 W. 104<sup>th</sup> Ave. The hookah lounge employs one person. Daily hours of operation are 11 AM to 4 AM. For more information, call 303-438-8466.

**Walmart Neighborhood Market #4747** will open a 41,000-square-foot grocery store and pharmacy at 10755 Washington St. The store will employ 100 people and plans to open on July 16. For more information, visit [www.walmart.com](http://www.walmart.com).

**New Home-Based Businesses**

**Piro’s Dawg House** is a home-based business that provides a hot dog vending cart and employs two people. For more information, call 303-437-4197.

**RRoadCode** is a home-based business that provides railroad signal engineering services. For more information, call 303-709-1613.

**Northglenn Commercial Real Estate Update**

Listed below is a summary of the available Northglenn office, industrial and retail space as of the end of March 2014 (Q/1).

**2013 Northglenn Commercial Properties\***

Property Type	Q/1 2014	Q/1 2014	Q/1 2014	Q/1 2014	Q/1 2014	Q/1 2014			Q/1 2013	Q/2 2013	Q/3 2013	Q/4 2013
	# of Prop.	Total S/F	Vacant S/F	% Occupied	Avg. S/F Lease	% Vacancy			% Vacancy	% Vacancy	% Vacancy	% Vacancy
Office	33	670,782	62,373	90.7%	\$16.00/fs	9.3%			11.6%	10.3%	10.3%	10.7%
Industrial	49	1,134,666	75,823	93.3%	\$6.32/mnn	6.7%			7.1%	7.2%	7.3%	7.7%
Retail	133	1,844,066	240,521	87.0%	\$9.27/fs	13.0%			13.1%	12.9%	14.4%	13.4%

Source: CoStar Database – 4/2014

\*Please note that staff worked with CoStar over the last month to update many of the properties in the database that were not identified correctly as Northglenn properties or that had incorrect data. Therefore, previous quarterly numbers have changed from prior reports to reflect the updated property statistics.

**Northglenn Unemployment Rate**

The table below reflects the estimated labor force, employment, and local, county, and state unemployment information for March 2014. It reflects a 7.3% unemployment rate in Northglenn, which is a 1.2% decrease from this same period in 2013 (8.2%).

**March 2014 Employment Numbers**

Area	# Labor Force	# Employed	# Unemployed	Feb. 2014 % Unemployment Rate	Jan. 2014 % Unemployment Rate
Northglenn	20,236	18,765	1,471	7.3	7.1
Adams	237,765	220,384	17,381	7.3	7.4
Colorado	2,788,136	2,604,093	184,043	6.6	6.6

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, Economic Development Manager and NURA Executive Director, at 303-450-8743 or [dtuttle@northglenn.org](mailto:dtuttle@northglenn.org).