



ADMINISTRATION MEMORANDUM
14-02

DATE: January 13, 2014

TO: Honorable Mayor Joyce Downing and City Council Members

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

SUBJECT: **December Economic Development Update**

Walmart Groundbreaking Ceremony

On December 13th the city celebrated the official groundbreaking of the new 41,000 square foot Wal-Mart Neighborhood Market that is being constructed at 10755 Garland Drive. The grand opening is scheduled for the summer of 2014 and they plan to employ approximately 50-75 people.

Webster Lake Promenade Plaza (WLPP)

The WLPP Leadership team has completed the visioning and concept design process for a .496 acre parcel adjacent to the Webster Lake Promenade for a potential community plaza. The goal was to work collaboratively with the developer on the connectivity and design, develop cost estimates, identify potential funding options, develop three concept designs, and to seek public input on the Plaza. At the January 6, 2014 study session, the Council agreed to move forward to do a formal solicitation for a Request for Proposal for the final design and construction of the Plaza. The Northglenn Urban Renewal Authority (NURA) has allocated up to \$500,000 and staff is in the process of identifying additional funding opportunities to help fund this project.

Holiday Marketing Efforts

The Business Retention & Expansion committee worked on three holiday shopping campaigns. These efforts were to promote local shopping and dining opportunities in Northglenn during the holiday season. They included the national *Shop Small Business Saturday* on November 30th, *Shop Northglenn*, and the 7th Annual *Count the Lights* program at the Marketplace. The Count the Lights contest has become a favorite Northglenn holiday tradition for thousands of families over the past seven years. Thousands of children 18 years and under guessed how many working and non-working lights there were on the fire truck. The nine winners received a combined total of \$4,065 in cash and prizes from 14 Northglenn businesses and organizations, including Adjustments for Life, Al's Formal Wear, America's Best Contacts & Eyeglasses, Atlanta Bread Company, Boondocks, Car Toys, Cinzzetti's, Dodge Sign Company, Gunther Toody's, Lowe's, the Northglenn Urban Renewal Authority (NURA), O'Meara Ford, PetSmart, and Woodley's Fine Furniture.

Northglenn Urban Renewal Authority (NURA)

NURA approved its 2014 budgets. NURA has two individual 2014 budgets to record revenue and expenditures between both urban renewal areas 1 and 2. For more information visit www.northglenn.org/WEB-PDF/2014_NURA_BUDGET.pdf.

New Business Announcements

At the end of December, Northglenn had **882** total businesses. Of that total, **666** are storefronts and **216** are home occupations. This year, Northglenn announced **58** new storefront businesses, which has added **148** new jobs and absorbed **111,100** square feet of office, industrial and retail space. Following are the businesses that reported opening in November and December.

Aspire Counseling Services, LLC leased 120 square feet at 11154 Huron Street, Suite 211B. The company provides mental health counseling and training. Hours of operation are Monday – Friday from 8 AM – 8 PM and Saturday from 1 PM – 6 PM. For more information visit www.aspirecounselingsvcs.com or call 720-208-6231.

Bella In You Day Spa leased 700 square feet at 11172 Huron Street, Suite 25A. The facility provides massage therapy, esthetician and skin care services and employs three people. Hours of operation are Monday – Saturday from 10 AM to 7 PM. For more information visit www.bellainyoudayspa.com or call 303-590-5412.

Full Throttle Riding Academy, Inc. leased 1,900 square feet at 1490 W. 104th Ave. This is a state-sponsored motorcycle training school that provides outdoor, and classroom training and certifications. Hours of operation are Monday – Sunday from 6 AM – 5 PM. For more information visit www.fullthrottleacademy.com or call 303-503-7381.

Rocky Mountain ECIGS, LLC leased 677 square feet at 10671B Melody Drive, Suite B4. The company provides eCigarette products and employs three people. Hours of operation are Tuesday – Saturday from 10 AM – 6 PM and Sunday from Noon – 5 PM. For more information visit www.rockymountainecigs.com or call 303-855-9601.

Satya Detox leased 650 square feet at 11643 Melody Drive. The company provides natural supplements, and health and wellness services. For more information visit www.satyadetox.com or call 720-999-2350.

Signature Therapy leased 1,600 square feet at 940 West 104th Street. The company provides massage therapy services and plans to open in mid-January. Hours of operation are Monday – Saturday from 10 AM – 10 PM. For more information call 303-656-1519.

**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	7	17	12,503
September	0	0	0
October	10	14	20,290
November	3	5	2,120
December	3	5	2,950
Totals	58	148	111,100

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

2013 YTD Business Closures

In December two businesses reported closing which are indicated in bold at the bottom of the list. Below is a complete list of the 2013 storefront business closures reported to date:

Company Name	Address	Start Date	Closed Date	# of Employees
Justice Just For Girls	341 104 th Ave., Unit A-1	02/01/09	01/31/13	9
Fantastic Beauty Salon	998 W. 104 th Ave.	11/13/12	02/01/13	1
Tug's Bar and Grill*	615 Garland Dr.	04/02/12	02/28/13	7
Citywide Banks	11990 Grant St., #101	06/11/07	03/13/13	10
Garland Barber Shop	617 Garland Dr.	07/10/90	03/15/13	3
JPD Auto	475 115 th Ave., Unit 1B	05/10/89	03/31/13	2
Rocky Mountain Cruisers	10750 Irma Dr., Unit B	01/01/12	03/23/13	1
New Energy Tech Co.	425 115 th Ave., Unit 3	11/15/2012	03/01/13	1
Thollot Jeweller	421 104 th Ave., Unit E	09/21/00	04/30/13	2
Sinews	11916 Washington St.	07/06/12	04/24/13	1
Teco's Mobile II	11968 Washington St.	09/19/12	05/31/13	1
Peterson Orthodontics	11411 Pearl St.	06/01/06	05/31/13	3
Paramount Printing	556 Malley Drive	07/15/12	05/31/13	1
Nutthouse Studio	558 Malley Drive	09/19/12	05/31/13	1
Discount Auto Repair	11480 Cherokee St., Unit B	05/22/12	06/17/13	2
Brocks Used Books	476 Malley Dr.	7/30/1991	06/30/13	1
Formals, LLC	930 104 th Ave.	4/1/2013	06/30/13	1
Wild Wood Sub	1040 W. 104 th Ave.	09/15/13	10/31/13	3
Cakes Pop by Design	1040 W. 104 th Ave.	10/1/13	10/31/13	1
G's Spot Barbershop	1028 104 th Ave.	3/1/2013	10/09/13	1
Low Tax Strategies	11055 Huron St., #401	2/9/2012	10/04/13	1
Nail Peddler	10699 Melody Dr., Unit A	9/14/1994	10/28/13	1
Colorado Sun Tofu Company	10651 Irma Drive, Unit A	1/8/2013	12/02/13	2
Tower Engineering	11152 Huron Street, Suite 210	6/13/2008	12/16/13	2
Total: 24				58

*2/12 New Owners – Original Open Date 1998.

Northglenn Commercial Real Estate

Listed below is a summary of the available Northglenn office, industrial and retail space as of the end of December 2013 (Q/4). The chart depicts that Northglenn's vacancy rates have been relatively static throughout 2013. However we have seen slight decreases since Q/4 2012. Also the Q/4 totals reflect the removal of the three retail buildings at the Garland Center, and the NURA office building at 112th and Washington Street.

2013 Northglenn Commercial Properties

Property Type	Q/4 2013	Q/4 2013	Q/4 2013	Q/4 2013	Q/4 2013	Q/4 2013	Q/4 2012	Q/1 2013	Q/2 2013	Q/3 2013
	# of Prop.	Total S/F	Vacant S/F	% Occupied	Avg. S/F Lease	% Vacancy	% Vacancy	% Vacancy	% Vacancy	% Vacancy
Office	30	652,040	67,365	89.7%	\$15.50/fs	10.3%	11.6%	11.3%	10.0%	10.2%
Industrial	32	872,807	61,427	89.1%	\$5.31/nnn	7.0%	7.2%	8.4%	8.4%	8.3%
Retail	80	1,582,602	213,108	86.5%	\$21.40/fs	13.5%	15.6%	14.1%	14.0%	15.0%

Source: CoStar Database – 1/2014

Northglenn Unemployment Rate

The table below reflects the estimated labor force, employment, and local, county, and state unemployment information for November. It reflects a 6.6 percent unemployment rate in Northglenn, which is a 0.1 percent increase from October, and a 2.3 percent decrease from November 2012 (8.9%).

Nov. 2013 – Northglenn Employment Numbers

Area	# Labor Force	# Employed	# Unemployed	Nov. 2013 % Unemployment Rate	Oct. 2013 % Unemployment Rate
Northglenn	20,225	18,911	1,314	6.6%	6.5%
Adams	235,470	219,974	15,496	6.6%	6.7%
Colorado	2,744,750	2,577,775	166,975	6.1%	6.2%

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

The following chart provides an unemployment comparison of where Northglenn ranks with other surrounding cities in Adams County:

Nov. 2013 – Adams County Employment Numbers

Area	# Labor Force	Nov. 2013 % Unemployment Rate
Arvada*	1,545	7.0%
Aurora*	17,641	7.3%
Brighton	16,385	6.8%
Commerce City	20,302	7.9%
Northglenn	20,225	6.6%
Thornton	68,190	6.0%
Westminster*	38,003	6.1%

*Reflects only the Adams County portion of the municipality.

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