



ADMINISTRATION MEMORANDUM
14-05

DATE: March 10, 2014

TO: Honorable Mayor Joyce Downing and City Council Members

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

SUBJECT: March Economic Development Update

New Business Announcements

At the end of February, Northglenn had **890** total businesses. Of that total, **675** are storefronts and **215** are home occupations. Starting this year, we will begin also reporting the home-based businesses in our monthly report. Listed below are five (5) new storefront and three (3) home-based businesses that reported opening in February.

Storefront Businesses

This year, Northglenn has announced **14** new storefront businesses, which have added **47** new jobs and absorbed **27,107** square feet of office, industrial and retail space.

Clear Creek Prospecting Supply, LLC leased 1,600 square feet at 1006 West 104th Avenue. The company provides modern metals prospecting equipment, classes and trips, and employs four people. Hours of operation are Tuesday – Saturday from 9 AM to 5:30 PM and Friday – Saturday from Noon to 11 PM. For more information, visit www.clearcreekprospecting.com or call 720-502-4984.

EH Designs, Inc. leased 7,900 square feet at 10750 Irma Drive, Units 5 and 6. The company provides auto repair and fabrication services for commercial vehicles and employs one person. Hours of operation are Wednesday – Monday from 9 AM to 6 PM. For more information, call 303-507-9090.

My Brother's Garage, LLC subleased 1,000 square feet at 10750 Irma Drive, Unit 9. The company provides automotive maintenance repair and employs one person. Hours of operation are Monday – Friday from 8 AM to 5 PM. For more information, call 303-552-1901.

Rocky Mountain Auto Glass leased several hundred square feet at 11045 Irma Drive from Advanced Collision Centers III, Inc., but is primarily a mobile services business. The company provides auto glass repair services and employs two people. Hours of operation are Monday – Friday from 8 AM to 5 PM. For more information, call 303-451-8285.

Teamwork Therapy and Sports Performance leased 600 square feet at 10855 Irma Drive, Unit B. The company provides advanced orthopedic soft tissue therapy services and employs two people. Hours of operation vary. For more information, visit www.teamworkcolorado.com or call 303-525-0573.

Home Based Businesses

The following three (3) home-based businesses reported opening in February.

Morrison Construction Ltd. is a home-based remodeling business. For more information, call 303-476-8876.

SafePro Guard, LLC is a home-based business that develops product safety devices. For more information, visit www.safeproguard.com or call 303-523-6571.

Solstice Healthcare Resources, LLC is a home-based business that provides outpatient physical therapy services. For more information, visit, www.solsticehealthcareresources.com or call 720-369-7738.

Company Closures

In February, **Supper Solutions**, located at 2145 120th Ave., closed their Northglenn location. A total of four (4) businesses have reported closing this year.

Ribbon Cutting Celebrations

Below are three (3) official ribbon cuttings that were held in February.

Scientific Martial Arts and Fitness held its official ribbon cutting on February 10th for its new 3,500 square foot facility, located at 440 Garland Drive, Unit C. The company provides martial arts, fitness instruction and sells related equipment and uniforms. For more information, visit www.scientific-martialarts.com or www.throwingkicks.com or call 303-451-5131.

TH Automotive held its official ribbon cutting on February 8th for its new 9,000 square foot facility, located at 10555 Irma Drive. The company has been located in the Northglenn Industrial Park for more than 16 years. For more information, visit, www.thauto.com or call 303-255-8487.

Whole Family Legal dba Law Office of Rebecca A. Pescador celebrated its official ribbon cutting for its new 680 square feet office, located at 10465 Melody Drive, Suite 318. The company provides legal services. For more information, visit wholefamilylegal.com or call 303-280-7177.

Companies on the Move

The following two Northglenn companies have moved their business locations.

Abbey Carpet and Floor moved from 680 E. 120th Ave. to **11455 Washington Street**. For more information, visit www.abbeycarpet.com or call 303-457-8668.

Scott Reno Insurance Services moved from 11184 Huron Street to **10465 Melody Drive, Suite 210**. For more information, visit www.scottrenoins.com or call 303-457-8325.

Northglenn Urban Renewal Success Stories

A summary of some of Northglenn's urban renewal success stories (**Attachment A**) was provided to the audience of approximately 150 attendees at the February 28th Metro North Chamber breakfast.

Business Retention & Expansion

The number one economic development priority continues to be retention and expansion of our existing businesses. These companies are the core of the business community and have made a commitment to Northglenn through their capital investment and job creation.

The Business Retention & Expansion (BRE) committee has developed 13 major goals for 2014 to assist our Northglenn companies. To learn more about the BRE's goals please visit www.northglenn.org/files/2014%20BRE%20Committee%20Goals.pdf.

Below are two upcoming business events hosted by the BRE committee designed to assist Northglenn companies.

Jump-Start Growth by Avoiding Common Tax Mistakes - The first *Lunch & Learn* business program was held on March 3rd. The speaker, Ken Heuer, CPA, Brock & Company, CPA, P.C. focused on avoiding the most common business tax mistakes to ten attendees.

1st Northglenn Business Leadership Roundtable - On March 14, the BRE Committee is hosting the first Annual Business Leadership Roundtable from Noon - 1:30 PM. The goal from this working luncheon is to brainstorm with Northglenn business leaders to learn what their every day challenges are; to better understand any barriers with doing business in the city; and to help identify business assistance programs that may benefit our companies.

Q/1 2014 Business Anniversaries – Congratulations to the 42 businesses listed below that are celebrating major anniversary milestones of doing business in Northglenn. On behalf of the City of Northglenn, we thank them for their dedication and commitment to our community.

30 Years

Nola Pierce Realtors
S&S Floor Surfacing, Inc.

25 Years

Gary E Filosa, Attorney At Law
Interiors by Carol
Nash Insurance Agency
State Farm Insurance - Ann Davis

20 Years

All Ways Recaning
GT Global Staffing, Inc.
Nexus Corporation

15 Years

American College of Emergency
Physicians Agency, Inc.
Data Fusion Corporation
FlexTrac Systems, Inc.
Liquor Bank
Plant Menagerie
Bliss Insurance Agency
Charlie's Auto and Truck Sales

10 Years

Allied Advertising Public Relations
American Automotive Repair Center
Competition's Choice Collision
Creative Design Photography
Gunther Toody's Diner
Hannah's Discount Liquors, Inc.
Integra Insurance Group
Loveable Pocket Pets
Marshall Polygraph Services
Maurices #1436
Montgomery Eye Care
Sports Authority

5 Years

B&P Tactical Services, LLC
Brick Imaging, Inc.
Briggs Corporation
Colorado DNA Service, Inc.
Elegant Ink, LLC
Express Employment Professionals
Jemcko Technologies, Inc.
David R. Juarez
Pizza Hut #4863
Prime Line Decorating, Inc.
Public Storage
Snappy Nails & Spa 8, Inc.
Wax Works, LLC
Wood Iron Wood Finishes, Inc.

Note: Companies denoted in italics are home-based businesses.

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.



Northglenn Urban Renewal Authority

Background and History

The Northglenn Urban Renewal Authority (NURA) is a special purpose governmental entity that was created by City Council in 1990. NURA's primary purpose is to improve business areas in Northglenn by eliminating blight and assisting private development and redevelopment projects.

NURA is governed by a board of seven commissioners that are appointed by the mayor, with the approval of City Council. The council and NURA Board work collaboratively to achieve redevelopment goals and implement the Urban Renewal Plan for the city.

Over the last 23 years, NURA has reinvested more than \$24 million for redevelopment and revitalization projects to eliminate blight, improve the business environment and enhance the community.

Success Stories

The first Urban Renewal Area (URA) designated was the Northglenn Mall (now the Northglenn Marketplace). This is a "poster project" of how URAs can transform communities and make a positive difference. Utilizing URA tools and financing mechanisms, Northglenn successfully redeveloped an under-performing mall and turned it into a thriving tax generator for the city. The Marketplace redevelopment project has produced millions of sales, use and food tax revenues to the city since 1999.

Other redevelopment success stories made possible utilizing URA tools and funding include the Best Buy on 104th Avenue & I-25 and the Natural Grocer-Vitamin Cottage on Washington Street.

Northglenn Marketplace



Before Redevelopment:

- 1968 - Mall employed 1,200+ people
- 1990 - 50% vacant



After Redevelopment:

- 652,272 S/F Power Center

Best Buy



Before Redevelopment: Deteriorating hotel



After Redevelopment: 31,000 S/F & 80 jobs

Natural Grocer - Vitamin Cottage



Before Redevelopment: Vacant land

- New infrastructure drives redevelopment



After Redevelopment: 14,000 S/F & 45 jobs

NURA Broke out the Golden Shovels

As a landlocked city and with more than 85% of the commercial properties located within urban renewal areas, Northglenn's future is primarily focused on redevelopment and in-fill development opportunities. In 2013, Northglenn celebrated two major urban renewal redevelopment construction projects, the Webster Lake Promenade and the Walmart Neighborhood Market.

Webster Lake Promenade

In July 2013 Northglenn celebrated the official groundbreaking of the Webster Lake Promenade. This 10-acre commercial site, located at the SEC of I-25 and 120th Avenue, had been prepared for redevelopment for almost ten years. The property had aging infrastructure, environmental issues and under-performing businesses. This \$13 million redevelopment project will bring more than 200 new jobs as well as new tax revenues and services to Northglenn.

Webster Lake Promenade

- 47,000 s/f – \$13 million project – 200 new jobs



Walmart Neighborhood Market

Walmart broke ground on a 41,000 square-foot Walmart Neighborhood Market on December 13, 2013. This 5.42-acre site was the former home of the 45-year deteriorating Garland Center which had been 95% vacant. NURA assembled, purchased and did the environmental clean-up on the property, and then sold it to Walmart in June 2013. Without TIF revenues, this project would have not happened.



Walmart Neighborhood Market

- 41,000 s/f – \$9 million project – 70 new jobs



Before Redevelopment

- 45-year-old non-performing center with 95% vacancy
- Deteriorating infrastructure & facilities

Revitalization Grants Make a Difference

In 2013, NURA reinvested \$93,500 to assist 17 property owners through its two revitalization grant programs. This leveraged

more than **\$436,000** in private sector investments in exterior improvements and utility upgrades to revitalize urban renewal areas.

One property owner used a utility grant to upgrade an undevelopable parcel of land that allowed for the attraction of Starbucks.

