

PLANNING AND DEVELOPMENT MEMORANDUM
#10-26

August 12, 2010

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: William Simmons, City Manager *WAS*
James Hayes, Director of Planning and Development *JH*

SUBJECT: August, 2010 Economic Development Update

Existing Businesses

Staff is continuing to coordinate an incentive for additional signage at the Marketplace with the property owner (LaSalle) and the NURA board. The NURA board approved an incentive agreement up to \$500,000 for a new monument/multi-tenant sign on 104th Avenue and a new LED/multi-tenant sign adjacent to I-25. An amendment to the Comprehensive Sign Plan and building permits are required before proceeding with construction. The NURA board and City staff hope to have the signs installed prior to the November/December holiday shopping season.

Marketplace

K&G Men Fashion Superstore has been issued their building permit for tenant finish and they hope to open this fall. Work has commenced on the interior of the store and a new sign is visible on the front and rear of the building. Q Table BBQ Buffet is continuing work on the old Hop's Restaurant and hope to open within the next six weeks. Toys R Us submitted a building permit for tenant improvements for a temporary store through January. The company has begun stocking shelves and should be open soon. The permit is ready to issue and is waiting for the applicant/tenant to pick it up. Staff held a meeting on August 2 at Borders with representative from CBRE (owner's broker) and about 10-12 tenants/business owners. The purpose of the meeting was to provide an update on the 104th Bridge and Huron Street construction. Both projects are on schedule the tenants appeared to be happy with the progress, but definitely wanted the work done soon.

120th Avenue Mixed Use District / Webster Lake

Staff is continuing to receive phone calls from the sign placed on the Webster Lake redevelopment site. For serious inquiries, staff is scheduling meetings and providing a brief history of the site to prospective brokers and/or developers. The meetings are mutually beneficial since staff is learning more about specific retailers in the market and the pros and cons of our development site. Staff will provide a summary of the information for all contacts and provide it to City Council and NURA for the study session on August 12.

New Businesses

Staff has reviewed four (4) new business licenses in the month of July. Two of the licenses are home-based businesses and the balance of two licenses are for commercial spaces. All of the licenses are for new businesses in the City. Additional details about the type and location of the businesses are included on the attached map.

Events and Seminars

Adams County Economic Development (ACED) hosted its monthly Board meeting on July 15. Staff attended and networked with other economic development professionals and listened to a presentation

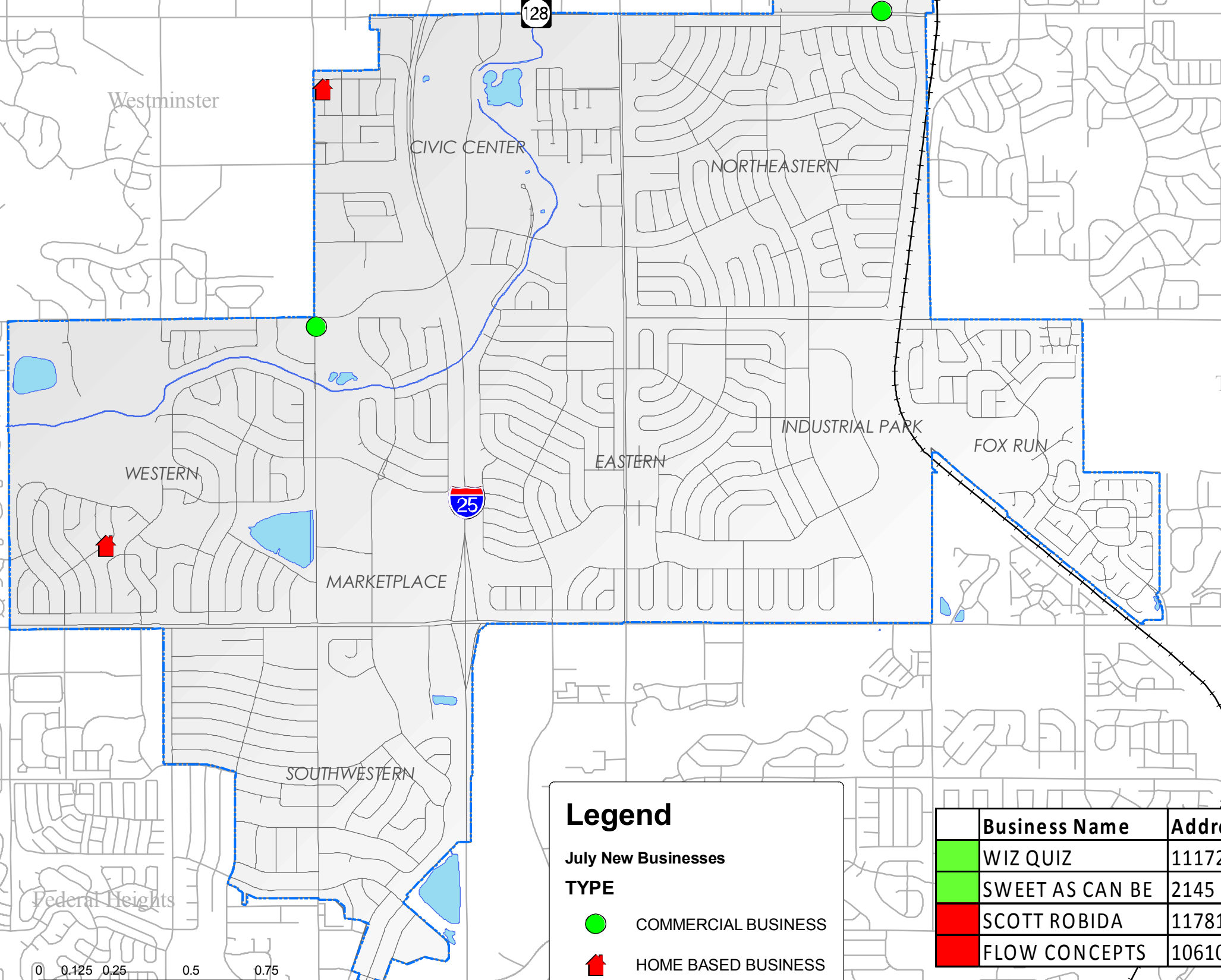
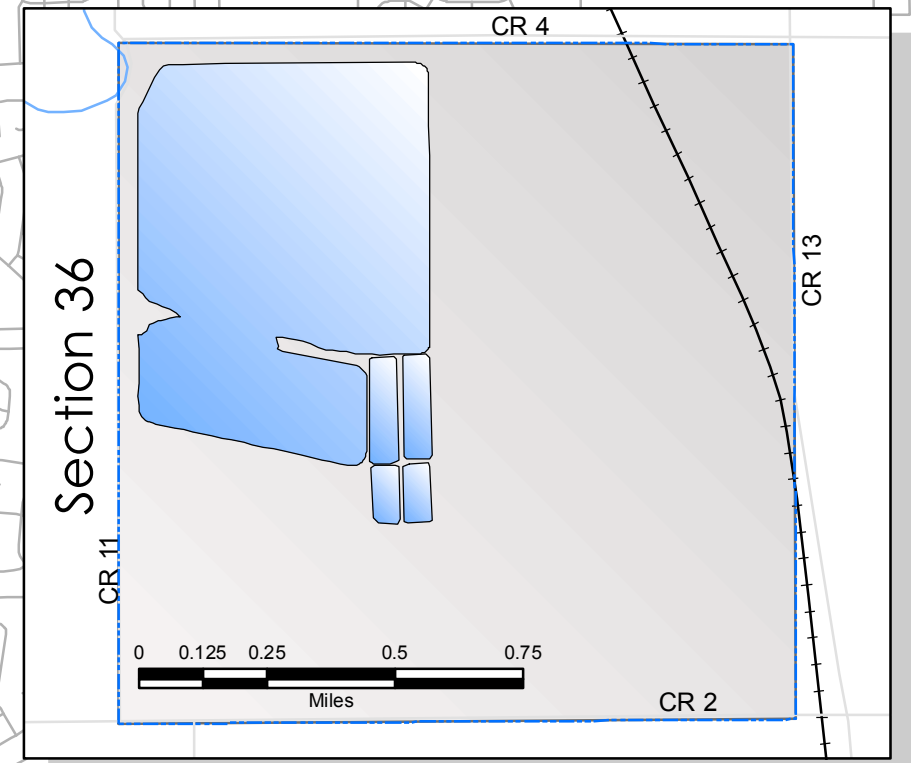
from Chris Gdowski and Rod Blunck, Superintendents from School District 12 and 27J, respectively. They briefed the group on the financial status of the districts and the need for a statewide education solution.

On August 27, Front Range Community College and Congressman Jared Polis are hosting a Small Business Lending Workshop. The event will be held from 8:30am-12:00pm, and will include representatives from local banks, resources available for small businesses, and networking opportunities.

STAFF REFERENCE:

If Council members have any questions they may contact James Hayes, Director of Planning and Development at 303-450-8937 or by e-mail at jhayes@northglenn.org

JULY 2010 NEW BUSINESS LICENSES



Legend

July New Businesses

TYPE

- COMMERCIAL BUSINESS
- ↑ HOME BASED BUSINESS

	Business Name	Address	Type
■	WIZ QUIZ	11172 HURON ST	PERSONAL SVCS - MISC
■	SWEET AS CAN BE	2145 E 120TH AVE	FOOD STORES - MISC (NONMOB)
■	SCOTT ROBIDA	11781 GALAPAGO CT	HOBBY/TOYS/GAMES
■	FLOW CONCEPTS	10610 UTRILLO LN	RETAIL STORES - MISC.