

ADMINISTRATION MEMORANDUM
10-13

DATE: October 14, 2010

TO: Honorable Mayor Joyce Downing & City Council Members

FROM: William Simmons, City Manager *WAS*
Ryan Stachelski, Economic Development Manager *RS*

SUBJECT: October Economic Development Update

Economic Development Policy

The economic development staff will be presenting the draft Economic Development Strategic Plan (EDSP) to NURA at the next regularly scheduled NURA meeting on October 27th. The EDSP will also be put out on referral to other partner economic development organization. Once all input is gathered a new draft will be created and presented to City Council and NURA for final comment. The new draft will identify comments to the document by the different organization that reviewed the document. This process should be completed by the end of the year.

NURA

NURA's Marketplace signage incentive continues to move forward. NURA hosted a groundbreaking for the sign on September 21st. Currently the sign is scheduled to be completed the first week in November.

Staff is continuing to work with the NURA Board and their consultants on creating real estate profiles for areas of opportunity in Northglenn.

Real Estate Update

Economic Development staff has been in contact with real estate brokers concerning the following properties: Webster Lake, Malley Center, and Huron Center. Staff is continuing to receive phone calls from the sign placed on the Webster Lake redevelopment site. At the Malley Center, the old Safeway store has been sold to Mile High Thrift. Mile High Thrift anticipates opening in the 4 to 8 month timeframe. Property owners are aware of City and NURA business assistance and incentives that may help to support redevelopment.

Staff has contacted the representatives for the Staples building. Currently Cushman Wakefield is representing Staples to release the building. The Staples Company still have a lease in the building until summer of 2011. Cushman Wakefield has several prospects for the building. They hope to have someone in the building within the next 12 months. At this time there is no information as to who those prospects may be. Staff will continue to assist to help release the space.

New Businesses

In the month of September there were 19 new business license issued. Of those, 9 were issued to business within the City, with 1 of those businesses being home based.

Events and Seminars

Staff continues to take part in professional meetings and events that help to promote and market the city of Northglenn. Over the past month staff has visited with several Urban Renewal Authorities in the area. Staff also attended the ACED board meeting where it was announced that Barry Gore will be replacing Bill Becker as President and CEO. Mr. Gore will official take over the President/CEO duties on January 1st, 2011.

Upcoming Activities

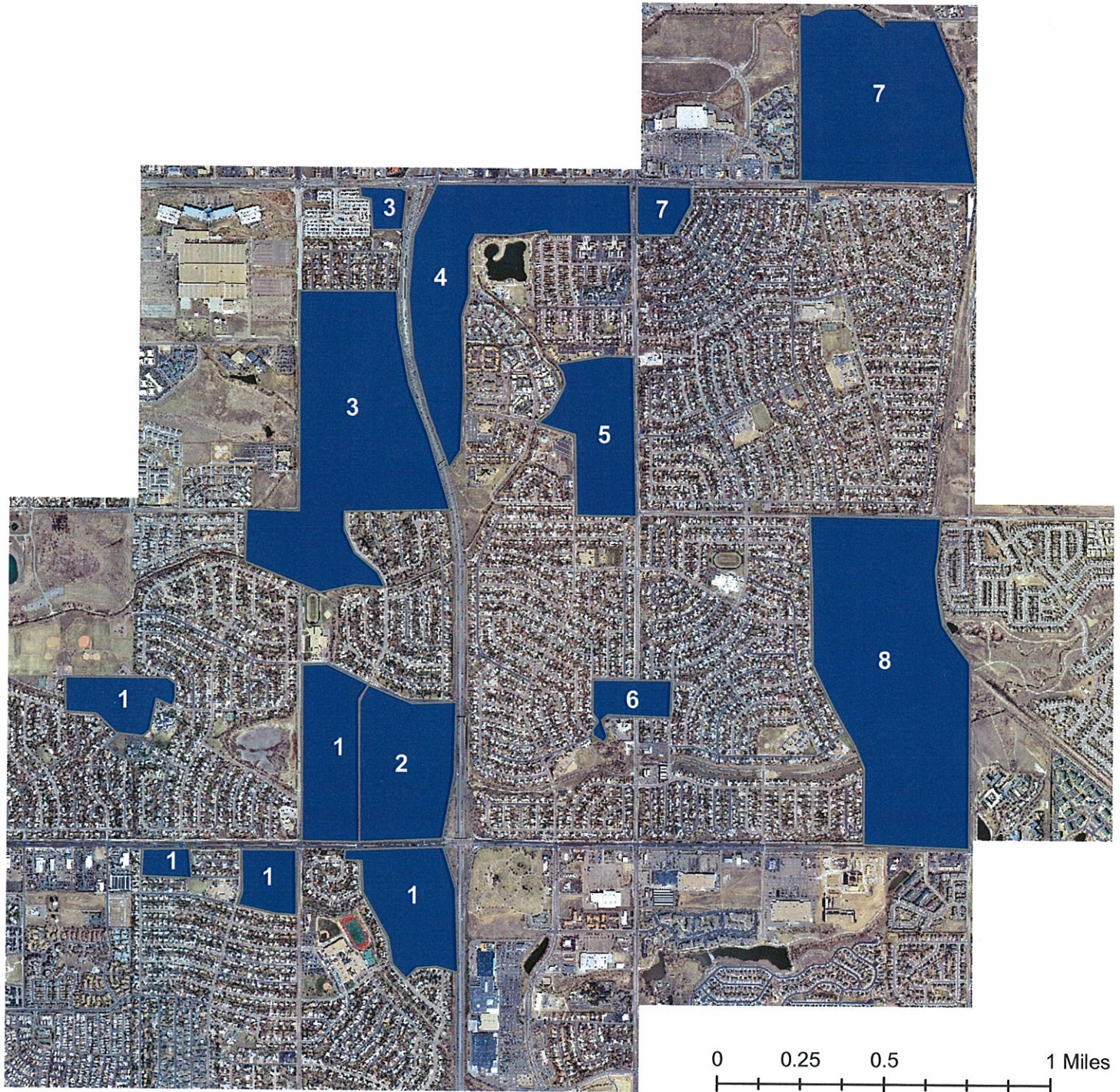
Business Licenses/Sales Tax/Home based business tracking reports - quarterly
Economic Development Strategic Plan
Business Directory
Business Assistance and Incentive Program
Program Implementation

STAFF REFERENCE:

If Council members have any comments or questions, they may contact Ryan Stachelski at 303.450.8743 or rstachelski@northglenn.org.

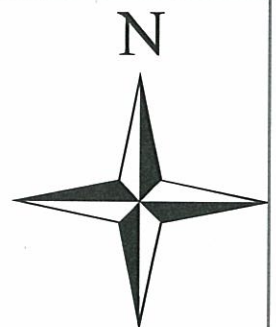
Attachments:

1. Business Licenses/Sales Tax/Home based business tracking reports



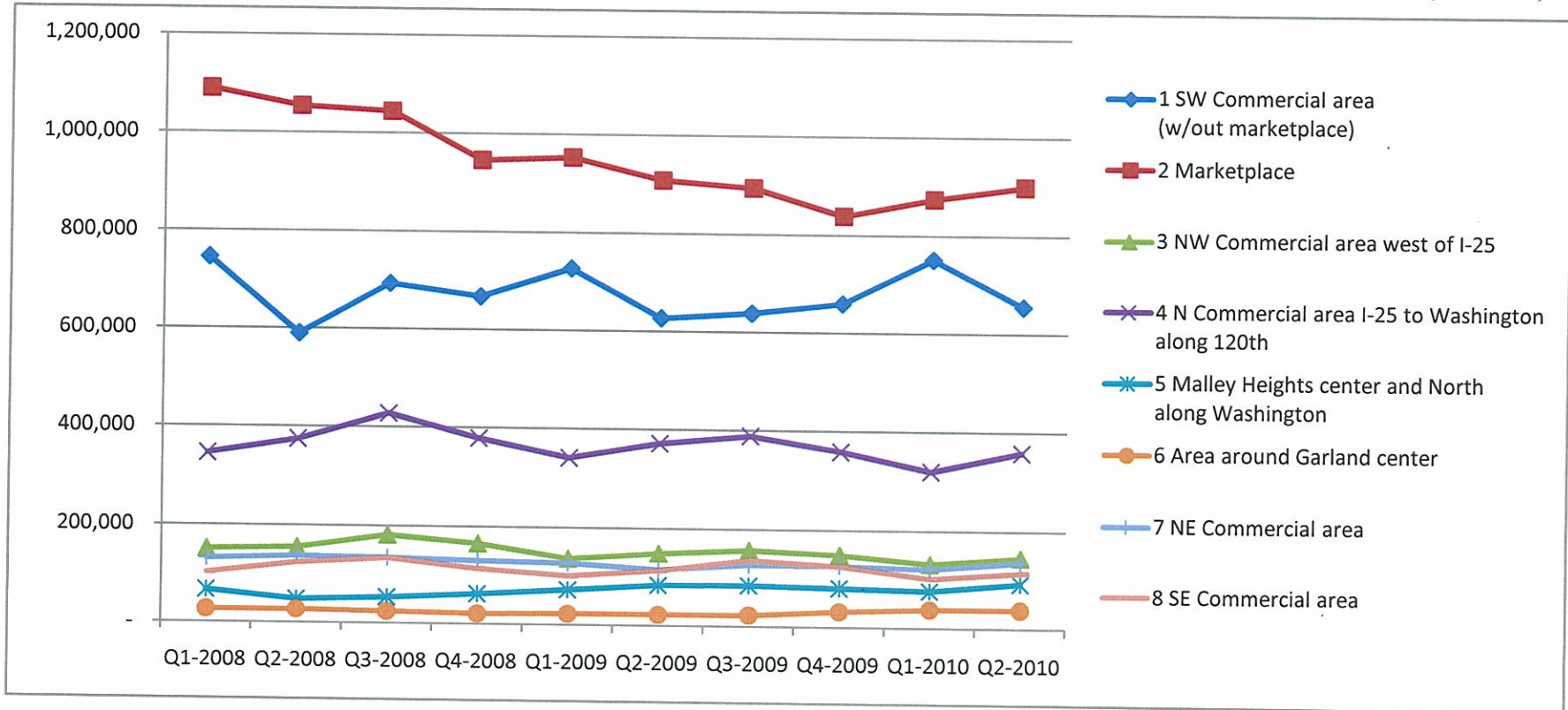
City of Northglenn

Geocoded Sales Tax Areas



Sales Tax Trends in Geocoded Areas

GEO Code	Name	Q1-2008	Q2-2008	Q3-2008	Q4-2008	Q1-2009	Q2-2009	Q3-2009	Q4-2009	Q1-2010	Q2-2010
1	SW Commercial area (w/out marketplace)	746,243	590,126	693,974	668,475	728,207	627,792	639,558	660,528	752,293	656,513
2	Marketplace	1,089,781	1,054,360	1,044,319	947,015	953,712	909,387	895,674	839,475	875,257	900,932
3	NW Commercial area west of I-25	151,929	156,022	182,011	166,246	137,314	149,959	158,345	150,340	133,397	147,066
4	N Commercial area I-25 to Washington along 120th	345,714	375,097	428,014	379,467	341,663	372,519	389,492	359,602	321,172	359,880
5	Malley Heights center and North along Washington	67,356	49,442	54,369	63,037	73,333	84,891	86,193	82,363	78,160	94,041
6	Area around Garland center	27,603	27,906	24,956	21,984	23,842	23,854	24,692	33,578	39,342	39,695
7	NE Commercial area	132,599	137,963	135,920	131,152	128,181	117,029	129,080	127,754	123,293	138,207
8	SE Commercial area	103,103	124,317	134,437	114,413	101,893	114,637	137,479	126,863	103,014	115,633



In-City Business License Trend

Date	Storefronts	Home Occ	Total
3/31/08	590	250	840
6/30/08	612	256	868
9/30/08	644	264	908
12/31/08	660	266	926
3/31/09	630	247	877
6/30/09	640	251	891
9/30/09	639	251	890
12/31/09	647	257	904
3/31/10	643	256	899
6/30/10	656	268	924

