



NURA MEMORANDUM
#18-06

DATE: July 11, 2018
TO: NURA Board & Advisors
FROM: Debbie Tuttle, NURA Executive Director
SUBJECT: Executive Director Report

PURPOSE:

The purpose of this memorandum is to highlight several NURA-related projects.

BOARD DIRECTION:

Staff is seeking board direction to either keep the current Huron Center name, or pursue changing it to Huron Crossings (see 3a below).

PROJECT UPDATES

1. The Courts

The plans were submitted to the City and have been approved. Staff is waiting for their contractor to submit the final plans and pay for the permits.

2. I-25 Pedestrian Bridge & Marketplace

Construction crews continue to repair the deck and ramps on the I-25 Marketplace pedestrian bridge to ensure longevity and safety. Work is expected to be completed by mid-August.

3. Huron Center Redevelopment

a. Huron Center Name Change & Costs

For months there has been discussion on the possibility of changing the Huron Center name. After a poll of all the NURA board members, advisors, staff and Evergreen Devco, there were a total of eight names proposed. Based on the final vote, below are the top two options:

- i. Keep Huron Center - No Change - 7 votes
- ii. Huron Crossings - Change - 7 votes +1 (different name proposed after the vote)

Staff got two bids to change the two monument signs (**Attachments A & B**) to "Crossings". The two bids are ranging from \$3,000 - \$8,000. The higher bids was contemplating painting the stucco and putting up new lettering.

In making this decision, staff like the board to consider that Northglenn already has a Huron Crossing housing development on 116th and Huron. Therefore, there could be confusion caused if the center is changed.

Staff is asking direction from the board on a decision relative to keeping the existing Huron Center name, or changing it to Huron Crossings and redoing the two monument signs. Evergreen has approved both of these options, but it would still need to be approved by Impala. If the board decides to pursue changing the name, staff will vet the two sign bids and discuss this option with Impala.

b. Business Signage

NURA approved \$75,000 in funding for new exterior signage for the businesses in the Huron Center to provide consistency and uniform design. As reported at the March and April meeting the signage bids have come in higher than budgeted to accommodate for the original size of the tenant signs and second signs for three of the business. The total amount of the project is approximately \$91,800 (see **Attachment C**).

c. New Businesses

The **Arby's** 2,400 square-foot restaurant held its ribbon cutting on June 21th and they employ 40 people.

The official ribbon cutting for the 35,000-square foot **AutoZone** was held on June 18. They employ approximately 70 people, and plan to add an additional 20 in the future. The store is open 24/7.

SaveALot submitted their plans to the Planning/Building and Fire Departments on June 27 for review. Once approved, they will start construction on the interior shell, and still plan on opening in early fall.

4. Economic Development Report

The Q/2 2018 Economic Development was presented to council on (See **Attachment D**)

5. ED Videos

The Economic Development Division has created four videos to promote doing business in Northglenn. They are targeted at businesses, developers and site selectors looking to do business in the city. They will be included on the new website and can be viewed at:

Discover Northglenn Teaser:

https://www.youtube.com/watch?v=O3SifhM927A&index=3&list=PL30yzmMy1S03_AfZRyU_BLHxe5JysEfH6

Quality of Life:

<https://youtu.be/zX-QhjW27Jw>

Location:

https://www.youtube.com/watch?v=kKI_A_2KyUU&list=PL30yzmMy1S03_AfZRyU_BLHxe5JysEfH6&index=2

Build Your Business:

https://www.youtube.com/watch?v=-euM0Jmw0q8&list=PL30yzmMy1S03_AfZRyU_BLHxe5JysEfH6

6. New Northglenn Website

The city will be launching a new website soon. The NURA page will be redesigned as well.

7. NURA Logo

Staff has changed the color on the NURA logo to match one of the primary colors (teal) on the new Northglenn logo to provide a more uniform look when using both logos together.

8. 2017 NURA Annual Report

The 2017 NURA Annual Report is almost complete and will be used for marketing and public outreach.

9. ICSC Conference

City Manager Hayes and Debbie Tuttle, Economic Development Manager and NURA Executive Director attended the ICSC Conference May 19-21st. They met with more than 20 developers, and many existing businesses and talked with potential new businesses at the conference. Follow-up calls and letters have been sent to interested parties. Staff considered this the best conference attended in the last seven years.

STAFF REFERENCE:

If you have any comments or questions, you may contact me at dtuttle@northglenn.org at 303-450-8743.

HURON
CENTER

FU SHING

CHINESE RESTAURANT

CHINESE



TAMALE KITCHEN

VOTED BEST MEXICAN RESTAURANT

AN ASTONISHING ATTEMPT

HURON CENTER

FU SHING

CHINESE RESTAURANT
CHINESE



TAMALE KITCHEN
VOTED BEST MEXICAN RESTAURANT

A T ST EAU AL A

Huron Center Signage
Final Order

Attachment C

Unit	Business	S/F	4 x 8	4 x 12	4 x 16	Façade Height	Façade Width	Façade Area	Max Sign Size	Maximum Sign	NURA	NURA 2 Sign
1010	Advantage Game	3792	1			20	48	960.00	96.00	4 x 16	4 x 8	N/A
998	Glamour	1235	1			19	19	361.00	36.10	4 x 8	4 x 8	N/A
930	710 Pipes	1239	1			19	19	361.00	36.10	4 x 8	4 x 8	N/A
950	Barber	1400	1	1		18.75	25.5	478.13	47.81	4 x 12	4 x 8	N/A
1030	Tamale Kitchen	1400		1	1	20	68	1360.00	136.00	4 x 16	4 x 12	4 x 16
1004	Boss Arcade	3100		1		18	48	864.00	86.40	4 x 16	4 x 12	N/A
1024	Fu Shing	1536		1		18	48	864.00	86.40	4 x 16	4 x 12	N/A
1016	Laundry Spot	1600		1		18	44	792.00	79.20	4 x 16	4 x 12	N/A
920	Natural Selection	2600		1		17	29	493.00	49.30	4 x 12	4 x 12	N/A
992	360 Nails	2950		1	1	19	28	532.00	53.20	4 x 12	4 x 12	4 x 16
900	Discount Liquor	4300		1	1	19	39	741.00	74.10	4 x 16	4 x 12	4 x 16
970	Grow Depot	8000		1		18	48	864.00	86.40	4 x 16	4 x 12	N/A
			4	9	3							



2930 W. 9th Avenue
 Denver, CO 80204
 phone: 303.629.6121
 fax: 303.629.1024

PROPOSAL

Proposal #: 22904

Proposal Date: 06/29/18
 Customer #: 113993
 Page: 1 of 3

SOLD TO:	JOB LOCATION:
NEXUS BUILDERS, LLC 200 N. MARYLAND AVE., #201 GLENDALE CA 91206	Huron Promenade Tenants 104th Ave. and Huron Northglenn CO 80234

Gordon Sign (HEREINAFTER CALLED THE "COMPANY") HEREBY PROPOSES TO FURNISH ALL THE MATERIALS AND PERFORM ALL THE LABOR NECESSARY FOR THE COMPLETION OF:

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #14618-REV8 Furnish and install. Exclude permit fees and acquisition and electrical connection (by others). NEED CORRECTED PRINT..6/29/18 option for Four 8' signs, three 16' signs and eight 12' signs. See 14618-17.	\$86,266.00	\$86,266.00
1	QUOTE #16573 Permit fees and acquisition, no Use Tax or sales tax per NURA	\$5,521.00	\$5,521.00

Handwritten initials and date: DJ 6/29/18

ALL MATERIAL IS GUARANTEED TO BE AS SPECIFIED, AND THE ABOVE TO BE IN ACCORDANCE WITH THE DRAWINGS AND OR SPECIFICATIONS SUBMITTED FOR THE ABOVE WORK AND COMPLETED IN A WORKMANLIKE MANNER FOR THE SUM OF:

TOTAL PROPOSAL AMOUNT: \$91,787.00

TERMS: 50.0% DOWN, BALANCE DUE ON COMPLETION
 (INTEREST OF 0.8% PER MONTH WILL BE ADDED TO PAST DUE ACCOUNTS)

THIS PRICE DOES NOT INCLUDE PRIMARY ELECTRICAL CONNECTIONS, SPECIALTY LIFTS, ENGINEERING CHANGES, SPECIAL SOIL CONDITIONS, PERMITS, PERMIT WORK, SPECIALTY ENGINEERING, SIDEWALK CLOSURES, TRAFFIC CONTROL OR TAX UNLESS SPECIFICALLY STATED.

NOTE: THIS PROPOSAL MAY BE WITHDRAWN IF NOT ACCEPTED WITHIN **30 DAYS** FROM THE DATE ABOVE. THIS WORK WILL NOT BEGIN UNTIL WRITTEN ACCEPTANCE OF DRAWINGS AND PRICE, DOWN PAYMENT AND REQUIRED PERMITS ARE RECEIVED.

ANY ALTERATION OR DEVIATION FROM THE ABOVE SPECIFICATIONS INVOLVING EXTRA COSTS AND WILL BECOME AN EXTRA CHARGE OVER AND ABOVE THE CONTRACT PRICE.

TERMS AND CONDITIONS

- UPON DEFAULT IN THE PAYMENT OF ANY SUMS HEREIN AGREED, THE COMPANY MAY, AT ITS OPTION, DECLARE THE ENTIRE BALANCE PRICE FULLY DUE AND PAYABLE WITHOUT FURTHER NOTICE TO CUSTOMER; AND, ONCE DECLARED, PURCHASER AGREES TO PAY INTEREST ON BALANCE AT THE RATE OF 1.5% PER MONTH. PURCHASER FURTHER AGREES TO PAY ALL REASONABLE COLLECTION COSTS OF THE COMPANY, AND IF THE COMPANY SHALL INSTITUTE ANY ACTION OR SUIT FOR THE ENFORCEMENT OF ANY OBLIGATIONS BY THE PURCHASER HEREUNDER, PURCHASER SHALL PAY, IN ADDITION TO ALL AMOUNTS FOUND DUE FROM PURCHASER, A REASONABLE ATTORNEY'S FEE.
- BOTH PARTIES HERETO AGREE THAT THE TITLE TO SIGN/DISPLAY SHALL REMAIN WITH THE COMPANY UNTIL PAID FOR IN FULL, HOWEVER, IT IS EXPRESSLY AGREED THAT SIGN/DISPLAY AND EVERY PART THEREOF AT ALL TIMES WHILE OUT OF THE POSSESSION OF THE COMPANY SHALL BE AT THE RISK OF THE PURCHASER, AND NO LOSS OR DAMAGE SHALL OPERATE TO EXTINGUISH OR DIMINISH THE LIABILITY OF THE PURCHASER UNDER THIS CONTRACT.
- IT IS FURTHER AGREED BY BOTH PARTIES THAT ALL PROVISIONS IN REGARD TO THE PROJECT ARE CONTAINED IN WRITING HEREIN.

COMPANY INITIALS _____

CUSTOMER INITIALS *DJ*



2930 W. 9th Avenue
Denver, CO 80204
phone: 303.629.6121
fax: 303.629.1024

PROPOSAL

Proposal #: 22904

Proposal Date: 06/29/18
Customer #: 113993
Page: 2 of 3

4. ALL TERMS AND CONDITIONS OF THIS CONTRACT SHALL BE BINDING UPON ANY SUCCESSORS, ASSIGNS OR OTHER LEGAL REPRESENTATIVES OF THE RESPECTIVE PARTIES BUT NO ASSIGNMENT SHALL BE MADE BY THE PURCHASER WITHOUT THE CONSENT IN WRITING BY THE COMPANY UNLESS FULL PAYMENT OF THE TOTAL CONSIDERATION HAS BEEN MADE.
5. PURCHASER SHALL SECURE PERMISSION FROM THE BUILDING OWNER, AND/OR OTHERS, EXCLUSIVE OF PUBLIC AUTHORITIES, WHOSE PERMISSION IS REQUIRED, FOR THE INSTALLATION OF SIGN/DISPLAY. PURCHASER SHALL BE LIABLE FOR ANY ADDITIONAL COSTS RESULTING FROM DELAYS IN OBTAINING SUCH PERMISSION. IF SUCH PERMISSION IS NEVER OBTAINED, PURCHASER AGREES TO INDEMNIFY THE COMPANY FOR ANY AND ALL COSTS ARISING FROM THAT FAILURE TO OBTAIN PERMISSION.
6. PURCHASER AGREES TO BE RESPONSIBLE FOR PROVIDING SERVICE FEED WIRE OF SUITABLE CAPACITY AND APPROVED RATING TO LOCATION OF SIGN/DISPLAY AND CONNECTING SAME TO SIGN/DISPLAY.
7. THE COMPANY WARRANTS THAT ALL PRODUCTS IT MANUFACTURES AND INSTALLS SHALL BE FREE OF ANY DEFECTS IN WORKMANSHIP FOR ONE (1) YEAR. ALL ELECTRICAL COMPONENTS SHALL BE WARRANTED FROM THE DATE OF SIGN INSTALLATION FOR NINETY (90) DAYS OR FOR THE PERIOD OF THE COMPONENT MANUFACTURER'S WARRANTY, WHICHEVER IS LONGER. LABOR TO REPLACE DEFECTIVE ELECTRICAL COMPONENTS SHALL BE PROVIDED TO CUSTOMER AT NO CHARGE BY THE COMPANY FOR A PERIOD OF 90 DAYS FROM THE DATE OF INSTALLATION AS NECESSARY. THIS WARRANTY DOES NOT APPLY WHEN DAMAGE IS CAUSED BY MISUSE, EXCESSIVE POWER APPLICATION OR OVERLOADED PRIMARY FEEDS, ACTS OF NATURE, VANDALISM, OR WINDS IN EXCESS OF 80 MILES PER HOUR.
8. THE UNDERSIGNED PURCHASER ACKNOWLEDGES AND GRANTS THAT THE COMPANY HAS A SECURITY INTEREST IN THE SIGNAGE AND IS OWNER UNTIL ALL AMOUNTS DUE IT ARE PAID IN FULL AND THAT THE COMPANY MAY AT ITS SOLE DISCRETION RECORD A UCC1 LIEN STATEMENT WITH THE SECRETARY OF STATE'S OFFICE UNTIL ALL AMOUNTS DUE ARE PAID IN FULL. FINAL PAYMENT IS DUE AND PAYABLE 15 DAYS SUBSEQUENT TO SUBSTANCIAL COMPLETION. THE COMPANY RESERVES ALL LIEN RIGHTS RELATED TO THE DISPLAY UNTIL ALL AMOUNTS ARE PAID IN FULL.
9. WHEN EXCAVATION IS NECESSARY, THE COMPANY WILL ARRANGE FOR THE LOCATION PUBLIC UTILITIES. LOCATION OF PRIVATE UTILITIES IS SOLE RESPONSIBILITY OF THE CUSTOMER AND AGREES TO HOLD THE COMPANY HARMLESS FROM ANY DAMAGE TO PRROPERTY OR INJURY TO PERSONS WHICH OCCURS BY REASON OF THE PRESENCE OF ANY SUBTERRANAN IMPROVEMENTS. IN THE EVENT ROCK IS ENCOUNTERED IN THE EXCAVATION PROCESS, AND SPECIALIZED EQUIPMENT IS REQUIRED, ADDITIONAL COSTS MAY BE INCURRED FOR WHICH THE COMPANY WILL REQUEST REIMBURSEMENT FROM PURCHASER. GORDON SIGN COMPANY, LLC IS NOT RESPONSIBLE OF THE TRANSPORTATION, HANDLING, STORAGE OR DISPOSAL OF HAZARDOUS SUBSTANCES OR SUSPECTED HAZARDOUS SUBSTANCES OR MATERIALS AT THE INSTALLATION LOCATION. ALL SOIL AND SPOILS FROM THIS PROJECT ARE REQUIRED TO REMAIN ON-SITE, PURSUANT TO EPA GUIDELINES AND RECOMMENDATIONS. IT IS THE CLIENT'S RESPONSIBILITY TO SELECT LAWFUL DISPOSAL SITES AND ARRANGE FOR THE PROPER TRANSPORTATION TO SUCH SITES AS REQUIRED BY THE LANDOWNER. PRUDENCE AND GOOD JUDGEMENT SHOULD BE APPLIED IN SELECTING AND ARRANGING FOR LAWFUL DISPOSAL OF HAZARDOUS OR SUSPECTED HAZARDOUS SUBSTANCES FROM THE PROPERTY BY THE PURCHASER.
10. PURCHASER WILL IDEMNIFY AND HOLD THE COMPANY HARMLESS RELATING TO ANY WORK CONTEMPLATED IN THIS PROPOSAL INCLUDING, BUT NOT LIMITED TO: ELECTRICAL WIRING, WEEP HOLES, POWERLINES, WALL DAMAGE, ACCESS POINTS, LANDSCAPING, CURBS, UNDERGROUND LINES, ASPHALT AND PAVING.
11. ALL REMAINING FUNDS OWING 90 DAYS SUBSEQUENT TO COMPLETION WILL BECOME DUE AND PAYABLE, REGARDLESS OF THE RESIDUAL HOLDBACK AND FLOW OF FUNDS.

THIS PROPOSAL DOES NOT BECOME EFFECTIVE UNTIL SIGNED AND DATED BY THE COMPANY.

THE ABOVE PRICES, SPECIFICATIONS, AND CONDITIONS ARE SATISFACTORY AND ARE HEREBY ACCEPTED. YOU ARE AUTHORIZED TO DO THE WORK AS SPECIFIED. PAYMENT WILL BE MADE AS OUTLINED ABOVE.

GORDON SIGN COMPANY:

ACCEPTED BY: _____

TITLE: _____

SIGNATURE: _____

DATE: _____

PURCHASER:

ACCEPTED BY: Debbie Tuttle

TITLE: NU&A ED

SIGNATURE: Debbie Tuttle

DATE: 6/29/18

COMPANY INITIALS _____

CUSTOMER INITIALS DT

OK BY 6/27/18

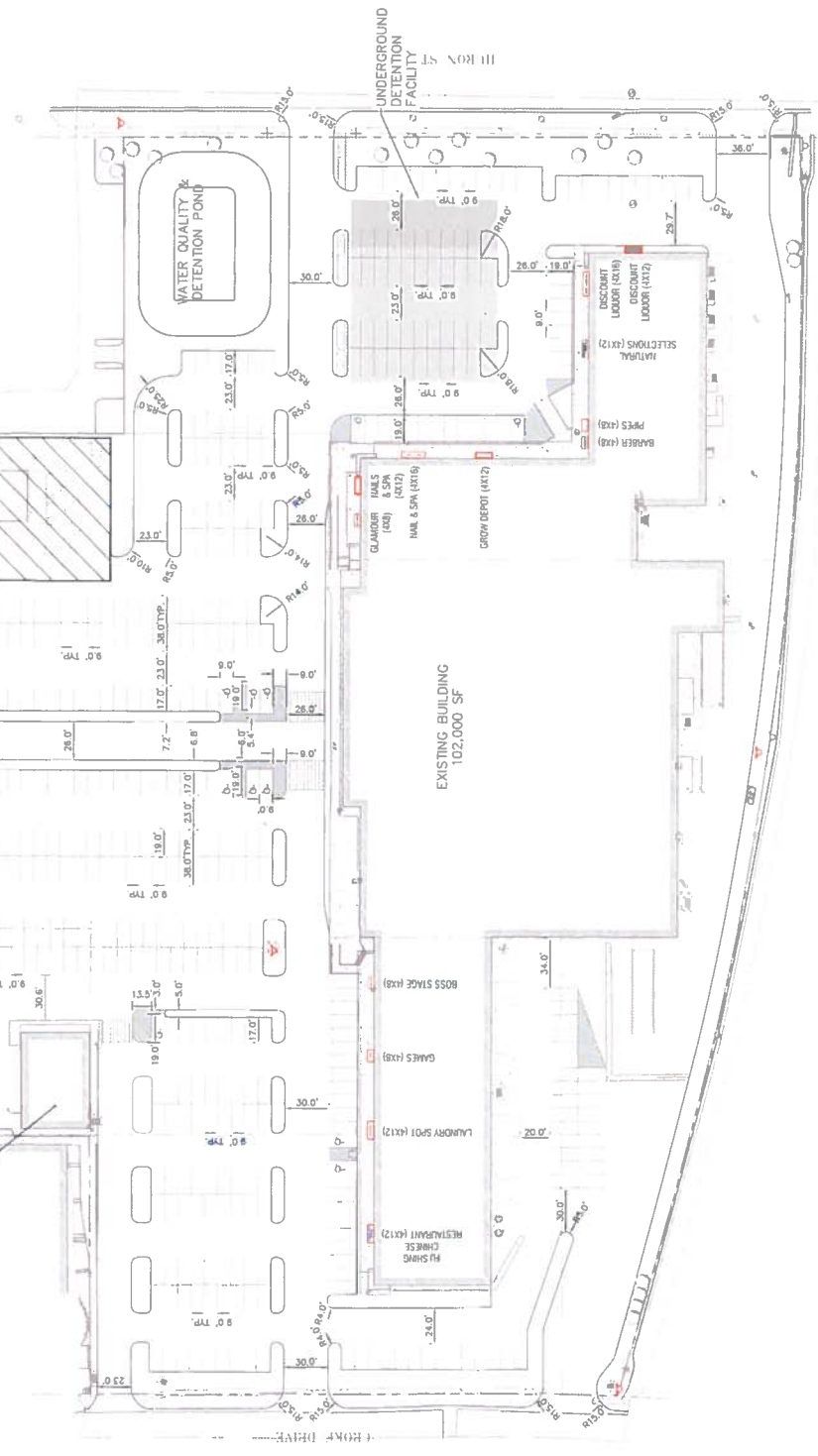
WEST TENTH AVENUE

SITE DATA	
SITE AREA	10.457 ACRES
BUILDING AREA	106,550 SF
PAVING AREA	91,117 ACRES
LANDSCAPE AREA	91,117 ACRES
REQUIRED PARKING	412 SPACES
PROPOSED PARKING	485 SPACES
REQUIRED ADA ACCESSIBILITY PARKING	8 SPACES
PROPOSED ADA ACCESSIBILITY PARKING	10 SPACES
BUILDING DENSITY	10,185 S.F./ACRE = 313.7%
LANDSCAPE DENSITY	52,140 S.F./LANDSCAPE = 13.84%
LANDSCAPE DENSITY	55,544 S.F./LOT
LANDSCAPE DENSITY	55,544 S.F./LOT

NO LESS THAN 12% OF THE TOTAL LOT AREA OR THE FRONT 25 FEET ABUTTING THE RIGHT-OF-WAY, WHICHEVER IS GREATER, SHALL BE LANDSCAPED. LANDSCAPING SHALL BE LOCATED IN AT LEAST THREE DISTINCT AREAS OF THE LOT.

PROPOSED BUILDING
(FUTURE DEVELOPMENT)

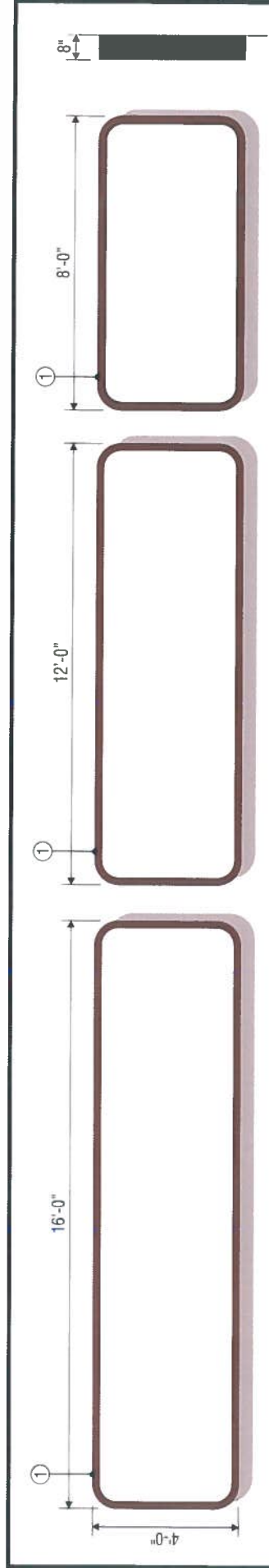
EXISTING BUILDING
1,450 SF
EXISTING BUILDING
3,000 SF



PROPOSED SITE
PLAN CONCEPT
FEBRUARY 16, 2017



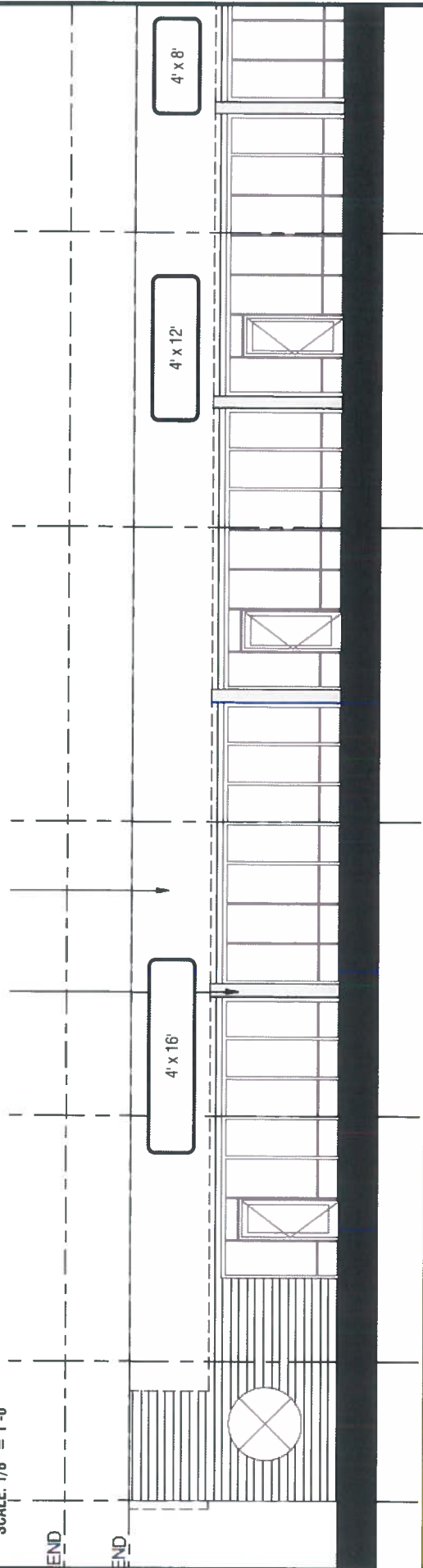
Ok *DL* 6/29/18



- (A) Aluminum Extrusion Cabinet Displays**
Quantity: 3 ea., Manufacture and Install $3/8" = 1'-0"$
- (B) Aluminum Extrusion Cabinet Displays**
Quantity: 8 ea., Manufacture and Install $3/8" = 1'-0"$
- (C) Aluminum Extrusion Cabinet Displays**
Quantity: 4 ea., Manufacture and Install

① Aluminum extrusion cabinet display with 2 1/2" retainers with 8" radius corners painted MP41313SP Dark Bronze, with white polycarbonate faces with vinyl overlays. Internally illuminate with white LEDs.
See Drawing #15949 for tenant vinyl decorations.

ART SUPERIMPOSED ON TYPICAL ELEVATION DRAWING
SCALE: 1/8" = 1'-0"



2930 West 9th Avenue - Denver, Colorado 80204 - 303.629.6121 - www.gordonsign.com

Account Rep: Steve Youel	Client: Huron Promenade Tenants
Date: 10/13/17	Address: 104th and Huron
Drawn by: <i>Yes</i>	City: Northglenn, CO
Client Approval:	Landlord Approval:

Revisions:

- 14, 5-29-18: Swapped NAILS & SPA cabinets. -KL
- 14, 6-7-18: Changed retainer size. -KL
- 15, 6-19-18: Changed cabinet quantities. -KL
- 16, 6-27-18: Changed cabinet quantities. -KL
- 17, 6-28-18: Changed cabinet quantities. -KL

IMPORTANT ELECTRICAL NOTE:
UL LIST COMPLIANT PER NEC AND ALL ELECTRICAL WIRING REQUIREMENTS.
MUST BE DISCONNECTED ISOLATED CIRCUITS

Voltage:

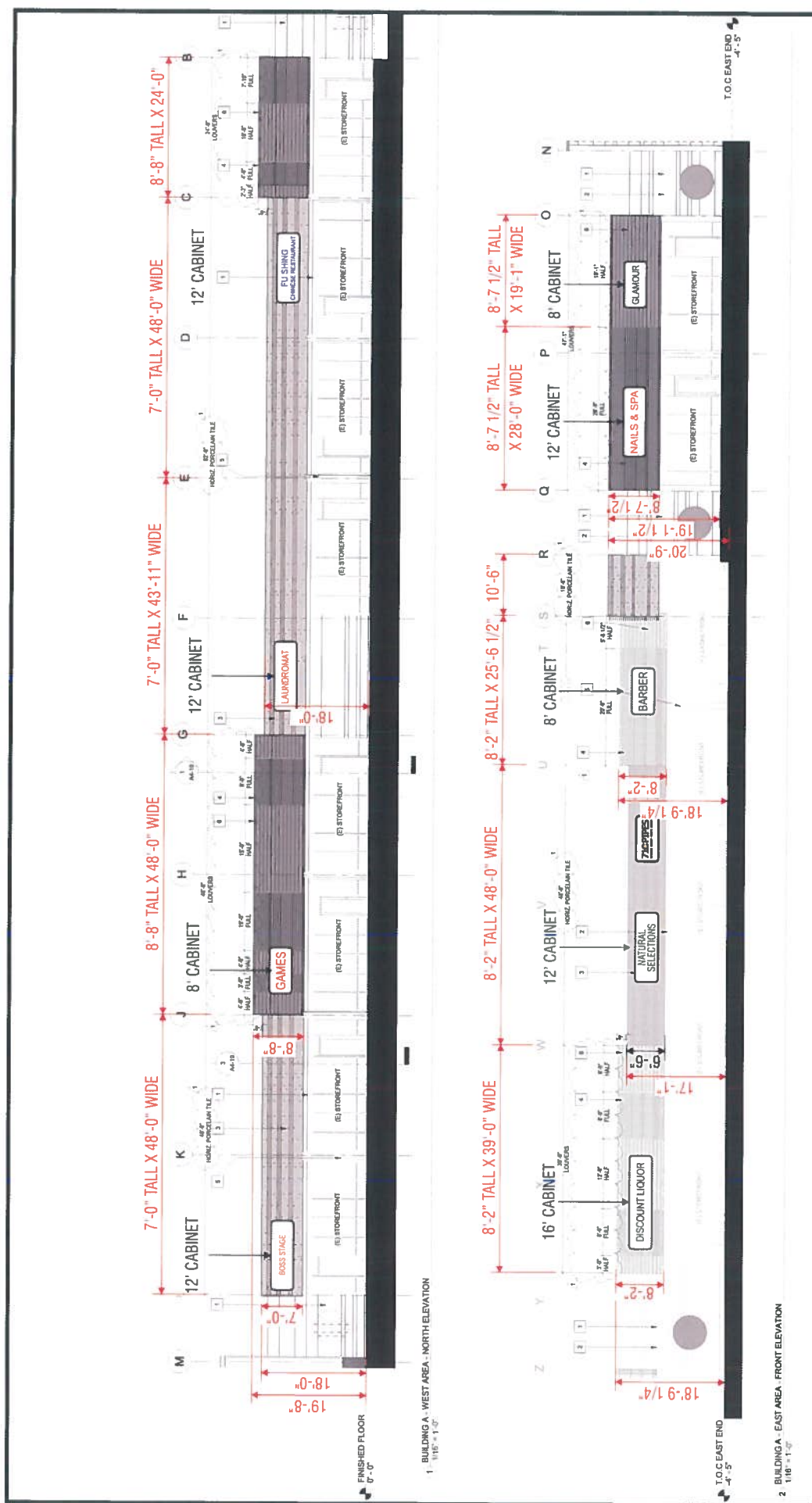
UL **Gordon Sign Meets UL Safety Requirements**

Gordon Sign will endeavor to closely match colors, including PMS colors where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paint used.

Sheet 1 of 4

GORDON SIGN

OK D.J. 6/29/18



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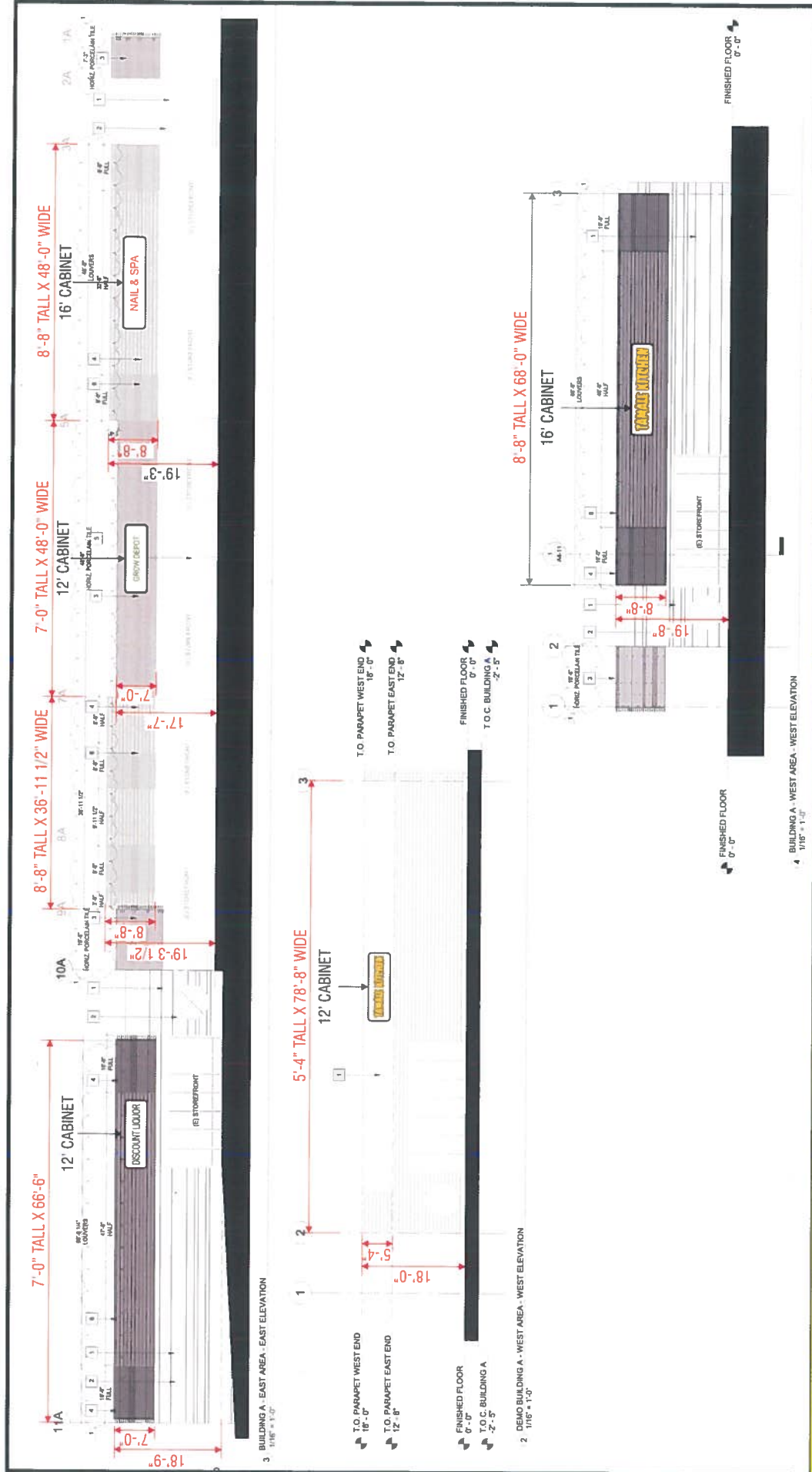
<p>Important Electrical Note: ALL ELECTRICAL WORK MUST BE DONE BY A LICENSED ELECTRICIAN. ALL ELECTRICAL PRIMARY CIRCUITS MUST BE DISCONNECTED ISOLATED CIRCUITS</p> <p>Voltage:</p> <p>Gordon Sign Meets UL Safety Requirements</p> <p>Gordon Sign will endeavor to closely match colors, including PMS colors where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.</p>	<p>File Name: Huron Promenade Tenants 14618-17</p> <p>Revisions:</p> <ul style="list-style-type: none"> -14-SIR-01: 6-7-18: Changed retailer size -KL -15: 6-19-18: Changed cabinet quantities -KL -16: 6-27-18: Changed cabinet quantities -KL -17: 6-28-18: Changed cabinet quantities -KL 	<p>Account Rep.: Steve Youe</p> <p>Date: 10/13/17</p> <p>Drawn by: [Signature]</p>	<p>Client: Huron Promenade Tenants 104th and Huron Northglenn, CO</p>
	<p>Client Approval: _____</p> <p>Landlord Approval: _____</p>		

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Sheet 2 of 4



OK 02/21/18



2930 West 9th Avenue - Denver, Colorado 80204 - 303.629.6121 - www.gordonsign.com

File Name: Huron Promenade Tenants 14618-17	Account Rep: Steve Youel	Client: Huron Promenade Tenants 104th and Huron Northglenn, CO
Revisions: -14-SJR-01: 6-7-18: Changed retailer size -KL -15-6-19-18: Changed cabinet quantities -KL -16-6-27-18: Changed cabinet quantities -KL -17-6-28-18: Changed cabinet quantities -KL	Date: 10/13/17	Client Approval:
IMPORTANT ELECTRICAL NOTE: ALL THE CONDUIT PER NEC AND ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONCRETE ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONCRETE	Drawn by: [Signature]	Landlord Approval:
Voltage:	© This design is the exclusive property of Gordon Sign and cannot be reproduced either in whole or in part without their consent.	

Gordon Sign Meets UL Safety Requirements

Gordon Sign will endeavor to closely match colors, including PMS colors where specified. We cannot guarantee exact matches due to varying compatibility of surface materials and paints used.

Sheet 3 of 4





2930 W. 9th Avenue
 Denver, CO 80204
 phone: 303.629.6121
 fax: 303.629.1024

DEPOSIT INVOICE

Invoice #: DP22904

Inv Date: 06/29/18
 Customer #: 113993
 Page: 3 of 3

SOLD TO:	JOB LOCATION:
NEXUS BUILDERS, LLC 200 N. MARYLAND AVE., #201 GLENDALE CA 91206	Huron Promenade Tenants 104th Ave. and Huron Northglenn CO 80234

ORDERED BY	PO NUMBER	SALESPERSON	ORDER DATE	PAYMENT TERMS
		Steve Youel	06/29/18	50.0% Due Upon Receipt

QTY	DESCRIPTION	UNIT PRICE	TOTAL PRICE
1	QUOTE #14618-REV8 Furnish and install. Exclude permit fees and acquisition and electrical connection (by others). NEED CORRECTED PRINT..6/29/18 option for Four 8' signs, three 16' signs and eight 12' signs. See 14618-17.	\$86,266.00	\$86,266.00
1	QUOTE #16573 Permit fees and acquisition, no Use Tax or sales tax per NURA	\$5,521.00	\$5,521.00
TOTAL PROPOSAL AMOUNT			----- \$91,787.00
*** FINAL INVOICE AMOUNT MAY VARY UPON COMPLETION ***			

*OK
D/I*

*OK 6/29/18
OK to pay*

PLEASE PAY THIS DEPOSIT AMOUNT:	\$45,893.50
--	--------------------

**CITY MANAGER'S OFFICE
MEMORANDUM 18-18**

DATE: May 14, 2018

TO: Honorable Mayor Carol Dodge and City Council Members

FROM: James A. Hayes, AICP, City Manager
Debbie Tuttle, Economic Development Manager & NURA Executive Director

SUBJECT: **Q1 2018 Economic Development Report**

2017 Economic Development Year in Review

The 2017 year-end infographic recap attached (**Attachment A**) helps visually represent the major economic indicators and projects for the last year. It includes a snapshot of major development and redevelopment projects, information on new businesses, and other statistical data on unemployment, commercial real estate, median household incomes, commercial construction permits and tax revenues.

Businesses in the News & Awards

Atlas Roofing Honored by ACED - Adams County Economic Development (ACED) recently honored 2017's significant achievements in economic development for businesses and developments in Adams County. Northglenn's **Atlas Roofing** was honored to receive the *Resilience Award* for overcoming significant challenges caused by heavy rainfall in the summer of 2017. The flooding caused by this torrential rainstorm was triggered by the collapse of a 50' x 80' section of the concrete roof deck of Atlas's building. Production was shut down for over a month during the company's busiest season. This award recognized Atlas for their resilience, as they maintained zero loss of sales by shifting production to sister facilities during this challenging recovery period. Atlas recognized the City of Northglenn for all their help during this challenging time.

Horizons North Credit Union Plans to Move & Expand - After 58 years in Northglenn, Horizons North Credit Union (HNCU) will be moving their main branch and expanding in Westminster. They purchased a land parcel at 136th and Huron Street, and plan to construct a new facility, and move in 2019. They will be selling their current facility at 11455 Pearl Street. The goal is to maintain a smaller branch in Northglenn. <https://www.cuinsight.com/press-release/horizons-north-credit-union-announced-future-location-new-branch-westminster>

Northglenn Greens Sold for \$4.94M - Colorado Christian University, Tri-County Health Department and the Senior Hub moved out in 2017, leaving the building more than 50% vacant. **Ramos Law, LLC** an injury law firm, purchased the 47,957-square-foot building at 10190 Bannock Street. Ramos will occupy 12,768 square feet of the top floor. They will employ 50 people and plan to make extensive interior and exterior improvements to the building. They plan to open in the fall. crej.com/news/law-firm-settles-on-4-94-million-for-northglenn-office-building

Save-A-Lot Brings New Grocery Opportunities to Huron Center - Save-A-Lot has leased 21,773 square feet in the Huron Center, located at 104th Avenue and Huron Street, and will begin interior construction soon. They plan to open in early fall 2018. The Northglenn Urban Renewal Authority (NURA) has contributed significantly to the \$10 million Huron Center revitalization project, which began last summer. Save-A-Lot will be the third new national tenant attracted to the center. Save-A-Lot will be Northglenn's fourth grocery store and the only one in the city west of Interstate 25. www.northglenn.org/news/save-lot-brings-new-grocery-opportunities-huron-center

New Sports Facility Coming to Northglenn - The Courts Sports Complex, a new full-service, multi-sport facility, will be constructed at 11295 Washington St. Construction is planned to begin this summer, with completion scheduled early next year. The 32,445-square-foot facility will house four regulation-size basketball and/or volleyball courts for team leagues, practices, tournaments, camps, and clinics. The facility will also accommodate pickleball, futsal, badminton, gymnastics, dance, cheer, aerobics, and more. It will include a café, lounge and 4,270-square-foot retail area. They plan to employ approximately 14 people. The Northglenn Urban Renewal Authority (NURA) sold the 2.5-acre parcel to The Courts for \$385,000. <https://www.northglenn.org/news/new-sports-complex-coming-northglenn>

Former Church Property Becomes New Childcare Facility - Purple Moon Family Childcare purchased the 3,197 square foot property at 650 Kennedy Drive from Good Shepard Presbyterian Church. The total investment for the project is estimated at \$1.25M and they will employ 15 people. NURA provided a \$12,500 Business Improvement Grant (BIG) to assist in exterior improvements and a \$10,000 Business Utility Assistance Grant (BUAG) to assist with utility upgrades. They plan to open for business in Q/3 2018. <https://businessden.com/2018/02/23/pipeline-commercial-real-estate-deals-2-23-18/>

Ribbon Cuttings

A complete list of ribbon cuttings can be found at <https://www.northglenn.org/ribboncuttings>. Below is a list of the Q1 2018 ribbon cuttings.

Northglenn Fit Body Boot Camp held its ribbon cutting ceremony on Mar. 12. This personal training gym leased 3,000 square feet at 524 Malley Drive and employs four people. For more information call 303-452-5455 or visit www.fitbodybootcamp.com/northglennfitnessbootcamp.

Office Depot held its ribbon cutting ceremony on Jan. 10. The new 18,377 square-foot store is located at 10650 Melody Drive in a portion of the former Marshall's store. This is only the 2nd "store of the future" in the Denver Metro area and they employ 18 people. For more information visit www.officedepot.com/storelocator/co/northglenn, or call 720-669-1045.



Ribbon cutting for re-opening of Office Depot in the Marketplace.

SpeedPro Imaging held its ribbon cutting ceremony on Feb. 1. This high-quality large format printing company leased 3,200 square-feet at 425 West 115th Ave., Unit 3 and employs three people. For more information visit www.speedpro.com/locations/northglenn-co or call 303-632-5545.

Periodic Brewing held its ribbon cutting ceremony on Mar. 9. The 4,590 square foot craft brewery and tasting room is located at 2100 E. 112th Avenue, Unit 1, and employs eight people. For more information visit @PeriodicBrewing or call 720-864-1012.

Starbucks #17733 held its ribbon cutting ceremony on Feb. 1. This full-service retail store is located at 550 W. 104th Avenue (formerly Bellco CU) and employs twenty people. For more information, call 303-255-5628.



Ribbon cutting ceremony at new full-service Starbucks at 550 W. 104th Avenue.

Starbucks #51960 held its ribbon cutting ceremony on Mar. 16. This container store moved from its former location on 104th Avenue to 10701 Washington Street. The store employs twenty people. For more information, call 720.527.1592. www.sun-sentinel.com/features/food/sns-dailymeal-1889164-drink-starbucks-mobile-colorado-022718-20180227-story.html

Q1 2018 New Business Announcements

At the end March, Northglenn had a total of **921** businesses. Of that total, **718** are storefronts and **203** are home-based businesses. In Q1 2018, Northglenn announced **10** new storefront businesses, reporting **49** new jobs, and absorbing **19,152** square feet of office, industrial and retail space. Healing Waters Float Studio was the only business that closed in Q1. The net business totals are listed below. Visit www.shopnorthglenn.org for a list of all Northglenn businesses.

2018 New Storefront Business Licenses*

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	4	18	10,713
February	5	30	7,541
March	1	1	898
TOTALS	10	49	19,152
Closed Businesses**	1	1	1,167
NET NEW TOTALS	9	48	17,985

* Seasonal, temporary, storage facilities, and home-based businesses are not included in the total new business figures. Businesses that change their name, but not new ownership, or new owners that do not change the name of the business are also not included in this report.

New Storefront Businesses

Citywide Home Loans leased 4,183 square feet at 11990 Grant Street, Suite 120. This mortgage company employs six people. For more information, visit www.lendingahand.com or call 720-258-8275.

Dreamscape Piercing and Tattoos leased 1,741 square feet at 474 Malley Drive. This tattoo and piercing company employs four people. For more information, visit www.facebook.com/pages/Dreamscape-Piercing-and-Tattoo/193233221436741 or call 720-667-1157.

Infinite Pillar LLC and **Pillar of Health LLC** co-leased 600 square feet at 11172 Huron Street, Suite 25B. Both wellness businesses each employ one person and offer a variety of bodywork services. For more information about Infinite Pillar LLC, visit www.infinitepillar.com, or call 720-313-4735. For more information about Pillar of Health, call 720-282-3454.

MTS Mobile Staffing Services LLC leased 1,260 square feet at 1400 W. 104th Ave. This employment services agency provides temporary, temp-to-hire, direct hire, employment, and payroll services and employs two people. For more information, visit <https://mountaintemp.com/northglenn/employer/staffing-services-northglenn-co> or call 720-381-6826.

A Professional Installation, Inc. leased 680 square feet at 10465 Melody Drive, Suite 201. This door installation company uses this office as a dispatch center and employs two people. For more information, call 303-428-7050.

Reliant Services leased 898 square feet at 11160 Huron Street, Unit 32. This counseling services company employs one person. For more information call 720-510-9115.

New Home-Based Businesses

Artist's Nook is a home-based business that provides after-school arts programs and employs one person. For more information, call 720-238-2615.

Diamond by Signature is a home-based business that provides real estate services and employs two people. For more information, call 720-626-5563.

Integrity Water and Sewer LLC is a home-based business that provides utility repair and replacement services and employs two people. For more information, visit www.integritywaterandsewer.com or call 720-499-5359.

Multi-Facet Repairs LLC is a home-based wholesale trade jewelry business that employs one person. For more information, call 303-881-3715.

Nova Staging & Redesign is a home-based business that provides home staging and redesign services and employs one person. For more information, call 720-383-1373.

PR Creative Inspirations is a home-based wood working business that employs one person. For more information, call 720-309-3197.

Red Coin Media is a home-based, photo and video creation business that employs one person. For more information, call 720-746-8110.

Ruby Jean Patisserie LLC is a home-based special order bakery that employs one person. For more information, call 303-815-6812.

Vow of the Wild, LLC is a home-based wedding photography business and employees two people. For more information call 720-254-5801 or visit www.vowofthewild.com.

Q1 2018 - Northglenn Business Anniversaries

The city wants to recognize and thank the following companies, which celebrated major milestones of doing business in Northglenn. Congratulations!

<p>35 Years M Designs</p> <p>25 Years Cryotherm, Inc. Office Depot #593</p> <p>20 Years O'Meara Collision Center Progressive Therapy Systems, PC Public Storage #07013 TH Automotive</p> <p>15 Years <i>Jefferson Printing Services, Inc.</i> Fu Shing Chinese Restaurant Casey Bergquist, Inc. Auto Trim of Denver, Inc.</p>	<p>10 Years <i>ISG, Inc.</i> Allen & Associates Insurance Agency Wash Time Laundry Hearing Life USA, Inc.</p> <p>5 Years Party City AutoNation Hyundai #104 AutoNation Fiat North Denver Saigon Basil</p> <p><small>*Home-based businesses in <i>italics</i>.</small></p>
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Northglenn Business Programs

Bike Racks Installed Throughout Northglenn - *LiveWell Colorado* provided a \$3,625 matching grant to Northglenn to accommodate more bicyclists. Throughout the city, 24 bike racks with the city logo were installed. This includes 12 at city facilities and parks, and another 12 at various businesses and places of worship.

HEAL Business Challenge - The city's *Healthy Eating Active Living* (HEAL) Committee wants to recognize Northglenn businesses that encourage a healthier lifestyle for their employees and customers. Depending on the level reached, businesses are acknowledged with decals, certificates, mentions in city newsletters and recognition at Northglenn's annual business breakfast. Two Northglenn businesses, **ilovekickboxing** and **Fit Soldiers** were accepted into this program with Elite status designation.

Q1 208 - Northglenn Commercial Real Estate Update

The table below summarizes the available Northglenn office, industrial and retail space at the end of March 2018 (Q/1) compared to previous quarters. Office vacancy rates decreased dramatically from 11.6% to 3.1%, mainly because Ramos Law purchased and leased 12,768 square feet at the office building at Northglenn Greens and the 4,138 square-foot lease in the Metro North building. Industrial building vacancy rates continue to be under 1%, and retail vacancy rates remained neutral at 7.4%.

Property Type	Q1 2018 # of Properties	Q1 2018 Total S/F	Q1 2018 Vacant S/F	Q1 2018 Avg. S/F Lease Rate	Q1 2018 % Vacancy	Q4 2017 % Vacancy	Q3 2017 % Vacancy	Q2 2017 % Vacancy	Q1 2017 % Vacancy
Office	37	711,227	21,994	\$20.37/fs	3.1%	11.6%	8.4%	6.2%	5.9%
Industrial	47	1,121,280	10,105	\$7.99/nnn	0.9%	0.8%	1.4%	2.0%	2.2%
Retail	128	1,859,793	137,102	\$15.91/nnn	7.4	7.4%	7.3%	7.5%	7.4%

Source: Historical data can vary based on revised Costar reporting methods and reclassification of properties. Sublease properties are included in the figures.

Q1 2018 - Northglenn Housing Comparisons

According to Valuecheck, a Colorado real estate industry data company, the below reflects the number of home sales in the **six-county** metro Denver area, and the median and average home sales as of Q1 2018. Northglenn had 77 homes on the market in Q1, with a median selling cost of \$325,000.

	Metro	Adams	Arapahoe	Broomfield	Denver	Douglas	Jefferson	Northglenn
County	7,657	1,297	1,742	155	1,724	11,689	1,568	77
Median	\$415,000	\$347,000	\$395,050	\$429,000	\$440,000	\$485,000	\$425,000	\$325,000
Average	\$484,064	\$375,094	468,142	\$525,191	\$539,257	\$546,775	\$480,323	\$325,800

Source: Valuecheck

As of March 31, 2018, below is a comparison of the **median list** prices of homes for the following **six-cities** according to Valuecheck:

	Brighton	Broomfield	Commerce City	Northglenn	Thornton	Westminster
Median List Price	499,900	\$639,000	\$425,000	\$355,000	424,900	\$580,697
List Price Range	\$185,000 – \$2.9M	\$324,900 - \$1.8M	\$255,000 – \$1.3M	\$310,000 – \$525,000	\$332,500 - \$679,900	\$299,950 – \$2.5M
Avg. Days on Market	84	63	40	7	23	72
Inventory	210	53	87	11	22	59

Source: Valuecheck

Future Business Events

Metro North Chamber Membership Appreciation 2018 Block Party - June 14th

Join the Metro North Chamber, as they celebrate their members and thank them for their commitment to the Metro North Region. Kick off summer on **June 14th** right in our backyard at E.B. Rains Jr. Memorial Park with free food, drinks, live music, kids' activities, and more! Event is rain or shine and runs from 5 - 8 p.m.

2nd Annual Adams County Site Selection Summit - July 17-19th

Adams County Economic Development (ACED), in partnership with the Site Selectors Guild, will host the 2nd Annual Adams County Site Selection Summit on **July 17-19, 2018**. Northglenn is an in-kind sponsor and host of this event. The event will highlight developments, development opportunities, and the success of regional partnerships in Adams County and the metro Denver area. Economic developers throughout Adams County will host five national site consultants who specialize in Aerospace, Aviation, Bio/Life Sciences, Energy and Manufacturing.

Q1 2018 - Economic Development-Related Events

On Jan. 11, the city hosted a **Lunch & Learn** for the business community to learn how to build a business that is financially stable. Personal Performance Strategist, Janet Redford presented *Profit First 101* to 25 people who were in attendance.

On Mar. 7, the city hosted a **Lunch & Learn** for the business community to address issues related to the homeless population and their effects on businesses. Northglenn Police provided an overview of the city's strategy to address issues regarding the expanding homeless population, as well as identify business/property owner's rights. There were nearly 50 people in attendance.

On Mar. 15, several city staff attended the **2nd Annual State of the Region and Development Showcase**. This event was hosted by the Metro North Chamber of Commerce and highlighted four major projects in our region. Northglenn was promoted throughout the event as an in-kind sponsor.

Q1 2018 - Business Retention Visits

The Business Retention & Expansion (BRE) Committee met with the following ten (10) businesses in Q1 2018. These efforts help the committee learn how we can support Northglenn businesses, and accomplish the BRE committee goals and strategies.

1.	Periodic Brewing	1/12/18
2.	On The Dollar	2/2/18
3.	Doody Calls	2/5/18
4.	Mountain Man Nut & Fruit Company	2/6/18
5.	The Mercantile at Karl's Farm	2/8/18
6.	A & C Auto Works LLC	2/9/18
7.	Lee Myles Autocare	2/23/18
8.	SpeedPro Imaging of Northglenn	2/27/18
9.	Infinite Pillar	3/07/18
10.	Peak Exceptional Services	3/28/18

Q1 2018 - NURA Updates

The following resolutions were approved by the NURA board in Q/1:



January 10, 2018 – Regular board meeting:

- Resolution N/18-1 – Designating Official Public Posting Places
- Resolution N/18-2 – Election of 2018 Officers

February 14, 2018 - Regular Board Meeting

- a. Resolution N/18-3 – Purple Moon Early Learning Center Business Improvement Grant
- b. Resolution N/18-4 – Purple Moon Early Learning Center Business Utility Assistance Grant
- c. Resolution N/18-5 – Bravo’s Restaurant Business Improvement Grant Amendment

March 14, 2018 - Regular Board Meeting

- a. Resolution N/18-6 – Wadsworth First Amendment Business Improvement Grant
- b. Resolution N/18-7 – Wadsworth First Amendment Business Utility Assistance Grant
- c. Resolution N/18-8 – Fit Body Boot Camp Business Improvement Grant

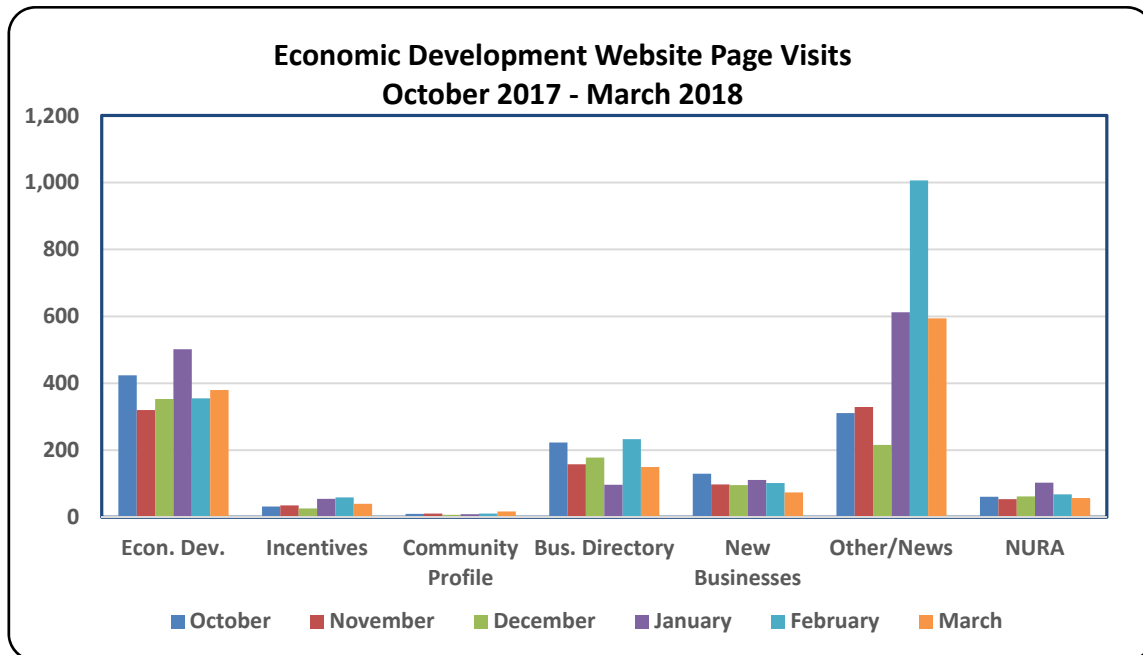
Q1 2018 - TweetReach Snapshot

Below is a snapshot of the economic development Twitter activity in Q1 2018.

Total Followers	New Followers	Total # of Tweets	Impressions	Engagements	Engagement Rate
145 ↑	17 ↑	45 ↑	42,349 ↑	224 ↑	0.5% ↑

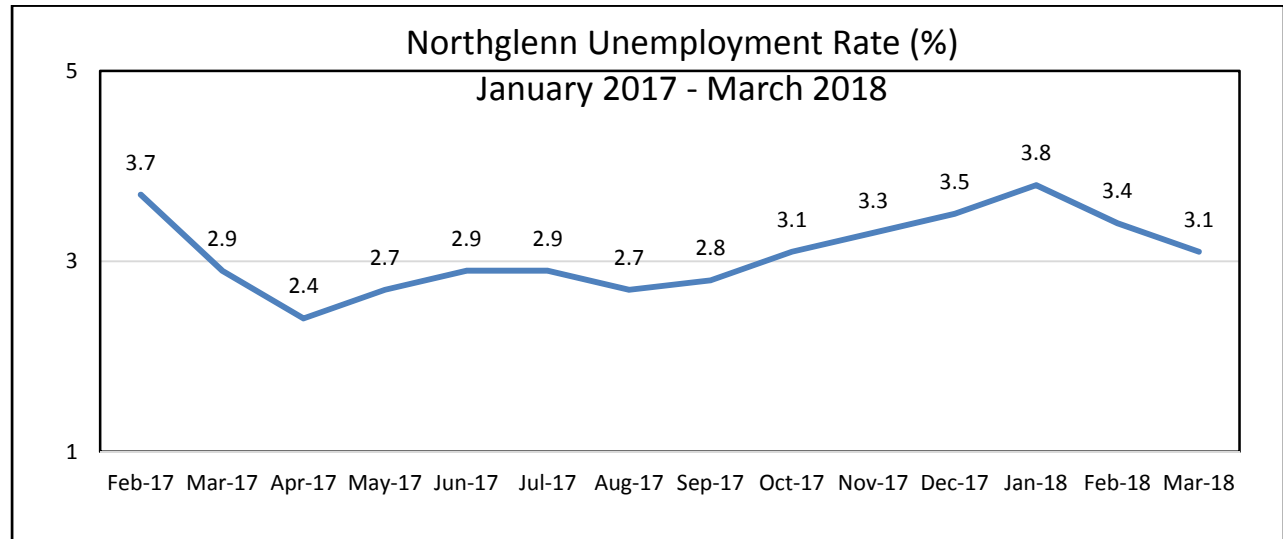
Q1 2018 - ED Website Visits

In Q1 2018, there were a total of **4,635** Economic Development/Business website page visits.



Q1 2018 - Northglenn Unemployment Rate

The Q1 2018 Northglenn's unemployment rates ranged from 3.1% - 3.8%. At the end of March the rate was **3.1%**, which is slightly higher than last year at this time (2.9%). This rate is slightly down from 3.4% in February, but higher than the state average at 2.9%, and the county average at 3.2%.



Staff Reference

If you have any comments or questions, please contact Debbie Tuttle, Economic Development Manager and NURA Executive Director, at dtuttle@nothglenn.org or call 303-450-8743.

BUSINESS YEAR IN REVIEW

'17

City of Northglenn Economic Development Division | 303.450.8743 | www.northglenn.org/biz



Artist's rendition of the new theatre.

GAME CHANGER AT THE MARKETPLACE

The Northglenn Urban Renewal Authority (NURA) and MP Northglenn LLC, a subsidiary of Hutensky Capital Partners (HCP) of Hartford, Conn., entered into a redevelopment agreement at the Northglenn Marketplace that will be a game changer for the center.

Through this public/private partnership with NURA, an additional \$27.7 million will be invested for exterior improvements. With purchase and improvement costs, the total amount

\$76.7M

Amount to be spent on the purchase and redevelopment of the center.



for Phase 1 of this project is estimated to be around \$76.7 million to redevelop and stabilize the property into a vibrant commercial center

Efforts will focus on turning the Marketplace into an entertainment-oriented destination. Plans include a new theatre, restaurants, a plaza, pedestrian-oriented areas, signage, branding, more retailers and diversified tenants.

Construction of Phase 1 is expected to start in 2018 with completion in 2020.

Economic Indicators

130,758

Square feet of retail, office and industrial space absorbed

328

New storefront jobs

79

New businesses opened
48 storefront and 31 home-based

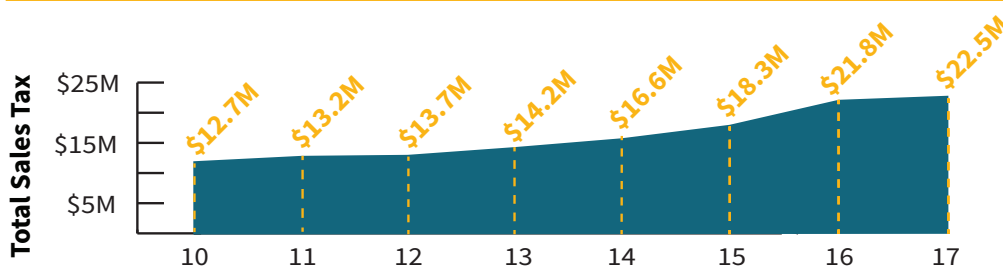
34.6

Average age of Northglenn residents

89

Business retention activities

2017 Sales Tax History



HURON CENTER REDEVELOPMENT

More than \$10 million of exterior and utility upgrades was invested to revitalize the Huron Center. New businesses that will move into the include:

- A 35,669-square-foot AutoZone Mega Hub
- A 21,773-square-foot Save-A-Lot grocer
- A newly-constructed, 2,400-square-foot Arby's restaurant

These new businesses are set to open by the summer of 2018.



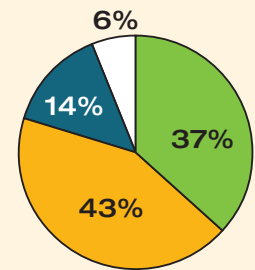
In 2017, NURA issued 24 business grants and incentives totaling \$13.2 million. This leveraged \$40 million in private commercial property improvements.

Since 2005, 110 business grants and incentives have been awarded for a total amount of \$17.8 million.

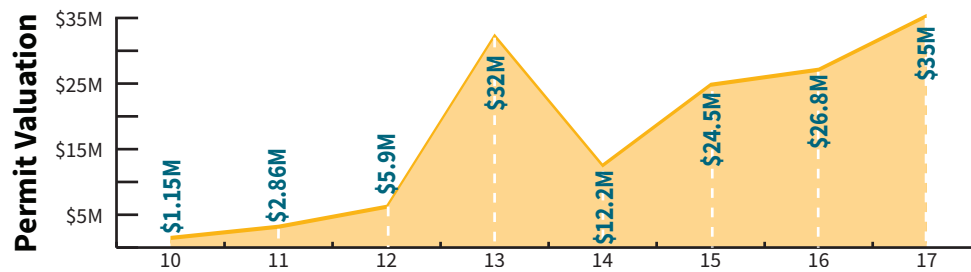
Reinvestment by Project Category 1995-2017

- Property Preparation & Land Acquisition - **\$15,339,067**
- Infrastructure Improvements - **\$5,845,383**
- Business Incentives - **\$17,827,889**
- Consulting & Studies - **\$2,528,270**

Total: \$41,440,609



Commercial Building Permit Valuations



Q4 2017 Commercial Real Estate

Type	Vacancy	Properties	Square Feet	Lease Rate
Industrial	0.8%	45	1,083,876	\$8.26/nnn
Retail	7.4%	126	1,859,793	\$14.30/nnn
Office	11.6%	35	680,014	\$18.99/fs

Unemployment Rate History: Dec. 2017 Rates

