

ADMINISTRATION MEMORANDUM

12-24

DATE: August 13, 2012

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: William A. Simmons, City Manager *WAS*
Debbie Tuttle, Economic Development Manager *DT*

SUBJECT: August Economic Development Update

Adams County Connects Primary Employer Event

Staff has been working with economic development agencies from across Adams County to partner on an inaugural event intended to connect *primary* employers across the County with resource organizations across the state. This free event will be on August 23rd from 2:30 pm - 5 pm, followed by a networking reception from 5:00 pm - 6:30 pm at the DoubleTree by Hilton Hotel in Thornton. It will combine a trade show like atmosphere for area resource providers to promote their services, as well as educational and networking opportunities for businesses. The keynote speaker will be from the Colorado Health Benefit Exchange to discuss new healthcare and benefit laws, and how it impacts businesses. Three major breakout sessions include: *Google Apps for Business*; *How to Get Government Contracts through the Procurement Process*; and *Managing the Growth Curve*.

New Business Grand Openings & Groundbreaking

Auto Nation located at 104th & Huron Street (former Northglenn Dodge) has begun construction on the Hyundai dealership building and plans to break ground on the new Fiat building in the next couple weeks. The company plans to open in late October.

Sinews located at 11916 Washington held a ribbon cutting ceremony and grand opening on July 2nd. This business sells new clothing apparel, accessories, toys, and home decorations.

Larkburger located at 11985 Washington celebrated its grand opening and official ribbon cutting ceremony on August 6th at 11 am.

New Business Announcements

Listed below is a list of five (5) new storefront companies and non-profit organizations that have announced moving to Northglenn. These five companies will add fourteen (12) new employees to Northglenn's workforce and absorb 13,494 square feet of commercial space.

Adams County Head Start has leased approximately 2,500 square feet of classroom space from the Little Sailors Child Development Center located at 11840 Delaware Court. This facility will serve approximately 35 low-income students from the ages of 3-5 years old. Head Start will be closing its Federal Heights operation, and opening new Centers in Westminster and this Northglenn facility. They will employ 8 people. For more information call 303-286-4141.

Auto Upholstery By Splash is a start-up company that leased 1,800 square feet at 11450 N. Huron Street, Unit 1. They provide auto upholstery services, and employ one person. It is open Monday – Saturday from 8:00 am – 5:00 pm. For more information call 303-920-7384.

Cash for Gold leased 1,400 square feet at 1440 West 104th Ave. The business purchases gold and silver, and employs one person. It is open Monday – Saturday from 9:00 am – 7:00 pm. For more information call 773-842-8987.

Immaculate Heart of Mary (IHM) Food Bank has leased the 5,172 square foot former daycare center at 11426 Pearl Street. The facility will serve approximately 450 families monthly (2,000 people). IHM will be open Monday, Wednesday, and Friday from 9:00 am – Noon. The IHM food bank boundaries serve residents located from I-25 on the west, Quebec on the east, 104th north, and 160th on the south. IHM plans to open in late August or early September. They will have one full-time employee, and several volunteers that will work at the facility. For more information call 303-452-2041.

Rocky Mountain CAD Works, LLC leased 2,622 square feet at 10650 Irma Drive, Suite 26. The company provides computer aided drafting services and employs one person. For more information call 720-379-7648.

New Storefront Business Summary

At the end of July, Northglenn had **919** total businesses. Of that total, **672** are storefront and **247** are home occupation businesses. Below is a year-to-date summary of new storefront businesses.

2012 YTD - New Storefront Businesses

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	7	120	76,598
February	9	65	22,653
March	6	29	8,945
April	7	14	4,859
May	3	8	21,220
June	7	7	8,160
July	5	12	13,494
Totals	44	255	155,929

Closed Businesses

In July two storefront businesses reported closing:

Fix Glass located at 1650 Irma Drive, Suite 16 moved out of state. The company has been in Northglenn since April 2009.

Wine Works located at 2145 E. 120th Avenue, Unit A closed its business. The company has been in Northglenn since January 2010. Staff is working with a potential new company interested in approximately 1,400 square feet of that space.

Northglenn Urban Renewal Authority (NURA) Update

2011 NURA Annual Report - The annual report has been completed and can be viewed at www.NorthglennUrbanRenewal.org. A condensed version of the report was included in the August Connection.

Urban Renewal Plan Update - Northglenn is updating its Urban Renewal Plan. The goal is to study properties within and outside current urban renewal areas (URAs), to determine if conditions exist that meet the state requirements for designation as URAs. The Northglenn Urban Renewal Authority (NURA) has retained Ricker|Cunningham to conduct a new conditions study and update the current Plan. One of the primary goals is to provide information about the process and to solicit public input. Below outlines public outreach efforts and upcoming timelines for the project.

1. Public Outreach and Communication

- 250 post cards sent to property owners of study area properties
- Website created – www.NorthglennUrbanRenewal.org/UrbanRenewalStudy
- Northglenn Connection and Business E-Newsletter – July & August & Media Release
- Public Information & Input Meetings – July 11 & August 22

2. Timeline - Upcoming Target Dates

- **August 8, 2012** *Conditions Survey Presented to NURA Board*
- **August 20, 2012** *Conditions Survey Presented to City Council*
- **August 22, 2012** *Public Info. Meeting & Input – Present Conditions Survey*
- **September 12, 2012** *Develop Recommendations to Council for Future Urban Renewal Boundaries and URA Plan(s)*
- **September 17, 2012** *NURA Recommendations to Council for Future Urban Renewal Boundaries and URA Plan(s)*

NURA Grant Program – Burger King has applied for a \$12,500 matching NURA Business Improvement Grant (BIG) for exterior improvements to the building. The total project cost for interior and exterior improvements to the facility is estimated at \$360,000. The project will include landscaping, roofing, façade, signage, and major upgrades to the inside of the building.

Unemployment

The table below reflects the estimated labor force, employment, and unemployment information for June 2012. It reflects a **9.7%** unemployment rate for Northglenn which is a .3% increase from the previous month. This is the second month in a row that Northglenn’s unemployment has increased (May at 9.4% and April 9.2%). The state unemployment rate also rose by .2% (8.2 vs. 8.4), and Adams County’s rate rose by .3% (9.2 vs. 9.5) in June.

June 2012 - Employment Numbers

Area	# Labor Force	# Employed	# Unemployed	Unemployment Rate (%)
Northglenn	20,178	18,226	1,952	9.7%
Adams	234,375	212,082	22,293	9.5%
Colorado	2,763,902	2,532,588	231,314	8.4%

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

STAFF REFERENCE:

If you have any comments or questions, please contact Debbie Tuttle at 303.450.8743 or dtuttle@northglenn.org.