

ADMINISTRATION MEMORANDUM
16-04

DATE: March 14, 2016

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: David Willett, Acting City Manager 
Debbie Tuttle, Economic Development Manager & NURA Executive Director 

SUBJECT: March Economic Development Report

Economic Development 2015 Infographic

To be used as an economic development marketing tool, a 2015 year-end infographic recap was developed to help visualize the major economic indicators and projects for the last year (**Attachment A**). It includes a snapshot of major development and redevelopment projects, information on new businesses, and other statistical data on unemployment, commercial real estate, construction permits, and tax revenues.

IECRM Coming to Northglenn

The Independent Electrical Contractors Rocky Mountain (IECRM) is an electrical and renewable energy trade contractor association and training facility. They have been located in Colorado for more than 30 years, and for the past 18 years in unincorporated Adams County. IECRM purchased the 26,000 square foot building at 11429 Pearl Street. They will be making a \$2.6 million investment in construction and new equipment to retrofit the building. IECRM will employ eight full-time, and 35 part-time instructors. The organization represents over 200 member companies responsible for \$2B annually revenue, and educating over 1,100 electrical apprentices and licensed electricians annually. They plan to move into the building in June, and welcome their first class in August. The new facility will accommodate more than 250 students. See the attached press release for more information (**Attachment B**).



IECRM team begins major remodel and renovations of new facility at 11429 Pearl St.

Northglenn High School STEM Selected as a P-TECH School

Northglenn High School (NHS) was selected as the first school in the metro Denver area to implement the *Pathways in Technology Early College High Schools* (P-TECH) program. Next year, this program will offer 65 incoming NHS ninth-graders the opportunity to receive a high school diploma, and simultaneously earn a free two-year Associates of Applied Science (AAS) degree in Computer Information Systems. NHS's program will be called EC@N-STEM, and they will be partnering with Level 3 and Front Range Community College. NHS plans to grow the program to over 600 students in the next few years, and expand the program to include future partnerships with advanced manufacturing and other targeted areas of workforce need and development. NHS was selected because of their established programs to help students enter science, technology, engineering and math (STEM) career fields, its partnerships between the schools, postsecondary institutions and employers. The EC@N-STEM program is open to all students, with a special focus on encouraging enrollment of students who are socio-economically and racially diverse, the first to attend college in their family, English language learners, and students with disabilities. For more information see the attached press release (**Attachment C**).

Community Reach Center Expansion

Community Reach Center (CRC) broke ground in January on a 15,000 square-foot building on its existing 10-acre site located at 11285 Highline Drive. The new 16-bed residential facility plans to open in fall 2016. The facility will provide emotional and behavioral health support for persons who need more intensive services than are available in a traditional outpatient setting. CRC operates five outpatient offices throughout Adams County. The Northglenn CRC outpatient building employs a multi-disciplinary staff of 81, and the new residential facility will employ 10 additional people. For more information on Community Reach Center visit www.communityreachcenter.org.

Ashley Manor is Under Construction

Ashley Manor Care Centers is constructing two buildings totaling 11,456 square feet at 10525 Irma Drive. This residential Alzheimer's and dementia care facility will serve thirty-two (32) residents, and will employ approximately 20 people. The facility is scheduled to be complete in summer 2016. This will be one of 58 other facilities throughout the nation. They currently have eight (8) Colorado locations, and 50 facilities throughout Idaho and Oregon. For more information visit www.ashleycares.com.

New Construction on Grant & Community Center Drive

As part of the Webster Lake Promenade and new SCL Community Hospital roadway network modifications, new street construction will begin in late March. Construction is planned from the entrance of 120th Avenue and Grant Street up to the first entrance of the Northglenn Recreation Center along Community Center Drive. The construction will include raised medians with landscaping, concrete curb, gutter, sidewalk replacement, asphalt milling and overlay, and landscape improvements. The construction is estimated to be complete in July, and the contractor and staff will be working closely with the surrounding businesses and residents to minimize construction impacts from the project.

Annual Shred-A-Thon & Electronics Disposal

On April 16th from 8:00 a.m. to noon, the City of Northglenn, the Metro Denver Crime Stoppers, and Horizon North Credit Union will hold its annual *Electronic Disposal and Shred Event*. Shredding and most electronics are accepted for free, except televisions and monitors, which will be charged a \$20 recycling fee. Donations are greatly appreciated and will benefit the Metro Denver Crime Stoppers.

Horizons North Credit Union Honored

Horizons North Credit Union (HNCU) was awarded the *2015 Sustained Leadership Award* from the Metro North Chamber of Commerce for its long-term commitment to promoting leadership throughout the Metro North community. The Chamber highlighted HNCU's relationship with their members and its Annual Gala. Horizons North Credit Union has a rich history of serving Northglenn and the Metro North community for the last 56 years.



Metro North Chamber of Commerce President Angela Habben with Horizons North Credit Union President/CEO Brad Harvey

Hucke Insurance Services Recognized

Auto insurance provider, Hucke Insurance Services, Inc. located in Northglenn for the past 14 years, was recently recognized as the *Most Outstanding Colorado Service Provider* by Invisinet. Invisinet is an investigative insurance research company located in Denver. Hucke was selected based on their customer service and community service

Business Lunch & Learn – How to Avoid a Business Audit

On March 10th at 11:30 a.m., the Economic Development Division hosted a Lunch & Learn on *How to Avoid a Business Audit*. The seminar was given by Ken Heuer, CPA shareholder at Brock & Company CPA. He focused on how to protect a business from an audit, and other last-minute tax tips before filing their business tax returns.

Enterprise Zone Reminder to Businesses

The Economic Development Division mailed approximately 600 letters (**Attachment D**) to Northglenn businesses located in the Enterprise Zone. This letter helped to remind businesses of the state income tax credits that are available and to pre-certify for 2016 state income tax credits.

2016 New Business License Announcements

At the end of February, Northglenn had a total of **927** businesses. Of that total, **715** are storefronts and **212** are home-based businesses. This year Northglenn has announced **23** new licensed storefront businesses, reporting **85** jobs, and the absorption of **40,595** square feet of office, industrial and retail space.

New Licensed Storefront Businesses

Heady Hitters Glass, LLC leased 600 square feet at 11221 Washington Street, Suite A. The shop sells glass pipes and accessories and employs two people. Hours of operation are daily from noon to 10 p.m. For more information call 303-450-4102.

iLoveKickboxing.com leased 2,800 square feet at 100 E. 120th Avenue, Unit F-160. The fitness and kickboxing facility will open in May and employ four people. Hours of operation are daily from 6 a.m. to 9 pm. For more information visit www.ilovekickboxingnorthglennco.com or call 303-835-0505.

Mattress Mart Discount Center, LLC leased 3,000 square feet at 524 Malley Drive. Hours of operation are from Monday - Friday from 10 a.m. to 7 p.m., Saturday from 10 a.m. to 6 p.m., and Sunday from noon to 5 p.m. The company plans to open in May and will employ one person. For more information call 502-609-9262.

Home-Based Licensed Businesses

Denver's Mobile Mechanic, LLC is a home-based business that provides mobile automotive repair services. Hours of operation are daily from 7 a.m. to 8 p.m. For more information call 303-513-0305.

Luevano Maintenance is a home-based maintenance, repair and clean-up business. Hours of operation are by appointment. For more information call 720-350-0316.

SOSKLEEN is a home-based residential cleaning service company. Hours of operation are Monday – Saturday from 7 a.m. to 6 p.m. For more information call 720-492-0556.

Northglenn Commercial Real Estate Update

Listed below is a summary of the available Northglenn office, industrial and retail space at the end of December 2015 (Q/4) as reported by the CoStar Group. All property sectors experienced a decrease from Q/4 2014.

Northglenn Commercial Properties - Q/4 2015

Property Type	Q/4 2015 # of Properties	Q/4 2015 Total S/F	Q/4 2015 Vacant S/F	Q/4 2015 Avg. S/F Lease Rate	Q/4 2015 % Vacancy	Q/1 2015 % Vacancy	Q/2 2015 % Vacancy	Q/3 2015 % Vacancy	Q/4 2014 % Vacancy
Office	31	589,551	42,502	\$17.44/fs	7.2%	10.1%	9.3%	8.1%	9.3%
Industrial	45	1,051,202	2,440	\$7.03/nnn	0.2%	0%	0.3%	3.8%	0.3%
Retail	126	1,872,922	174,704	\$12.88nnn	9.3%	8.4%	8.8%	9.0%	9.8%

Source: Historical data can vary based on revised Costar reporting methods and reclassification of properties.

NURA Update

At the February 10th NURA meeting Tyler Carlson from Evergreen Development, and members from Kimley-Horn provided an update to the board regarding estimated timelines related to new architectural, engineering and construction bid documents for the Huron Center. The goal is to have the final reports to the board by the end of March for their review. Additionally, Kimley-Horn was hired by NURA to provide a regional drainage analysis along 104th relative to the Huron Center.

The following five resolutions were approved by the board at the February board meeting.

NURA February Resolutions

- Resolution N/16-3 – CHRM Business Improvement Grant (BIG)
- Resolution N/16-4 – Business Incentive Agreement – Sizzling Platter
- Resolution N/16-5 – The Perfect Patch Asphalt Company, Inc. – Community Center Dr.
- Resolution N/16-6 – Business Incentive Agreement – Z & A Management
- Resolution N/16-7 – Business Improvement Grant – Z & A Management
- Resolution N/16-8 – Business Utility Assistance Grant – Z & A Management

Recently the city participated on a panel discussion for the Metro North Chamber of Commerce related to urban renewal. The handout that was provided to the audience is attached (**Attachment E**).

A NURA planning retreat is scheduled for March 16, 2016 at 5:30 p.m. in the Council Chambers.

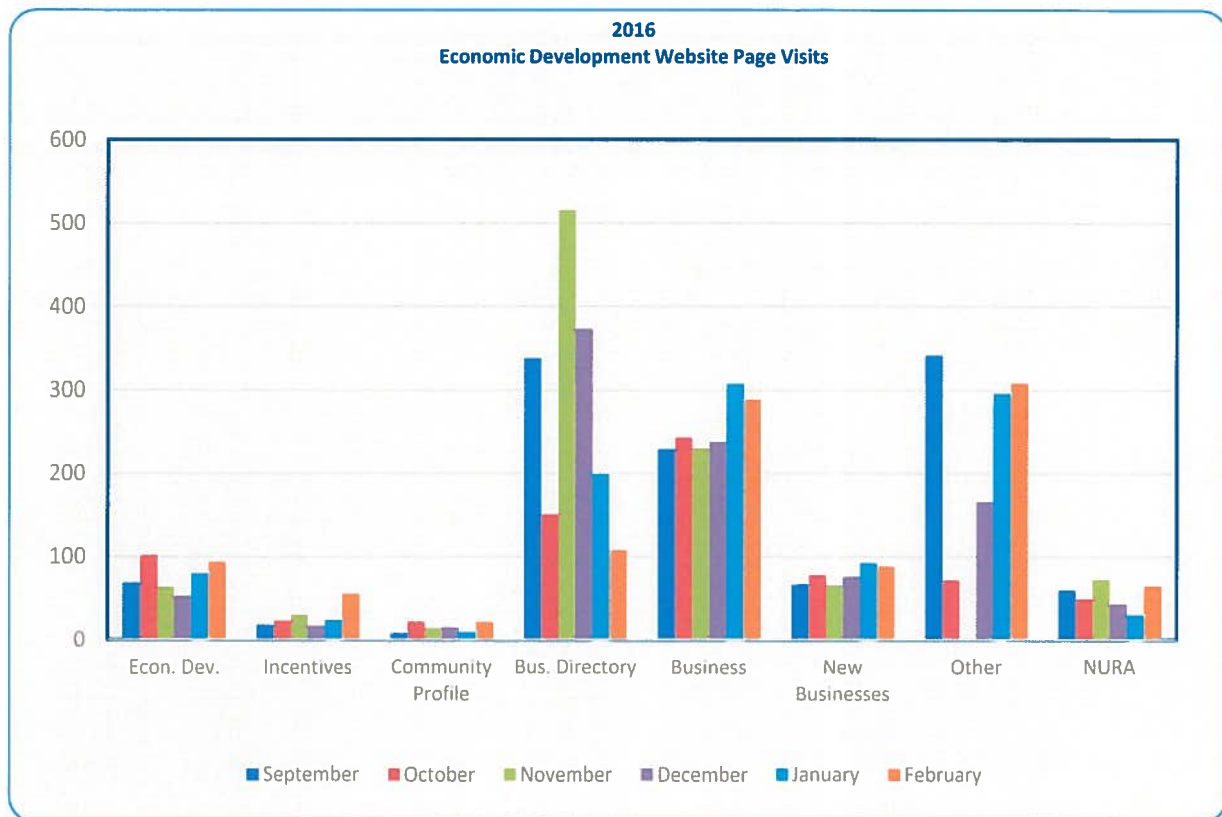
Digital Advertising Billboard Signage (DABS) Program

The following six Northglenn businesses are advertising on the I-25 & 104th Avenue in March on the electronic billboard:

- | | |
|---|--------------------------------|
| 1. Erive's Heating and Air Conditioning | 4. Grow Depot |
| 2. Charlie's Auto & Sales | 5. Horizons North Credit Union |
| 3. Colorado Christian University | 6. Lowe's |

Economic Development Website Page Visits

In February there were **1,024** website page visits. Below is a summary of the pages viewed. Included in the *Other* category total, there were 52 visits to the *Texas Roadhouse* story, and another 61 visits to the *SCL Community Hospital* story.



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.



2015 Economic Development Recap

2015 Highlights



SCL Health Hospital

- First hospital in Northglenn
- Groundbreaking in July, with opening in fall 2016
- 60,000-square-foot facility
- More than 100 jobs



Texas Roadhouse

- Regional training center for the restaurant chain
- New 7,900-foot building
- 140 jobs



EPA Grant

The EPA awarded Northglenn two Brownfield Community Wide Assessment grants totaling \$400,000 to conduct environmental site assessments over the next three years to prepare commercial sites for redevelopment opportunities.

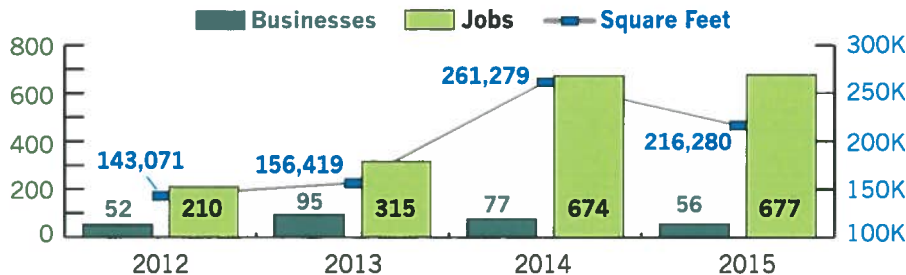


Webster Lake Promenade

The final buildings were constructed at the Webster Lake Promenade and the city welcomed the following businesses into the center: **Parry's Pizzeria & Bar** | **First Watch Restaurant** | **Land Home Financial Services** | **Jim 'N Nick's BBQ**

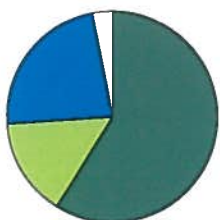
2015 New Businesses

Historical New Licensed Storefronts



Northglenn Urban Renewal Authority

Reinvestment by Project Category 1995-2015



- Consulting & Studies \$756,134
- Infrastructure Improvements \$5,876,908
- Business Incentives \$3,838,951
- Property Preparation & Land Acquisition \$15,093,380

Total: \$25.57M

Grants

In 2015, NURA issued nine Business Improvement Grants for \$54,230. This leveraged \$112,445.90 in private commercial property improvements.



Since 2011, more than 50 grants have been awarded for \$355,000.

2015 Economic Indicators

\$18.3M

Sales and use tax revenue, more than a 10% jump. This is the sixth straight year of increases.



\$24.5M

Value of commercial building permits. That's twice as much as 2014 and more than '10, '11, '12 and '14 combined.



84



New businesses opened – 56 storefront & 28 home-based.

3.8%



Dec. 2015 unemployment rate – the lowest in 15 years.

216,280

Square feet of retail, office & industrial space absorbed.

677

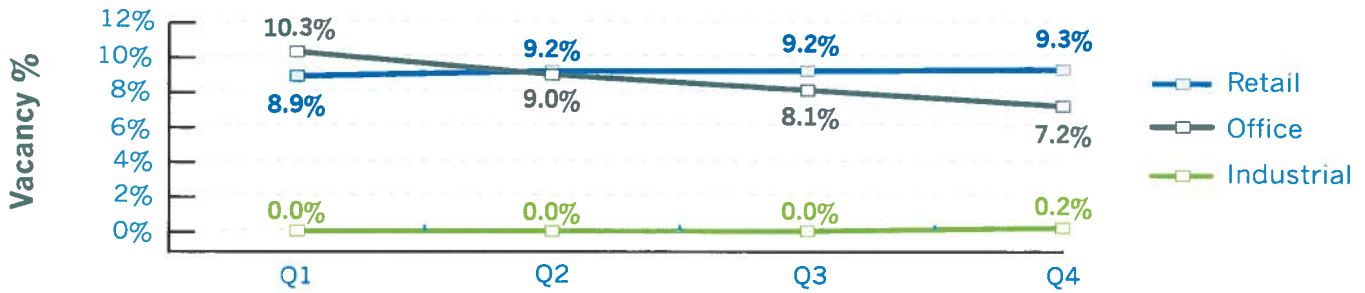


New storefront jobs in 2015.

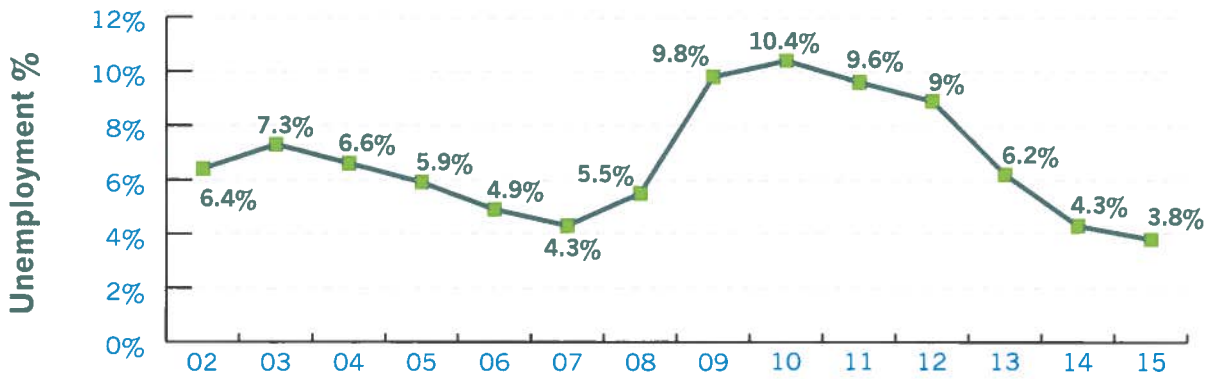
Source: City of Northglenn



2015 Commercial Real Estate Rates



Unemployment Rate History



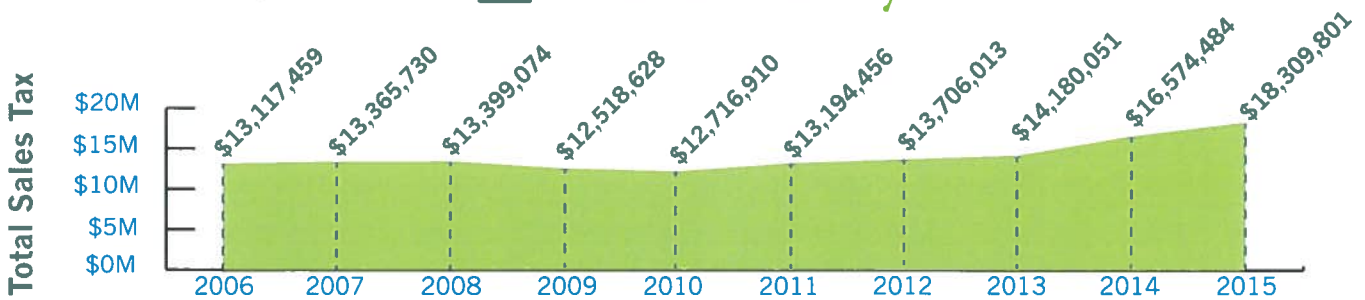
Dec. '15 Rates:

3.8%
City

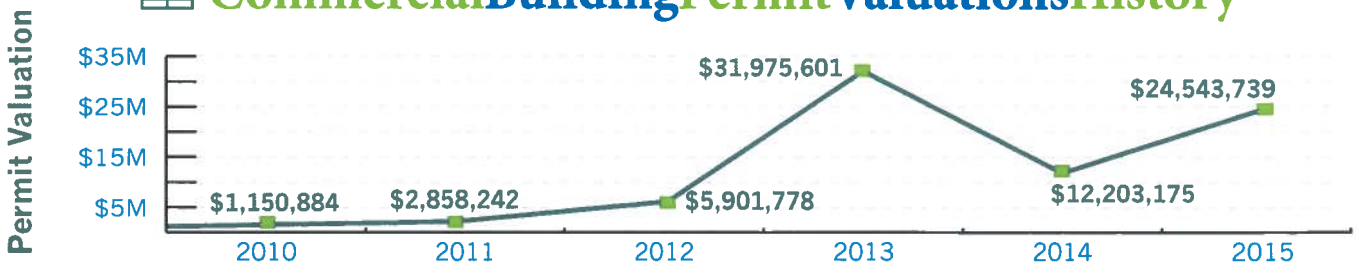
3.8%
Adams Co.

3.3%
State

Sales Tax History



Commercial Building Permit Valuations History





NEWS RELEASE

For Immediate Release
February 18, 2016

Contact: Margo Aldrich
Phone: 303-450-8713
maldrich@northglenn.org

Electrician Apprenticeship Program Comes to Northglenn

(Northglenn, CO) With fewer people entering the trade professions and a building boom in the Denver area, there is a shortage of skilled trade workers, including electricians. One local electrical company explained the shortage by saying electricians are retiring at double the rate of people entering the profession. The Independent Electrical Contractors Rocky Mountain (IECRM) has a solution, they purchased the 26,000 square foot building at 11429 Pearl Street in Northglenn for \$1.3 million and plan to turn it into a school campus to provide apprenticeship training to aspiring electricians. The additional \$2.6 million investment IECRM will make will include construction and equipment in the building. When the school welcomes its first class in August, it will have the capacity to accommodate more than 250 students per night, and will employ eight full-time, and 35 part-time instructors.

“The city is very pleased to welcome IECRM and their students to Northglenn. We appreciate the investment they are making in assuring a healthy work force and look forward to building a good working relationship with them,” said Mayor Joyce Downing. “The training program IECRM is offering is invaluable and necessary to sustain economic growth in the metro area,” said Debbie Tuttle, Northglenn Economic Development Manager. “The program will provide job skills that will last a lifetime and help people earn a living wage, while simultaneously increasing the supply of electricians needed. It’s truly win/win.”

“IECRM is very excited to be welcomed into the City of Northglenn. We have been a part of the Adams County community for more than 18 years in our current location and look forward to continuing that relationship as we expand our capacity to serve the industry and create opportunities for the next generation electrician from our new home in Northglenn,” said Marilyn Akers Stansbury, CEO of IECRM.

IECRM is a trade association for the electrical contracting and renewable energy industry. It represents over 200 member companies responsible for \$2B annually, and educating over 1,100 electrical apprentices and licensed electricians annually. IECRM Career College is recognized by the US DOL Office of Apprenticeship (OA), and approved and regulated by The Colorado Department of Higher Education, Division of Private Occupational Schools Board. IECRM also has a campus in Loveland, CO and offers live, online instruction for remote students. For more information on IECRM, to enroll in classes, or join as a member, please visit www.iecrm.org.

For more information about the city’s services and offerings, visit www.northglenn.org and follow us on Twitter and Facebook.

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1500 E. 128th Ave. • Thornton, CO 80241 • Office: (720) 972-4005 • Fax: (720) 972-4092

Joe Ferdani, APR

Director of Communications

March 7, 2016

FOR IMMEDIATE RELEASE

For more information contact:

Joe Ferdani, Director of Communications
 Mark Poshak, Community Engagement Specialist
 Adams 12 Five Star Schools
 720-972-4005

Northglenn High School first in metro Denver to offer early college, FREE Associate in Applied Science degree

Partners Level 3 and Front Range Community College make college and career opportunities a reality for socioeconomically, racially diverse students

- WHAT:** Launch of Early College at Northglenn STEM (EC@N-STEM), metro Denver's first and only P-TECH 9-14 model (Pathways in Technology Early College High School)
- WHERE:** Northglenn High School STEM, 601 W. 100th Pl., Northglenn, 80260
- WHEN:** Thursday, March 10, 2016 from 10 a.m. to noon
- WHO:** Future EC@N-STEM students; Superintendent Chris Gdowski; Sharee Blunt, Founding EC@N-STEM Principal; representatives from partners Level 3 Communications and Front Range Community College; Colorado Succeeds; Morgridge Family Foundation; and City of Northglenn
- VISUALS:** Northglenn HS STEM students participating in hands-on problem-based learning projects

About 65 current eight-graders in Adams 12 Five Star Schools will make history with the 2016-2017 school year as they become the inaugural class of metro Denver's first early college opportunity through Northglenn High School's P-TECH 9-14 model (Pathways in Technology Early College High School).

In 2015, Governor Hickenlooper signed the P-TECH bill into law (HB 15-1270). P-TECH is intended to create a public-private partnership to prepare thousands of Colorado students for high-skill jobs of the future.

"The expansion of P-TECH into Adams 12 Five Star Schools is an exciting opportunity for local students to experience a world-class STEM education and develop the skills they will need to succeed in school and the workforce," said Scott Laband, President of Colorado Succeeds, a coalition of business leaders dedicated to improving public education. "It builds on the incredible partnership that educators and employers in the Northglenn community have already established and it will help them expand the reach and pace of their impressive work."

With the support of industry partner Level 3 Communications and higher education partner Front Range Community College, the first year's class of 65 incoming ninth-graders will leave EC@N-STEM with a high school diploma, a free Associate in Applied Science degree (AAS) in Computer Information Systems and relevant work experience.

EC@N-STEM is open to all students, with a special focus on encouraging enrollment of students who are socio-economically and racially diverse, the first to attend college in their family, English language learners, and students with disabilities. That diversity is reflected at Northglenn High School where 37 percent of students qualify for free and reduced lunch, and 69 percent of students are Hispanic. The STEM schools that feed into Northglenn High School have 80 to 90 percent of their students qualifying for free and reduced lunch.

“Adams 12 Five Star Schools has a robust K-12 STEM model, serving a diverse student population,” Superintendent Chris Gdowski said. “Our STEM model teaches the art of inquiry and innovation, and we currently serve 3,272 students at three different locations. EC@N-STEM allows us to take the next step in the STEM continuum, addressing postsecondary degree completion and career readiness by smoothing the transitions between high school, college and the professional world.”

“Northglenn High School just celebrated its 50th anniversary, and after 50 years, Northglenn is not only still providing students with a relevant and rigorous education; our students, staff and community are making quite a mark as leaders in the STEM arena,” said Sharee Blunt, Northglenn High School principal.

About Adams 12 Five Star Schools

Located just seven miles north of downtown Denver, Adams 12 Five Star Schools offers more than 39,000 students and their families the benefits of a large district with a close-knit feel. That's reflected in the numerous opportunities for students, staff and parents at any of the district's more than 50 unique learning centers. The five stars represent the five unique communities the district serves: Broomfield, Federal Heights, Northglenn, Thornton and Westminster.

The Five Star District's mission is to engage and inspire all students to innovate, achieve and succeed in a safe and supportive environment by ensuring high-quality instruction in every classroom, every day. We achieve this through creating multiple pathways for student learning and building strong community relationships. To learn more, visit www.adams12.org.

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11701 Community Center Drive
PO Box 330061
Northglenn, Colorado 80233-8061
Phone (303) 451-8326
FAX (303) 450-8708
TDD (303) 450-8805

March 3, 2016

Dear Northglenn Business Owner,

Re: Important - Don't Forget to Pre-Certify!

Were you aware that your business is located within the Colorado Enterprise Zone (EZ)? Did you know that you may be eligible for state income tax credits? Is your business new to Northglenn? Are you planning to hire new people this year? Do you plan to buy any equipment? Are you doing any formalized job training? If you answered yes to any of these questions, you may be eligible for EZ state income tax credits.

In order to be eligible to take advantage of these credits it is very **IMPORTANT** that you pre-certify **prior** to any expenditure, new hire, job training, and other potential credits that your company may qualify for through this program. It only takes a few moments to pre-certify and could potentially reduce your state tax liability substantially.

Visit www.advancecolorado.com/ezcertification to pre-certify and get additional information about the program and individual credits. If you have pre-certified in the past, you **must** pre-certify again for the current year's eligible credits.

The EZ program has ten (10) income tax credits to help offset many investments you make. These "credits" reduce your businesses' bottom-line state income tax liability. Some of the eligible tax credits include:

- Investment Tax Credit - 3% of equipment purchases
- Job Training Tax Credit - 12% of qualified training expenses
- New Employee (Jobs) Credit - \$1,100 per new job
- Employer Sponsored Health Insurance Credit - First two years in business - \$1,000 per employee
- R&D Tax Credit - 3% of increased R&D expenditures; and more

For more information about the program, please see the back of this letter. You will also find answers to frequently asked questions. If you have any additional questions about the program, please contact Ryan Rogowski, Economic Development Specialist at 303-450-8938 or rogowski@northglenn.org.

Thank you,

A handwritten signature in blue ink that reads 'Debbie Tuttle'.

Debbie Tuttle
Economic Development Manager
City of Northglenn
303-450-8743
dtuttle@northglenn.org

COLORADO ENTERPRISE ZONE BUSINESS INFORMATION SHEET

IMPORTANT: All businesses are required to pre-certify annually if they intend to earn credits prior to any expenditure to guarantee tax credit eligibility at year end. To pre-certify visit Colorado's Office of Economic Development and International Trade website, at www.advancecolorado.com/ezcertification.

AVAILABLE TAX CREDITS	CREDIT AMOUNT
Investment Tax Credit	3% of equipment purchases
Job Training Tax Credit	12% of qualified training expenses
Business Facility Jobs Credit	\$1,100 per new job
Ag Processing Jobs Credit	\$1,000 total per new job
Employer Sponsored Health Insurance Credit	First 2 years business is open - \$1000 per new job
R&D Increase Tax Credit	3% of increased R&D expenditures
Vacant Building Rehabilitation Tax Credit	25% of rehabilitation expenditures
Manufacturing / Mining Sales and Use Tax Exemption	Expanded S&U tax exemption in EZ
Commercial Vehicle Investment Tax Credit (CVITC)	1.5% of commercial vehicle purchases
Contribution Tax Credit	25% of cash (12.5% in-kind) donations

Enterprise Zone Eligibility Questions

Below is a list of common EZ questions.

Is my company eligible for EZ tax credits? If you answer "YES" to any of the following questions, you may be eligible for EZ Credits.

1. Is my business located in the EZ?
2. Are you a new or expanding business in Colorado?
3. Have you purchased equipment used in your business?
4. If you are an existing business that is expanding, will you be doing any of the following:
 - a. Increasing employment by 10%?
 - b. Increasing employment by 10 total jobs?
 - c. Investing over \$1 million in your business?
 - d. Doubling the investment in your original facility?

Is my business in the Enterprise Zone? The majority of Northglenn businesses are located in the EZ boundaries. The original zone was incorporated in July 1998, and it was expanded to include additional Northglenn businesses in February 2011, and revised again in 2016. Visit <http://www.northglenn.org/incentives> and click on "Enterprise Zones in Northglenn" to determine if your business is in the EZ.

Investment Tax Credit - Have You Bought Any Equipment/Capital Investments? You may be eligible for a 3% credit on the capital investment.

Commercial Vehicle Credit - Have you purchased a new commercial vehicle (54,000+ lbs weight) for your business? You may qualify for a 1.5% tax credit if the vehicle is sold as new on/or after July 1, 2011; 2010 model year or later; gross vehicle weight rating of 54,000+ lbs; Designated Class A personal property; and is licensed and registered in Colorado.

R&D – Is your company doing research and development? A 3% credit may be available based on the increase of your company's research and experimental expenditures over the average of the previous **two** income tax years.

Is it difficult to file for these credits? No. Generally there is only one Department of Revenue form (DR0074, DR0076 and/or DR0077) that needs to be filled out to claim these credits. Then that form is certified by the EZ administrator and attached to your income tax form. **All business are required to pre-certify annually if they intend to earn a credits prior to any expenditure to guarantee tax credit eligibility at year end.**

What if I qualify for credits but have not filed for them in previous years? Depending on the credit you may be able to carry over and/or forward credit(s) for a determined period.

For more information on the Enterprise Zone please visit www.advancecolorado.com/ez or contact Melvin Yarber, Adams County Enterprise Zone Administrator – myarber@adamscountyed.com

NORTHGLENN URBAN RENEWAL AUTHORITY



The Northglenn Urban Renewal Authority (NURA) improves commercial areas in the city by eliminating blight; assisting public-private redevelopment projects and fostering job creation and capital investment in the city.

Over the past two decades, NURA has reinvested more than \$25.5 million into redevelopment and revitalization projects that have improved the city's business environment and enhanced commercial centers throughout the city.

PROJECT HISTORY

1999

Northglenn Marketplace

The Northglenn Mall was the city's first designated Urban Renewal Area. Utilizing URA tools and financing mechanisms, the city successfully redeveloped the under-performing mall into the Northglenn Marketplace – the top tax generating commercial center for the city.

Since 2000, the Marketplace has produced almost \$70 million in sales, use and food tax revenues. This is a "poster project" of how URAs can transform communities and make a positive difference.



Before Redevelopment

- 1968 – Northglenn Mall Employed 1,200+ People
- 1990 – 50% Vacant
- 1990 – NURA Formed to Redevelop Mall

After Redevelopment

- 652,272 S/F Power Center - 30+ Tenants
- \$70 million in Sales/Use/Food Taxes



May 2008

Best Buy

Utilizing URA tools, a deteriorating hotel along 104th Avenue and Interstate 25 was replaced with one of the highest sales tax-producing businesses in the city, and one of the best performing Best Buys in the region.



Before Redevelopment

- Deteriorating Hotel

After Redevelopment

- 31,000 Square Feet & 100+ Jobs



PROJECT HISTORY

Oct. 2008

Natural Grocers at Vitamin Cottage

What was once an empty lot along a busy thoroughfare through Northglenn was transformed into a high-performing supermarket that served as the chain's green building prototype when it was constructed.



March 2014

Webster Lake Promenade

This 10-acre commercial site, located at the southeast corner of Interstate 25 and 120th Avenue, had been prepared for redevelopment for almost 10 years. The property had aging infrastructure, environmental issues and under-performing businesses. In 2013, ground broke on this 54,000-square-foot restaurant and retail center. This \$13 million project has brought more than 350 new jobs to the city as well as new tax revenues and services.

The Promenade jump started other redevelopment projects. Just down the street, a 230 unit-apartment complex opened in the summer of 2014 – the first new residential construction in 12 years.



And under construction across the street from the Promenade is SCL Health Community Hospital of Northglenn. This \$23 million three-story hospital and medical office facility will not only bring medical services to the community, but also high paying jobs. Although no URA tools were used in the financing of the hospital, the property is located within the urban renewal area, therefore creating new TIF revenues for reinvestments into other redevelopment projects.

July 2014

Walmart Neighborhood Market

The 45-year-old Garland Center was deteriorating and 95 percent vacant. NURA assembled, purchased and funded the environmental clean-up on the 5.42-acre site. NURA then sold it to Walmart, which built a 41,000-square-foot Neighborhood Market and Pharmacy, which added more than 100 new jobs. Residents had requested a new supermarket in the area for years, so this project provided much needed services to the area.



As a landlocked city, Northglenn is focused on redevelopment and in-fill development opportunities. With more than 87 percent of the city's commercial properties located in URAs, urban renewal and its tools are critical to the success of future redevelopment efforts in Northglenn.

