



**NURA MEMORANDUM  
#19-04**

**DATE:** April 10, 2019  
**TO:** NURA Board & Advisors  
**FROM:** Debbie Tuttle, NURA Executive Director  
**SUBJECT:** Q/4 2018 & Q/1 2019 – Joint Meeting with Council & NURA Board Review

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**PURPOSE:**

The purpose of this memorandum is to provide updates to the board on NURA-related projects. This is a slightly modified memorandum that will be presented and discussed with City Council at the joint meeting on April 15th.

**2018 NURA Year-End Summary**

NURA had a very successful year with the completion of the \$13.5 million Huron Center redevelopment project, breaking ground on The Courts \$4.8 million sports complex, and the issuance of 16 business grants and incentives totaling \$1.7 Million. These grants and incentives leveraged \$12.4 million in new private commercial property improvements.

Since 2005, NURA has provided 129 business grants and incentives for almost \$17.3 million. Below provides an overview by project category that reflects NURA's reinvestment of \$41 Million back into our community to eliminate blight since 1995.



### **2019 NURA Goals**

Below are NURA's 2019 goals (Attachment A):

- Work with city staff to review and educate the board on upcoming NURA-related projects. **On-Going**
- Continue grant programs to support new and existing businesses, property owners and developers. **On-Going**
- Begin Marketplace Phase 1 redevelopment (2018-2021). **Underway**
- Final redevelopment and opening of *The Courts*. **Complete - Open Late Summer 2019**
- Work with city staff on reevaluation of existing Civic Center P3 master plan, and outreach to developers to support redevelopment of the property. **Underway**
- Evaluate 112<sup>th</sup> Avenue properties for potential new redevelopment opportunities near the commuter rail station. **Under Evaluation**
- Evaluate Washington Street properties for potential new redevelopment opportunities (requested by Council). **Under Evaluation**
- Identify new redevelopment opportunities within existing urban renewal areas (including existing properties to repurpose). **On-Going**

### **STAFF REFERENCE**

If Council members have any comments or questions, they may contact Debbie Tuttle, Economic Development Manager and NURA Executive Director, at [dtuttle@nothglenn.org](mailto:dtuttle@nothglenn.org) or call 303-450-8743.

### **ATTACHMENT**

1. NURA Goals

## NURA GOALS

### 2019 NURA Goals

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### NURA Goals in the Next 5-10 Years

- Be more proactive and recruit potential developers and/or property owners for redevelopment opportunities.
- Complete Marketplace Phase 2, and evaluate the potential for Marketplace Superblock redevelopment.
- Complete P3 development at Civic Center to help fund Phase 3.
- Evaluate redevelopment opportunities along 112<sup>th</sup> Avenue and the Washington Street corridors.
- Consider redevelopment opportunities of existing multi-family areas, and the potential for new developments and diversified housing opportunities (potential for market rate with a potential percentage of affordable).
- Target aging shopping centers, vacant land and areas along Washington Street for revitalization and/or redevelopment.

### Retreat Outcomes & Next Steps

- Hold a special meeting with City Council to focus around how their vision and goals can align with NURA's.
- Conduct a review of the specific parcels in existing URA's (especially Superblock Area next to Marketplace and Civic Center). **Under Evaluation**
- Conduct a tour of properties with Council. **Under Evaluation**
- Identify potential future redevelopment sites to focus on in the next 5-10 years. **Under Evaluation**

### NURA-Related City Council Goals (identified at 2018 Council & Joint Meeting on 10/1/2018)

- Marketplace Stabilization & Revitalization Phase 1. **Underway**
- Civic Center P3. **Underway**
- Redevelopment Opportunities along 112<sup>th</sup> Avenue. **Under Evaluation**
- Redevelopment Opportunities along Washington Street. **Under Evaluation**
- Revitalization of Aging Shopping Centers. **On-Going**