



**CITY MANAGER'S OFFICE  
MEMORANDUM 17-31**

**DATE:** July 24, 2017

**TO:** Honorable Mayor Joyce Downing and City Council Members

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

**SUBJECT:** **July Economic Development Report**

**Huron Center Update**

On July 10, 2017, Evergreen Development closed on the former Albertsons/Rite Aid property owned by the Northglenn Urban Renewal Authority. The total project is estimated at \$9.7 million, and will include improvements to all of the existing buildings, new landscaping, parking lot, storm water improvements, and much more. Construction will begin soon, and the majority of the construction is estimated to be finished on the existing buildings by Q/2 2018. Arby's is estimated to open in spring 2018. Watch for more details on a formal ground breaking ceremony and construction updates.

**AutoZone 'Mega Hub' Coming to the Huron Center**

AutoZone will be leasing 35,268 square feet at 1002 W. 104<sup>th</sup> Avenue at the Huron Center for their new Mega Hub facility. They plan to open early 2018. AutoZone has been in business for more than 38 years and is the leading retailer and distributor of automotive replacement parts and accessories in the U.S. The Northglenn Mega Hub will have a 6,000 square foot retail store in the front, with a fulfillment center in the back that will house approximately 100,000 parts. To learn a more about the AutoZone Mega Hub visit:

<https://www.youtube.com/watch?v=ONDin7zX9fc> or [www.autozoneinc.com/about\\_us/index.html](http://www.autozoneinc.com/about_us/index.html).



**Pavilion Villas**

Berkley Homes is underway on the land development of 34 individual duplex units for purchase at 122nd & Claude Court. These homes will be approximately 1,662 and 1,795 square feet and they will range from 3 to 4 bedrooms, with loft and study options. They will have unfinished basement areas and 2-car attached garages. Prices are estimated in the low \$300's. A model home is planned to start construction this fall. For more information on these units call 303-756-8500 x113.

**New Starbucks Being Built on Former Bellco Property**

Wadsworth Development purchased the former Bellco Credit Union at 550 W. 104<sup>th</sup> Avenue. They will be demolishing the existing facility and constructing a new 2,200 square-foot, full-service Starbucks store and restaurant. Construction is planned to begin this summer and plans to be open in early 2018.



### **'Best of the Best' Northglenn Winners - Recognized by Colorado Community Media**

Congratulations to the below Northglenn businesses, organizations and individuals that were recognized by the Colorado Community Media, publisher of the Northglenn-Thornton Sentinel. They released their annual 'Best of the Best' list for 2017, and the below were included with other surrounding areas based upon votes from readers in the Northglenn and Thornton area. Again congratulations to all the Northglenn winners! To see the full list visit: [https://issuu.com/coloradocommunitymedia/docs/bob\\_2017\\_wg\\_issuu](https://issuu.com/coloradocommunitymedia/docs/bob_2017_wg_issuu).

#### **'Best of the Best' in Northglenn**

<b>Award</b>	<b>Business</b>
Annual Event	Horizons North Credit Union Shred Event
Assisted Living Center (Tie)	Northglenn Heights and Crossroads Northglenn
Auto Dealer	O'Meara Ford
Auto Repair/Service	Big O Tires
Autobody	CARSTAR Advanced
Bank/Credit Union	Horizons North Credit Union
BBQ Restaurant	Jim 'N Nick's Bar-B-Q
Best Boss	Horizons North Credit Union
Best Customer Service	Horizons North Credit Union
Bowling Alley	AMF Northglenn
Brewery	Beer by Design
Burrito	Santiago's
Car Wash	Car Wash Express
Consignment Thrift Store (Tie)	Second Hand Kids
Dog Services	A & R Critter Care
Dry Cleaners	The Naked Hanger (previous Continental Cleaners)
Eye Care Provider (Tie)	Northglenn Optometric Center
Greek/Middle Eastern Restaurant	Taziki's Mediterranean Cafe
Gymnastics	Northglenn Recreation Center
Haircut/Salon	Twisted Scissors
Hardware Store (Tied)	Lowe's
Hiking/Biking Trail	Northwest Open Space
Home Repair/Remodeling	Rocky Mountain Contractors Home Remodeling Specialists
Independent Care	Crossroads Northglenn
Kitchen/Bath Contractor	Rocky Mountain Contractors Home Remodeling Specialists
Local Theater/Playhouse (Tie)	D.L. Parsons Theatre
Memory Care	The Senior Hub Adult Day Service
Mexican Restaurant	Tamale Kitchen
Mortgage Agent/Consultant	Horizons North Credit Union
Mortgage Company	Horizons North Credit Union
Pet Supply Store	PetSmart
Place of Worship	Northglenn United Methodist Church
Retirement Community	Northglenn Heights
Seafood	Red Lobster
Summer Camps (Kids)	Northglenn Rec Center
Teacher	Mrs. Peck – Malley Drive Elementary
Tire Dealer	Big O – Northglenn

Source: Colorado Community Media, publisher of the Northglenn-Thornton Sentinel - Annual "Best of the Best" list for 2017.

### 2017 New Business Announcements

At the end of **June**, Northglenn had a total of **940** businesses. Of that total, **728** are storefronts and **212** are home-based businesses. This year Northglenn has announced **24** new storefront businesses, reporting **238** jobs, and absorbing **91,079** square feet of office, industrial and retail space. To learn more about all our businesses visit [www.shopnorthglenn.org](http://www.shopnorthglenn.org).

**YTD 2017 New Storefront\* Business Licenses**

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	2	39	35,260
February	2	122	7,900
March	5	9	10,500
April	12	52	26,907
May	2	11	8,832
June	1	5	1,680
<b>TOTALS</b>	<b>24</b>	<b>238</b>	<b>91,079</b>

\* Seasonal, temporary and home-based businesses are not included in the total new business figures.

### New Storefront Businesses

**Deja Vu Vapes** leased 1,680 square feet at 420 E. 120th Avenue, Unit B-2. This vape pen store employs five people. For more information, call 507-327-3821.

### New Home-Based Businesses

**Appelhans Tools LLC** is a home-based business that specializes in mobile tool sales. For more information, call 303-880-5886.

**Barmaid Knits** is a home-based business that sells hand-dyed yarns and handmade bags. For more information, call 703-687-5547.

**Sarah Lindsay Photography** is a home-based photography business. For more information, call 970-518-7790.

### Businesses Advertise on the Digital Billboard

Each month six Northglenn businesses can participate in the Digital Advertising Billboard Signage (DABS) program. The following six (6) Northglenn businesses are taking advantage of advertising on the billboard in July:

- Charlie's Auto
- IECRM
- Kid to Kid
- **On the Dollar**
- Woodley's
- Northglenn XL Storage

Note: \***Bold** denotes new advertiser.

## NURA Updates

The following resolutions were approved by the NURA board at the June 14<sup>th</sup> and July 12<sup>th</sup> regular board meetings:



### June 14, 2017 NURA Meeting

- a) Resolution N/17-23 – First Amendment to the Huron Center Redevelopment Agreement - Evergreen
- b) Resolution N/17-24 – Denali Dental – First Amendment to Business Improvement Grant (BIG)
- c) Resolution N/17-25 – Core Progression – Business Utilities Assistance Grant (BUAG)
- d) Resolution N/17-26 – Affordable Computers & Repair Business Improvement Grant (BIG)

### July 12, 2017 NURA Meeting

- a) Resolution N/17-30 – Nexus Builders, LLC Construction Agreement (Huron Center)
- b) Resolution N/17-31 – Bravo's Italian Restaurant – Business Improvement Grant (BIG)
- c) Resolution N/17-32 – ProDrivers – Business Improvement Grant (BIG)
- d) Resolution N/17-33 – Deja Vu Vapes – Business Improvement Grant (BIG)

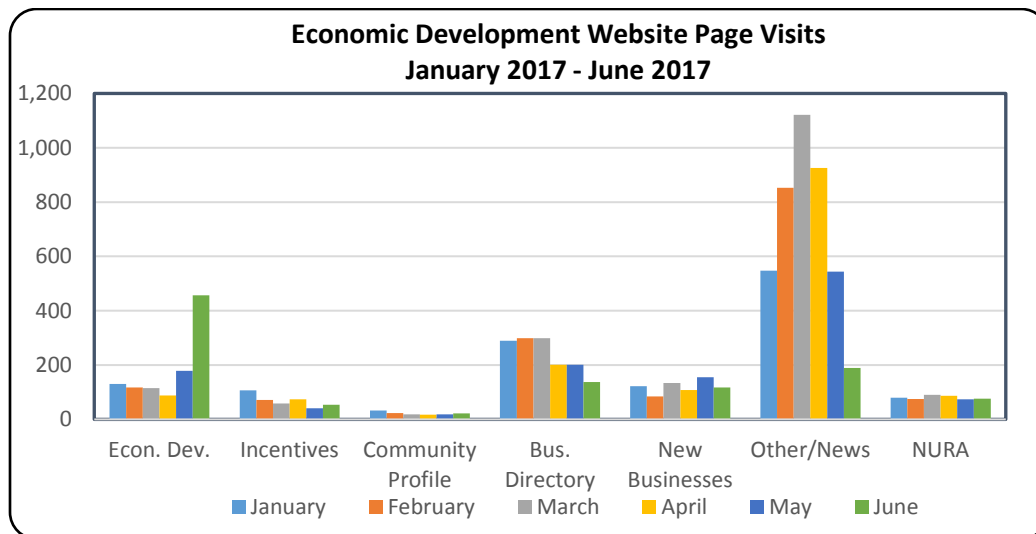
## Business Retention Visits

The Business Retention & Expansion (BRE) Committee has met with **30** businesses this year. The following two (2) businesses were visited in June in an effort to gain insights and intelligence in support of our Economic Development and BRE Committee strategies.

- |                     |           |
|---------------------|-----------|
| 1. On the Dollar    | 6/21/2017 |
| 2. Car Wash Express | 6/30/2017 |

## ED Website Visits

In June there were **1,053** Economic Development/Business website page visits. Note: The significant increase in the Economic Development page views is due to the reorganization of Business and Economic Development website pages.



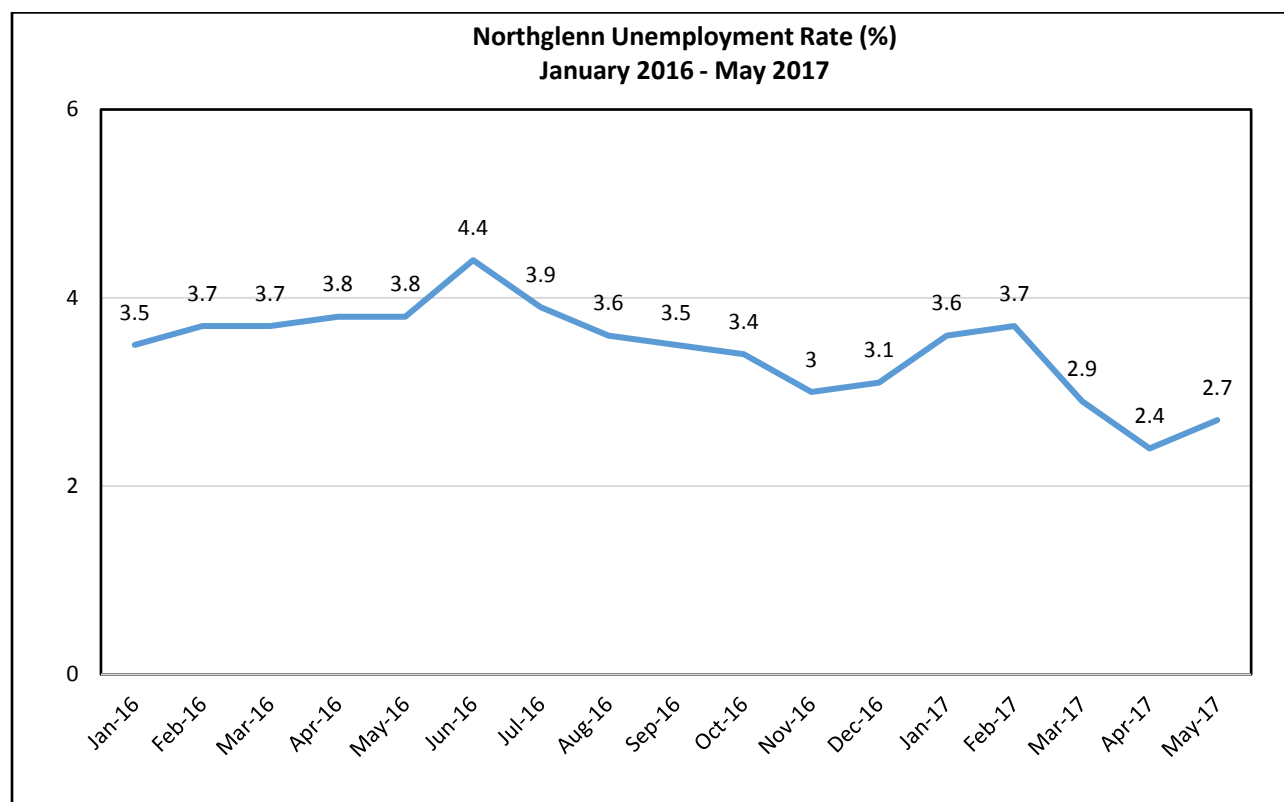
## TweetReach Snapshot

If you have not already followed the Northglenn economic development twitter account, this is the time to do it. Please follow us @NorthglennBiz. Below is a snapshot of the Twitter activity in June.

Total Followers	New Followers	Total # of Tweets	Impressions	Engagements	Engagement Rate
105 ↑	3 ↑	8 ↓	1,453 ↓	29 ↓	1.3% ↑

## Northglenn Unemployment Rate

The chart below indicates that Northglenn's unemployment rate was at **2.7%** at the end of May 2017. This rate is lower than last year at this time (3.8%). This rate is up from 2.4% in April, and higher than the state average at 2.4%, but nearly on par with the county average at 2.6%.



## Staff Reference

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