

**CITY MANAGER'S OFFICE
MEMORANDUM 17-24**

DATE: May 8, 2017

TO: Honorable Mayor Joyce Downing and City Council Members

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

SUBJECT: **May Economic Development Report**

Huron Center Redevelopment

On April 3, 2017, the Northglenn Urban Renewal Authority (NURA) approved agreements with Evergreen-104th & Huron, LLC and Impala Capital, LLC, to redevelop the 10.45-acre, 104,322-square-foot Huron Center.



Huron Center rendering of new redevelopment project of the 57,442 square foot former Albertson's & Rite Aid building.

New businesses that will move into the shopping area, located at 104th Avenue and Huron Street, include:

- A 35,669-square-foot automotive parts retail facility
- A 21,773-square-foot neighborhood grocer
- A newly-constructed, 2,400-square-foot Arby's restaurant

The total project with acquisition costs is estimated at \$9.4 million, which includes \$7.36 million for construction. Project construction will start this summer. The grocer and retail automotive parts facility are scheduled to open by the end of 2017 and early 2018. The newly-constructed Arby's restaurant is set to open in the fall of 2018.

Under the agreements, Evergreen will purchase the former Albertson's/Rite-Aid building and property at 1000 W. 104th Ave. from NURA. The grocer and retail automotive parts facility will be located there. They will also own the new Arby's restaurant that will be constructed next to the Bank of the West. Impala will continue to own the rest of the center, which includes the east and west wings, and the two existing restaurant buildings near 104th Avenue.

Media Mentions

The following articles announced the Huron Center redevelopment project:

Business Den:

<http://www.businessden.com/2017/03/16/northglenn-shopping-center-hits-market/>

Sentinel:

<http://northglenn-thorntonsentinel.com/stories/deal-sparks-redevelopment-at-long-vacant-huron-street-lot,246066>

The Denver Post:

<http://www.denverpost.com/2017/04/05/northglenn-huron-center-to-see-redevelopment/>

Northglenn Receives IECRM Executive Award

The City of Northglenn was awarded the *Executive Award* at the 11th Annual Independent Electrical Contractors Rocky Mountain (IECRM) Summit Awards on March 16, 2017. The event attracted more than 150 attendees, and prestigious awards recognized the best and brightest electrical, construction, and renewable energy companies that are based in Colorado and Wyoming. The *Executive Award* was given to the City of Northglenn to recognize and honor the city for their superior assistance with helping IECRM with their relocation to their new facility at 11429 Pearl Street, and for partnerships being built with other stakeholders, leaders, businesses and the community.



Mayor Downing accepts IECRM Executive Award at the 2017 Summit Awards ceremony.

Denver Metro Median Sales Prices

According to the Denver Metro Association of Realtors, published by the Centennial Citizen on April 17, 2017, the median sales prices of single-family homes in March continues to rise. Northglenn's average increase is 12.7 percent with an average price of \$310,000. Below is a summary of the single family sales prices in the metro Denver area.

Metro average: \$406,000 (+7.9 percent)
Arvada: \$401,500 (+7.1 percent)
Aurora: \$334,000 (+8.1 percent)
Castle Pines: \$693,750 (+19 percent)
Castle Rock: \$469,975 (+13.3 percent)
Centennial: \$432,500 (+8.1 percent)
Denver: \$412,000 (+2.6 percent)
Englewood: \$393,000 (+10.3 percent)
Elizabeth: \$455,000 (+1.3 percent)
Golden: \$576,118 (+5.7 percent)

Greenwood Village: \$1.17 million (+5.9 percent)
Highlands Ranch: \$465,000 (+3.1 percent)
Lakewood: \$397,500 (+7.6 percent)
Littleton: \$435,000 (+8.7 percent)
Lone Tree: \$775,000 (+16 percent)
Northglenn: **\$310,000 (+12.7 percent)**
Parker: \$465,000 (+3.3 percent)
Thornton: \$356,000 (+9.5 percent)
Westminster: \$369,950 (+11.9 percent)
Wheat Ridge: \$385,500 (+7.1 percent)

The full article can be viewed at <http://centennialcitizen.net/stories/home-prices-on-the-rise,246100>.

2017 New Business Announcements

At the end of **April**, Northglenn had a total of **930** businesses. Of that total, **723** are storefronts and **207** are home-based businesses. This year Northglenn has announced **21** new storefront businesses, reporting **222** jobs, and absorbing **80,567** square feet of office, industrial and retail space.

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
TOTALS	21	222	80,567

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

New Storefront Businesses

EIS Colorado, Inc. leased 3,600 square feet at 475 W. 115th Avenue, Unit #6. This general contractor specializes in storm damage repair for residential and commercial buildings and employs 15 people. To learn more, call 720-458-0167 or visit eiscolorado.com.

***Eyebrow Threading Studio LLC** leased 260 square feet at 2145 E. 120th Avenue, Suite D. This salon offers eyebrow threading by a licensed esthetician and employs one person. Hours of operation are Tuesday – Saturday from 11 a.m. – 6 p.m. For more information, call 720-556-5885 or visit www.besteyebrows.com.

Guardian Interlock LLC leased 3,325 square feet at 11450 Huron Street, Unit C. This company specializes in ignition interlock device installation and employs one person. For more information, call 720-450-3972 or visit guardianinterlock.com/locations/northglenn-colorado.

Spiked Wireless CO LLC leased 2,249 square feet at 530 Malley Drive. This company is an authorized master dealer of MetroPCS and employs three people. Daily hours of operation are from 9 a.m. – 8 p.m. For more information, call 972-821-6661 or visit www.spikedholdings.com.

Fit Club 47 leased 1,273 square feet at 1490 W. 104th Avenue. This gym offers personal training services and employs two people. To learn more, call 970-215-0299 or visit www.fitclub47health.com.

Reliable Power Consultants Inc. leased 2,422 square feet at 10190 Bannock Street, Suite 212. This company specializes in electric distribution consulting and employs 20 people. Hours of operation are Monday – Friday from 7 a.m. – 5 p.m. For more information, call 970-218-9543.

Recovery Athletics leased 3,237 square feet at 10621 Irma Drive, Unit C. This company specializes in sports therapy and employs one person. Hours of operation are Monday – Friday from 8 a.m. – 8 p.m. and Saturdays from 1 p.m. – 5 p.m. For more information, call 720-600-8837.

Cellular Zone leased 1,200 square feet at 11920 Washington Street, Unit C. This retail store sells cellular phones and accessories and employs three people. Hours of operation are Monday – Saturday from 9 a.m. – 8 p.m. For more information, call 303-920-9025.

State 38 Exotics leased 1,900 square feet at 1028 W 104th Avenue. This exotic pet store employs three people. Hours of operation are 11 a.m. – 8 p.m. For more information, call 303-252-9172.

360 Nails & Spa leased 2,850 square feet at 992 W. 104th Avenue. This spa offers a full range of nail and body wax services and employs four people. Hours of operation are Monday through Friday from 9:30 a.m. – 7:30 p.m., Saturday from 9:30 a.m. – 6 p.m. and Sunday from 10:30 a.m. – 5:30 p.m. For more information call 303-632-6158 or visit 360nailsspa.com/.

HIITBOX Colorado LLC leased 4,851 square feet at 11983 Washington Street. This gym employs one person. For more information, call 303-564-7270.

***Techniques LLC** acquired a 35,000 square foot warehouse located at 10854 Leroy Drive for \$3.2M. This manufacturer specializes in precision parts and employs 38 people. Hours of operation are Monday – Friday from 6:30 a.m. – 2:30 p.m. For more information, call 720-457-7201 or visit www.techniquesswiss.com/.

**These businesses were reported in the table above for January, but business descriptions were not provided at that time.*

New Home-Based Businesses

LCS Denver LLC is a home-based business that provides computer consulting services and employs two people. For more information, call 720-663-0425.

Lark Mountain is a home-based business that provides property management services and employs one person. For more information, call 303-550-7221 or visit www.larkmountain.com.

Partnered Consulting LLC is a home-based business that provides consulting services and employs one person. For more information, call 719-671-8099.

Rod & Hammer Pipeworks & Construction is a home-based business that specializes in construction services and employs one person. For more information, call 303-910-0208.

Structurepro LLC is a home-based business that provides building inspection and home improvement services and employs one person. For more information, call 307-371-1327.

Vape Brain is a home-based business that specializes in Internet sales of vape products and employs one person. For more information, call 407-925-3154 or visit www.vapebrain.com.

Your Ryde Limited LLC is a home-based business that specializes in apparel and employs one person. For more information, call 720-732-9291.

Business Retention Visits

The Business Retention & Expansion (BRE) Committee has met with 24 businesses since January. The following ten (10) businesses were visited in March and April in an effort to gain insights and intelligence in support of our Economic Development and BRE Committee strategies.

1	Affordable Computers & Repair	3/29/2017
2	Scientific Martial Arts and Fitness LLC	3/29/2017
3	Cinzzetti's Italian Market Restaurant	4/5/2017
4	Northpoint Surgery	4/5/2017
5	Smith, Shellenberger & Salazar, LLC	4/5/2017
6	Atlas Roofing Corp.	4/7/2017
7	Crossroads Assisted Living	4/14/2017
8	Ashley Manor	4/19/2017
9	Legacy Teledata Services, LLC	4/21/2017
10	Bingo Oasis	4/26/2017

Northglenn Business Anniversaries

Below is a list of the business anniversaries for Q/2 2017 (April - June). Help us recognize and thank the following **18 businesses** which have recently celebrated milestones in Northglenn. Congratulations!

35 Years

Peerless Tire Company

20 Years

Misteren Graphics

A & M Window Service, Inc.

Northglenn Judo Club

Paws Pet Grooming

Atlas Auto Body

Keystone Apartments

10 Years

Teaberry, Ltd.

Maaco Collision Repair & Auto Paint

Select Physical Therapy

Woodley's Fine Furniture

LifeSafer

5 Years

Boomerang Marketing

15 Years

V A Arms

Hucke Insurance Services - Allstate Agency

Christopher & Banks #361

Rei-Zhen Vegetarian Product

Tartan Orthopedics Ltd.



Note: *Italics* denotes home-based businesses.

Business Events

Metro North Chamber of Commerce (MNCC): Inaugural State of the Region & Community Development Showcase

On April 13th, several members of city staff joined the Mayor at the MNCC Inaugural State of the Region & Development Showcase. This sold-out event featured the 13 mayors from cities that comprised the Metro North Region, plus a commissioner from Adams County, addressing the growth each locality is experiencing. Staff also participated in a business expo targeting companies who work with all facets of economic development.

Lunch & Learn: Northglenn Sign Code

On April 26th, the Northglenn business Lunch & Learn was attended by 18 people. Ashley Kaade, Senior Planner presented a workshop on the Northglenn Sign Code. Specifically, this seminar focused on the proposed amendments to the City's Sign Code and gave participants an opportunity to provide feedback on the proposed amendments. Participants also learned about temporary and permanent sign regulations.

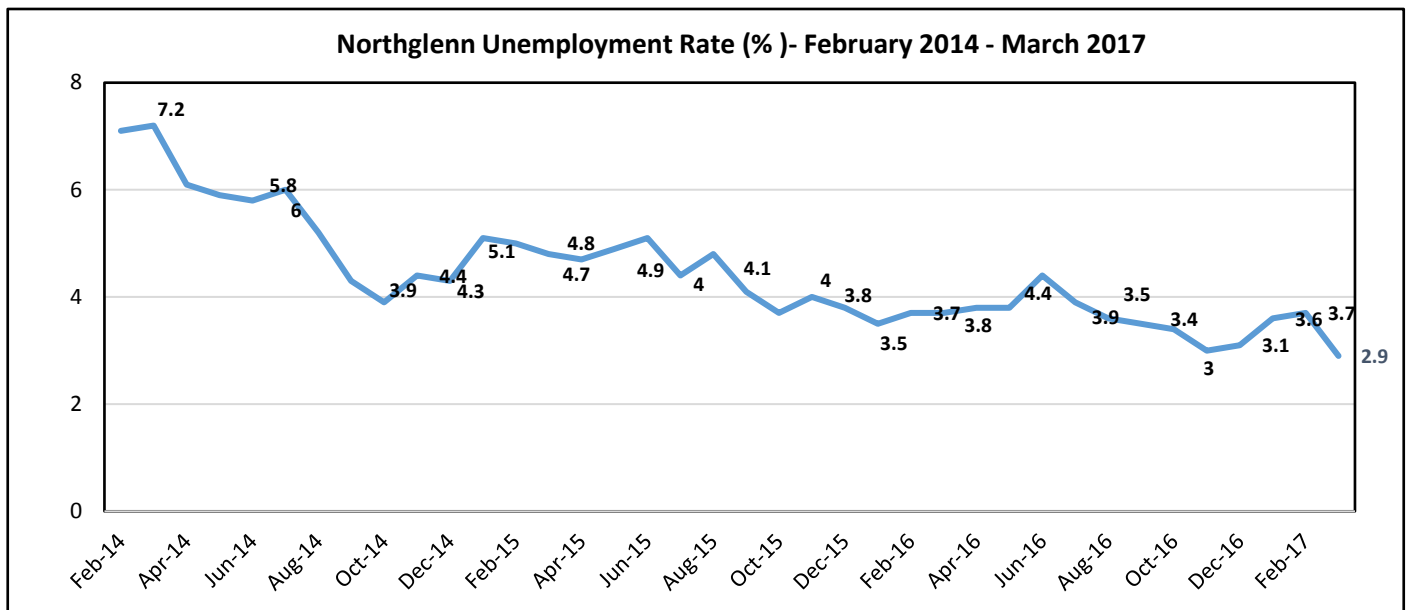
Businesses Advertise on the Digital Billboard

Each month six Northglenn businesses can participate in the Digital Advertising Billboard Signage (DABS) program. For more information on the program visit www.northglenn.org/dabs. The following six (6) Northglenn businesses are taking advantage of advertising on the billboard in May:

- Bingo Oasis
- Charlie's Auto
- Erives Heating and Air
- Horizons North Credit Union
- Redline Automotive
- Woodley's

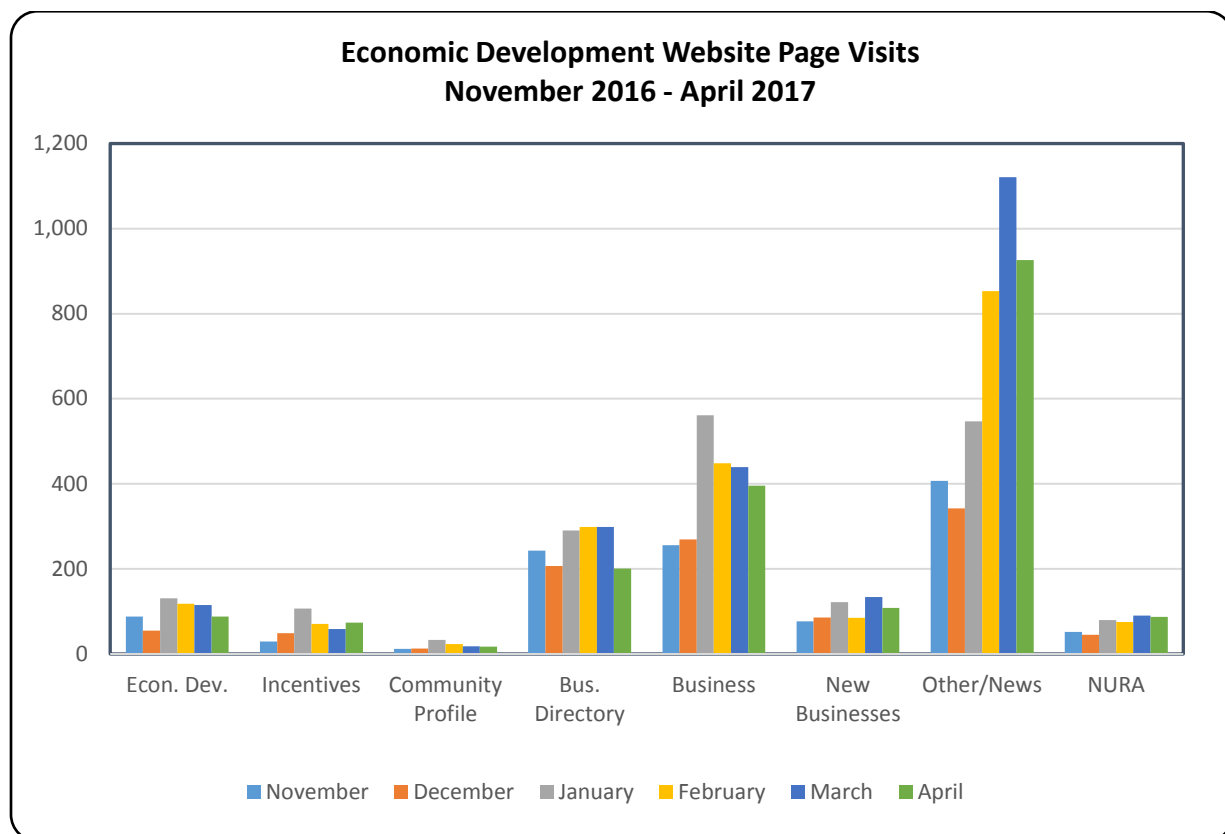
Northglenn Unemployment Rate – Hits Two Decade Low

The chart below indicates that Northglenn's unemployment rate was at **2.9%** at the end of March 2017, which is a new low for more than a two decades. This rate is lower than last year at this time at 3.7%. This rate is down from 3.7% in February, and higher than the state average at 2.5%, but slightly higher than the county average at 2.7%.



ED Website Visits

In April there were **1,897** Economic Development/Business website page visits.



NURA Updates

The following five resolutions were approved by the board at the April 3rd and 12th board meetings:



April 3, 2017 - Special Board Meeting

- a. Resolution N/17-14 – Huron Center Redevelopment Agreement – Evergreen-104th & Huron, L.L.C.
- b. Resolution N/17-15 – Huron Center Redevelopment Agreement – Impala Capital, L.L.C.

April 12, 2017 - Regular Board Meeting

- a. Resolution N/17-16 – The Courts, LLC – Purchase and Sale Agreement
- b. Resolution N/17-17 – Fashion Exchange – Business Improvement Grant
- c. Resolution N/17-18 – Fit Club 47 – Business Improvement Grant

A quarterly joint City Council and NURA informational meeting was held on April 24, 2017. The following subjects were discussed:

1. Huron Naming Potential Options
2. City & NURA Intergovernmental Cooperative Agreement Amendment
3. Parkhill, LLC – Marketplace Scope of Work
4. The Courts – 11295 Washington Street
5. I-25 & 104th Avenue Ramps & Signage
6. Marketplace Utility Study
7. Webster Lake Promenade Art Selection

For more information on this meeting visit:

https://webdocs.northglenn.org/file/126246/packet/Q2_Council_NURA_Update.pdf

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 last 28 days of Twitter activity.

Total Followers	New Followers	Total # of Tweets	Impressions	Engagements	Engagement Rate
91 ↑	4 ↑	21 ↑	2,797 ↑	48 ↓	2.1% ↓

Staff Reference

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