



ADMINISTRATION MEMORANDUM
15-15

DATE: June 8, 2015

TO: Honorable Mayor Joyce Downing and City Council Members

FROM: John R. Pick, City Manager 
Debbie Tuttle, Economic Development Manager & NURA Executive Director 

SUBJECT: June Economic Development Report

Northglenn Awarded \$400,000 Brownfield Community-Wide Assessment & Cleanup Grant

In December 2014, the Northglenn Urban Renewal Authority submitted two grant requests to the US Environmental Protection Agency for funding through the Brownfield Community Wide Assessment and Cleanup programs. This is a very competitive selection process, and a total of \$54 million in funds is being awarded nationwide through the grant competition.

Northglenn was awarded two grants totaling \$400,000 to assist in assessing, identifying and conducting environmental site assessments over the next three years focused on the West 104th southwest commercial districts in the city, including the Huron Center, Marketplace and other adjacent area properties. The grants will also be used to complete a brownfields site inventory, prioritization of sites to be remediated, develop cleanup plans for selected sites, and develop an area-wide plan. These efforts will assist in planning remediation efforts on properties to be redeveloped and revitalized in commercial areas in Northglenn.

The EPA announced 15 entities from Region 8 that will receive \$4.8 million to assess, cleanup and redevelop contaminated properties. There were five other Colorado grants awarded within this Region which include, Trinidad, City of Fort Collins, Adams County, Kiowa County and the City and County of Denver. For more information visit:

<http://yosemite.epa.gov/opa/admpress.nsf/bd4379a92ceceecac8525735900400c27/ca8f38e042213b5685257e53004d832b!OpenDocument>.

Company Updates

Land Home Financial Services is constructing a 1,391 square foot office at 100 E. 120th Avenue, Unit G-120 in the Webster Lake Promenade, and is expected to open in June.

Texas Roadhouse will begin demolition soon on the former Bennigan's building in the Northglenn Marketplace. New construction of the building will start early this summer, with completion of the building estimated in late fall or early winter this year.

SCL Community Hospital has closed on the 6-acre parcel at 11701 Community Center Drive. They will begin construction of a 60,000 square-foot hospital and medical office campus this summer. Grand opening is estimated in late summer or early fall of 2015.

Woodley's Fine Furniture located at 10610 Melody Drive in the Northglenn Marketplace has converted 8,000 square feet of its existing showroom to accommodate inventory from its Clearance Outlet store that closed, and is now offering its discounted furniture items in the Northglenn showroom.

Business Education Events

Lunch and Learn – Navigating the Difficult World of Online Marketing – Making Local, Online Marketing Simple and Affordable for Small Businesses - Thursday, June 11th from 11:30 a.m. to 1 p.m.

Grand Opening Celebration

Carrick Bend Apartments celebrated their final build-out and grand opening on June 4th at 5 PM. Of the 228 apartment units, 167 are leased (73.2%). Carrick Bend was recently awarded the top multi-tenant property through the ORA Power Rankings in Colorado for “online reputation” by J Turner Research, and also received a 97% recommendation rating from ApartmentRatings.com.

Northglenn Commercial Real Estate Update

Listed below is a summary of the available Northglenn office, industrial and retail space as of the end of March 2015 (Q/1) as reported by the CoStar Group.

Northglenn Commercial Properties - Q/1 2015

Property Type	Q/1 2015	Q/1 2015	Q/1 2015	Q/1 2015	Q/1 2015	Q/4 2014	Q/3 2014	Q/2 2014	Q/1 2014
	# of Properties	Total S/F	Vacant S/F	Avg. S/F Lease Rate	% Vacancy	% Vacancy	% Vacancy	% Vacancy	% Vacancy
Office	32	591,751	60,794	\$16.93/fs	10.3%	9.3%	8.1%	8.6%	9.9%
Industrial	46	1,061,666	3,504	\$6.29/nnn	0.3%	0.3%	2.8%	3.2%	4.7%
Retail	127	1,866,680	158,478	\$12.64 nnn	8.4%	8.8%	9.0%	13.0%	13.5%

Source: Costar Q/1 2015 – Historical data can vary based on revised Costar reporting methods and reclassification of properties.

New Business Announcements

At the end of **May**, Northglenn had a total of **912** businesses. Of that total, **697** are storefronts and **215** are home-based occupations. This year, Northglenn has announced **22** new storefront businesses, which have added **312** new jobs and absorbed **51,907** square feet of office, industrial and retail space.

YTD 2015 New Storefront Businesses

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	7	25	14,599
February	5	13	9,188
March	3	21	6,499
April	3	133	10,237
May	4	120	17,264
Totals	22	312	51,907

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

New Storefront Businesses

Appliance Factory Parts leased 960 square feet at 10657 Melody Drive, Suite B13. The company sells repair parts for appliances and employs 1 person. Hours of operation are Monday – Friday from 8:00 a.m. to 5:30 p.m. and Saturday from 9:00 a.m. – 4:00 p.m. For more information visit www.appliancefactoryparts.com or call 303-657-1111.

First Watch Restaurant, A Daytime Café leased 3,714 square feet at 100 E 120th Avenue, Suite G-140. They are a full service restaurant serving breakfast, brunch and lunch. First Watch will be celebrating their official ribbon cutting on June 9th and employs 40 people. For more information visit www.firstwatch.com or call 714-494-5890.

The Hair Escape leased 1,066 square feet at 478 Malley Drive. This is a hair salon that employs 9 people. Hours of operation and Monday – Saturday from 9:00 a.m. – 7:00 p.m. For more information call 303-252-1288.

Jim 'N Nicks Bar-B-Q opened its 5,524 square foot restaurant at 100 E. 120th Ave., Build E, and employs 70 people. Hours of operation are Sunday - Thursday from 11 a.m. - 9:30 p.m. and Friday and Saturday from 11 a.m. to 10:30 p.m. For more information visit www.jimnicks.com or call 720-259-8057.

New Home Based Businesses

A Team Home Inspection, LLC is a home-based business that provides home inspection services and employs 2 people. For more information, call 303-229-6275.

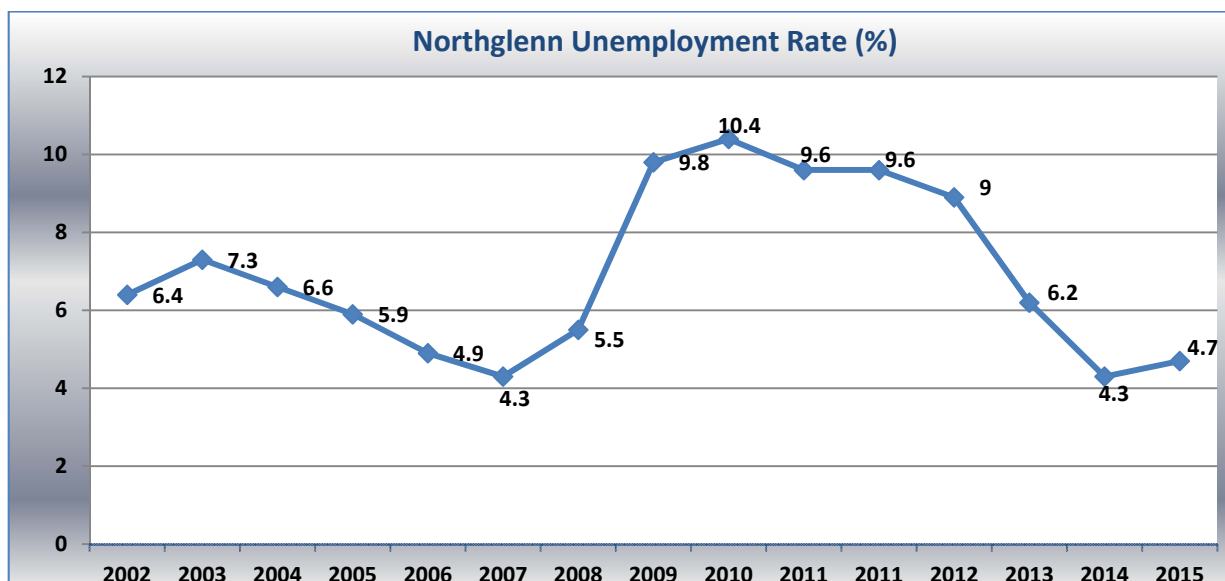
Reliable Auto Glass LLC is a home-based business that provides auto glass repair services and employs 1 person. Hours of operation are Monday – Friday from 8:00 a.m. - 5:00 p.m. For more information, call 720-260-0208.

Snappy Java is a home-based business that provides gourmet coffee services for businesses and employs 1 person. For more information, call 303-523-8665.

TA'BOM is a home-based business that provides t-shirt printing services and employs 1 person. For more information, call 720-495-8389.

Northglenn Unemployment Rate

The below chart indicates a **4.7%** unemployment rate for Northglenn for the month of **April 2015**.



Source: Colorado Dept. of Labor & Employment

NURA Activities & Updates

In May, NURA approved the following three resolutions:

- Resolution N/15-15 – Professional Services Agreement – J&T Consulting (Community Center Drive)
- Resolution N/15-16 – Business Improvement Grant – Bling it On Beauty Salon
- Resolution N/15-17 – Professional Services Agreement – H.C. Peck & Associates (Huron Center)

104th & I-25 Ramps Landscaping

After evaluation of the landscaping plans reviewed at the May 13th, the NURA board increased the budget to \$600,000 (an additional \$100,000) to provide enhanced landscaping and features to the plan.

11295 Washington St. RFP

NURA evaluated the Request for Proposal (RFP) from the developer, and has chosen not to move forward on the plan submitted. NURA will be evaluating other potential development opportunities of the 2.5 acres of land located on 11295 Washington Street in the future.

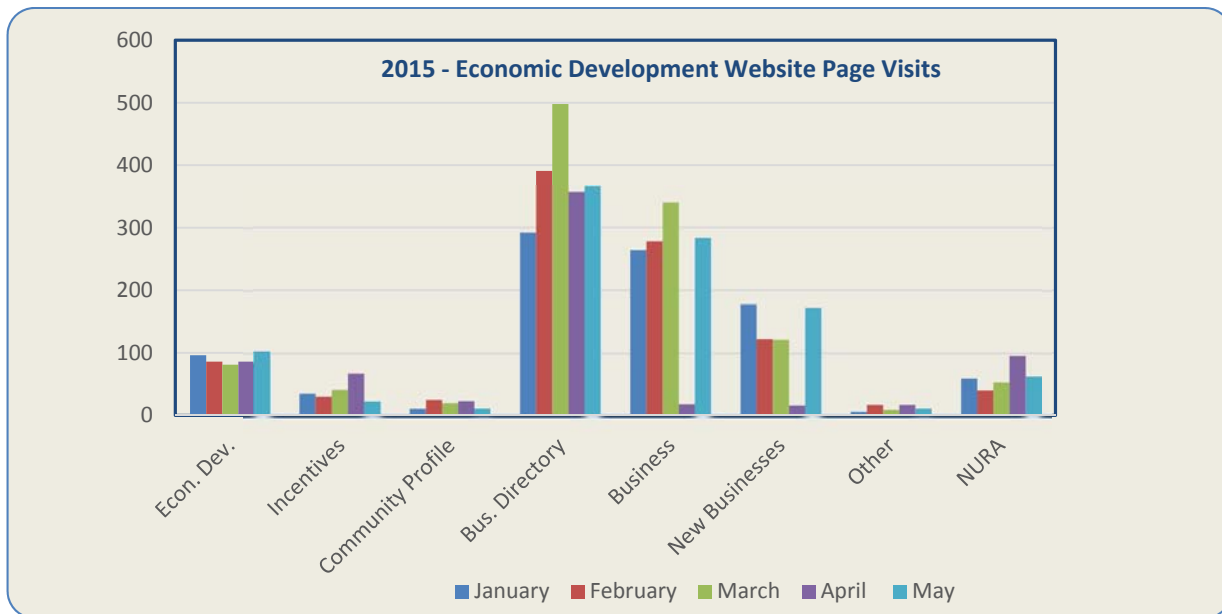
Digital Advertising Billboard Signage (DABS) Program

For **June**, the following six Northglenn businesses are advertising on the I-25 & 104th Avenue electronic billboard:

- Black-eyed Pea
- Charlie's Auto and Truck Sales
- Horizons North Credit Union
- Jim'N Nicks Bar-B-Q
- Redline Automotive
- Willco Tree Service

Economic Development Website Page Visits

In May there were 1,035 website page visits. Below indicates the most frequent pages viewed.



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.