



ADMINISTRATION MEMORANDUM
15-24

DATE: August 10, 2015

TO: Honorable Mayor Joyce Downing and City Council Members

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

SUBJECT: August Economic Development Report

SCL Health Groundbreaking

SCL Health held their groundbreaking ceremony on July 16th at 4:00 pm. The healthcare provider is constructing a 60,000 square foot community-based hospital and medical office building at 11900 Grant Street. This is the largest of the 20+ community hospitals SCL has built. The facility plans to open in the fall of 2016, and will bring more than 100 permanent jobs to the community. For more information, visit www.sclhealthsystem.org.



SCL Health Community Hospital and medical office groundbreaking ceremony.

Sanitary Line Improvements & Construction

Construction will begin on the installation of new sanitary line between the SCL Community Hospital project and Webster Lake Promenade. Construction is expected to begin the week of September 8th – September 15th. A meeting with the Webster Lake Promenade tenants and other surrounding property owners has been scheduled to provide additional information on the construction. Additional outreach through the website, Northglenn Connection, and media is also planned to notify residents, businesses and visitors.

New Business Announcements

At the end of **July**, Northglenn had a total of **917** businesses. Of that total, **702** are storefronts and **215** are home-based businesses. This year, Northglenn announced **30** new storefront businesses, adding **329** new jobs and absorbing **65,259** 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
June	1	2	850
August *	7	15	12,502
Totals	30	329	65,259

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

Historical Data - New Businesses

The chart below provides a comparison over the past five years of new businesses that have filed for business licenses in Northglenn for the periods of January 1st – July 31st. These numbers are one of many economic indicators to watch to better understand the business climate in Northglenn.

Northglenn New Businesses 2010 – 2015 - (January – July)

(Jan.-July) Comparisons	Storefront	Home-Based	Total
2010	645	244	878
2011	670	257	927
2012	664	233	919
2013	674	225	885
2014	679	199	878
2015	702	215	917

Coming Soon

Fiesta Palace will be opening a 10,200 square foot events center at 500 Malley Drive in the Malley Center. The facility is scheduled to open in September.

New Storefront Businesses

Advantage Games LLC (purchased the former Above and Beyond Games) is leasing 3,000 square feet at 1010 W. 104th Avenue. The business provides various board, table top, card, electronic, and other gaming opportunities for their customers. They employ two people, and hours of operation vary from Monday – Sunday. For more information, please call 720-483-3008 or visit <https://www.facebook.com/AdvantageGames>.

A & M Window Service leased 1,500 square feet at 405 W. 115th Avenue. The company provides commercial and residential window repairs and employs four people. Hours of operation are Monday – Friday from 8 AM – 5 PM. For more information, call 303-450-2200 or visit www.amwindow.com.

Edward D Jones & Company, LP leased 500 square feet at 11990 Grant Street, Suite 424. The company provides financial planning services and employs two people. Hours of operation are Monday – Friday from 8 AM – 5 PM. For more information, call 303-460-1357 or visit www.edwardjones.com.

Erives Heating & Air, Inc. leased 2,622 square feet at 10650 Irma Drive, Suite 26. They employ three people, and hours of operation are Monday – Friday from 8 AM – 5 PM. For more information, call 303-920-9123 or visit www.erivesheating.com.

Fine Designs leased 1,500 square feet at 950 W. 104th Avenue and employs two people. This is a franchise store that provides custom sports apparel to national customers. Hours of operation are by appointment. For more information, call 214-796-5426 or visit www.finedesigns.com.

Grandma's Sweet Tooth leased 1,080 square feet at 11968 N. Washington. They are a specialty candy and novelty items store and employs two people. Hours of operation are Monday – Friday from 10 AM – 6 PM, and Saturday from 10 AM – 5 PM. For more information, call 303-920-7404.

***Kiewit Building Group, Inc.** is the general contractor for the new SCL Community Hospital and medical office facilities. Kiewit and its sub-contractors have temporary space at 11900 Grant Street, and will bring 150 jobs during the construction of the new facility.

Steven Economakos leased 2,300 square feet at 11480 Cherokee Street, Unit K for warehouse space. There are no employees at this location. For more information call, 720-934-6413.

New Home-Based Businesses

David’s Broom Cleaning Services is a home-based cleaning business that employs one person. For more information, call 720-324-0648.

Sugar Coat Nail Salon is a home-based business that employs one person. For more information, call 720-933-8849.

2015 Closed Businesses (January – July)

Below is a list of the 13 storefront businesses that have reported closing their Northglenn businesses from January 1 – July 31 this year.

**2015 Northglenn
Closed Storefront Business **
January – July 2015**

Business Name	Street #	Street Name	Start Date	Close Date	# of Empl. (FTE)	S/F
Sugar Bean Bakery	2145	120th Ave.	3/15/2013	1/10/2015	2	1,400
Bellco Credit Union	920	W. 104th Ave.	6/1/1989	2/15/2015	14	3,005
Employers Edge	10190	Bannock Street	11/12/2007	1/1/2015	20	4,031
Souper Salad	11930	Washington St.	7/1/2014	2/1/2015	10	3,800
Comfy K9	11429	Pearl St.	5/4/2010	1/20/2015	9	26,000
Jepsen, Murphy & Associates	11411	Pearl St.	5/18/2007	1/20/2015	3	5,078
Fantastic Beauty	528	Malley Dr.	6/23/2014	3/20/2015	2	1,280
CHYME Studio	11178	Huron St., Suite 4	9/3/2013	4/7/2015	3	740
Mi Tierra Mexican	11932	Washington St.	12/17/2012	4/28/2015	3	1,740
The Head Shop Hair	478	Malley Dr.	11/30/2012	4/30/2015	4	1,066
Marvel	500	Malley Dr.	12/20/2013	4/30/2015	1	500
Love Acupuncture	11160	Huron Street, Unit 35	5/1/2013	5/8/2015	1	1,300
Fix It 24/7 Plumbing, Heating & Air	10621	Irma Drive, Unit 1	6/1/2013	6/30/2015	11	1,600
13					83	51,540

** Please note that these lists are based on businesses that have formally opened or closed their business with the Northglenn business license/tax department, or that have been reported to the Economic Development staff. Therefore, these numbers can change during the year based on when businesses report information.

2015 - Net New Businesses & Jobs (January – July)

Below provides a snapshot of the **net** new businesses, jobs and square footage absorbed through July 31st. As the chart indicates we show a net loss of **-53 jobs** so far this year. With that said, the numbers of businesses from last year at the end of July were a total of 878 vs. 917 in 2015, so we are still showing positive business growth.

**2015 Northglenn
New and Closed Storefront Business **
January – July 2015**

Business Name	# of Businesses	S/F	# of Empl.
New Businesses	30	65,259	30
Closed Businesses	14	51,540	83
Net Totals	16	13,989	-53

Lunch & Learn – Content Marketing Strategies

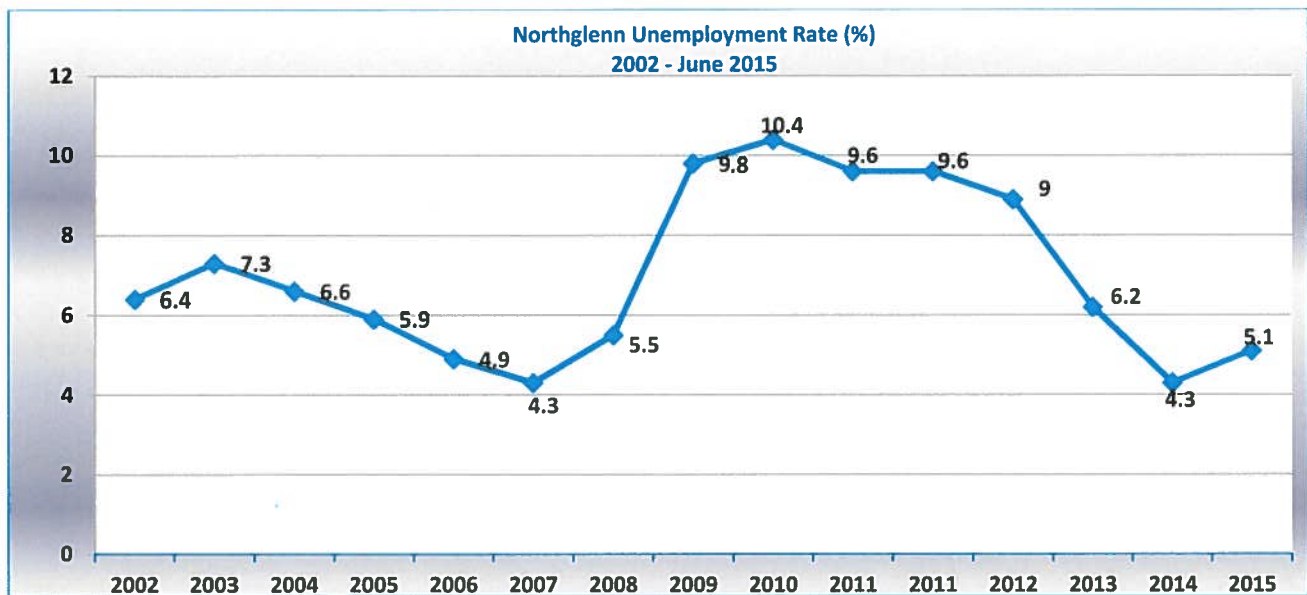
On July 30, 2015, Northglenn businesses attended a Business Lunch and Learn to learn how to improve “Content Marketing” strategies to reach more customers and to promote their businesses. Over 25 businesses attended the workshop and learned a wide variety of types of marketing ideas and strategies to take back to their businesses.



Northglenn Businesses attend Lunch & Learn marketing event.

Northglenn Unemployment Rate

The below chart indicates a 5.1% unemployment rate for Northglenn for the month of June 2015. Northglenn’s rate is higher than the state average at 4.5% and the county at 5.0%.



Source: Colorado Dept. of Labor & Employment

NURA Activities & Updates

Below are some of the July activities that the NURA board and staff approved and participated in:

- NURA approved Resolution N/15-21 to amend the Feasibility Study Agreement between Evergreen-104th & Huron LLC and NURA to allow additional time to complete the due diligence on the property.
- Staff has been working with Impala Capital, Evergreen, and the Huron Center tenants to have property inspections done on the properties.
- A special NURA meeting was held on July 21st as a working session to discuss the recently approved HB-1348 legislation, and the potential changes it may have for the NURA.
- Staff presented plans to the board on recommended road and traffic light improvements along Community Center Drive. A proposal with final pricing will be brought to the August board meeting for review and to seek funding approvals.

Digital Advertising Billboard Signage (DABS) Program

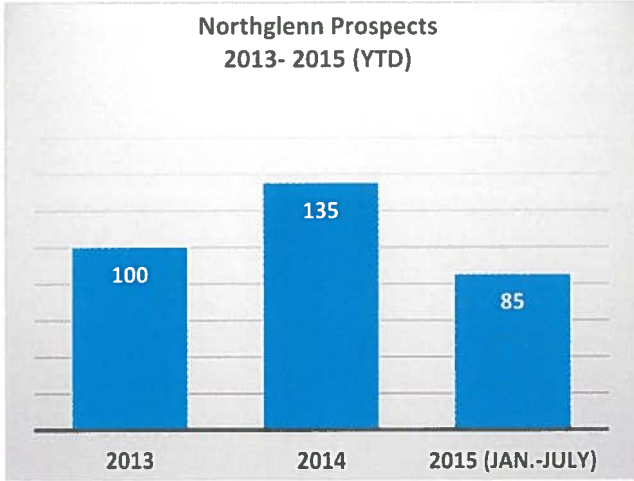
For August, the following six Northglenn businesses are advertising on the I-25 & 104th Avenue electronic billboard:

1. Erives Heating and Air, Inc.
2. Grow Depot
3. Bingo Oasis
4. Charlies Auto & Truck Sales LLC
5. Parry’s Pizzeria
6. Caliber Collision Center

Prospect Inquires (January – July)

Below provides a snapshot of the types of prospect inquires that have contacted the Economic Development department this year that are looking to expand, relocate or move to Northglenn. As the charts indicate, there have been **85** new prospect inquiries, of which almost half are requests for **businesses** looking for **new facilities**.

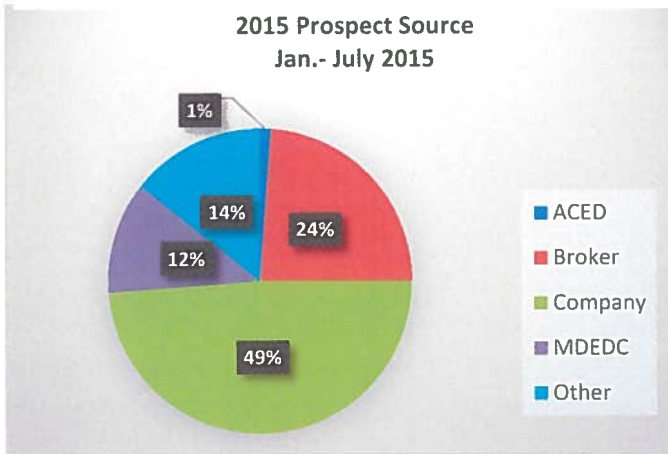
How does our prospect activity compare to previous years?



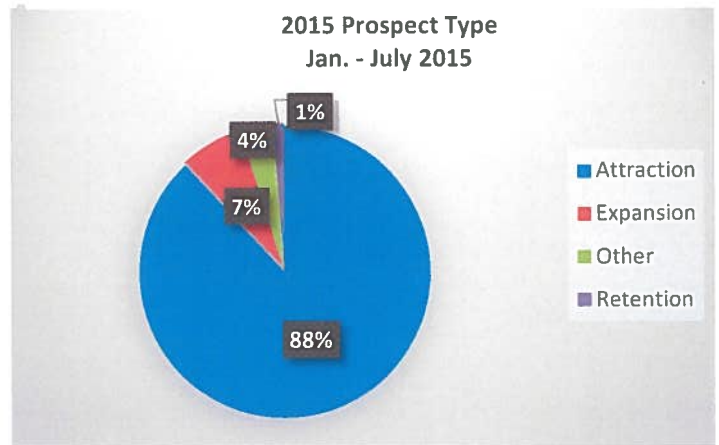
What industry sectors are looking to do business in Northglenn?



Where are the prospect inquiries coming from?



What types of companies are inquiring to do business in Northglenn?



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.