

**CITY MANAGER'S OFFICE
MEMORANDUM 18-09**

DATE: February 12, 2018

TO: Honorable Mayor Carol Dodge and City Council Members

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

SUBJECT: **December & January Economic Development Report**

Northglenn High School Graduation Rate Increases 20% Since 2010

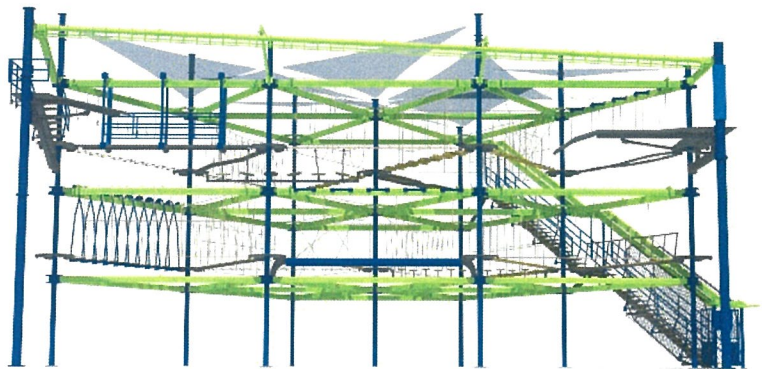
Northglenn High School has increased its graduation rate by more than 20% since 2010. In 2017, Northglenn graduated 89.8% of its students. The graduation rates for all district high schools in 2017 are listed below, or you can visit www.adams12.org/news/district-graduation-rate-rises-844-percent-2018-01-17:

- Horizon High School: 95.6%
- Legacy High School: 92.9%
- Northglenn High School: 89.8%
- Mountain Range High School: 89.6%
- Thornton High School: 83.5%
- Westgate Community School: 86.4%

Adams 12 Five Star Schools four-year, on-time graduation rate is more than 5% higher than the state at 84.4%. That is an 11% increase from 2010, making it the district's highest graduation rate since the state changed how the rate is calculated.

Boondocks Expansion

Boondocks opened in 2001, attracts thousands of visitors annually to our city, and employs more than 170 people. They have expanded several times, and are now adding a new 38' ropes course with 31 different walkway elements, including a sky rail zip line. They plan to open by the end of March.



Boondocks adds new rope course with 31 different walkway elements and sky zip line.

Northglenn Ranks 26th as the Safest City in Colorado

According to the National Council for Home Safety and Security, Northglenn ranked 26th as the safest city among more than 270 other municipalities in Colorado. The Northglenn ranking is based on the population, violent crimes and property crimes as follows:

- Population – 39,890
- Violent Crimes – 139 per 1,000
- Property Crimes – 1,353 per 1,000

For more information visit www.alarms.org/safest-cities-in-colorado-2018.

State Honors Northglenn Schools for Academic Achievement

Adams 12 Five Star Schools earned school performance awards for academic achievement by the Colorado Department of Education. Northglenn schools earned the following five awards in three categories:

- John Irwin Schools of Excellence Awards – **Hulstrom K-8 & STEM Lab**
- Governor’s Distinguished Improvement Award – **Hulstrom K-8**
- Centers of Excellence Award – **Northglenn Middle, North Mor Elementary, and Stukey Elementary**

To see more details on the awards and a full list of schools, visit

www.adams12.org/news/multiple-schools-earn-academic-achievement-awards-state-2018-01-10.

KFC Constructs New Restaurant

The KFC building at 10790 Washington Street demoed its existing building in mid-January. They have begun construction on a new modern 3,161-square foot KFC restaurant on the same site. They plan to open this summer.



KFC demos building to start construction on its new modern restaurant at same location at 107th & Washington St.

Ribbon Cuttings

Bravo’s Italian Restaurant held its ribbon cutting ceremony on Dec. 27. They are located at 10690 Melody Drive, Unit C and employ eight people. Hours of operation are Monday through Thursday, 11 a.m. – 9 p.m. and Friday and Saturday from 11 a.m. – 10 p.m., and Sunday 11 a.m. – 8:30 p.m. For more information call 303-920-5191.

Office Depot opened its new location in the Northglenn Marketplace on Jan. 10. The new 18,377-square foot store is located at 10650 Melody Drive (former Marshall’s). This is the second “store of the future” in the Denver Metro area, and they employ 18 people. For more information visit www.officedepot.com/co/northglenn/office-depot-3367 or call 720-669-1045.

The **Northglenn Pavilion Villas**, built by Berkeley Homes, held its grand opening on Jan. 27th and 28th to showcase its two show homes at 122nd & Claude Court. The Pavilion will have 34 individual duplex units, with 1,667 and 1,823 square feet, 2 to 4 bedrooms, loft and study options, two-car garages, and unfinished basements. They start in the high \$300s. For more information visit:



The new Northglenn Pavilion Villas duplexes at 122nd & Claude Court.

www.liveberkeley.com/pavilion-villas.

Past Business Events

11th Annual Count the Lights Contest

The Northglenn Economic Development Division hosted the *Count the Lights* contest at the Marketplace at 104th & I-25. The Northglenn Historic Preservation Commission provided its historical firetruck, and the Northglenn Urban Renewal Authority sponsored prize money. Youth ranging from 6-15 years of age won prize money ranging from \$100-\$1,000. All of the winners were from Northglenn.



Northglenn winners of the 11th Annual Count the Lights contest.

Northglenn Holiday Business After-Hours Event

On December 8th, businesses attended the annual Northglenn business holiday event co-hosted by the Northglenn Historic Preservation Commission at the historic Stonehocker farmhouse. Over 40 people attended this event.



Business after-hours holiday event held at Stonehocker farmhouse.

Lunch & Learn: Profit First 101

On January 11th, the Northglenn Economic Development division hosted its first Lunch & Learn of the year. Personal Performance Strategist, Janet Redford presented a Profit First 101 Workshop to help businesses learn to manage their business cash flow. The event was held at IECRM and 25 people attended.

Northglenn Commercial Real Estate Update

The table below summarizes the available Northglenn office, industrial and retail space at the end of December 2017 (Q/4) compared to previous quarters. Office vacancy rates increased from 8.4 to **11.6%**, mainly because Colorado Christian University vacated their 14,000 square foot facility in Northglenn Greens. Industrial building vacancy rates decreased from 1.4% to **.8%**, and retail vacancy rates increased slightly from 7.3% to **7.4%**, but remained static as of Q/1 2017.

Property Type	Q/4 17 # of Properties	Q/4 17 Total S/F	Q/4 17 Vacant S/F	Q/4 17 Avg. S/F Lease Rate	Q/4 2017 % Vacancy	Q/3 2017 % Vacancy	Q/2 2017 % Vacancy	Q/1 17 % Vacancy
Office	35	680,014	78,569	\$18.99 /fs	11.6 %	8.4%	6.2%	5.9%
Industrial	45	1,083,786	8,950	\$8.26/nnn	.8%	1.40%	2.0%	2.2%
Retail	126	1,859,793	138,090	\$14.30 nnn	7.4%	7.3%	7.5%	7.4%

Source: Historical data can vary based on revised Costar reporting methods and reclassification of properties. Sublease properties are included in the figures.

2017 New Business Announcements

At the end of **December**, Northglenn had a total of **906** businesses. Of that total, **709** are storefronts and **197** are home-based businesses. In 2017, Northglenn announced **48** new storefront businesses, reporting **328** jobs, and absorbing **130,758** square feet of office, industrial and retail space. The net business totals are listed below. Visit www.shopnorthglenn.org for a list of all Northglenn businesses.

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	10	43	26,907
May	2	11	8,832
June	1	5	1,680
July	3	15	10,697
August	7	43	16,529
September	3	4	2,287
October	6	22	10,266
November	6	11	16,285
December	1	3	2,554
TOTALS	48	328	130,758
Closed Businesses**	20	118	62,427
NET NEW TOTALS	28	210	68,331

* Seasonal, temporary, storage facilities, and home-based businesses are not included in the total new business figures. Businesses that change their name, but not new ownership, or new owners that do not change the name of the business are also not included in this report.

** See full list of closed businesses in Attachment A.

New Storefront Businesses

Boos Financial Services Inc. leased 1,200 square feet at 10190 Bannock Street, Suite 109. This accounting and bookkeeping firm employs one person. For more information, visit www.boosfs.com or call 303-643-5642.

The Mercantile at Karl's Farm opened a new 6,000-square-foot retail store at 1741 E. 120th Avenue (former Karl's Farm store), and employs six people. For more information, call 720-240-7529.

Mobile Addiction LLC leased 2,295 square feet at 556 Malley Drive. This retail cellular phone company employs three people. For more information, call 720-726-6512.

OTM Studios LLC leased 1,400 square feet at 554 Malley Drive. This tattoo and piercing studio employs one person. For more information, call 303-555-0182.

New Storefront Businesses (continued)

Phoenix Home Care leased 2,554 square feet at 11990 Grant Street, Suite 200. This home health care agency employs three people. For more information, call 970-667-2273, or visit www.phoenixhomehc.com.

SpeedPro Imaging of Northglenn leased 3,259 square feet at 425 W. 115th Avenue, Unit 3. This large format printing and vehicle wrapping company employs three people. For more information, visit www.speedpro.com/locations/northglenn-co, or call 303-632-5545.

Ugalde Transmission leased 2,131 square feet at 10650 Irma Drive, Suite 33. This transmission repair company employs one person. For more information, call 720-269-4634.

New Home-Based Businesses

Commercial Cleaning LLC is a home-based commercial cleaning services company that employs one person. For more information, call 720-767-5516.

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 December.

Total Followers	New Followers	Total # of Tweets	Impressions	Engagements	Engagement Rate
134 ↑	13 ↑	12 ↓	31,413 ↑	47 ↓	0.4% ↓

NURA Updates

The following resolutions were approved by the NURA board:



December 13, 2017 - Regular board meeting:

Resolution N/17-46 – Evergreen Marketplace LLC - Improvement Reimbursement Agt.

Resolution N/17-47 – 2018 URA #1 Budget Adoption

Resolution N/17-48 – 2018 URA #2 Budget Adoption

<https://webdocs.northglenn.org/file/133813/packet/index121317.html>

December 20, 2017 - Special board meeting

Resolution N/17-49 – MP Northglenn LLC – Marketplace Redevelopment Agreement

<https://webdocs.northglenn.org/file/133937/packet/index122017.html>

January 10, 2018 – Regular board meeting:

Resolution N/18-1 – Designating Official Public Posting Places

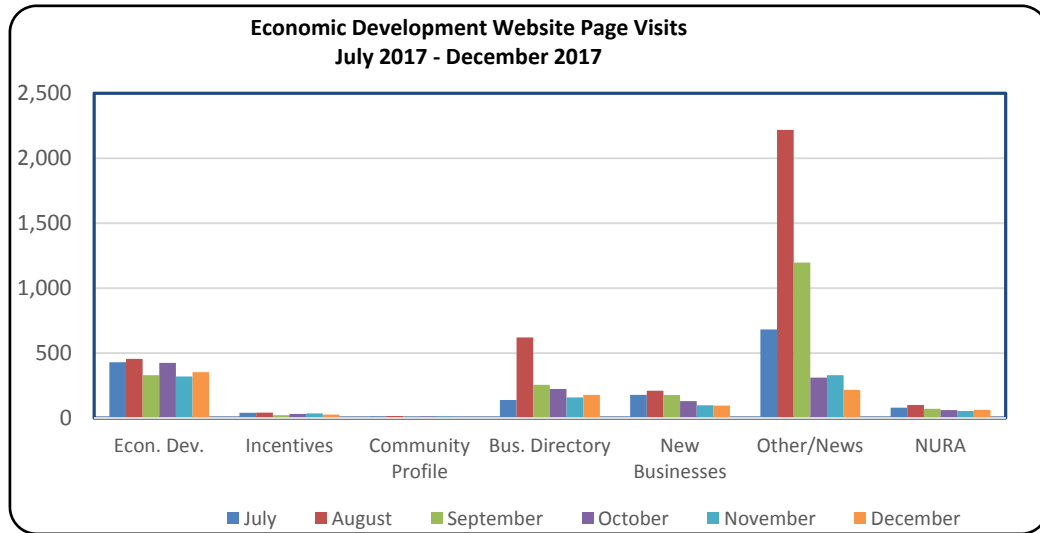
Resolution N/18-2 – Election of 2018 Officers

<https://webdocs.northglenn.org/file/135804/packet/index011018.html>

The next NURA board meeting will be held on Wednesday, February 14, 2017 at 5:45 PM in the Council chambers.

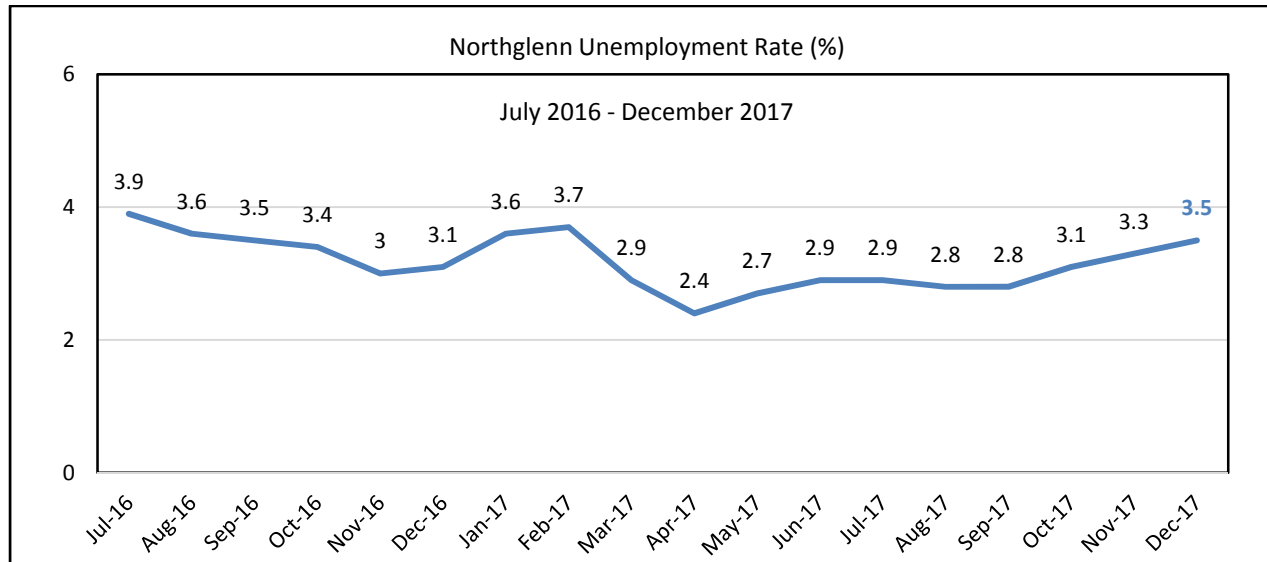
ED Website Visits

In November, there were **1,005** Economic Development/Business website page visits. In December, there were **938** Economic Development/Business website page visits.



Northglenn Unemployment Rate

The chart below indicates that Northglenn’s unemployment rate was at **3.5%** at the end of December 2017. This rate is slightly higher than last year at this time (3.1%). This rate is slightly up from 3.3% in November, and is higher than the state average at 3.0%, and the county average at 3.3%.



Staff Reference

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

2017 Northglenn Closed Storefront Businesses

Business Name	Street	Street Name	Start Date	Closed Date	# of Employees	S/F
Farmers Insurance - Alan Carpenter	11160	Huron Street, Suite 201A	1/1/2016	1/26/2017	2	1,535
Timothy Brown Insurance Agency Inc.	10465	Melody Drive, Suite 200	7/5/2015	3/30/2017	3	900
Summit Funding	11990	Grant Street, Suite 200	1/1/2016	3/30/2017	7	2,554
ToyTec Lifts	10650	Irma Drive, Suite 23	12/17/2007	3/31/2017	12	7,500
Kindercare Learning Centers LLC	701	W. 114th Avenue	2/8/1988	5/31/17	20	5,880
Demi's Treasures and Thrift Store	1454	W. 104th Ave	4/10/2013	4/1/2017	1	2,660
Hannah's Liquor	11215	Washington Street, Unit B	7/11/2016	7/26/2017	1	1,100
Red Lotus Spa	11221	Washington Street, Unit C	11/1/2015	7/31/2017	1	600
Colorado Christian University	10190	Bannock Street, Suite 200	1/2/2008	6/30/2017	44	14,000
Payless Shoesource #5731	10620	Melody Drive, Unit B	11/19/1999	7/31/2017	3	2,380
Holy Donuts Dot Coffee	980	W. 104 th Avenue	10/8/2015	8/29/2017	2	1,500
C Wright and Associates Inc.	11152	Huron Street, Suite 208	7/1/2006	8/31/2017	1	1,500
CMG Mortgage Inc.	11990	Grant St Suite 200	1/1/2017	9/15/2017	1	1,800
State 38 Exotics	1028	W. 104 th Avenue	4/7/2017	10/2/2017	3	2,131
Michael T Martin P.C.	11166	Huron Street, Suite 28	7/1/2014	10/5/2017	2	1,800
TN Transport Inc.	11990	Grant Street, Suite 570	1/1/2016	10/5/2017	8	3,199
Tirey O'Neil LLC	11990	Grant Street, Suite 218	1/1/2016	10/5/2017	3	2,102
Data Fusion Corp	10190	Bannock Street, Suite 246	3/1/1999	10/6/2017	1	4,196
Beer By Design Brewery	2100	E. 112 th Avenue, Unit 1	3/15/2013	11/1/2017	2	4,590
American Family Insurance - Vialpando	1412	W. 104 th Avenue, Suite 100	1/1/2008	11/2/2017	1	700
YEAR END TOTALS		20 Companies			118	62,427

*Note: This information is based on businesses that have formally closed their business with the Northglenn tax department or reported to the Economic Development staff. Therefore, these numbers can change during the year based on when businesses report this information.