

**CITY MANAGER'S OFFICE
MEMORANDUM 18-17**

DATE: May 7, 2018

TO: Honorable Mayor Carol Dodge and City Council Members

COPY: NURA Board & Advisors

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

SUBJECT: **Q/2 2018 – Joint Meeting with Council & NURA**

PURPOSE

The purpose of this quarterly joint meeting with the City and the Northglenn Urban Renewal Authority (NURA) Board is to provide a formal opportunity to discuss current and upcoming NURA-related projects and activities. According to the Intergovernmental Cooperation Agreement dated July 8, 2010, the following communication will occur between both entities:

1. Joint Meetings of Council/NURA
2. Ex-Officio Updates
3. Public Updates
4. Confidential Executive Session Updates
5. Council Members Attendance at NURA meetings

In preparation for a future planning retreat, the board would like to discuss potential future NURA-related projects, and determine how they will align and achieve Council's future redevelopment goals and objectives.

COUNCIL GOALS - NURA FOCUSED

There are two Urban Renewal Plans, with several TIF areas within each (**Attachment 1** - Urban Renewal Plan/Area Map). Below lists 2018 and 2019 Council goals for NURA-related projects:

2018 Work Plan

- Marketplace Stabilization & Phase 1 Redevelopment (On-Going - 2018-2020)
- ✓ Huron Center Redevelopment (Complete Q/3 2018)
- ✓ 11295 Washington Street Redevelopment - The Courts (Complete Q/4 or Q/1 2019)
- ✓ I-25 Pedestrian Bridge Repairs (Complete Q/2 2018)

2019 Council Goals - NURA-Related Projects

- Marketplace Stabilization & Revitalization Phase 1 (2018-2020)
- Civic Center (P3)

Potential Future Projects

- Other Commercial Centers (**Attachment 2** - Commercial Centers Map)
- Other Vacant Land Parcels (**Attachment 3** - Commercial Vacant Land Parcels Map)

PROJECT UPDATES

I-25 Pedestrian Bridge

NURA funded up to \$350,000 to repair the I-25 pedestrian bridge that connects to the Marketplace. The contractor was selected and repairs will start in mid-May. The completion is scheduled for July 2018.

The Courts

NURA closed on the property in March 2018 for a purchase price of \$385,000. The Courts has submitted their plans for staff review. They hope to break ground in Q/2 2018 and be complete by Q/4 or early 2019.

Huron Center

NURA funded approximately \$3.2 million for exterior and utility improvements to redevelopment the Center. Construction is planned to be completed in Q/2 2018. The following new businesses are projected to be open in Q/2 and Q/3 of 2018:

1. Arby's Restaurant - May/June
2. AutoZone - June/July
3. SaveALot - Q/3

NURA approved funding of up to \$75,000 for new signage for Impala tenants. This investment was to encourage high-quality cohesive signage for the Center, which will support the major NURA investments to redevelop the property into an attractive commercial center.

Marketplace

HCP is in negotiations with several tenants. Staff will be attending the ICSC Recon convention in May and has meetings set up with HCP, their leasing team, and with potential tenants for the Marketplace. The schedule for Phase 1 is 2018-2020.

New leasing in Q/1 2018 included the relocation of Office Depot, and Phenix Salon Suites. Phenix has started construction on 5,682 square feet at 10620 Melody Drive, Unit F. It has more than 200 locations throughout the nation, and the Northglenn facility will be their 20th in Colorado.

Webster Lake Promenade (WLP) Sculpture Pads

In partnership with the City and the Northglenn Arts and Humanities, NURA funded \$35,000 to design, construct and install four art structures which were installed in Q/1 2018 at Webster Lake Promenade.

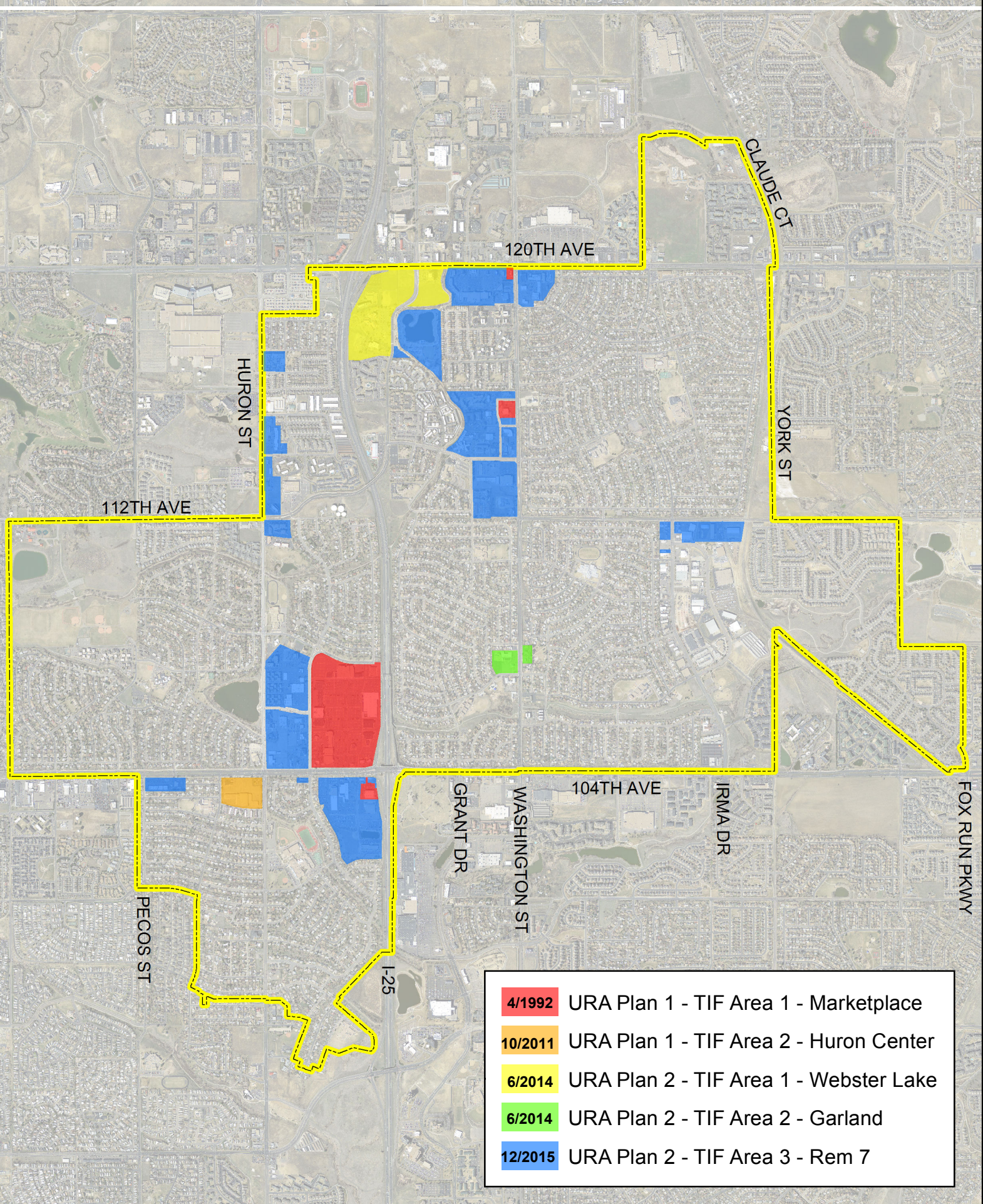
STAFF REFERENCE

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.

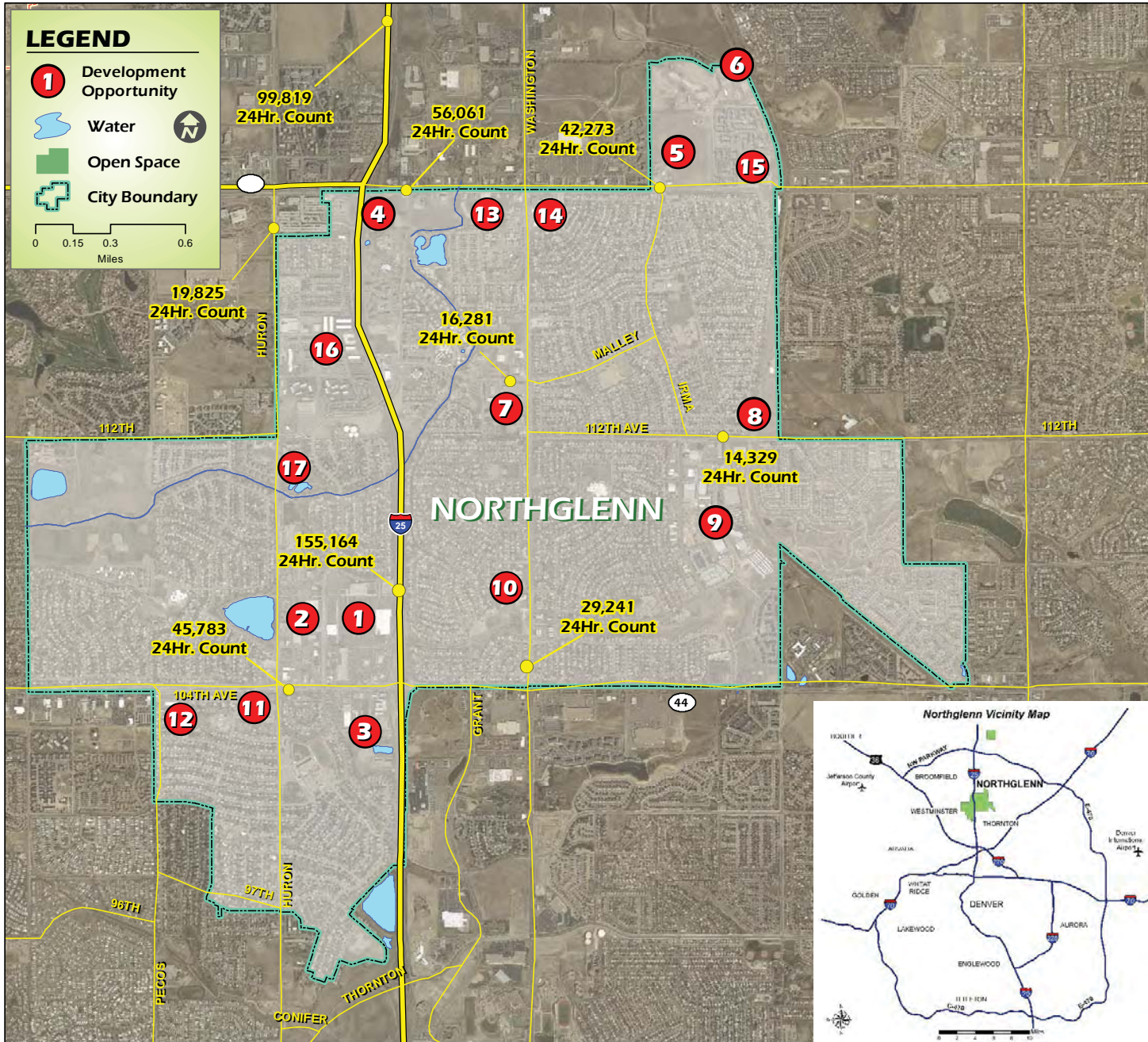
Attachment 1: Urban Renewal Plan/Area Map

Attachment 2: Commercial Centers Map

Attachment 3: Commercial Vacant Land Parcels Map



4/1992	URA Plan 1 - TIF Area 1 - Marketplace
10/2011	URA Plan 1 - TIF Area 2 - Huron Center
6/2014	URA Plan 2 - TIF Area 1 - Webster Lake
6/2014	URA Plan 2 - TIF Area 2 - Garland
12/2015	URA Plan 2 - TIF Area 3 - Rem 7



- ### NORTHGLENN COMMERCIAL OPPORTUNITIES
- 1** MARKETPLACE AT NORTHGLENN
 - 2** NORTHGLENN SQUARE
 - 3** NORTHGLENN GREENS
 - 4** WEBSTER LAKE PROMENADE
 - 5** KARL'S FARM
 - 6** EASTLAKE TRANSIT STATION
 - 7** MALLEY HEIGHTS
 - 8** 112TH TRANSIT STATION
 - 9** IRMA/LEROY INDUSTRIAL PARK
 - 10** GARLAND CENTER
 - 11** HURON CENTER
 - 12** HILLCREST CENTER
 - 13** WASHINGTON SQUARE
 - 14** WASHINGTON CENTER
 - 15** NORTHGLENN PAVILIONS
 - 16** HURON/LANDMARK CENTERS
 - 17** OFFICE PLAZA NORTH/SOUTH



Available Land City of Northglenn

