



**NURA MEMORANDUM
#18-10**

DATE: December 12, 2018
TO: NURA Board & Advisors
FROM: Debbie Tuttle, NURA Executive Director
SUBJECT: NURA Executive Director Report

PURPOSE:

The purpose of this memorandum is to update the board on NURA-related projects.

PROJECT UPDATES:

1. The Courts

The Courts is scheduled to close on the property on December 24, 2018. The tentative groundbreaking ceremony is scheduled for February 5, 2019 at 11 AM. Construction is expected to be completed by early 2020.

3. Huron Center

Save-A-Lot plans to have a soft opening on January 5, 2019, and the grand opening and ribbon cutting on January 9th at 8:45.

The marquee sign located on 104th should be completed within the next two weeks.

In late October, a meeting was held for residents to learn more about the Save-a-Lot grocer to help them customize the store to meet the unique needs of the community. The store is asking residents to fill out an electronic survey, which contains questions about shopping habits and preferences, along with some personal information. The survey builds on what was learned from the community meeting, and to get additional feedback. It is being marketed through social media, Next Door, Northglenn website and the Connection. Within 24-hours more than 80 people responded to the survey. To take the survey visit <https://www.surveymonkey.com/r/SALNGLennWebsite>.

4. Q3 2018 Economic Development Report

The Q/3 2018 Economic Development Report presented to council on November 26, 2018 (Attachment A) is attached for your reference.

5. NURA Budget

The 2019 budget has been submitted and approved by the Colorado Department of Local Affairs.

STAFF REFERENCE:

If you have any questions, please contact Debbie Tuttle at 303.450.8743 or dtuttle@northglenn.org.

**CITY MANAGER'S OFFICE
MEMORANDUM 41-2018**

DATE: November 26, 2018

TO: Honorable Mayor Carol Dodge and City Council Members

FROM: Debbie Tuttle, Economic Development Manager & NURA Executive Director

THROUGH: Heather Geyer, City Manager

SUBJECT: Presentation - Q/3 Economic Development Report

PURPOSE: The purpose of this report is to provide updates on economic development projects programs, business activity and demographics.

7th Annual Business Appreciation Breakfast

The city recognized local businesses for their achievements and contributions to the community at its *7th Annual Business Appreciation Breakfast* on Oct. 19. This breakfast gave the city an opportunity to showcase its amazing businesses that are making a positive difference in the community through their entrepreneurial spirit, leadership, customer service, and philanthropic commitment. To view the individual videos of the winners visit [www.northglenn.org/biz/business appreciation breakfast.com](http://www.northglenn.org/biz/business_appreciation_breakfast.com). Congratulations to the winners listed below:

- Home-Based - **Summit Handpiece Express**
- Rookie - **Beltran's Meat Market**
- Longevity - **Northglenn Heating & Air Conditioning**
- Young Entrepreneur - **Kevin Diaz De Leon, Maverick View**
- People's Choice - **Denver Escape Room**
- Investment - **Evergreen Devco**
- Community Spirit - **Independent Electrical Contractors Rocky Mountain (IECRM)**
- Northglenn Gem - **Gayton Dance Studio**
- Game Changer - **B&B Blending**
- Snow Stormers - **Fit Soldiers Fitness Revolution**

StartUp North Pitch Competition - Congratulations to Amy Haderer, owner of [M]otherboard who won second place and \$4,820 on Nov. 8 at the first *Adams County Startup North Business Pitch Competition*. [M]otherboard is a Northglenn home-based start-up tech company that provides evidence-based education, collaboration through a HIPPA-compliant messaging system, and integration within hospitals to help nurses, care givers and parents. For more information visit www.motherboardbirth.com.



Amy Haderer, owner of [M]otherboard wins second place at StartUp North Pitch Competition.

Ribbon Cuttings & Grand Openings

A complete list of 2018 ribbon cuttings can be found at www.northglenn.org/biz/ribbon_cuttings. Below are recent ribbon cuttings:



Purple Moon ribbon cutting on Sep. 25 on a 3,197 s/f childcare center at 650 Kennedy Drive.



The Good Couch North ribbon cutting on Aug. 21 of a new 6,000 s/f facility at 425 W. 115th Ave.



Igadi, Ltd. ribbon cutting on Oct. 18 of a 3,150 s/f marijuana dispensary at 11919 Washington Street.

Past & Upcoming Events

12th Annual Count the Lights Contest - Youth between the ages of 6-18 are asked to guess how many lights are on the Northglenn historical firetruck at the Northglenn Marketplace. The contest will be between Nov. 19 - Dec. 18th, and the top five winners will win cash prizes. To enter go to www.northglenn.com/countthelights. A special thank you to the Northglenn Historic Preservation Commission for allowing us to use the firetruck, and to the Northglenn Urban Renewal Authority for helping to sponsor this event.

Small Business Saturday - On Nov. 24, small businesses across the nation open their doors to kick off the holiday season with *Small Business Saturday*. Everyone is encouraged to shop at locally-owned businesses during the holidays. Shopping locally strengthens the economy, creates jobs and supports the community. A promotional *Shop Northglenn* insert was included in all of the utility bills, and signs were placed throughout the community to promote shopping in Northglenn. To see a directory of all of Northglenn businesses visit www.shopnorthglenn.org.

Business After Hours - On Nov. 1 a Northglenn Business After-Hours event was held at SCL Health Saint Joseph Emergency facility at 11900 Grant Street. The event provided networking opportunities with Northglenn businesses, and celebrated the re-opening of SCL Health Saint Joseph Emergency



Business After-Hours and celebration of re-opening of emergency facility and partnership with Kaiser Permanente.

facility. In addition, SCL has partnered with Kaiser Permanente, and is an official location for Kaiser member's emergency care services.

Perlmutter Bench Dedication - On Oct. 5, family, friends and city officials came together for the dedication of a memorial bench for the late Jordon Perlmutter. The bench is located in the Eleanor M. Wyatt Park, across from the Northglenn Marketplace. Perlmutter built the Marketplace, and its predecessor, the Northglenn Mall. Perlmutter also helped developed the original Perl-Mack homes back in 1959.



Jordon Perlmutter bench dedication at Eleanor M. Wyatt Park.

Save-A-Lot Community Meeting - On Oct. 25 members of the community were invited to a community meeting to learn more about the new Save-A-Lot grocer scheduled to open in late December at the Huron Center. Approximately 40 residents attended the meeting, and it was live streamed which provided an opportunity to ask questions submitted by Facebook users in real-time. The audience had the opportunity to provide input on what types of products and services they would like to see in the store.

Q/3 2018 New Business Announcements

At the end of September, Northglenn had a total of **941** businesses. Of that total, **742** are storefronts and **199** are home-based businesses. In Q/3 2018, Northglenn announced **17** new storefront businesses, reporting **23** new jobs, and absorbed **24,092** square feet of office, industrial and retail space. Visit www.shopnorthglenn.org for a directory of all Northglenn businesses. There were no business closings reported in Q/3.

2018 New Storefront Business Licenses*

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	4	18	10,713
February	5	30	7,541
March	1	1	898
April	6	7	6,630
May	2	3	3,476
June	3	155	41,791
July	2	3	7,500
August	4	7	6,753
September**	6	12	3,839
TOTALS	33	236	89,141
Closed Businesses	0	0	0
NET NEW TOTALS	33	236	89,141

*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. **Phenix Salon Suites reported 6,000 s/f in the monthly totals which includes individual businesses within the suites.

Q3 2018 - New Storefront Businesses

Awakening Spirit leased 1,365 square feet at 11184 Huron St., Suite #8 and employs one person. The company makes and sells aromatherapy products. Hours of operation vary, and for more information visit www.awakingspirit.com or call 303.518.1638.

Counseling Solutions leased 750 square feet at 10465 Melody Dr., Suite 215. They provide counseling and mental health services. Hours of operation vary, and for more information visit www.counselingsolutionsco.com or call 720.355.4082.

Creative Realities, LLC provides skin care services and employs one person. They leased 450 square feet at 11178 Huron St., Suite 203. Hours of operation can be found on their website at www.leighann.glossgenius.com/services or call 720.339.3910.

Liquor Locker purchased a 3,197 square foot liquor store at 11423 Washington Street and employs three people. Hours of operation are Monday - Saturday from 9 AM - Midnight, and 9 AM - 11:30 PM on Sunday. For more information call 303.284.3777.

Northglenn Colorado Training Institute provides Certified Nurse's Aide (CNA) and other healthcare training. They leased 1,500 square feet at 10190 Bannock St., Suite 100 and employ two people. For more visit www.nocotraining.com or call 800.276.0274. Hours of operation are Monday - Saturday from 9 AM - 7 PM.

Pathwise Counseling & Skills Center provides counseling and mental health services. They leased 1,306 square feet at 10645 Melody Dr. and employ one person. Hours of operation vary, and for more information visit www.pathwisecounseling.org or call 720.355.4082.

Phenix Salon Suites leased 6,000 square feet at 10620 Melody Drive, Unit F, and employs one person. Phenix leases studios and booths for salon professionals. Hours of operation vary by individual salon. For more information visit www.phenixnorthglenn.com or call 303.961.2047.

The following three businesses have leased suites at the Phenix Salon:

- **Hair by Della** is a hair salon and employs one person. For more information call 720.808.4299.
- **Jess' Barbershop** is a barber and employs one person. For more information visit www.jessthebarber.com or call 303.704.7536.
- **A Fabulash Experience** provides eyelash extensions and employs one person. For more information call 720.422.9165 or visit www.afabulashexperience.com.

Sanveo, Inc. is an engineering firm serving the construction industry and employs seven people. They leased 2,024 square feet at 10190 Bannock St., Suite 105. Hours of operation are Monday - Friday from 8 AM - 5 PM. For more information visit www.sanveo.com or call 720.592.8769.

Sensible Choices Counseling PLLC leased 1,500 square feet at 10465 Melody Drive and employs two people. They provide counseling for children and adolescents, and teen and adult addiction recovery programs. Hours of operation vary. For more information visit www.sensiblechoicescounseling.com or call 720.930.6475.

The Good Couch North LLC leased 6,000 square feet at 425 W. 115th Ave. and employs two people. The company refurbishes and sells used couches, loveseats, sectionals and sets. Hours of operation vary, and for more information visit www.thegoodusedcouch.com or call 303.246.2174. The Good Couch North also was selected as one of the top five winners in *the Startup North Pitch Competition*.

Q3 2018 - New Home-Based Businesses

Black Ops Rescue is a home-based business that unites veterans with shelter pets and employs one person. For more information visit www.blackopsrescue.org or call 303.909.5717.

Carlos Rodriquez Lawn Care is a home-based business that provides lawn care services and employs one person. For more information call 720.936.0662.

First Love You LLC is a home-based business that provides skin care services and employs one person. For more information call 720.280.8739

Pasito A Pasito Nannies Daycare is a home-based business that provides child care and employs one person. For more information call 303.993.2647.

Q3 2018 - NURA Updates

The following resolutions were approved by the Northglenn Urban Renewal (NURA) board in Q/3:

July 2018

- a. Resolution N/18-10 – NURA Advisor Appointment – Ron Coleman
- b. Resolution N/18-11 – MNG II, LP & Evergreen-104th & Huron, LLC Quitclaim Deed

August 2018

- a. Resolution N/18-12 – Amendment to Res. N/18-9 – Business Signage for the Huron Center - \$91,787
- b. Resolution N/18-13 – Extension of Right of Reverter Agreement with The Courts, LLC
- c. Resolution N/18-14 – Huron Center Monument Signage - \$7,500
- d. Resolution N/18-15 – Fit Body Bootcamp - Business Improvement Grant Amendment - \$12,500
- e. Resolution N/18-16 – Annual Business Appreciation Event Sponsorship - \$4,000
- f. Resolution N/18-17 – Carniceria Santa Rosalia LLC - Business Improvement Grant - \$3,007
- g. Resolution N/18-18 – Tamale Kitchen - Business Improvement Grant - \$955

September 2018

- a. Resolution N/18-20 – Paeteria La Loteria – Business Utility Assistance Grant - \$10,000

Q/3 2018 - Northglenn Business Anniversaries

The city wants to recognize and thank the following companies, which celebrated major milestones in Q/3 for doing business in Northglenn. Italics denotes a home-based business. Congratulations!

30 Years

Dean's Lock & Safe Service
 Colorado Gum Care, Ltd.

20 Years

J & E Interiors
Koppenheffer & Koppenheffer, LLP
 Lee's Truck & Auto
The Glitter Box

15 Years

Mercedes Mexican Restaurant
 Nena's Beauty Salon
 Ron Carbaugh, PsyD, PC
 TCF Bank

10 Years

Analytics Informatics Institute
 Anytime Fitness

10 Years (continued)

Cost Cutters #62099
Farrell Consulting, Inc.
 Fourth Dimension
 Pat-Cin Enterprises, Inc.
Mile High Fitness

5 Years

A Small Business Solution, Inc.
 Alpha Channel Group
 Bella In You Day Spa
 Custom Installers of Colorado
 Dspeed LLC
 Medical Engineering Dev. Solutions
 Quirky Homebrew
 R&M Liquors
 Sasha's International, Inc.
 Shadows
 Wright Counseling

Q/3 2018 - Northglenn Commercial Real Estate Update

The table below summarizes the available Northglenn office, industrial and retail space at the end of September 2018 (Q/3) compared to previous 2018 quarters, and at the same time as Q/3 2017. In Q/3 2018 retail vacancy rates decreased, and office and industrial building vacancy rates went up slightly.

Property Type	Q3 2018 # of Properties	Q3 2018 Total S/F	Q3 2018 Vacant S/F	Q3 2018 Avg. S/F Lease Rate	Q3 2018 % Vacancy	Q1 2018 % Vacancy	Q2 2018 % Vacancy	Q3 2017 % Vacancy
Office	36	689,312	31,300	\$20.30/fs	4.5%	3.1%	4.6%	8.4%
Industrial	46	1,091,280	23,650	\$9.00/nnn	2.2%	0.9%	1.5%	1.4%
Retail	128	1,872,922	131,461	\$17.59/nnn	6.9%	7.4%	7.0%	7.3%

Source: Historical data can vary based on revised Costar reporting methods and reclassification of properties.

2018 - Northglenn Housing Comparisons

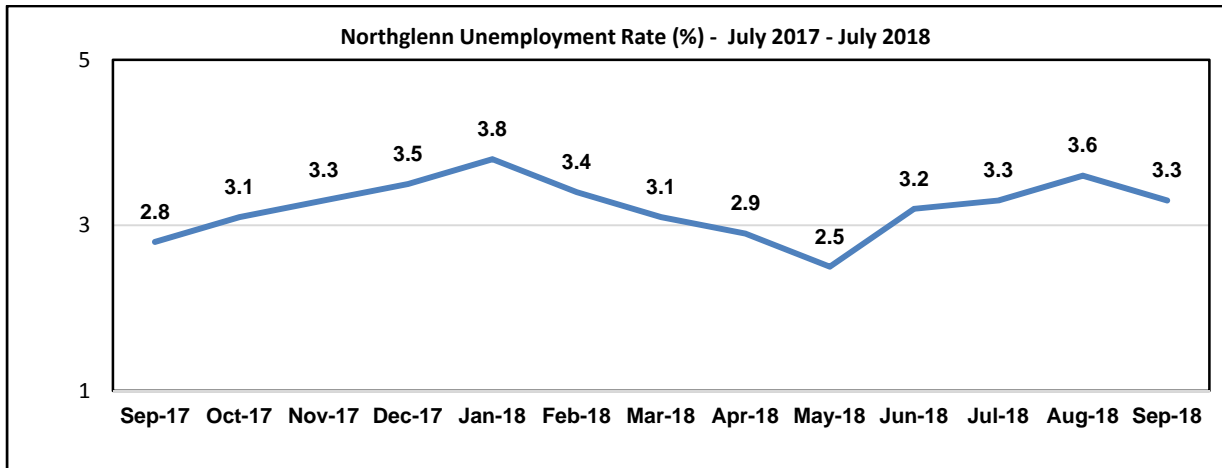
Below is a comparison of the **median list** prices of homes for the following **six-cities** according to Valuecheck as of Nov. 2018. Since July 2018, the median price of homes has gone up slightly from \$352,450 to \$359,000. The days on the market have increased from 12 to 45, and the inventory has gone up from 36 to 45.

	Brighton	Broomfield	Commerce City	Northglenn	Thornton	Westminster
Median List Price	\$465,000	\$550,000	\$409,425	\$359,000	\$385,000	\$450,000
List Price Range	\$240,000 - \$1.97M	\$299,950 - \$1.79	\$200,000 - \$1.6M	\$285,000 - \$534,000	\$300,000 - \$879,000	\$240,000 - \$249M
Avg. Days on Market	78	66	56	36	30	45
Inventory	385	195	150	45	65	104

Source: Valuecheck - 11/2018.

2018 Northglenn Unemployment Rates

Northglenn’s unemployment rate at the end of September was **3.3%**. This rate is up from 2.5% at the end of Q/2, but slightly higher than the state average at 3.1%, and the same as the county average. Last year at this time, Northglenn’s unemployment rate was also 3.3%.



Source: Colorado Department of Labor and Employment.

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.