

**CITY MANAGER'S OFFICE MEMORANDUM  
#36-2019**

**DATE:** August 12, 2019  
**TO:** Honorable Mayor Antonio B. Esquibel and City Council Members  
**THROUGH:** Heather Geyer, City Manager *hmg*  
**FROM:** Debbie Tuttle, Economic Development Manager & NURA Executive Director *DT*  
**SUBJECT:** Q/2 2019 Economic Development Report

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**PURPOSE**

The purpose of this report is to provide Q/2 2019 updates on economic development projects and activities. A brief overview presentation is included in Attachment 1.

**NURA Receives Accolades for Huron Center Project**

The recently-completed Huron Center Redevelopment was a big success – and now others are starting to notice.

The project received the 2019 honorable mention Governor's Excellence Award from Downtown Colorado Inc. (DCI).



The \$13.5 million redevelopment wrapped up in late December after nearly 18 months of construction. This project brought new services and 150 jobs to Northglenn.

This public/private partnership between the property owners and the Northglenn Urban Renewal Authority (NURA) transformed the shopping area, located at 104th Avenue and Huron Street. Another \$3+ million was invested in the 104,322-square-foot property for the new construction of the Arby's and the build-out of the AutoZone and Save-A-Lot stores. The latter two businesses moved into the former Albertsons store that was closed for more than a decade.

“Northglenn’s Huron Center is a great example of what urban renewal authorities can do to revitalize challenging retail areas by bringing stakeholders to the table to address fragmented property ownership, environmental issues, code compliance issues, ancient Covenant Control Regulations (CCRs), lack of property management, and \$3.2 million of necessary infrastructure improvements,” said the judges. “Congratulations Northglenn URA.”



*Before*



*After*

**'Best of the Best' Northglenn Winners – Recognized by Colorado Community Media**

Congratulations to the below Northglenn businesses, organizations and individuals that were recognized by the Colorado Community Media, publisher of the Northglenn-Thornton Sentinel. They released their annual 'Best of the Best' list for 2019, and the below were included with other surrounding areas based upon votes from readers in the Northglenn and Thornton area. Again congratulations to all the Northglenn winners! To see the full list visit:

[https://issuu.com/coloradocommunitymedia/docs/2019\\_best\\_of\\_the\\_best\\_issue](https://issuu.com/coloradocommunitymedia/docs/2019_best_of_the_best_issue)

**'Best of the Best' in Northglenn**

<b>Award</b>	<b>Business</b>
<b>Annual Event</b>	<b>Horizons North Credit Union &amp; City of Northglenn Shred Event</b>
Antique Store	Mercantile Store
Assisted Living Center	Crossroads Senior Living Northglenn
Bank/Credit Union	Horizons North Credit Union
BBQ Restaurant	Jim 'N Nick's Bar-B-Q
Best Boss	Horizons North Credit Union
Best Customer Service	Horizons North Credit Union
Breakfast Spot	First Watch
Brewery	Parry's Pizza
Burrito	Santiago's
Coffee Shop	Starbucks – 108 <sup>th</sup> Ave. & Washington St.
Consignment Thrift Store	arc Thrift Stores
Deli/Sandwich Shop	Jimmy John's
Dessert	Empanadas from Beltran's
Dispensary	Doc's Apothecary
Electrician	North/Western Electrical Corporation of Colorado – Henry Vera
Family Entertainment Center	Boondocks Family Fun Center
Financial Planner	Triumph Capital – Ryan Cook at HNCU
Greek/Middle Eastern	Taziki's Mediterranean Cafe
Green Chili	Santiago's
Hamburger Joint	Bad Daddy's Burger Bar
Happy Hour	Bad Daddy's Burger Bar
Hardware Store	Lowe's
Independent Care	Crossroads Senior Living Northglenn
Kid's Clothing Store	Kid to Kid Northglenn
Local Non-Profit	Community Reach Center
Memory Care	Ashley Manor
Mortgage Agent/Consultant	Horizon's North Credit Union
Mortgage Company	Horizon's North Credit Union
<b>Park</b>	<b>E.B. Rains Jr. Memorial Park</b>
Place of Worship (tie)	Crossroads Church and Immaculate Heart of Mary
Plumber	Front Range Plumbing
Quick Oil Change	Big O Tires
Retirement Community	Crossroads Senior Living Northglenn
Seafood	Red Lobster
Steakhouse	Texas Roadhouse
Tire Dealer	Big O Tires
<b>Theatre (Local)</b>	<b>D.L. Parsons Theatre</b>
Toy Store	Kid to Kid Northglenn

## **Business Expansions**

**Boondocks Fun Center** has completed three major expansions over the past 18 years. A ribbon-cutting was held on May 10 to celebrate its newly renovated interior and exterior improvements at 11425 Community Center Drive. This entertainment center employs 177 people. For more information, call 720.977.8000 or go to <https://www.boondocks.com>.



*Boondocks Fun Center celebrates latest expansion on May 10.*

## **Q/2 2019 Ribbon-Cuttings & Grand Openings**

**arc Thrift Stores** held its ribbon-cutting on June 6. It leased 22,965 square feet at 540 E. 120<sup>th</sup> Ave. This non-profit thrift store employs 45 people. For more information, call 720.795.7074 or go to <https://www.arcthrift.com>.



*arc Thrift Stores ribbon-cutting on June 6.*

**Magic Hair Salon** held its ribbon-cutting on April 19. It leased 1,376 square feet at 11455 Washington St., Unit D. This beauty salon employs two people. For more information, call 303.450.2070.



*Magic Hair Salon ribbon-cutting on April 19.*

**Phenix Salon Suites** held its ribbon-cutting on April 1. It leased 6,000 square feet at 10620 Melody Drive, Unit F. This business features 32 private suites for salon professionals. For more information, call 303.961.2047 or go to <https://phenixnorthglenn.com/>.



*Phenix Salon Suites ribbon-cutting on April 1.*



*Spill the Tea ribbon-cutting on May 13.*

**Spill the Tea** held its ribbon-cutting on May 13. It leased 2,950 square feet at 1040 W. 104<sup>th</sup> Ave. This boba milk tea shop employs six people. For more information, call 303.537.5165 or go to <https://spilltheteaboba.com/>.

**Northglenn Businesses in the Spotlight**

**Bgood** was featured in Westword as “Best of Denver: Best Dispensary for a Lightweight”.  
 Visit: <https://bit.ly/2G77zA6>.

**Core Progression**, headquartered in Northglenn, added new locations and franchising opportunities.  
 Visit: <https://www.northmetrosbdc.com/success-story/core-progression-elite-training>.

**Harkins Theatres** announced plans to construct a new movie theater at Northglenn Marketplace.  
 Visit Denver Business Journal: <https://bit.ly/2Lprekt>.  
 Visit 9News: <https://on9news.tv/2KJ74BU>

**Dressbarn** will close all of its 650 stores. At this time there is no release for the timeline of the closures.  
 Visit: <https://kdvr.com/2019/05/20/dressbarn-to-close-all-of-its-650-stores>.

**Q/2 2019 – New Business Announcements**

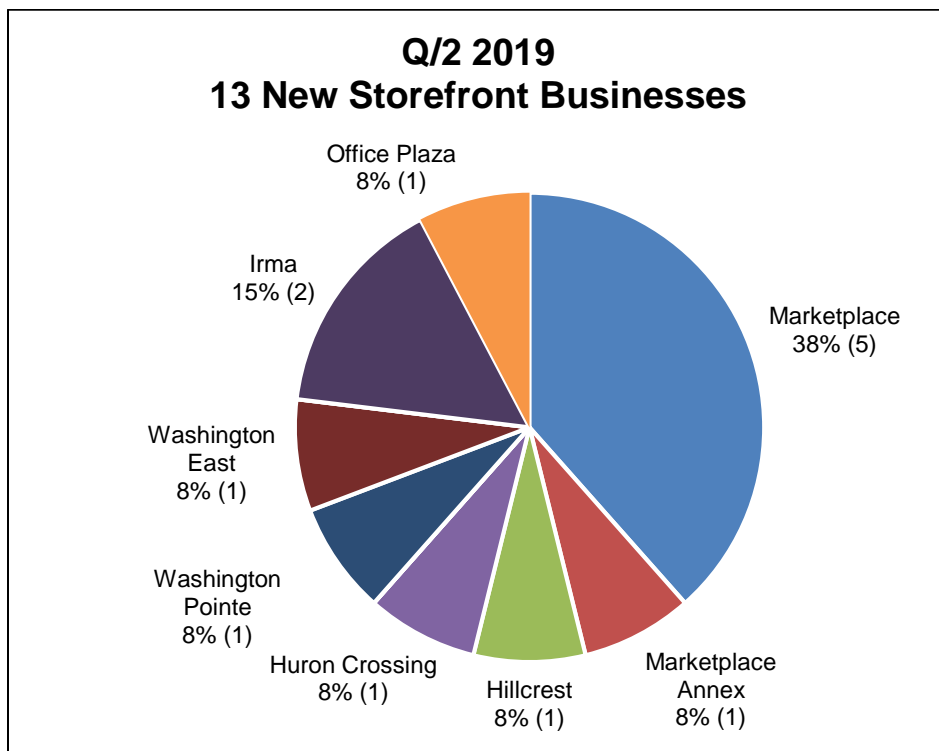
At the end of June 2019, Northglenn had a total of 965 businesses. Of that total, 755 are storefronts and 210 are home-based businesses. In Q/2 2019, Northglenn announced 13 new storefront businesses, reporting 66 new jobs, and absorbing 32,545 square feet of office, industrial and retail space. In addition, there were nine new home-based businesses reported. Visit <https://shopnorthglenn.org> for a directory of all Northglenn businesses.

**2019 New Storefront Business Licenses\***

Month Announced	New Storefront Businesses	New Employees	S/F Absorption
January	7	82	24,268
February	14	25	17,191
March	12	21	14,080
April	5	7	1,417
May	5	52	27,606
June	3	7	3,522
<b>TOTALS</b>	<b>46</b>	<b>194</b>	<b>88,084</b>
Closed Businesses	18	50	47,772
<b>NET NEW TOTALS</b>	<b>28</b>	<b>144</b>	<b>40,312</b>

Notes: Seasonal, temporary, storage facilities, and home-based businesses are not included in the total new storefront business figures. Businesses that change their name, but not new ownership, or new owners that do change the name of the business are also not included in this report. Additionally, monthly totals may change based on when they file their business license. Guaranteed Rate and Northtown Company were not reported until Q2 but are included in Q1 totals.

The chart below reflects the locations of the 13 new storefront businesses in Q/2 2019. The largest concentration of new businesses (5) is located in the Marketplace area.



### Q/2 2019 – New Storefront Businesses

**Ace Home Healthcare LLC** leased 850 square feet at 11184 Huron St., Suite 15A. This home health care provider employs three people. For more information, call 720.909.8180.

**arc Thrift Stores** leased 22,965 square feet at 540 E. 120<sup>th</sup> Ave. This non-profit thrift store employs 45 people. For more information, call 720.795.7074 or go to <https://www.arcthrift.com/>.

**BAAM Tech** leased 2,622 square feet at 10650 Irma Drive, Suite 28. This business manufactures custom PPK drones and modifies existing drones with GPS equipment. They employ two people. For more information, call 833-222-6832 or go to <https://baam.tech/>.

**Guaranteed Rate** leased 1,500 square feet at 11990 Grant St., Suite 220. This home loan lender employs one person. For more information, call 773.897.6587.

**Highlands Sport and Spine** leased 116 square feet in the Core Progression building at 10693 Melody Drive. This chiropractic office employs one person. For more information, call 303.955.5994 or go to <https://www.sportandspinehighlands.com>.

**Mi Ranchito Neveria LLC** leased 900 square feet at 11922 Washington St. This ice cream shop employs two people. For more information, call 303.923.3101.

**Northtown Company** leased 2,622 square feet at 10650 Irma Drive, Unit 3. They are a manufacturer and distributor of Pipeline Protection products and employ one person. For more information, call 303.833.4279 or go to <https://northtowncompany.com/>.

**Phenix Salon Suites** welcomed the following businesses to their location at 10620 Melody Drive, Unit F.

**Brows Denver LLC** is a microblading and permanent cosmetics salon and employs one person. For more information, call 303.493.1431.

**Elysian Beauty LLC** is a nail salon and employs one person. For more information, call 720.361.6227 or go to <https://elysianbeautyllc.business.site/>.

**Kyomi Aesthetics LLC** offers aesthetics services and employs one person. For more information, call 303.359.8508 or go to <https://kyomiaesthetics.com/>.

**MK Aesthetics LLC** offers aesthetics services and employs one person. For more information, call 701.793.2357 or go to <https://www.vagaro.com/mkaesthetics>.

**New Hites Salon LLC** is a hair salon and employs one person. For more information, call 408.476.4395 or go to <https://newhitesalon.com/>.

**Smoker's World** leased 1,417 square feet for its second storefront at 1440 W. 104<sup>th</sup> Ave. This business is a smoke and vape shop and employs two people. For more information, call 720.572.7629.

**Spider Fiber Solutions LLC** leased 750 square feet at 10475 Irma Drive, Unit 4. This business is a fiber optic splicing contractor and employs three people. For more information, call 303.307.0473.

**Spill the Tea** leased 2,950 square feet at 1040 W. 104<sup>th</sup> Ave. This boba milk tea shop employs six people. For more information, call 303.537.5165 or go to <https://spilltheteaboba.com/>.

### **Q/2 2019 – New Home-Based Businesses**

**Any Weather Inc.** installs and restores seamless gutters on homes. They employ one person. For more information, call 303.856.4013 or go to <http://anyweathergutter.com/>.

**Appelhans Designs** is a web design and social media marketing agency and employs one person. For more information, call 303.481.0346 or go to <https://www.appelhansdesigns.com/>.

**Apline Info** is a consulting business that assists international students seeking higher education in the U.S. They employ one person. For more information, call 720.208.8152 or go to <http://www.aplineinfo.com/>.

**But10ns Creations** creates interchangeable anklets and bracelets and employs one person. For more information, call 505.331.3513.

**Complete Laundry Solution** offers pick-up and delivery laundry services and employs one person. For more information, call 720.755.5130.

**Creative Masonry** is a residential masonry contractor and employs one person. For more information, call 720.767.4363.

**D&B Embroidery LLC** provides embroidery services and employs one person. For more information, call 720.656.1237.

**InDesign** provides kitchen design services and employs one person. For more information, call 303.204.0552.

**OnSite Lawn Services** is a lawn care company and employs one person. For more information, call 719.259.3243 or go to <https://www.northglennlawncare.com/>.

**Samina Khan** provides day care services for children and employs one person. For more information, call 720.448.0767.

### **Q/2 2019 – Northglenn Business Anniversaries**

The city would like to recognize and thank the following companies which celebrated major milestones of doing business in Northglenn. Congratulations!

#### **40 Years**

Wearner Family Dentistry, PC

#### **20 Years**

American Family Insurance – Humphreys

*Brenda's Hair Care*

Diamond Shamrock #1115

Good Times Drive Thru Burgers #136

Lowe's Home Improvement #246

*Precision Carpet Services*

#### **15 Years**

Colorado Fasteners

Enterprise Rent-A-Car

*Les's Mower Service*

#### **10 Years**

3oh3 Elite

Gayton Dance Studio

#### **10 Years** (continued)

Northglenn Heights Assisted Living & Memory Care Community

Precision Metal Manufacturing, Inc.

Smashburger

*Wild West Sweets & Treats LLC*

#### **5 Years**

710 Pipes

All American Gas Plus

Boston Barricade Company, Inc.

CrossFit Unveiled LLC

Edible Arrangements

Green Tree Medicinals

Jamba Juice

Jimmy John's

LongHorn Steakhouse

Panera Bread

*RRoadCode LLC*

Sleep Number

*Note: Italics denotes a home-based business*

### **Past Events**

#### **Sales Tax Simplification Breakfast – May 24**

The City of Northglenn and the Metro North Chamber of Commerce teamed up to help businesses address questions related to new sales tax rules that took effect June 1. Josh Pens, Director of Tax Policy Analysis at the Colorado Department of Revenue and Kevin Bommer, Executive Director of the Colorado Municipal League spoke about how these changes impact small businesses.



*Local business owners learn how to navigate the new Colorado sales tax rules on May 24.*

**Metro North Chamber of Commerce Stampede Membership Appreciation Event – June 13**

The Metro North Chamber of Commerce (MNCC) celebrated its members and thanked them for their commitment to the Metro North region on June 13 at E.B. Rains Jr. Memorial Park.

**Metro North Hot Projects – June 25**

The MNCC hosted a Development Council event highlighting some of the most influential projects unfolding in the metro north area. Karl's Farm development in Northglenn was one of the three featured projects at the event.

**Q/2 2019 – NURA Updates**

The following resolutions were approved by the Northglenn Urban Renewal Authority (NURA) in Q/2:



**April 2019**

- a. Resolution N/19-7 – Fourth Amendment to Ninyo & Moore Professional Services Agreement

**May 2019**

- a. Resolution N/19-11 – Cinzetti's Italian Market Restaurant Business Improvement Grant (BIG) \$12,500
- b. Resolution N/19-12 – Smoker's World Business Improvement Grant (BIG) \$1,676.68
- c. Resolution N/19-13 – Peak Performance Chiropractic Business Improvement Grant (BIG) \$2,338
- d. Resolution N/19-14 – Gunther Toody's Diner Business Improvement Grant (BIG) \$12,500
- e. Resolution N/19-15 – Stifel, Nicolaus & Company, Inc. Financial Advisor Agreement
- f. Resolution N/19-16 – First Amendment to the Carniceria Santa Rosalia Business Utility Assistance Grant (BUAG)

**June 2019**

- a. Resolution N/19-17 – First Amendment to the Spot Wash on Irma Business Improvement Grant (BIG)
- b. Resolution N/19-18 – First Amendment to the Spot Wash on Irma Business Utility Assistance Grant (BUAG)
- c. Resolution N/19-19 – First Amendment to the Spot Wash on Pearl Business Improvement Grant (BIG)
- d. Resolution N/19-20 – First Amendment to the Spot Wash on Pearl Business Utility Assistance Grant (BUAG)
- e. Resolution N/19-21 – Laundry Spot Business Utility Assistance Grant (BUAG) \$12,500
- f. Resolution N/19-22 – The Courts Business Improvement Grant (BIG) \$12,500



**Q/2 2019 – Northglenn Housing Comparisons**

Below is a comparison of the median list prices of homes for the following six cities according to Valuecheck as of June 2019 (Q/2). For Northglenn, the median list price is \$368,000, average days on the market is 30, and the inventory is 33.

Category	Brighton	Broomfield	Commerce City	Northglenn	Thornton	Westminster
Median List Price	\$496,425	\$615,000	\$425,000	<b>\$368,000</b>	\$402,000	\$510,000
List Price Range	\$148,000 - \$2.25M	\$350,000 - \$3.5M	\$239,900 - \$749,995	<b>\$314,000 - \$565,000</b>	\$299,900 - \$839,900	\$315,000 - \$1.79M
Avg. Days on Market	75	56	51	<b>30</b>	26	42
Inventory	330	193	147	<b>33</b>	74	145

Source: Valuecheck – 6/2019

**Q/2 2019 – Northglenn Commercial Real Estate Update**

The table below summarizes the available Northglenn office, industrial and retail space at the end of June 2019 (Q/2) compared to last year's Q/2 2018. In Q/2 2019, retail and office vacancy rates increased and industrial building vacancy rates decreased.

Property Type	Q/2 2019 # of Properties	Q/2 2019 Total S/F	Q/2 2019 Vacant S/F	Q/2 2019 Avg. S/F Lease Rate	Q/2 2018 % Vacancy	Q/2 2019 % Vacancy	Q/1 2019 % Vacancy
Office	36	689,312	46,751	\$25.88/fs	4.6%	<b>6.8% ↑</b>	3.4%
Industrial	46	1,078,305	15,919	\$9.00/nnn	1.5%	<b>1.1% ↓</b>	1.5%
Retail	132	1,911,287	214,944	\$16.66/nnn	7.0%	<b>11.2% ↑</b>	9.5%

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

**Q/2 2019 – Social Media Snapshot**

**Twitter Analytics**

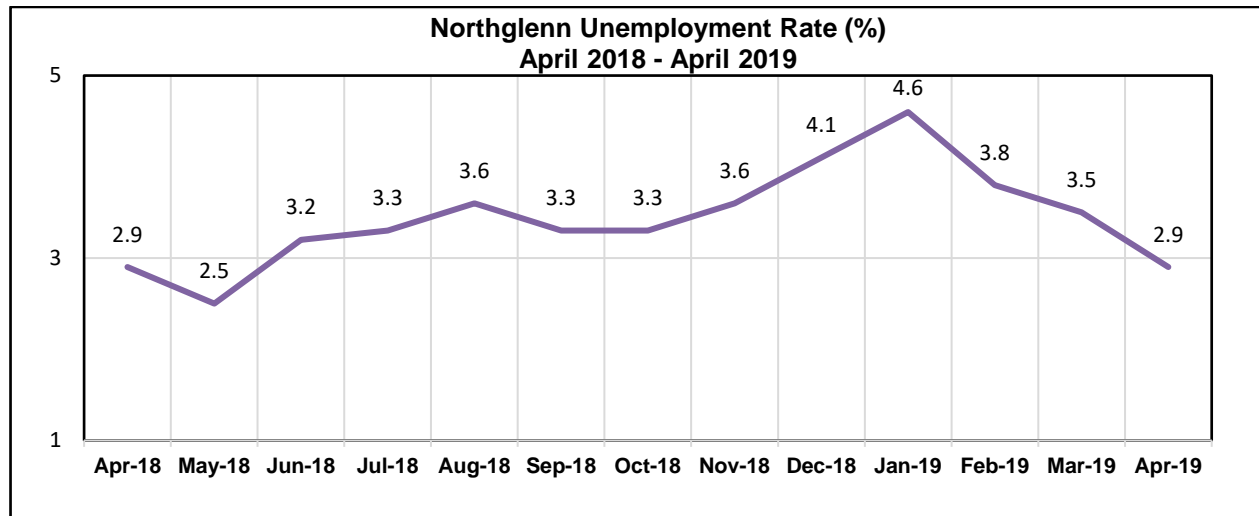
Total Followers	New Followers	Total # of Tweets	Impressions	Engagements	Engagement Rate
185 ↑	8 ↑	39 ↑	21,600 ↑	295 ↑	1.0% ↑

**Facebook Insights**

Total Followers	New Followers	Total # of Posts	Reach	Engagement
240 ↑	4 ↑	40 ↑	7,073 ↓	749 ↓

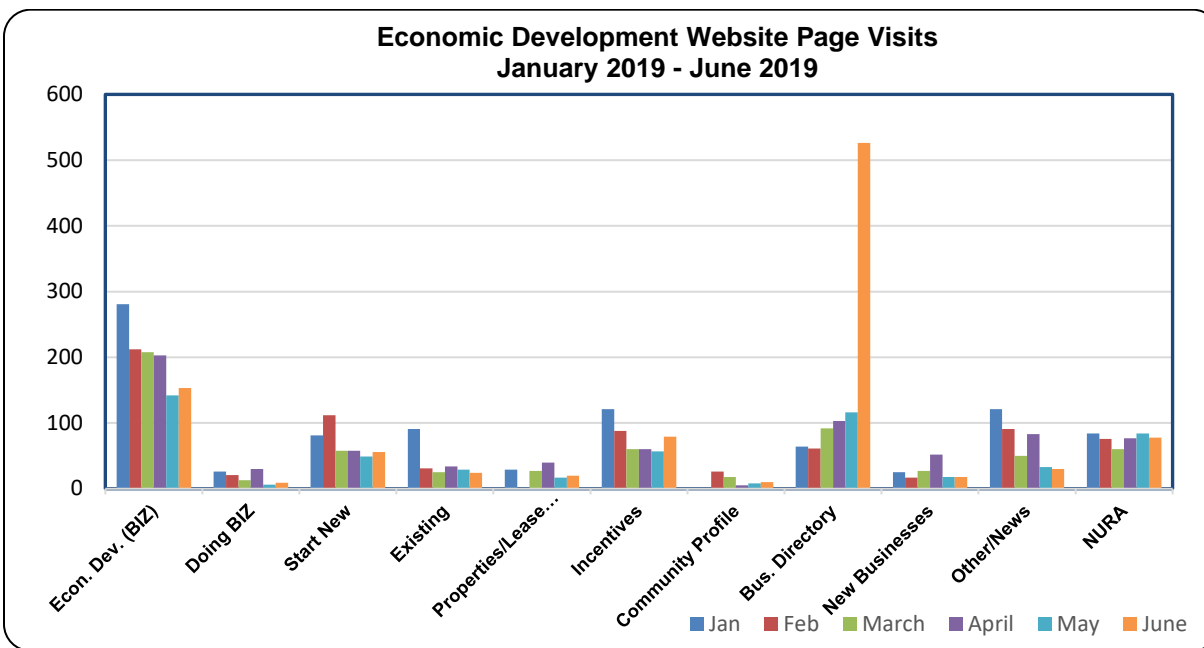
**Northglenn Unemployment Rates**

Northglenn’s unemployment rate at the end of April 2019 was 2.9%, which is the same as last year. This rate is down from 3.5% at the end of Q/1 2019. It is the same as the county average, but slightly higher than the state average at 2.7%.



Source: Colorado Department of Labor and Employment.

**Q/2 2019 – ED Website Visits**



**STAFF REFERENCE**

If you have any comments or questions, please contact Debbie Tuttle, Economic Development Manager and NURA Executive Director, at dtuttle@northglenn.org or call 303.450.8743.

**ATTACHMENT**

1. Presentation



# Q/2 2019 ECONOMIC DEVELOPMENT

**DISCOVER***Northglenn*

**August 12, 2019**

# NURA RECEIVES 2019 DCI HONORABLE MENTION GOVERNOR'S EXCELLENCE AWARD



Before



After

*“Northglenn’s Huron Center is a great example of what urban renewal authorities can do to revitalize challenging retail areas by bringing stakeholders to the table to address fragmented property ownership, environmental issues, code compliance issues, ancient Covenant Control Regulations (CCRs), lack of property management, and \$3.2 million of necessary infrastructure improvements,” said the judges. **“Congratulations Northglenn URA.”***



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# BEST OF THE BEST

Award	Business
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# RIBBON-CUTTINGS & GRAND OPENINGS



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*Boondocks celebrates latest expansion on May 10.*



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*Spill the Tea ribbon-cutting on May 13.*

# BUSINESS HIGHLIGHTS

- Business Spotlight
  - Bgood – “Best of Denver: Best Dispensary for a Lightweight
  - Core Progression Expands
  - Harkins Theatre
  - Dress Barn
- Events
  - Sales Tax Simplification Breakfast – May 24
  - MNCC Stampede – June 13
  - MNCC Hot Projects – June 25



*Local business owners learned how to navigate the new Colorado sales tax rules on May 24.*



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# Q/2 BUSINESS ANNIVERSARIES

## 40 Years

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# YTD 2019

## STOREFRONT BUSINESSES

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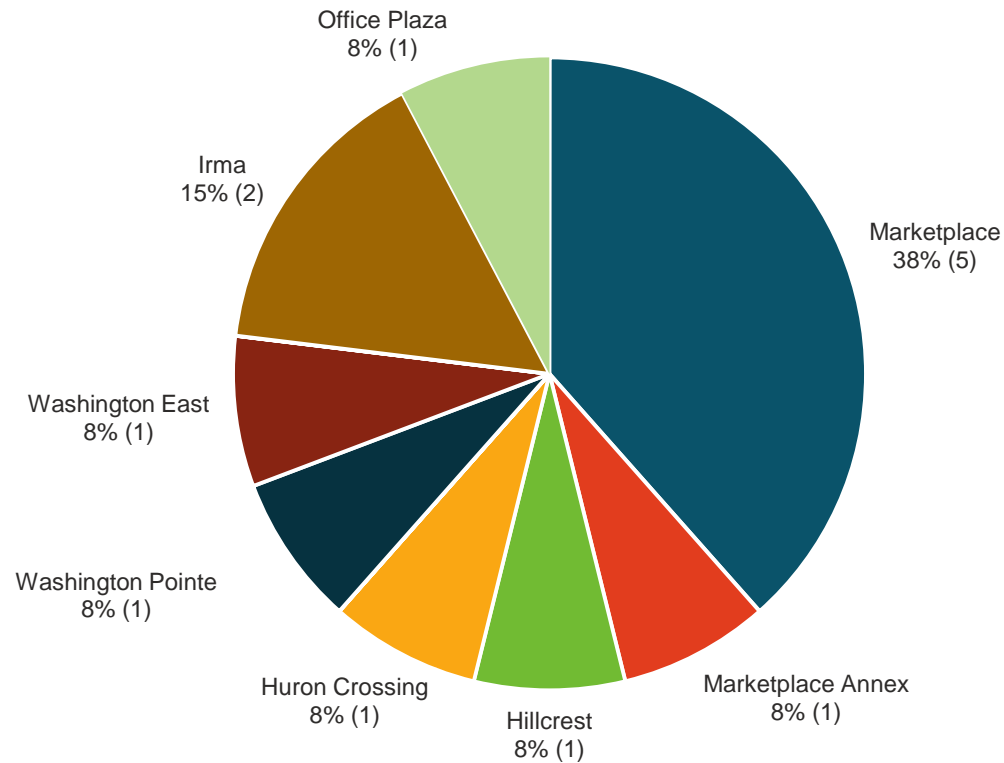
Northglenn

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# Q/2 2019

## STOREFRONT LOCATIONS

Q/2 2019  
13 New Storefront Businesses





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## **April 2019**

Resolution N/19-7 – Fourth Amendment to Ninyo & Moore Professional Services Agreement

## **May 2019**

Resolution N/19-11 – Cinzzetti's Italian Market Restaurant BIG – \$12,500

Resolution N/19-12 – Smoker's World BIG – \$1,676.68

Resolution N/19-13 – Peak Performance Chiropractic BIG – \$2,338

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Resolution N/19-15 – Stifel, Nicolaus & Company, Inc. Financial Advisor Agreement

Resolution N/19-16 – First Amendment to the BUAG Carniceria Santa Rosalia

## **June 2019**

Resolution N/19-17 – First Amendment to the BIG Spot Wash on Irma

Resolution N/19-18 – First Amendment to the BUAG Spot Wash on Irma

Resolution N/19-19 – First Amendment to the BIG Spot Wash on Pearl

Resolution N/19-20 – First Amendment to the BUAG Spot Wash on Pearl

Resolution N/19-21 – Laundry Spot BUAG – \$12,500

Resolution N/19-22 – The Courts BIG – \$12,500



Northglenn

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# Q/2 2019

## HOUSING MARKET

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Source: Valuecheck – 6/30/2019



Northglenn

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# Q/2 2019

## COMMERCIAL REAL ESTATE

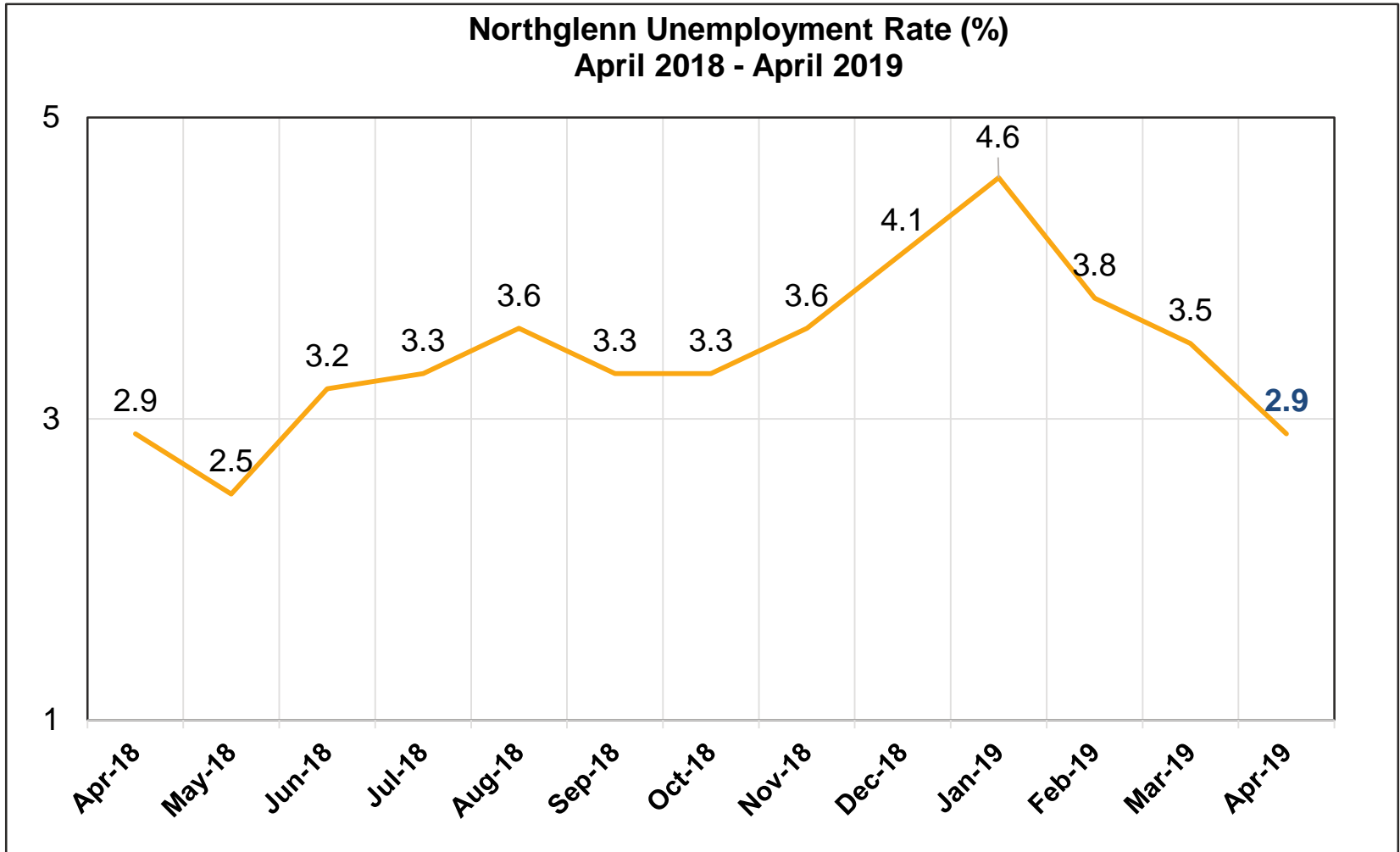
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Source: Q/2 2019 CoStar



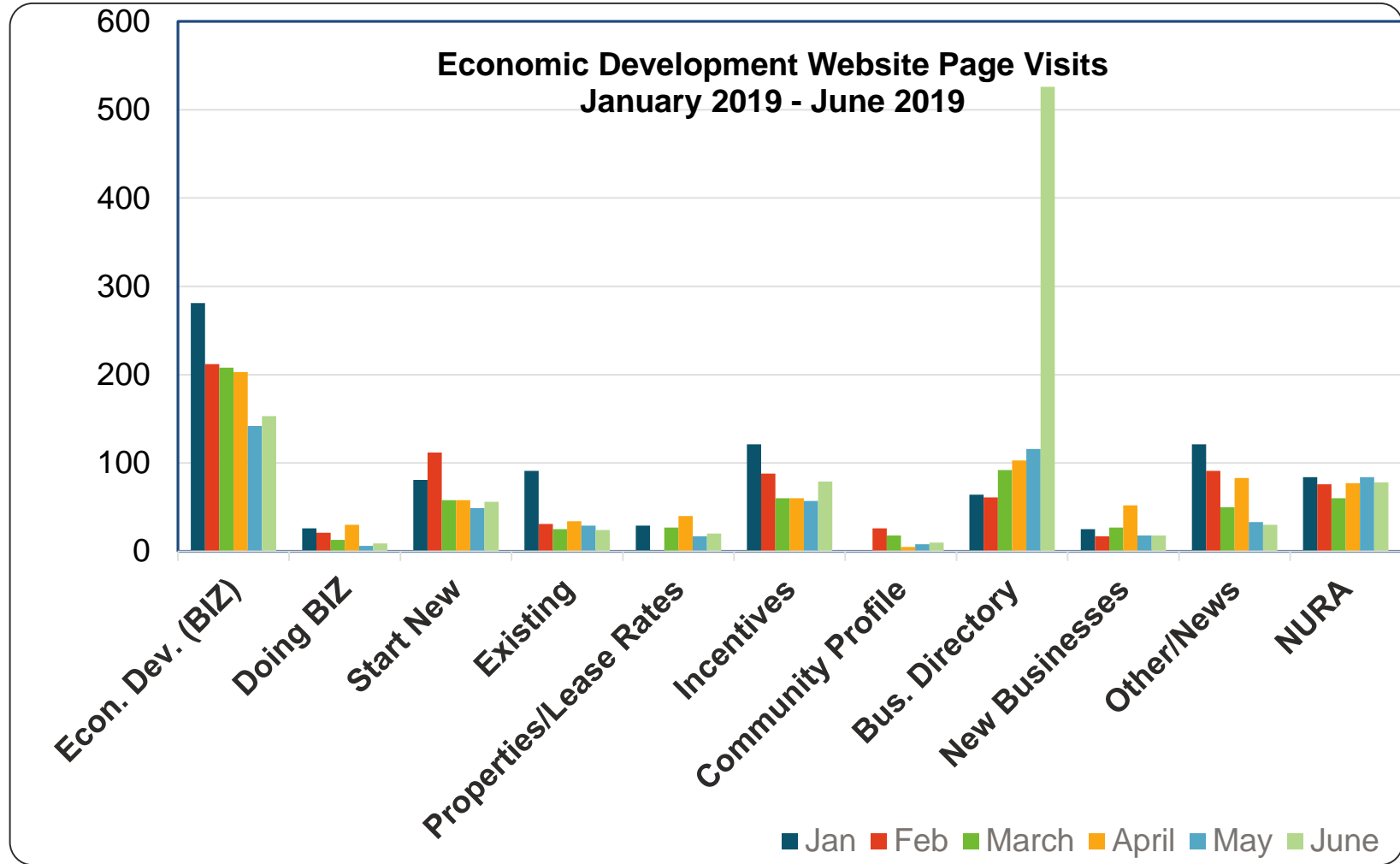
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# 2019 UNEMPLOYMENT



Source: Colorado Department of Labor and Employment.

# ED WEBSITE ACTIVITY





**DISCOVER***Northglenn*

**QUESTIONS?**

**Debbie Tuttle, ED Manager &  
NURA Executive Director**