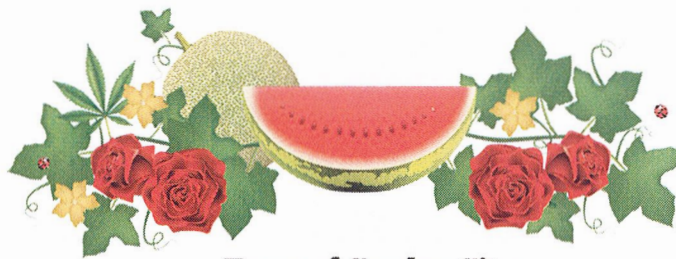




2016 Town Profile



Town of Garden City

621 27th Street Road + Garden City, CO 80631 + 970-351-0041 + townofgardencity.com



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Facts about Garden City, Colorado

This small community makes a large statement by taking the lead in supporting the ideal of personal freedoms. Since its **incorporation in 1938**, Garden City's population growth has been constrained by its borders. However, excellent location combined with a niche business market in spirits, bars and marijuana facilities has contributed toward the economy of Garden City the past 78 years.

Population 266 *US Census Bureau 2015 estimate*
Visit townofgardencity.com/ for more information

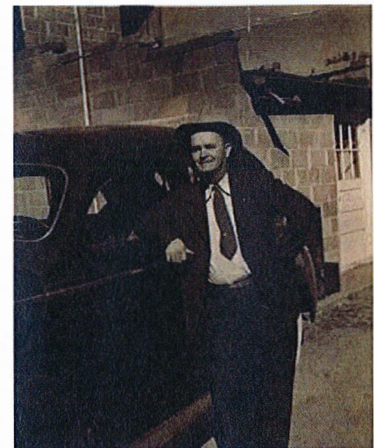
Bootleggin' Days

Bootleggin' Days is an annual weekend celebration held in August. Neighbors and visitors enjoy a variety of craft beer, food, live music, and fun for the whole family.
Visit gardencityba.com for more information

A.F. Ray

Garden City was founded by A.F. Ray, as a result of when prohibition ended in the mid 1930's, and Greeley voted to be a "dry town" and prohibit liquor in the city limits. There was talk of a "wet town" on Greeley's southern border.

The 10-acre area known as Ray's Cottage Camp was owned by Mrs. A.F. Ray. She began selling parcels for as little as \$100.00, carrying the mortgages, so that Garden City could meet the petition criteria of 30 signatures of residents for a vote to incorporate as a town. After three attempts, Garden City was finally incorporated August 2, 1938.



A.F. Ray

Education

Weld County School District 6 provides K-12 education to Garden City
Visit greeleyschools.org for details

Living in Garden City

The community enjoys the small town atmosphere built on the tradition of the ideal of personal freedom, while benefitting from the assets, resources and amenities of surrounding communities.

FORT COLLINS, 30 minutes
Lincoln Center – Performing arts
The Edge Sports Center – Northern Colorado’s largest indoor sports center for all ages
Colorado State University – Rams football team

GREELEY
Union Colony Civic Center - Regional Culture and Performing Arts
Regional annual events, including the Greeley Stampede
Northern Colorado University – Bears football team
Parks, open space, golf courses, recreation centers, trails

LOVELAND, 20 minutes
Budweiser Events Center – Concerts, rodeos, fairs hockey and football events, family entertainment

DENVER, 1 hour
Denver Performing Arts Center
Football Stadium – home of the Broncos
Coors Field – home of the Rockies
Pepsi Center – home of the Nuggets and Avalanche, music and a variety of other events

Garden City, Colorado Business

The Town Garden City is about a very small town covering a one square mile area. It has excellent transportation access due to its geographic position on Colorado State Highways 85 and 34. Surrounded by the cities of Greeley and Evans, Colorado the Town is strategically located adjacent to the University of Northern Colorado with a population of more than 13,000 students, giving the Town a large prospective customer base with direct access via 8th Avenue, the Town’s main street.

Industry in Garden City

Automotive, Light Industrial Manufacturing, Marijuana, Restaurants and Bars, Retail

Workforce area

Garden City, City of Evans, Greeley, Weld County Area

Access

HIGHWAYS

- Highway 85 – southern boundary going north, it becomes a main street through Garden City
- Highway 34 – southern and eastern boundaries
- I-25 – 16 miles
- I-80 – 58 miles
- I-76 – 57 miles

AIRPORTS

- | | |
|---|------------|
| ▪ Denver International Airport | 1 hour |
| ▪ Fort Collins-Loveland Municipal Airport | 30 minutes |
| ▪ Greeley-Weld County Airport | 10 minutes |

Utilities

WATER and SEWER

City of Greeley Phone: 970-350-9811
<http://greeleygov.com/services/ws/home>

ELECTRICITY

Xcel Energy Phone: 800-481-4700
https://www.xcelenergy.com/customer_support/business_solutions_center

GAS

Atmos Energy Phone: 888-286-6700
<https://www.atmosenergy.com>

TELECOMMUNICATIONS

CenturyLink Phone: 866-963-6665
<http://www.centurylink.com>

INTERNET

Comcast Phone: 855-426-5136
<https://business.comcast.com>

Colleges and Universities

Major universities and colleges are readily accessible to Garden City. Educational programs may be developed and tailored specifically to a business industry sector for employee training and workforce development through the community colleges.

Colorado State University, Fort Collins

University of Colorado, Boulder

University of Northern Colorado, Greeley

Aims Community College, Greeley, Fort Lupton and Loveland

Front Range Community College, Fort Collins

Advantages in Garden City

- ✓ Simple development review process
- ✓ Excellent regional transportation access
- ✓ Mature regional retail trade area
- ✓ Incentives may be available for priority projects. Incentives are awarded on a case by case basis. The criteria may include: revenue generated for the town, sustainability of the business, number of new jobs created, or average wages.

Explore Garden City, Colorado and enjoy doing business in a community that supports personal freedoms!

2014-2015 ECONOMIC & DEMOGRAPHIC PROFILE

WELD COUNTY, COLORADO

SNAPSHOT

2013/2012 STATISTICS

Square Miles: 3,987
Communities: 31
Population: 269,785
Labor Force: 127,731
2013 Unemployment: 7.1%
Median Age: 34
2012 Per Capita Income: \$31,657
2012 Household Income: \$55,332
HS+ Graduate: 85%
Avg. Annual Wage: \$43,172
Primary Industry Sectors:
 Manufacturing
 Agriculture
 Energy Production
 Health & Wellness
 Business Services
GRP: \$8.1 Billion

Source: Stats America, EMSI, BLS. Most recent annual statistic published – 2013 or 2012



CLIMATE

The area offers a dry, sunny climate with low humidity and all four seasons

Climate	Greeley	U.S.
Rainfall (inches)	14	36.5
Snowfall (inches)	41	25
Precipitation Days	69	100
Sunny Days	244	205
Avg. July High	90	86.5
Avg. Jan Low	15.3	20.5
Comfort Index (higher = better)	55	44
UV Index	5.2	4.3
Elevation (feet)	4,746	1,443

LOCATION/TRANSPORTATION

Source: Sperling's Best Places- 2013 Annual Avg.

Highway Access –

North/South Demand – I-25 and State Highway 85
 East/West Demand – I-76, State Highway 34 & State Highway 14

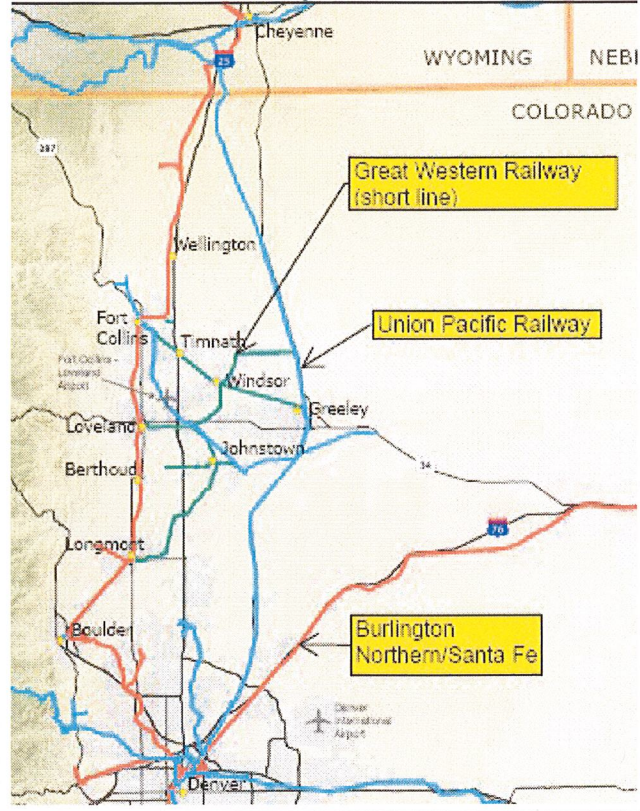
Freight Rail Access – (see following map)

Class 1 –Union Pacific (UP) & Burlington Northern Santa Fe (BNSF)
 Short Line – The Great Western Railway of Colorado (GWR)

Air Access –

Denver International Airport (DIA) - fifth business airport in the US
 (30 minute commute from South Weld; hour from Central/West Weld)
 Greeley/Weld County Airport – General Aviation (www.gxy.net)
 Erie Municipal Airport – General Aviation (www.ericogov.com)
 Fort Collins-Loveland Airport – General Aviation (www.fortloveair.com)

Northern Colorado Major Rail Lines



CULTURAL/RECREATIONAL AMENITIES

Weld County offers a rich and diverse selection of cultural and recreational opportunities including numerous golf courses, a multitude of parks, miles of paved bike/ pedestrian paths, the Pawnee National Grasslands and numerous annual events including:

The Greeley Stampede	Colorado Farm Show
Greeley Blues Jam	UNC/Greeley Jazz Festival
Weld County Fair	Windsor Harvest Festival
Numerous Community Summer Celebrations	

The 1,600 seat Greeley Union Colony Civic Center provides even more entertainment options along with UNC Bears Division I Athletics. A Weld location also offers easy access to multiple world class ski areas, camping, fishing, hunting, snow sports, hiking and all the Rocky Mountains have to offer.

Weld County is Colorado after all!

For more information visit websites of our 31 communities and the following Weld County web sites

www.discoverweld.com
www.upstatecolorado.org

With a median age of 34, Weld offers a young population that grew by 49% from 2000–2013. The 2013 population is 269,785, of which 28% is Hispanic and 85% are HS+ graduates. Per capita income is \$31,657 and median household income is \$55,332.

Population Over Time	Number
2013	269,785
2010	252,825
2000	180,936
2000 to 2010 % change	39.7%

Components of change 2012-13	
Net Migration	3,709
Natural (births – deaths)	2,346

Population Estimates by Age in 2012	Number
Preschool (0 to 4)	19,759
School Age (5 to 17)	53,036
College Age (18 to 24)	27,664
Young Adult (25 to 44)	74,578
Older Adult (45 to 64)	65,460
Older Adult (65+)	29,288
Median Age	34

Educational Attainment: ACS 2012	% of Pop 25+
Total Population 25 +	100.0%
Less than 9 th Grade	7.0%
9 th -12 th , No Diploma	8.0%
HS Graduate/equivalent	26.3%
Some College/No Degree	24.2%
Associate Degree	8.8%
Bachelor's Degree	17.8%
Graduate, Professional/ Doctorate Degree	8.0%
HS Graduate +	85.1%
Bachelor's Degree +	25.8%

Households in 2012	Number
Total Households	89,553
Avg. Household Size	2.76
2010 Housing Units (Census Count)	96,281
Median Home Value	\$219,412

Per Capita Personal Income	Number
PC Income – 2012	\$31,657
PC Income – 2002 (adj. for inflation)	\$32,247
10-year % change	-1.8%

Population Estimates by Race and Hispanic Origin in 2013	% Dist. in County
American Ind. or Alaskan native Alone	1.7%
Asian Alone	1.4%
Black Alone	1.3%
Native Hawaiian and Other Pacific Island Alone	0.2%
White Alone	93.4%
Two or More Race Groups	2.1%
Non-Hispanic or Latino	71.6%
Hispanic or Latino	28.4%

Median Income	Number
Median household income in 2012	\$55,332
Median household income in 2000 (adj. for inflation)	\$56,739
5-year percent change (2000 to 2012)	-2.5%

Source: Stats America, Census, BLS & BEA

DEMOGRAPHICS

2014 Estimated Weld Sub Region & Municipal Demographic Summary Information

Source: ESRI; Note: Sub-region values are totals or averages of all communities within the region.
Multiple County Place (mcp) data included when city center is located in Weld to more accurately portray sub region.

	2019 Est. Population	2014 Est. Population	Local Sales Tax	Diversity Index	Median Disposable Income	Households	Median Household Income	Median Home Value	Per Capita Income
Weld County	297,514	269,785	0.0%	59.2	42,299	95,119	54,910	219,412	25,320
North/East Sub Region	730	683		12.2	44,944	279	54,501	187,139	25,861
Grover (grovercolorado.org)	135	135	0.0	31.2	43,834	61	52,706	182,143	25,291
Nunn (nunncolorado.com)	501	453	2.0	5.4	48,055	181	58,083	210,526	27,082
Raymer (townofraymer@yahoo.com)	94	95	0.0	0.0	42,944	37	52,715	168,750	25,211
Central/West Sub Region	184,794	170,779		53.2	46,023	60,820	55,357	192,490	24,741
Ault (townofault.org)	1,700	1,583	3.0	56.2	37,628	603	46,194	147,845	22,442
Eaton (eatoneco.org)	4,742	4,513	3.0	36.7	49,165	1,677	59,087	222,287	29,188
Evans (cityofevans.org)	20,673	19,586	3.5	71.6	37,150	6,608	44,412	161,862	17,868
Garden City (townofgardencity.com)	208	218	3.0	74.6	26,663	104	29,389	107,500	18,223
Gilcrest	1,251	1,131	4.0	68.4	40,751	356	48,200	195,536	19,548
Greeley (greeleygov.com)	102,045	96,716	3.46	67.3	35,699	34,953	41,703	192,659	21,676
Johnstown	14,555	12,132	3.0	42.4	56,178	4,118	70,597	256,818	29,234
Kersey (townofkersey.com)	1,650	1,510	3.6	52.4	61,469	515	61,469	182,353	25,614
La Salle (lasalletown.com)	2,119	2,014	3.5	62.6	40,762	723	49,287	163,439	21,776
Milliken (millikenco.gov)	6,066	5,778	2.5	61.2	51,580	1,924	61,875	182,644	24,993
Pierce (townofpierce.com)	927	873	2.0	46.4	41,704	328	51,430	143,182	23,483
Severance (townofseverance.org)	4,141	3,326	3.0	23.8	61,504	1,165	79,481	258,953	33,964
Windsor (mcp) (windsorgov.com)	24,717	21,399	3.2	28.3	58,050	7,746	76,523	287,298	33,626
South Sub Region	81,304	68,611		53.2	54,695	23,042	65,837	227,584	27,309
Berthoud (mcp)		see note							
Brighton (mcp)		see note							
Dacono (ci.dacono.co.us)	6,954	4,407	3.0	68.9	38,807	1,547	45,523	146,695	19,734
Erie (mcp) (erieco.gov)	22,328	19,863	3.5	34.9	81,652	6,896	104,595	369,744	44,900
Firestone (ci.firestone.co.us)	12,928	11,269	3.0	45.7	84,115	3,634	84,115	263,847	30,886
Fort Lupton (fortlupton.org)	7,456	7,377	4.0	74.6	38,015	2,399	45,855	163,239	17,719
Frederick (frederickco.gov)	13,170	10,437	2.5	42.6	59,072	3,526	76,990	264,028	30,175
Hudson (hudsoncolorado.org)	3,216	2,443	4.0	60.1	44,105	548	54,166	179,545	23,179
Keenesburg (townofkeenesburg.com)	1,458	1,261	3.0	35.5	43,440	494	53,455	214,744	22,666
Lochbuie (mcp) (lochbuie.org)	6,746	5,123	4.0	66.7	42,753	1,779	51,003	173,113	22,662
Longmont (mcp)		see note							
Mead (mead-co.gov)	4,273	3,817	2.0	31.0	67,683	1,308	85,951	319,718	37,556
Northglenn (mcp)		see note	4.0						
Platteville (plattevillegove.org)	2,775	2,614	3.0	72.0	47,311	911	56,720	181,171	23,621
Thornton (mcp)		see note							

GROSS REGIONAL PRODUCT (GRP) EXPORTS & IMPORTS

2012 Total Weld GRP - \$8.1 Billion

Earnings - \$5.2 Billion

Property Income - \$2.4 Billion

Taxes on Production - \$477 Million

Exports - \$13.5 Billion (80% of Supply)

Imports - \$14.6 Billion (81% of Demand)

Locally Produced/Consumed - \$3.3 Billion
(19% of Demand)

Note: GRP measures final market value of goods/services produced. Source: EMSI

COST OF LIVING

The Consumer Price Index (CPI) for the Denver-Boulder-Greeley area increased 2.9% from the 1st half of 2013 to the 1st half 2014. The Q1/2014 Denver Cost of Living Index (CLI) - 106.6

Note: CPI is measure of the average change in prices over time in a fixed market basket of goods/services. CLI measures relative price levels for consumer goods/services in select major cities compared with national average of 100. Source: BLS, Metro Denver EDC, Council for Community & Economic Research C2ER Cost of Living Index.

UNEMPLOYMENT RATE

2013 Labor Force Annual Averages

Source: US Bureau of Labor Statistics (BLS)

	Weld	Colorado
Total Labor Force	127,731	2,754,870
Employed	118,609	2,568,150
Unemployed	9,122	186,720
Unemployment Rate	7.1%	6.8%

WELD LABOR FORCE

2012 Total Employee Earnings by NAICS <i>Source: StatsAmerica, US Bureau of Economic Analysis (BEA)</i>		
NAICS	Place of Work	Earnings (\$000)
	Total by Place of Work	5,587,663
	Wage and Salary	3,916,170
	Proprietors	839,482
	Farm	251,965
	Nonfarm	5,335,698
	Private	4,568,160
11	Agri, Forestry, Fishing, etc.*	37,329
21	Mining	527,163
22	Utilities	31,999
23	Construction	626,441
31-33	Manufacturing	660,228
42	Wholesale Trade	294,970
44-45	Retail Trade	337,648
48-49	Transportation & Warehousing	239,194
51	Information	46,826
52	Finance and Insurance	239,810
53	Real Estate/Rental and Leasing	59,098
54	Professional, Technical Service	192,624
55	Mgmt of Companies/Enterprises	196,134
56	Administrative, Waste Services	189,514
61	Educational Services	17,252
62	Health Care, Social Assistance	475,862
71	Arts, Entertainment, Recreation	21,950
72	Accommodation, Food Services	123,473
81	Other Services, exc Public Adm.	250,645
N/A	Public Admin, Gov Enterprises	767,538

2013 Job Distribution & Average Wage by NAICS <i>Source: StatsAmerica, US Bureau of Labor Statistics (BLS)</i>			
Jobs	Avg Earnings/ Job	Firms	% Dist. in County
90,388	\$43,172	5,970	100.0%
76,220	43,972	5,819	84.3%
3,521	34,528	216	3.9%
6,048	77,438	163	6.7%
300	77,135	30	0.3%
8,243	51,607	798	9.1%
11,471	42,982	296	12.7%
3,702	59,115	447	4.1%
8,721	28,050	600	9.6%
3,236	51,111	346	3.6%
671	44,685	70	0.7%
2,994	57,675	324	3.3%
1,072	41,013	227	1.2%
2,263	55,114	636	2.5%
1,294	111,587	42	1.4%
5,549	30,649	328	6.1%
6,654	33,307	80	7.4%
7,931	44,271	424	8.8%
777	16,975	73	0.9%
6,508	14,198	396	7.2%
1,922	30,357	391	2.1%
4,651	43,877	74	5.1%

Growing/Declining Industries (Change in Jobs 2010-2014)	
Growing Industries	Jobs
Support Activities - Oil/Gas	+3,424
Telemarketing/Contact Centers	+1,138
Structures Construction	+812
Declining Industries	Jobs
Offices of Physicians	-284
Local Government - (except education & hospitals)	-293
Specialty Hospitals	-517
Growing/Declining Occupations (Change in Jobs 2010-2014)	
Growing Occupations	Jobs
Service Unit Operators, Oil/Gas	+1,022
Heavy & Tractor-Trailer Drivers	+940
Construction Laborers	+693
Declining Occupations	Jobs
Medical Assistants	-42
Registered Nurses	-55

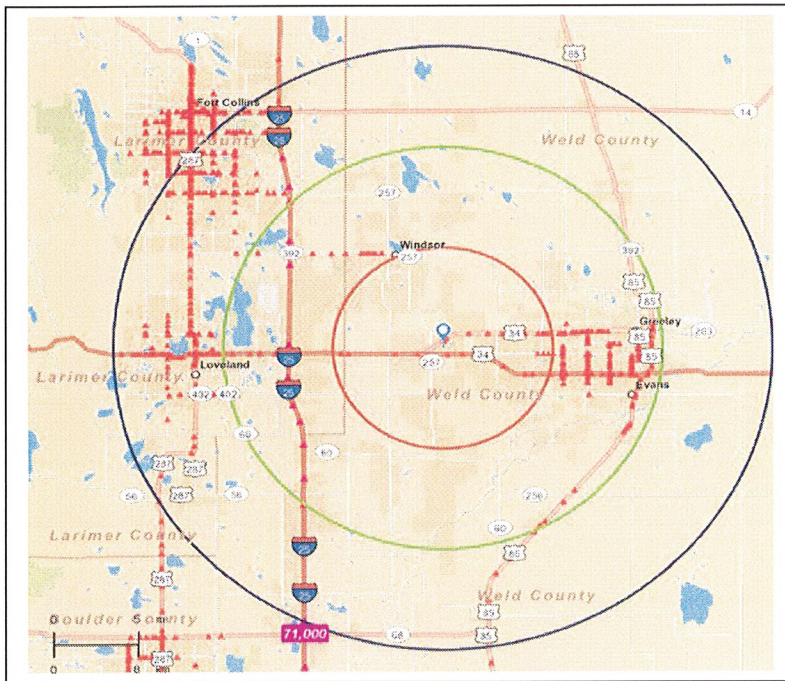
Source: EMSI

2014 Estimated Employment by 20 Most Concentrated Occupations with Wage Information <i>Source: EMSI, QCEW Employees 02/2014; Note: Bold Occupations are the five fastest growing from 2010-2014</i>						
SOC	Occupation Description	2014 Jobs	% All Occupations	National Location Quotient	Med Hr Wage	Avg Hr Wage
41-0000	Sales & Related Occupations	17,513	13.02	0.98	\$14.25	\$15.62
43-0000	Office & Administrative Support Occupations	15,104	11.26	0.82	\$15.20	\$15.97
47-0000	Construction & Extraction Occupations	13,313	9.90	1.83	\$19.04	\$19.48
11-0000	Management Occupations	10,855	8.07	1.23	\$25.06	\$27.00
51-0000	Production Occupations	9,578	7.12	1.38	\$14.91	\$15.87
53-0000	Transportation & Material Moving Occupations	8,950	6.65	1.07	\$16.17	\$17.04
35-0000	Food Preparation and Serving Related Occupations	7,924	5.89	0.91	\$9.39	\$9.70
25-0000	Education, Training & Library Occupations	7,581	5.63	1.11	\$19.46	\$20.48
13-0000	Business & Financial Operations Occupations	7,077	5.26	0.93	\$26.05	\$27.12
37-0000	Building/Grounds Cleaning and Maintenance Occupations	4,886	3.63	0.90	\$11.37	\$11.82
39-0000	Personal Care and Service Occupations	4,880	3.63	0.87	\$10.21	\$10.49
49-0000	Installation, Maintenance and Repair Occupations	4,565	3.39	0.93	\$18.12	\$18.67
29-0000	Healthcare Practitioners and Technical Occupations	3,968	2.95	0.71	\$32.79	\$32.55
27-0000	Arts, design, Entertainment, Sports & Media Occupations	3,264	2.42	0.86	\$14.86	\$15.46
45-0000	Farming, Fishing & Forestry Occupations	3,007	2.23	3.66	\$10.82	\$11.86
31-0000	Healthcare Support Occupations	2,330	1.73	0.78	\$12.72	\$13.05
33-0000	Protective Service Occupations	1,968	1.46	0.85	\$20.59	\$21.12
17-0000	Architecture and Engineering Occupations	1,725	1.28	0.83	\$35.28	\$36.27
15-0000	Computer & Mathematical Occupations	1,577	1.17	0.55	\$31.28	\$31.84
21-0000	Community & Social Service Occupations	1,503	1.11	0.90	\$19.78	\$21.09

Location Quotient quantifies how concentrated an occupation is compared to the nation. The higher the number the more concentrated - US = 1.0.

Central/West Weld Labor Shed

5-10-15 mile ring from Hwy. 34 Business & Hwy. 34 Bypass



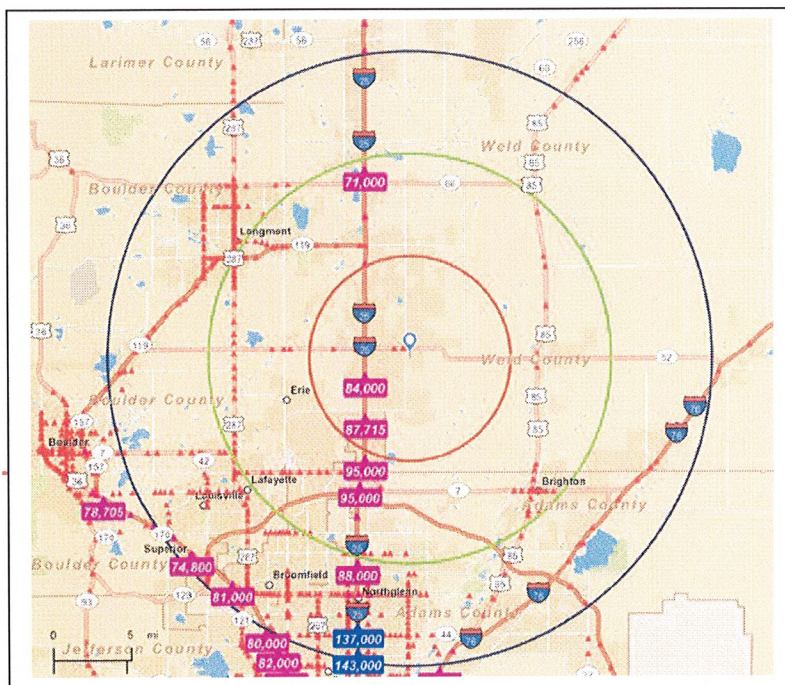
2014 Estimate	5 Miles	10 Miles	15 Miles
Total Population	113,985	137,813	186,387
Population 18+	84,575	102,258	137,183
Per Capita Income	\$20,068	\$21,735	\$23,814
Med Household Income	\$40,462	\$44,121	\$50,530

2017 Estimate	5 Miles	10 Miles	15 Miles
Total Population	27,025	190,592	378,897
Population 18+	19,810	140,084	283,036
Per Capita Income	\$38,287	\$29,472	\$32,636
Med Household Income	\$82,732	\$61,686	\$67,942

Source: ESRI

SOUTH WELD LABOR SHED

5-10-15 mile ring from I-25 & Hwy.52



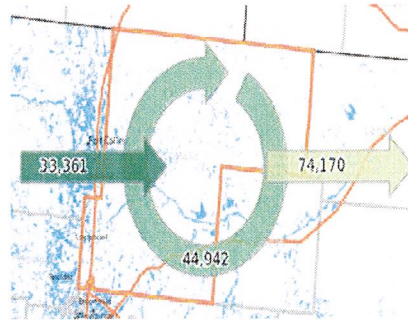
2014 Estimate	5 Miles	10 Miles	15 Miles
Total Population	30,219	122,323	495,015
Population 18+	21,002	87,338	363,836
Per Capita Income	\$29,150	\$33,394	\$34,145
Med Household Income	\$74,611	\$77,100	\$75,167

2019 Estimate	5 Miles	10 Miles	15 Miles
Total Population	37,930	140,165	537,560
Population 18+	26,285	99,937	395,644
Per Capita Income	\$33,087	\$38,886	\$39,402
Med Household Income	\$82,782	\$87,605	\$84,389

Source: ESRI

COMMUTING PATTERN

2011 Top 5 In-Commuter Origins	
Larimer County	10,351
Adams County	5,069
Boulder County	3,828
Jefferson County	2,104
Arapahoe County	2,042
All Counties	33,361



2011 Top 5 Out-Commuter Destinations	
Larimer County	15,937
Boulder County	12,955
Denver County	11,926
Adams County	9,000
Arapahoe County	6,741
All Counties	74,170

Source: Census, Colorado DOLA, Planning & Management Regional 2, Socioeconomic Profile
Most recent published statistics.

MAJOR EMPLOYERS

Largest Private, Non-Retail Employers (August, 2014 - based on employment number)				
Rank	Company	Product/Service	Location	FTE
1	JBS USA & Affiliates	Protein Processing, Corporate HQ, Trucking	Greeley/Weld	4,654
2	Banner Health: North CO Medical Ctr	Regional Hospital, Corporate Center, Clinics	Greeley/Weld	2,885
3	Vestas	Wind Turbine Blade/Nacelle Mfg.	Windsor/Brighton	2,150
4	State Farm Insurance	Regional Claims Center	Greeley	1,790
5	Halliburton Energy Services	Oil/Gas Development Services	Fort Lupton	1,030
6	Select Energy Services	Oil/Gas Development Services	Greeley/Brighton	752
7	TeleTech	Financial Services Support Center	Greeley	700
8	Noble Energy	Oil/Gas District Field Office	Greeley	600
9	Anadarko Petroleum	Oil/Gas District Field Office/Warehouse	Evans/Platteville	590
10	A&W Water Services	Oil/Gas Development Services	Fort Lupton	500
11	Afni, Inc.	Telecom Services Support Center	Evans	500
12	Leed Fabrication	Oil/Gas Development Services	Brighton/Greeley	420
13	Carestream Health, Inc.	Medical/Dental Imaging Product Manufacturing	Windsor	418
14	Baker Hughes Oilfield Operations	Oil/Gas Development Services	Brighton/Weld	415
15	McLane Western	Grocery Warehouse/Distribution	Weld	415
16	Baker Hughes Oilfield Operations	Oil/Gas Development Services	Weld/Brighton	415
17	StarTek, Inc.	Business Processing Outsourcing Services	Greeley	370
18	Xerox Business Services, LLC	Health Services Support Center (350FT/350sea)	Greeley	350
19	Leprino Foods	Cheese Processing	Greeley	350
20	Colorado Premium Foods	Value-Added Beef/Port Processing	Greeley	325
21	Hensel Phelps Construction Co	Corporate Headquarters	Greeley	270
22	Advanced Forming Technologies	Metal Injection Parts Manufacturing	Firestone	260
23	PTI Group USA Manufacturing	Remote/Portable Housing Manufacturing	Johnstown	250
24	Sparton Medical Systems	Medical Component Manufacturing	Frederick	220
25	Aurora Organic	Organic Dairy Products Processing	Weld/Platteville	200

Source: Upstate Colorado Economic Development – 8/2014



KEY INDUSTRY SECTORS (PRIMARY)

Manufacturing Sector

The manufacturing sector is the largest sector in Weld and includes a wealth of companies producing a wide variety of products focused primarily in food manufacturing, wood products, chemical manufacturing, plastics/rubber products, fabricated metal products, machinery manufacturing, electrical equipment/ components, transportation equipment and miscellaneous manufacturing. Key manufacturers include: JBS, Vestas Blades & Nacelles, Carestream Health, Leprino Foods, Sparton Medical Systems, PTI Group, Advanced Forming Technologies, etc. *In 2013, this sector employed 11,471 – 12.7% of total Weld employment and had an average earnings/job of \$42,982. Total 2012 employee earnings was \$660.2 million – 16.8% of total Weld employee earnings. Total 2012 Gross Regional Product (GRP) for the sector was \$1.094 billion – 14% of total Weld GRP.*

Energy Sector (Fossil & Renewable)

Shale oil mining production in 2013 had an estimated value at \$3.9 billion from the 20,000+ oil/gas wells throughout Weld – the highest producing County in the state. Located in the Denver-Julesburg (DJ) Basin, the Niobrara formation is part of the Wattenburg field and has a 40+ year proven track record. The Niobrara – 7,000 feet down, is the most productive so far due to new horizontal drilling technology coupled with multi-stage hydraulic fracturing – fracking. In addition, Weld is home to two 300+ mega-watt wind farms operating with 125+ turbines each on over 60,000 acres of land in Northern Weld. *In 2013, the sector employed 6,048 – 6.7% of all Weld employment and had an average earnings/job of \$77,438. Total 2012 employee earnings was \$527.1 million – 13.4% of total Weld employee earnings. Total 2012 sector GRP was \$843.2 million – 10% of total Weld GRP.*

Health and Wellness Sector

The cornerstone of Weld's growing health sector is the regional 378 bed North Colorado Medical Center (NCMC) located in Greeley. Part of the Banner System: NCMC was named "A top 100 Hospital" in the 2013 & 2014 National Truven Health Analytics report. Key NCMC services include: Heart and Cancer Care, Trauma and Emergency Care, Surgical Care and Women's Health plus a full range of specialty services including a regional burn unit and hyperbaric medicine facility. Air Life of Greeley provides immediate emergency transport with a 300 mile radius. The University of Colorado Health offers additional health options. *In 2013, the sector employed 7,931 – 8.8% of total Weld employment and had an average earnings/job of \$44,271. Total 2012 employee earnings was \$475.8 million – 12.1% of total Weld employee earnings. Total 2012 sector GRP was \$511.7 million – 6% of total Weld GRP.*

Business Services Sector (Company Management, Administrative/Back Office Support)

Offering a central US location with easy access to Denver International Airport, a skilled labor force and exceptional quality of life, Weld is home to several large corporate/regional headquarters, business service centers and customer/administrative support operations. While the JBS North American Corporate HQ is the largest single employer in this sector other important players include State Farm Insurance Regional Operations Center, Animal Health International, Banner Health Corporate Center, Hensel Phelps Corporate HQ, Xerox, TeleTech, StarTek, Afni, etc.. *In 2013, these two sectors together employed 6,843 – 7.5% of total Weld employment. The Company Management Sector had an average earnings/job of \$111,587 and Administrative/ Business Services was \$30,649. Together, total 2012 employee earnings was \$385.6 million – 9.8% of total Weld employee earnings. Combined sectors total 2012 GRP was \$461.2 million - 6 % of total Weld GRP.*

Agriculture Sector

Weld is an agriculture empire with 1.9 million acres devoted to farming and raising livestock. With total market value of ag products sold at \$1.86 billion; Weld ranked 1st in Colorado and 9th in the nation in the most recent 2012 US Census of Agriculture. Weld continues to be the only county outside of California to consistently rank in the top ten. The bulk - \$1.4 billion of market value came from livestock sales. Weld is home to two of the largest cattle feeding operations in the nation and ranks 1st in sheep/lamb production. About half of the dairy cows in the state are also located in Weld. Cattle ranching, goat, hog, poultry and equine operations abound and key crops include: hay, wheat, corn, nursery stock, sunflowers, dry beans, onions and carrots. The impact of agriculture extends from the traditional farm production of commodities to large agribusiness/food manufacturing operations processing value-added consumer goods exported all over the world. *In 2013, the sector employed 3,521 – 3.9% of total Weld employment and had an average earnings/job of \$34,528. Total 2012 employee earnings was \$37.3 million – .09% of total Weld employee earnings. Total sector 2012 GRP was \$366.9 million – 5% of total Weld GRP.*

Source: BEA, EMSI; GRP measures final market value of all goods and services produced in a region or sector and is the sum of earnings, property income and taxes on production. It does not include actual production value.

Weld Public School District

2013-14
Enrollment

Gilcrest/Platteville RE-1	1,922
St. Vrain Valley RE-1J (Dacono, Erie, Mead, Firestone, Frederick Estimates)	9,117
Eaton RE-2	1,837
Keenesburg RE-3J	2,306
Windsor RE-4	4,821
Johnstown/Milliken RE5J	3,548
Greeley/Evans RE-6	20,450
Platte Valley (Kersey) RE-7	1,094
Fort Lupton RE-8	2,415
Ault-Highland RE-9	765
Briggsdale RE-10	162
Prairie RE-11	196
Pawnee RE-12	88

Source: Colorado Department of Education

K-12 EDUCATION

Weld County is served by 13 public school districts with total 2013-14 student enrollment of 48,721, which includes numerous charter schools. There are also ten private school education opportunities throughout Weld County.

Weld K-12 Public Education Statistics			
Most Recent Available School Year – Average of 13 Weld Districts			
Weld Enrollment	2013-14	48,721	CO Stats
Number of Schools	2013-14	94	
Classroom Teacher FTE	2013-14	2,793	
Pupil/Teacher Ratio	2013-14	17.2 / 1	17.8 / 1
Dropout Rate (High School)	2012-13	1.58%	2.91%
Completer Rate	2012-13	89.39%	79.55%
Graduation Rate	2012-13	87.78%	76.93%
ACT Composite Score	2013	18.26	19.45

Source: Colo Dept. of Education. Note: Includes Weld schools in RE1J District.

HIGHER EDUCATION

University of Northern Colorado (UNC)

Fall 2013 Enrollment - 12,084

UNC offers a comprehensive baccalaureate and specialized graduate research Liberal Arts education through their six colleges: Education & Behavioral Science; Humanities & Social Science; Natural & Health Science; Performing & Visual Arts; Monfort College of Business and University College. In 2013, The College Database ranked UNC 12th in the nation on its list of "39 Colleges with Psychology at Their Core" and ranked UNC 44th in the nation in "Top US Colleges and Universities for teaching Education. The Monfort College of Business graduating students routinely test in the top 10% in the country and the School of Music Jazz and Symphony Orchestra have received numerous national "Best in Class" awards. Top 5 Undergraduate Degrees Awarded: Interdisciplinary Studies (includes Elementary Ed); Business Administration; Dietetics; Psychology and English Language. Top 5 Graduate Degrees Awarded: Special Education; Music; Reading; Educational Leadership and Nursing. For more info see www.unco.edu.

Aims Community College

Fall 2013 Enrollment – 5,017

With two Weld campus locations, Aims offers 160+ degree and certificate programs. Each academic division of the college represents the integration of academics (liberal arts & science) and career and technical education (vocational/occupations training). Two-Year Degrees Awarded - Associate of Arts, Associate of Science, Associate of General Studies, Associate of Applied Science plus numerous Career and Technical Education Certificates. For more info see www.aims.edu.

Public Higher Education Facilities in Northern Colorado and Metro Denver	
Four Year Public Colleges/Universities	Fall 2013 Enrollment
Colorado School of Mines – Golden	5,680
Colorado State University – Fort Collins	31,514
Metropolitan State University - Denver	22,316
University of Colorado - Boulder	29,839
University of Colorado - Denver	14,023
University of Northern Colorado - Greeley	12,084
Two-Year Public Colleges	
Aims Community College – Greeley, Ft. Lupton, Loveland	5,017
Arapahoe Community College – Littleton	9,778
Community College of Aurora	7,854
Community College of Denver	10,423
Front Range Community College – Fort Collins	4,401
Red Rocks Community College – Lakewood	8,608

Source: Individual Schools

2013 Weld/Larimer Top Education Program Completions	
Program	Number
Business, Management, Marketing & Related	1,477
Health Professions & related programs	1,359
Social Sciences	716
Education	661
Biological & Biomedical Science	651
Parks, Recreation, Leisure & Fitness Studies	605
Family & Consumer Sciences/Human Sciences	544
Communication, Journalism & Related Programs	518
Visual and Performing Arts	499
Psychology	486

Source: EMSI

UTILITY PROVIDERS

Major Electricity Providers		
	Service Area	Rate Info
Xcel Energy	Central/West Weld	www.xcelenergy.com
Poudre Valley REA	Central/West & North/East Weld	www.poudrevalleyrea.com
United Power, Inc.	South Weld	www.unitedpower.com
Major Gas Providers		
Atmos Energy	Central/West Weld	www.atmosenergy.com
Xcel Energy	Central/West Weld	www.xcelenergy.com
Source Gas	South Weld	www.sourcegas.com
Water/Sewer Providers		
<p>Water is available for purchase from municipalities throughout the county who typically provide water treatment/delivery services within municipal boundaries. In addition, there are several water districts that partner with communities and/or can provide raw water. Water rates will vary depending upon location and provider.</p> <p>Sewer services are also provided by municipalities in the most developed areas. Saint Vrain Sanitation District provides services in much of Southwest Weld. Septic and/or packaged systems can also be viable in the most rural circumstances and locations. Rates will vary depending upon location and provider.</p>		

COMMERCIAL/INDUSTRIAL REAL ESTATE

Commercial/industrial real estate opportunities can be found throughout Weld County to meet virtually any business need from an existing building to developed sites for construction, including available lots in the industrial business parks listed to the right.

Real estate prices will vary widely depending upon the level of development and location within the County.

Weld Industrial/Commercial Business Parks

Name	Acres	Location
Bellmore Farms Industrial Park	15	Nunn
Bear Industrial Park	18	Frederick
Dacono Gateway Center	130	Dacono
Diamond Valley Business Park	23	Windsor
Eagle Business Park	133	Frederick
Erie Aero Tech Center	56	Erie
Eaton Hickman Industrial Park	50	Eaton
Falcon Point Business Park	32	Windsor
Fossil Business Park	27	Milliken
Great Plains Village	138	Johnstown
Great Western Industrial Park	500	Windsor
Highpoint Business Center	136	Greeley
I-25 Business Park	77	Weld (Mead)
I-25 Gateway Center	146	Johnstown
Industrial/Motor Sports Park	700	Lochbuie
Lost Creek Commons	74	Keenesburg
Niobrara Data Center/Energy Park	662	Weld (North)
Northland Industrial Park	432	Fort Lupton
Platteville Energy Park	45	Platteville
Promontory Business Park	200	Greeley
Sandstone Ridge Business Park	28	Frederick
Silver Peaks Business Park	148	Dacono
St NoCo Industrial Park	45	Nunn
Stonegate Industrial Park	25	Evans
The Grainery Park	156	Greeley
Windsor Commons Industrial	12	Windsor
Union Colony Industrial Park	112	Weld (Greeley)
Weld Industrial Park	100	Weld (Peckhaml)

7/2013-6/2014 Weld Commercial/Industrial Sales Trend Information

	# Sales	Total \$ Volume	Avg Sold Size	Avg \$/SF	Avg Cap
Office	33	\$140 M	35,514 sf	\$119.86	7.74%
Industrial	80	122 M	26,959 sf	57.50	10.59%
Retail	58	44 M	6,673 sf	114.45	7.31%
Land – Indus/Mixed	41	22 M	46.47 a	0.45	
Land – Office/Retail	6	3 M	8.45 a	1.48	

Source: Xceligent/Northern Colo Commercial Area Realtors – Weld Sales

7/2013- 7/2014 Weld Commercial/Industrial Lease Rates

	# of NNN Leases Executed	Asking Low/sf NNN	Asking High/sf NNN	Asking Avg /sf NNN
Office	27	\$8.00	\$20.77	\$12.31
Industrial	18	3.75	15.50	7.14
Retail	29	6.00	22.00	11.97

Source: Xceligent/Northern Colo Commercial Area Realtors – Weld Leases

Sales & Use Tax

Weld County DOES NOT assess a county-wide sales/use tax. Communities through the county charge sales/use tax rates ranging from 2%-4% (see Weld Sub Region section for community list). Colorado has a 2.9% sales/use tax rate.

Real & Personal Property Tax

Industrial/commercial property (building, land and equipment) is assessed for property tax purposes at 29% of actual value (based on a variety of factors). The mill levy assigned to each property location includes the taxing jurisdictions serving that location and represents the number of dollars, or property taxes, levied for each \$1,000 of assessed value. For example; with a mill levy of 75.7333 mills the owner pays \$75.73 in taxes for every \$1,000 in assessed value. Weld has over 3,000 unique tax areas with mill levies ranging from about 54 mills to 148 mills. The 2013 Weld County average total mill levy rate was 67.800 mills. Property taxes fund local schools, special propose districts and a portion of city/county government.

Source: Weld County Government, Colorado Division of Property Taxation, Colorado Department of Revenue

Residential Property Tax

Residential property is assessed at 7.96% of the actual value and is exempt from personal property taxation.

State Income Tax – Corporate & Personal

The corporate and personal Colorado income tax rate is a flat rate of 4.63% of federal taxable income. Local governments DO NOT assess income taxes. Inventories, Goods in Transit and Intangibles are not taxed in Colorado and there is no Franchise Tax.

Colorado has established Enterprise Zones (EZ) that offer state income tax credits. Companies that locate or expand within the physical boundaries of an EZ are eligible to earn a variety of state income tax credits based on their specific activities primarily in equipment investment, job creation/training, research and development activities, etc. Earned credits are applied to the company's Colorado income tax liability. Select Weld locations/communities have EZ designation. Go to www.upstatecolorado.org for program details.

BUSINESS ASSISTANCE

Weld County and its communities are pro-growth, prepared to handle company needs and will do what can reasonably be done to reduce the development/start-up costs of qualifying primary sector companies looking to locate/expand.

Key Assistance/Incentives Include:

- Municipal Development Incentives
- Personal Property Tax Partial Rebate
- Weld Employment Service recruitment/training assistance and training grants
- Financing through the Weld/Larimer Revolving Loan Fund or Greeley Development Fund
- Greeley/Weld EZ State Income Tax Credits
- Colorado First Customized Training Grants
- Colorado Job Growth Incentive State Income Tax Credit OR Colorado Strategic Fund Grant

For more detailed assistance information contact **Upstate Colorado Economic Development**, a private, non-profit economic development agency, that serves as a single confidential source of information about the Weld region. Upstate maintains information concerning communities, real estate, labor, etc., and can coordinate/facilitate customized local, county and state government economic incentive packages.



UPSTATECOLORADO

ECONOMIC DEVELOPMENT

Supporting Job Opportunities in Greeley & Weld County Communities

970.356.4565 phone • 970.352.2436 fax • 822 Seventh Street, Suite 550, Greeley, CO 80631
www.upstatecolorado.org



Doing Business

Visit the Garden City website for the Municipal Code at townofgardencity.com, or the links below for more information.

Business Licenses and Regulations

Chapter 6 Business Licensing & Regulations

<http://bit.ly/2gDkj4b>

Land Use and Development

Chapter 16

<http://bit.ly/2dJA4JN>

Some of the key topics in Chapter 16 include, and are not limited to:

Article 1 – Zone Districts

Article 6 – Sign Code

Article 7 – Variances

Article 8 – Nonconforming Uses

Article 9 – Approval of Special Uses

Article 10 – Historical Standards

Building Regulations

Chapter 18

<http://bit.ly/2gBCUfJ>

Article 18-1-10 Garden City building regulations is based on the International Building Code 2012 edition

25TH ST

25TH ST

GREELEY



26TH ST

26TH ST

27TH ST

27TH ST

27TH ST RD

28TH ST

6TH AVE

7TH AVE

8TH AVE

6TH AVE LN

85

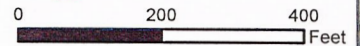
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TOWN OF
GARDEN CITY,
COLORADO

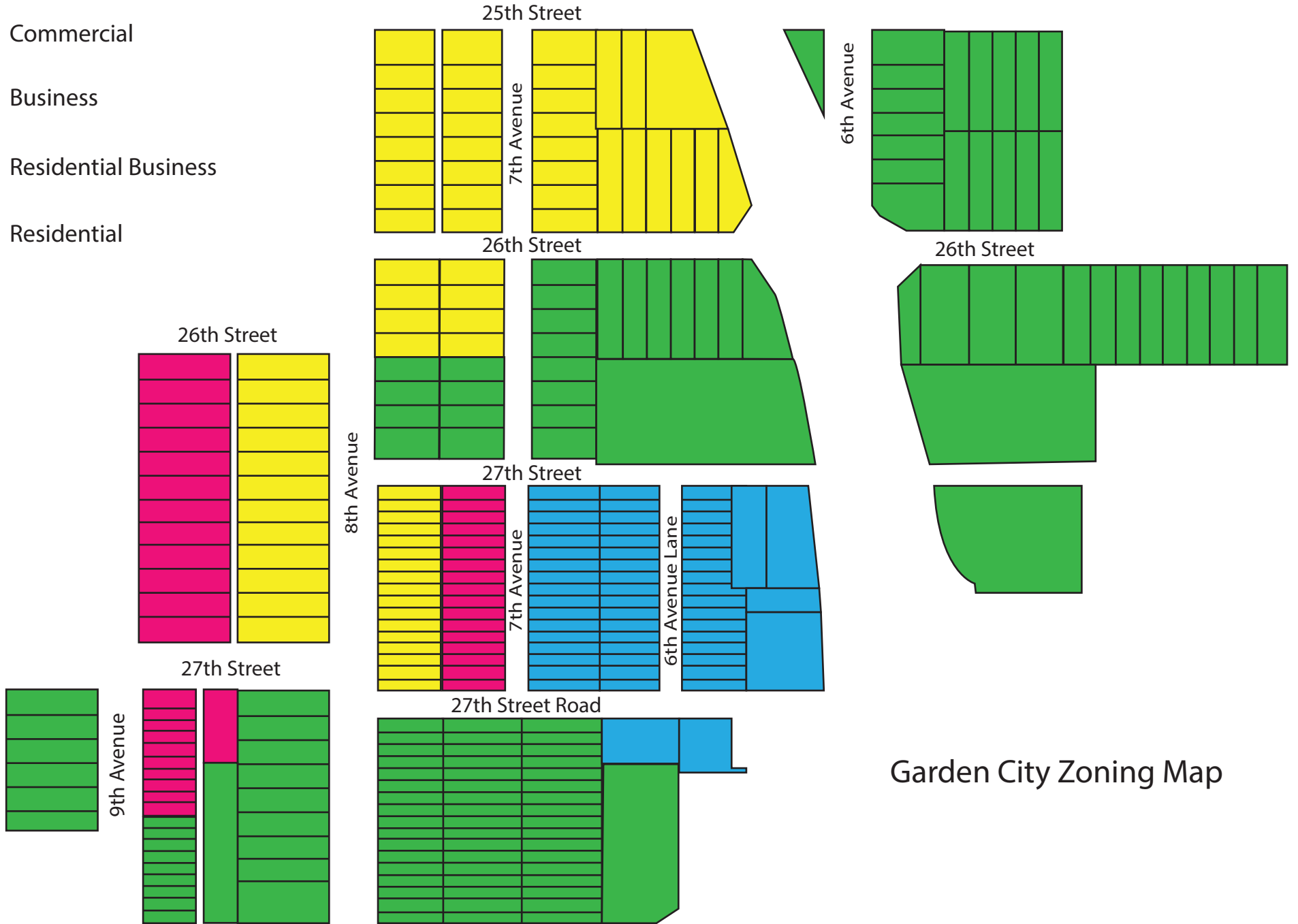


CITY LIMITS



EVANS

- Commercial
- Business
- Residential Business
- Residential



Garden City Zoning Map