

Greeley Rising™

Monthly News and Insights from Greeley's Department of Economic Health & Housing

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World-class Metal Manufacturer EMIT Technologies Picks Greeley for its Next Phase of Growth

Sheridan, Wyoming-based metal-fabrication company EMIT Technologies has selected Greeley for its next phase of expansion with the opening of a new 46,600 square-foot facility in southeast Greeley at 2985 First Ave., the former home of BMA America.



www.emittechnologies.com

Sheridan, Wyoming-based metal-fabrication company EMIT Technologies has selected Greeley for its next phase of expansion with the opening of a new 46,600 square-foot facility in southeast Greeley at 2985 First Ave., the former home of BMA America. Michelle Butler, COO of EMIT, said the company bought Great Denver Iron in August and quickly determined the existing facility was not large enough. EMIT decided to move the operation out of Commerce City to Greeley. According to Butler, about 15 employees moved with the operation, some of whom already live in Greeley. "Now we can scale, and we expect to hire 15 to 25 more people," she told the Greeley Tribune. EMIT plans to employ roughly 40 people locally and is already seeking to hire several positions for welders.

According to Casey D. Osborn, EMIT CEO, the company formed 20 years ago to design and build emission controls. He describes EMIT as a fast-growing metal manufacturing company that has developed world-class fabrication capabilities by continuously reinvesting in new tools and technologies. "We're constantly trying to stretch our definition of what's possible and have created a 100,000 square-foot smart factory in Sheridan," Osborn said.



The former home of BMA America, the 46,600 square-foot building at 2985 First Ave. was selected by EMIT Technologies to create a state-of-the-art contract manufacturing operation.

Greeley's operation will be focused on contract manufacturing. Among its current work is the production of structural steel for a new high school under construction in Eaton. The Greeley plant will "leverage a skilled workforce of engineering and manufacturing talent," Osborn said. "We've been overwhelmed by the generous hospitality of the Greeley community. It's representative of the type of place we want to plant roots and contribute to the greater Weld County community. We've had a great response thus far in our recruiting efforts and look forward to a long and prosperous operation in Greeley."

EMIT is building on Greeley's history of heavy engineering that dates back almost a century when Brewer Steel was founded in 1926. A German-based engineering firm called BMA America purchased Brewer Steel in 1994 to focus on manufacturing equipment and engineering solutions for the sugar industry. When sugar declined in Colorado 20 years later, BMA America realigned its operations and moved to Charlotte, North Carolina in 2019.

In early 2021, the City of Greeley's metal manufacturing and fabrication workers numbered around 500 with an average annual industry wage of \$61,000.

Housing & Urban Renewal



The City of Greeley has received the U. S. Department of Housing and Urban Development HOME Investment Partnership Program grant since 1995, when it received \$500,000 to assist developers of affordable housing, the grant's only focus. Since then, the City has received a HOME award annually. In 2020, the grant was \$423,374.

Utilizing the HOME funds to leverage other funding sources (predominantly Low Income Housing Tax Credits), the City was able to add much needed affordable rental housing, including:



- Plaza del Milagro and Plaza del Sol (housing for farm laborers and migrant workers)
- Fox Run and Twin Rivers (housing for persons with disabilities)
- Meeker Commons and Stagecoach Gardens (low-income persons in general)
- Chinook Wind and La Casa Rosa (housing for seniors)
- Stephens Farm (housing for persons with Traumatic Brain Injury)
- Camfield Corner (transitional housing for families exiting the Greeley Transitional House)
- Harmony Way and Camelot (housing for persons with a mental or physical illness)

HOME funds also provided assistance to Greeley-Weld Habitat for Humanity to develop affordable homeownership units at Tieman Village, Habitat North, Crestview, and (currently) Clover Meadows subdivisions.

Business Retention & Expansion



The Greeley Economic Health & Housing Department is a proud member of the Northern Colorado Regional Economic Development Initiative (NoCo REDI)! This past fall, the NoCo REDI team conducted a Q4 2020 business survey between 10/30/2020 - 12/15/2020. There were a total of 237 business responses, of which 206 were unique and reflect one response per business. Responses for this survey (Q4) were slightly lower than the Q3 survey, and overall survey responses have steadily declined since the first Northern Colorado Business Survey, which was administered 3/31/20 - 4/10/2020 and resulted in 855 responses.

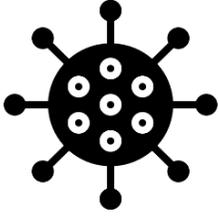
As the pandemic continued throughout 2020, institutions and organizations have relied on surveys to understand the challenges and concerns faced by businesses and individuals. Survey-fatigue was evident as early as Q2 2020. Understanding this trend, NoCo REDI focused on developing a survey that businesses could easily access and quickly complete. Northern Colorado businesses have weathered four quarters of an unprecedented pandemic that has challenged them to continually adjust their business models to new regulations and dynamic consumer behavior. In mid-November, Northern Colorado counties were moved to Level Red (Severe Risk) on the State of Colorado's COVID-19 Dial, which limited the capacity of most businesses to 25% and below, and precluded restaurants from conducting indoor dining. These new restrictions presented challenges for businesses as they pivoted once again to meet modified health guidelines.

Summary Points:

[Read the Northern Colorado Regional Economic development Initiative survey report here.](#)

- There were 206 unique responses from businesses located in Northern Colorado communities
- The largest segment of responses came from Greeley, at 22%
- The sector with the largest portions of responses was Accommodation and Food Services (19%)
- 48% of businesses said that their annual headcount was down.
- 71% of businesses responded that annual sales were down
- Over the next 6-12 months, 36% of companies expect sales to increase.

COVID-19 Business Response



More Business Relief is On the Way



SB208-001, passed during the extraordinary session of the state legislature late last year, allocates \$37M to provide relief to businesses affected by the most recent state health orders. Greeley has received a grant of over \$650,000 from this fund and we are partnering with the Chamber to continue using the Greeley Area Recovery Fund as we did early on during the pandemic to distribute those grants, which range between \$3,500 and \$7,000, depending on revenues of the business. Please visit <https://greeleyarearecoveryfund.com/> to apply.



We also recently launched "A Safe Place To Be: 5-Star Certification Program", a program sanctioned by the Colorado Department of Public Health & Environment. The City of Greeley, Greeley Chamber of Commerce, City of Evans and Town of Windsor have teamed up to encourage area businesses to implement best practice safety measures that will help slow the spread of COVID-19 locally and allow expanded operational capacity to help their businesses and the local economy to recover faster. To find more information and apply to the program, please visit <https://asafeplacetobe.com/>.

Weld County Service Industry Relief Fund

In response to the most recent needs resulting from the COVID-19 pandemic, the Weld County Service Industry Relief Fund is still active to meet the urgent needs of Weld County small businesses directly impacted by COVID-19 in the following industries: *Restaurants, bars and other food and beverage service providers; live event venues; movie theaters; gyms and fitness centers; bowling centers, arcades, and other recreation facilities.*



To date, over \$1.2M has been distributed out of a total \$2 million available in Weld County support to eligible businesses in Weld County. Financial assistance will be provided on a need-based priority basis for all qualified applicants. Depending on the financial need, assistance is available up to a maximum \$10,000 for public transactional businesses with a defined closure or limitations due to capacity restrictions. View the entire list of guidelines and submit an application at <https://weldrecovery.com/>.



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We are proud to represent one of the fastest growing and forward-thinking communities in northern Colorado. With a population approaching 115,000, our community in 2018 was ranked #1 by Wallethub, for 'Jobs and the Economy' among 515 cities nationally, and the Greeley Metropolitan Statistical Area (MSA) was ranked by Forbes Magazine as the #6 fastest 'Job Growth' market in the country. In 2019, the Greeley MSA was ranked as the 8th Most Dynamic Economy in the country by the Walton Family Foundation.

We have matched this recent growth and energy with a high-performing Economic Health and Housing team to continue to move Greeley's economy forward. With creativity, critical thinking and open communication, we have a passion for promoting growth and development in a public service setting. Our department consists of qualified specialists in two divisions: Economic Development and Urban Renewal.

Whether your business is already located here in Greeley and looking to expand, or you're considering a move to our community, we are here to provide the resources and support to ensure your success.

Contact Us! We're ready to serve!



Find us online @ GreeleyGov.com/EHH

