

We are **Evans!**



# Community Profile



# We are Evans!

With a population of around 19,000 (up from 9,514 in 2000), the City of Evans is the second-largest city in Weld County, Colorado. As a result, Evans' philosophy of planned, responsible, and sustained growth consistently aimed at improving our community's quality of life brings us great economic potential.

Greater Evans Population (2009)	114,000
Median Age	26.9
Incorporated Square Miles	10.5
Educational Attainment (age 25+)	
High School Graduate / GED or higher	76.8%
Bachelor's Degree or higher	14.8%

Source: US Census Bureau, Upstate Colorado, City of Evans



Evans is located at the intersection of two major routes: U.S. 85 and U.S. 34. Seven large cities are within a 60-mile radius: Greeley, Longmont, Loveland, Boulder, Ft. Collins, Cheyenne, and Denver. The Union Pacific Railroad runs through our town with several spurs. Denver International Airport is less than 50 miles away, and the awesome Rocky Mountains are less than an hour.



We picked Evans specifically for the location, and it's a perfect spot for us.

Lyle and Mary Achziger,  
Mayor and First Lady of Evans



© 2010 City of Evans

Design by Anvil Graphics



- Rafting
- Hiking
- Skiing
- Boating
- Canoeing
- Ride a Bike
- See a Play
- Fishing Derby
- Walk the Dog
- Go Swimming
- Play Dodgeball
- Shoot Some Baskets
- NASCAN Go Cart Racing
- Miniature Golf • Fly a Kite
- Skateboarding & Roller Blading
- Watch the Fireworks • Go Square Dancing

See the Rodeo • Visit an Art Gallery • Shoot 18 Holes  
 Have Dinner with a New Friend • Play Checkers  
 Kick the Ball Around • Catch a Concert



# Education

Evans has access to the finest schools in the country, all within a short commuting distance. Whether you are looking for a great neighborhood school for your kids, looking to improve your own education, or just want to take a few courses for fun, it's all at your fingertips!

Education is a cornerstone for our children, and as a parent you will find a wide range of choices. We have 32 public schools ranging from elementary to high school, including 4 alternative high schools and 3 charter schools. Our schools have produced 8 Boettcher Scholars and 37 Daniels Fund Scholars. There are plans for a new high school in western Evans. The District 6 Board of Education was named Colorado's Board of the Year in 2008 for its bold leadership and reforms that have resulted in significantly higher test student scores district-wide.

Founded in 1889, the **University of Northern Colorado** is less than a mile from downtown Evans, and has over 100 programs for both undergraduate and graduate students. UNC's Monfort School of Business is internationally recognized and is a Malcom Baldrige Award winner.



**AIMS Community College** has a campus located within 15 minutes of Evans and offers students courses ranging from cooking to physics. It is one of the most progressive two-year colleges in Colorado with nearly 160 degree and certificate programs available to full and part-time students.

Finally, within driving distance are the nationally recognized Colorado State University, Colorado University, University of Colorado, Denver University, Front Range Community College, Regis University and many technical and specialty schools including IBMC, the Academy of Natural Therapy, and the University of Phoenix.

# Parks & Recreation

The City of Evans offers diverse activities for the entire community, including a full service recreation department, a senior citizen program, and over 200 acres of parks, including lighted ball fields, an off leash dog park and a skate park. Our award winning Parks and Recreation Department does a superior job of organizing diverse activities and providing a positive experience for children and adults of all ages. Responsible dog owners are welcome to bring their companions into the city parks and our new Freedom Park. EvansFest, a celebration of the city, occurs annually the second weekend in September and includes an outdoor concert, fireworks, a parade, the infamous NASCAN races, and many other activities for the entire family. Our City recreation center has something for everyone: use our gym; take recreation classes; use a computer in the library; or rent space for a birthday party, reception or even a wedding!



# Public Safety

The City of Evans Police Department combines traditional police services with a community policing philosophy and interactive partnership with the community to provide a safe, high quality living environment. The men and women of the department serve our community in the highest traditions of professionalism, integrity, and compassion.

The Evans Fire Rescue Department provides emergency response services for fires, medical emergencies, rescues, hazardous materials releases, and natural and man-made disasters. We have 51 total personnel including 15 paid firefighters and officers and 36 volunteers.



## Community Support for Public Safety

Percent sales tax increase approved by voters in 2004 to increase staffing levels in the Police and Fire Departments	0.5 %
Number of new police officers and firefighters as a result	6
Year Fire Station 2 was expanded allowing for 24/7 staffing of career personnel	2006
Hours of training provided during the Evans Citizen's Police Academy	30

Source: Evans Police and Fire Departments

# Major Employers



Employees District Wide: 2,333

**Greeley-Evans**  
Weld County School District 6

Employees: 410



Employees: >200

Employees: 110



**Banner Health**  
Monfort Family Health Clinic



Employees: 210

Employees: 150



Employees: >144

Employees: 201



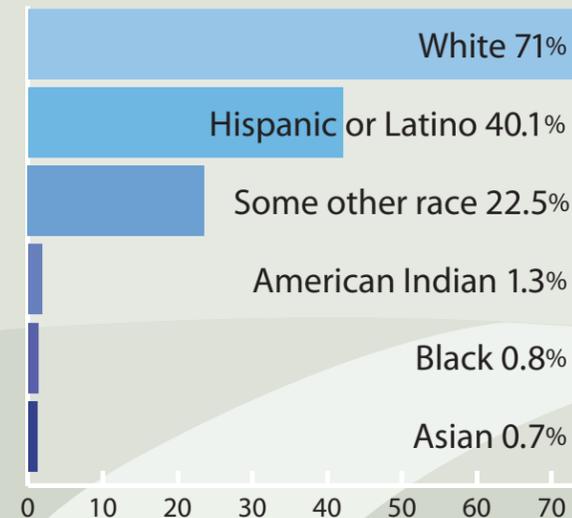
## Other major regional employers

- JBS Swift & Company 3,650
- North Colorado Medical Center 2,700
- Weld County 1,490
- State Farm Insurance Companies 1,322
- State of Colorado (including UNC) 1,159
- Carestream Health 800
- Vestas Blades A/S 650



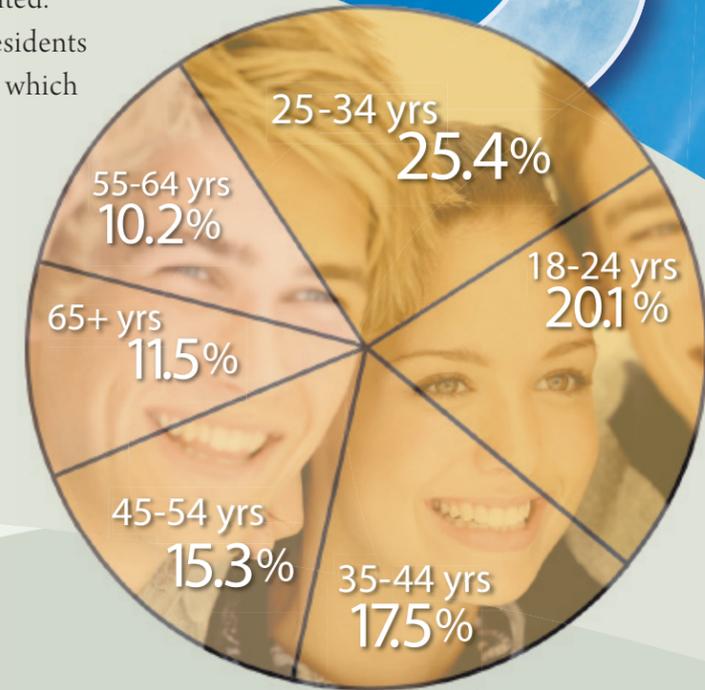
# Demographics

The citizens of Evans are young, motivated and family-oriented. According to the Census Bureau, the average age of Evans residents is 26.9 and families represent 72% of the population, figures which respectively are lower and higher than the national average.



Race by Percentage

Some people claim more than one race classification



Adult Ages by Percentage

# Workforce

The Evan's area workforce is reported at 117,000, but that only tells part of the story. Due to good highway access, workers routinely commute throughout the area, suggesting that the actual labor shed available to employers is significantly larger than that figure. Unemployment reported for the end of 2009 was 7.9%. The population is 30% Hispanic, providing employers access to a bi-lingual workforce.

# Partners

Evans is pleased to partner with the Evans Area Chamber of Commerce, Upstate Colorado, Weld County, the State of Colorado Office of Economic Development, the Economic Development Agency, the Small Business Development Center and many others to help our businesses grow and prosper.



Population Growth

# Traffic Counts and Shopping

The City of Evans enjoys a wide variety of national chain stores, locally owned independent businesses, and commercial economic activity. There are many professional service businesses such as accounting, law firms, and real estate brokers. Consumers can find anything they need within Evans or along the Highway 85 and Highway 34 corridors.

## What can you do in fifteen minutes ?

- Riverside Park (Ballfields, Fishing, Bike Trails, River Walk)
- Evan's Freedom Park for dogs (off leash and training areas)
- Recreation Center in Evans
- High Plains Library District
- Poudre River Trail
- Swimming Pools
- Trails in Evans
- Fun Plex

## 15 minute drive time map



Detailed maps showing parks, recreation facilities, trails, schools, dining and additional shopping are available upon request.

Daily Traffic Count

## Where can you be in about an hour ?

- Denver International Airport (DIA)
- Rocky Mountain National Park and Estes Park
- Cultural Events, Shopping and Sports in Denver
- Camping, Rafting, Fishing in the Poudre River Canyon
- Planet Bluegrass Music Festivals, Lyons
- Cheyenne Frontier Days, Cheyenne, WY
- International Sculpture Show, Loveland
- Red Rocks Amphitheater, Morrison
- Pearl Street Mall, Boulder
- Old Town Fort Collins

## Development Incentives

The City of Evans has several incentives available

**Personal Property Tax:** Depending on the square footage of the development, we would be willing to discuss a waiver of this tax, up to 50%, for up to 10 years.

**Real Property Tax:** We would be willing to discuss a rebate of this tax limited to a maximum dollar amount.

**Use Tax:** The use tax for your construction would also qualify for a rebate.

**Development Costs:** We would be willing to negotiate waiving up to 50% of these costs, depending on the development.

**Development Process:** A definite benefit to developing in Evans is our quick turn around time. We would be willing to guarantee a quick process for City Council review. As a guideline, Sam's Club was issued a building permit within 6 weeks.

**Development Ready Sites:** Another considerable cost and time benefit is that the City has several shovel ready sites, zoned appropriately, that meet your needs.

**Land:** The City does own some land that can be used to partner for your development.

**Infrastructure Costs:** Should you pick a site that is not shovel ready but within the Urban Growth Boundary of the City, we are willing to discuss both reimbursement agreements and infrastructure development standards.

**Job Creation Incentive:** If your new employees will live within the City of Evans, we have the ability to apply job creation incentive monies on a per position basis. The incentive would be based on salary and benefits.

**Sales Tax Incentive:** If you have 5 or more employees and will be generating retail sales tax, ask us about our incentive rebates for sales tax.

## Taxes

Colorado ranks 48th among the 50 states in tax revenues compared to personal income. The State ranks 18th, with per capita state and local taxes averaging 5% lower than the national average.

Because of its extensive oil and gas activity, Evans has been able to maintain a real estate property tax level that is significantly lower than many surrounding areas. This translates into a competitive advantage for businesses.

### State Corporate and Personal Income Tax

4.63% of Federal Taxable Income

### Inventories, Goods in Transit and Intangibles

Not taxed in Colorado and there is no franchise tax.

### Property Taxes

Industrial/commercial property (buildings, land and equipment) is assessed at 29% of market value (based on a variety of factors).

The state does not levy a property tax.

### State Unemployment Insurance

Unemployment insurance tax liability is based on the taxable wage base, which is the first \$10,000 of each worker's wage. If covered for the first time, the tax rate will be 1.7% of the wage base or a rate equal to the industry average, whichever is greater. Upon the 3rd and 4th years of coverage, the rate is changed to a computed rate based on the employer's individual experience.

### Mill Levy Rates in Evans

Evans Property Tax Mill Levy (includes Fire Department)	13.536
School District 6 Mill Levy	36.6
Weld County Mill Levy	16.804
Aims Junior College Mill Levy	6.323
High Plains Library District Mill Levy	3.26

### Sales Tax

Colorado Sales Tax	2.90%
Weld County Sales Tax	0.0%
Evans Sales Tax (Excludes 0.5% for Public Safety)	3.0%
Public Safety Sales Tax (Voter Approved 2004)	0.50%
Total Sales Tax	6.40%
Accommodations Tax	3.00%

## Enterprise Zones

Evans is located in an enterprise zone. An enterprise zone is an area where special tax incentives are offered.

The benefits include:

1. 3% equipment tax credit
2. Job tax credit; \$500 tax credit per employee for new and expanding businesses
3. If you process agricultural commodities, there is a job tax credit for new businesses
4. If you offer health insurance, there is a tax credit for new hires
5. Manufacturing and mining businesses are exempt from sales tax on equipment
6. There is a research and development tax credit
7. There is a credit for contributions made to enterprise zones to implement the economic development plan of that zone
8. Tax credits are available for rehabilitation of vacant commercial buildings
9. There are tax credits if you provide a qualified job training program (10% of eligible training costs).

Our relationship  
with the City of  
Evans can best be  
summed up in  
three easy words:  
Professional,  
Supportive and  
Teamwork

Brad Arndt,  
Club 4770 (Sam's Club)

### Forbes and Milken Institute

In a March 2008 study by Forbes Magazine, the Evans Metropolitan Statistical Area ranked as the #1 area in the country for five-year income growth. Also, in November 2008, the Milken Institute identified the area as #20 on its list of the country's 200 largest metros Best Performing Cities, including #10 for one-year job growth.

### Buxton

In October 2007, the City of Evans contracted with Buxton, "the industry leader in customer analytics", to perform a CommunityID psychographic analysis for the City. This study is available for download on our website, [www.weareevans.com](http://www.weareevans.com).

We are **Evans!**

Ranked **#1** in 5 year income growth in US

Area population **114,000**

**\$44,267** median household income

Regional transportation hub **85/34**

**1** major university



Sheryl Trent, Community and Economic Development Manager  
strent@ci.evans.co.us • 970.475.1112

City of Evans  
1100 37th Street, Evans, CO 80620-2036  
www.WeAreEvans.com • www.CityOfEvans.org

