

CITY OF LITTLETON ANNUAL BUSINESS

# INCENTIVE REPORT

## FY 24/25



PREPARED BY  
LITTLETON ECONOMIC  
DEVELOPMENT DEPARTMENT



## Executive Summary

In 2024, Littleton City Council unanimously approved the Economic Partnership Incentive Policy (EPIP). The EPIP includes four different incentive programs: a retail development incentive program, a primary employment incentive program, a revitalization incentive grant program, and an enterprise zone tax benefit program. The policy also includes a list of five incentive types that are performance-based: a retail sales tax reimbursement, a use tax reimbursement, a building/construction use tax reimbursement, a land development impact fee discounts or waivers, and a cash incentive grant.

The goal of these programs is to provide a clear structure for incentives and to foster a true partnership between business owners and the city. By incentivizing developments, the city can strengthen its tax base, allowing for further investments in city infrastructure, public services, and city programs; and bring new retailers to the city, enhancing residents' quality of life.

Each incentive request must demonstrate and address in detail how a proposal satisfies the evaluation criteria outlined in the incentive policy. The proposed project or business must meet or exceed the specific performance measures identified in the policy.

## Incentive Packages

There were no additional incentive packages adopted during the 2025 calendar year. All packages approved in 2024 remain in place. Summaries of these approvals can be found in the appendix.

## 2025 Revitalization Incentive Grant Program

The goal of the Revitalization Incentive Grant Program is to encourage private property investment and improvements while making creative and beneficial revitalization efforts affordable. Littleton City Council approved \$100,000 in funding for the 2025 Revitalization Incentive Grant to be administered by the Economic Development Department. The program offers up to 50% in matching funds to business tenants and property owners within the City of Littleton proposing projects that improve the appearance of existing buildings. In 2025, the program successfully leveraged these funds to encourage approximately \$250,000 of private investment, as either estimated at time of application or reported upon project completion.

### Eligible Improvements:

- Architectural and engineering design costs
- Building façade and/or additions
- Landscaping
- Parking area hard surface when combined with other improvements, e.g. landscaping
- Exterior lighting
- Americans with Disabilities Act (ADA) exterior improvements
- Signage when proposed with other improvements, e.g. landscaping

### 2025 Awarded Projects:

NAME/ADDRESS	PROJECT TYPE	AWARD	PROJECT COST EST.	DISTRICT
<b>2009WLB, LLC</b>  <i>2009 West Littleton Boulevard</i>	Landscaping, Parking Area Hard Surface, Exterior Lighting	\$5,000	\$9,051	II
<b>2500 MAIN STREET PROPERTIES, LLC</b>  <i>2500, 2508, 2510 West Main Street</i>	Building Façade and/or Additions	\$8,900	\$8,981	I

<b>A-1 SCUBA &amp; TRAVEL AQUATICS CENTER</b>  <i>1603 West Belleview Avenue</i>	Exterior ADA Compliance	\$6,500	\$13,080	II
<b>CAFÉ TERRACOTTA</b>  <i>5649 South Curtice Street</i>	Landscaping	\$13,600	\$27,675	I
<b>CREATIVE LITTLETON 5730, LLC</b>  <i>5730 South Curtice Street</i>	Building façade and/or additions	\$2,000	\$4,639	I
<b>DUCK LTD DBA THE 49<sup>TH</sup></b>  <i>5350 South Santa Fe Drive Unit F</i>	Building façade and/or additions	\$8,900	\$11,562	I
<b>HIBACHI V EXPRESS</b>  <i>7961B South Broadway</i>	Signage, Landscaping	\$7,500	\$14,338	III
<b>KATE'S WINE BAR</b>  <i>5671 South Nevada Street</i>	Building façade and/or additions	\$1,900	\$3,800	I
<b>MANNING'S II INC.</b>  <i>51 West Dry Creek Court</i>	Landscaping, Parking Area Hard Surface	\$20,000	\$68,260	III
<b>PLAYFORGE</b>	Building facade and/or additions	\$8,050	\$16,100	I

2420 Main Street STE  
100

**REGENCY CENTERS**

100 West Littleton  
Boulevard

Building Façade  
and/or Additions,  
Landscaping

\$5,000

\$57,669

II

**SAGE GROUSE**

**HOSPITALITY GROUP  
DBA CHICKEN SALAD  
CHICK**

7301 South Santa Fe  
Drive

Landscaping

\$2,125

\$4,250

IV

**WESTERN  
ENVIRONMENT &  
ECOLOGY, INC.**

2217 West Powers  
Avenue

Exterior ADA  
Compliance, Parking  
Area Hard Surface

\$1,500

\$3,000

I

**WWTR ENTERPRISES**

6333 South Santa Fe  
Drive

Landscaping

\$1,900

\$4,078

I

**ZYMOS BREWING**

5180 South Lowell  
Boulevard

Building façade  
and/or additions

\$5,000

\$10,000

I

Project Examples:

# The 49th

BEFORE



AFTER



# Kate's Wine Bar

BEFORE



AFTER



# Zymos Brewing

BEFORE



AFTER



## Enterprise Zone

### Approved Projects:

Littleton Town Hall Arts Center (THAC) submitted a contribution project application to support the organization's capital campaign aimed to revitalize the historic building in downtown Littleton. The overall goal of this project is to promote and enhance cultural and civic amenities. The contribution project was approved by the Colorado Economic Development Commission on August 21, 2025.

### Redesignation:

The enterprise zone designations must be reviewed by the Office of Economic Development and International Trade (OEDIT) and the Colorado Economic Development Commission every 10 years. This ensures that each zone continues to meet the eligibility criteria. This redesignation process took place in 2024 and 2025 allowing for municipalities to refine the geographies they desire to be included. Littleton Economic Development staff worked closely with South Metro Enterprise Zone administrators to advocate for inclusion of eligible retail corridors. The South Metro Enterprise Zone boundaries were reviewed and approved by the Colorado Economic Development Commission on November 20, 2025. These new boundaries went into effect on January 1, 2026.

## Open Rewards

Littleton launched a shop local program, Open Rewards, in 2023 as an additional incentive for small businesses located in city limits. This program incentivizes shoppers to choose Littleton as their primary place to dine and shop by providing cash-back incentives for purchases from participating businesses. In total, there are 180 businesses participating in the program with 21 businesses added in 2025. The city also saw a gain of 1,917 users for the program for a total of nearly 4,000 users. Littleton distributed \$78,372.17 in rewards to users creating a total economic impact of \$1,541,279.60. Over the year, the program saw a total of \$31,238 in transactions. This program has seen major success since it was first piloted in 2023. The city will continue to fund this program in 2026 with plans to add additional campaigns for continued growth.

## Sustainable Business Partnership

### Overview

In 2025, the Sustainable Business Partnership (SBP) helped Littleton businesses reduce costs, improve operations, and earn statewide recognition, through one-on-one sustainability coaching, Opportunity Assessments, grant navigation, and Colorado Green Business Network support. Operated in partnership with Englewood and Sheridan, the program delivers measurable business value while advancing the City's sustainability goals.

The Colorado Green Business Network (CGBN) recognizes businesses at three levels based on their sustainability achievements.

#### **Bronze Recognition**

Acknowledges businesses that have taken meaningful first steps to reduce environmental impact through actions such as energy savings, waste reduction, and sustainable practices.

#### **Silver Recognition**

Recognizes businesses that have implemented a wider range of sustainability initiatives and demonstrated measurable progress across multiple areas of their operations.

#### **Gold Recognition**

The highest level of recognition, awarded to businesses that have implemented comprehensive sustainability practices and demonstrate leadership in environmental stewardship.

### 2025 Impact — Littleton

Littleton Businesses enrolled	23
Opportunity Assessments delivered (Littleton)	7
Businesses achieving state recognition (Littleton)	4
Workshops hosted	5
Tri-Cities Metric   Water Saved	1,380,000+ Gallons
Tri-Cities Metric   Emissions Reduced	165 Metric Tons of CO <sub>2</sub> Equivalent

## Featured Business Impacts

### [DIRT Coffee](#)

Silver Recognition | State Community & Equity Innovation Spotlight Award

DIRT Coffee earned Silver Recognition in 2025 and received a statewide award for its equity-centered approach to sustainability. At its new location on West Alamo Avenue, the business redesigned its outdoor space with low-water landscaping, eliminated sprinkler irrigation through targeted underground watering, and selected sensory-friendly plants in partnership with Denver Botanic Gardens all while installing a new wheelchair accessible ramp. An Opportunity Assessment also guided upgrades to room specific mini-split HVAC systems in its historic downtown building, improving both comfort and energy performance

*Result: Reduced water use, improved energy efficiency, enhanced accessibility, and statewide recognition for inclusive sustainability leadership.*

### [Breckenridge Brewing](#)

Silver Recognition | \$400,000+ in Verified Annual Savings

Breckenridge Brewing achieved Silver Recognition after implementing cross-departmental improvements coordinated through the SBP, including intern-supported project work. SBP helped Breckenridge Brewing secure funding for 50% of the intern's salary through a Pollution Prevention Grant from the Environmental Protection Agency. Changes spanned four operational areas:

- Raw materials: Optimized ingredient additions across multiple product lines;
- Packaging: Reduced stretch wrap usage through a targeted materials audit;
- Energy: Raised cold storage temperature from 38°F to 42°F, cutting energy demand;
- Water: Replaced a water-based can rinser with an ionized air system and reduced water use in keg rinsing.

Also launched Project Green: In collaboration with South Platte Renew, launched Helles Lager crafted with 100% purified recycled water.

*Result: Over \$400,000+ in annual savings, with reduced material inputs, lower water consumption, and decreased energy use all without compromising product quality.*

## Economic & Community Value

In 2025, the program helped Littleton businesses lower operating costs, strengthen resilience, access state recognition and funding, and deepen alignment with local sustainability priorities.

## 2026 Focus

Expand participation · Increase funding leveraged per business · Grow workshop engagement · Deepen sector-specific technical support · Support South Metro Waste Diversion Plan



## Appendix

### Number 38

In 2023, the entertainment/restaurant concept Number 38 requested an economic development financial partnership agreement through the 2016 Economic Incentives Policy, prior to the adoption of the city's current Economic Partnership Incentive Policy. The business proposed an expansion of their current Denver restaurant and bar concept featuring Colorado-branded beverages and cuisine to a vacant parcel of land at Littleton Village.



#### Approved Incentive:

- The incentive will allow for a 50% tax rebate on annual sales tax generated over \$30,000, with a maximum rebate of \$400,000.
  - The \$30,000 base tax receipt well exceeds the city's costs for services.
- The city will receive 100% of use and property tax.
- Maximum length is five years. The deal will expire with either the maximum rebate or five-year term, whichever occurs first.

In 2024, Littleton City Council unanimously approved Resolution 23-2024, approving a financial partnership agreement with Number 38.

## Mineral Place

In 2024, RIG Mineral LLC requested a retail sales tax reimbursement incentive in accordance with the current Economic Partnership Incentive Policy. The developer proposed redevelopment of a vacant industrial property located at 700 West Mineral Avenue, consisting of a Costco retail store, a second anchor tenant, and approximately 10 additional retail lots.



### Approved Incentive:

- The incentive will allow for a 50% rebate on collected sales tax, with a maximum of \$29,500,000 sales tax share back;
- The city will receive 100% of use tax, property tax, and impact fees;
- Maximum length is 10 years. The deal will expire with either the maximum rebate or 10-year term, whichever occurs first.

In 2024, Littleton City Council unanimously approved Resolution 103-2024, approving a financial partnership with RIG Mineral, LLC.