



2007 Annual Report

Businesses Continue To Expand And Relocate To Broomfield

During 2007, the City & County of Broomfield saw many businesses expand and relocate. These include expansion by Hunter Douglas through the acquisition of an existing manufacturing building, establishment by TIAA-CREF of a major data center, and Time Warner Cable – Advanced Technology Group’s new software development office, along with Vantage Pointe Loft’s new 350-unit residential development that includes lofts and townhouses. These are just some of the 146 new, expanded or remodeled projects that happened in Broomfield last year combining for a total investment in Broomfield of \$240,881,563.

At our Annual Investor Appreciation Luncheon, Capital Investment Awards were presented to the following companies:



1

1 Hunter Douglas

Hunter Douglas, a longtime major employer in Broomfield, continued to expand in 2007 through the acquisition of an existing 102,602-square-foot building at 2550 W. Midway. This acquisition and remodel represented more than \$6 million in new investment in Broomfield. Hunter Douglas has expanded from 60 employees here in the 1970s to over 1,000 today.

office in Mountain View Corporate Center II, relocating from Westminster. They lease 53,575 square feet and employ approximately 170 people in their new Broomfield location.



2

2 TIAA-CREF

For over 90 years TIAA-CREF has been helping those in the academic, medical, cultural and research fields plan for and live in retirement. In 2007 they opened a new \$50 million data and support center at 11525 Main Street. This 92,800-square-foot facility now employs more than 300 people with room for future expansion.

4 Vantage Pointe Lofts

This is a new 350-unit residential development that includes lofts and townhouses and is located at the northeast corner of U.S. 36 and 96th Street directly east of the new ConocoPhillips alternative energy research facility that will be developed over the next three years. The loft complex contains over 400,000 square feet, with 251 loft units and 99 townhomes.



3

3 Time Warner Cable – Advanced Technology Group

Time Warner is an industry leader in developing and launching innovative video, data and voice services. In early 2007, Time Warner Cable – Advanced Technology Group opened a new technology and software development



4



Children's Hospital Breaks Ground On New Facility

In late 2007, Children's Hospital announced the construction of a new 46,631-square-foot ambulatory surgery center estimated to cost \$30 million. Broomfield, since its inception in 1961 has worked toward establishment of a hospital in Broomfield. This development fulfills that long term priority. The hospital is scheduled to open September 1, 2008.

Assisted Living Projects

For many years the City of Broomfield has sought new assisted living/senior housing projects and 2007 saw the start of construction on two major facilities scheduled to be completed in late 2008. The first project is the Stratford at FlatIrons, which is a 230,000-square-foot facility that will contain 130 independent living units, 30 assisted living units and 40 memory care units located on 6.83 acres at Main-Street at FlatIrons. This project is estimated to cost \$70 million. The second project now under construction is Highland Trails located at the northeast corner of 136th and Sheridan that will include 86 assisted care units and 130 independent living units estimated to cost more than \$25 million when completed.

MISSION STATEMENT

The mission of the Broomfield Economic Development Corporation is to promote and sustain the economic vitality of the City and County of Broomfield through attraction, retention and expansion of business.

2007 BEDC OFFICERS & BOARD OF DIRECTORS

OFFICERS

Chair	Mr. Hugh Crawford <i>FlatIron Crossing</i>
Vice Chair	Mr. Steve Bobrick <i>Northwest Parkway Authority</i>
Secretary	Mr. James Brown <i>Hunter Douglas</i>
Treasurer	Mr. Chris Ball <i>Fuller Real Estate</i>
Past-Chair	Mr. Keith Marsden <i>Bank of the West</i>

BOARD OF DIRECTORS

Mr. Randy Ahrens	City & County of Broomfield
Mr. Garrett Baum	Urban Frontier
Mr. Bob Davis	First Community Bank
Ms. Bette Erickson	City & County of Broomfield
Ms. Kim Felton*	First National Bank of CO
Mr. David Hamm	Exempla Good Samaritan Medical Center
Mr. Al Jeffries	Jeffries Associates
Mr. Bill Maestas	Broomfield Event Center
Mr. David Manley	Guaranty Bank & Trust Co.
Mr. Charlie McKay	Church Ranch
Mr. Larry Mostrom*	American Classic Painting & Finishes
Mr. John Nelson	Wells Fargo
Mr. John Poitevin	Qwest
Ms. Linda Reynolds	City & County of Broomfield
Mr. Tom Silvers	Ball Corporation
Mr. Walt Spader	City & County of Broomfield
Ms. Pat Trauernicht	Re/Max Horizons
Mr. Michael Zekonis	Front Range Community College

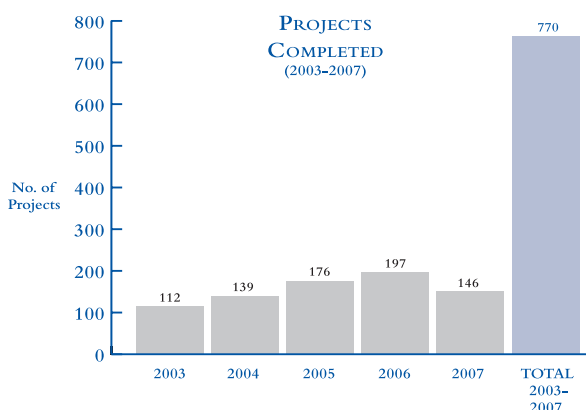
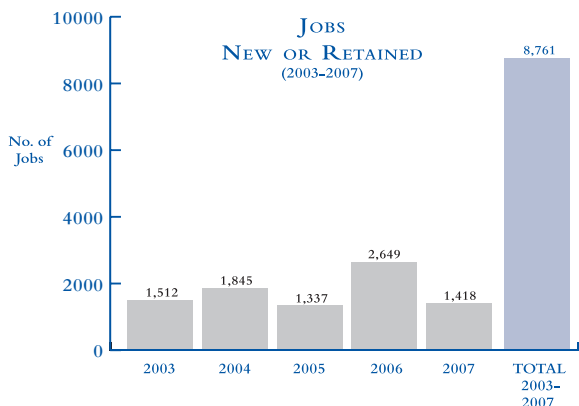
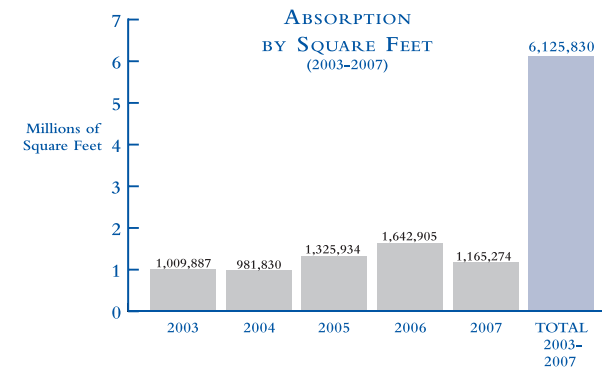
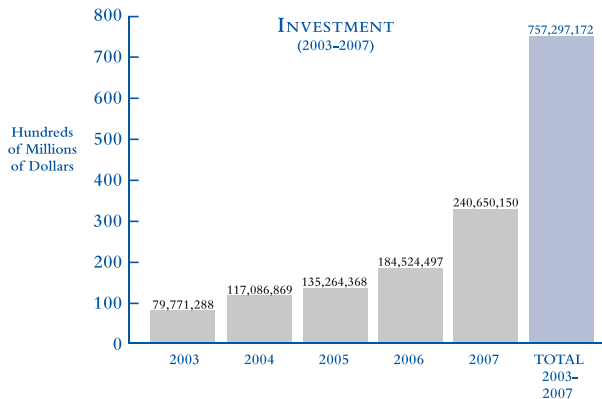
STAFF

Mr. Donald G. Dunshee, CED/FM	President/CEO
Ms. Terri L. Groves	Director of Investor Relations & Real Estate
Ms. Jessica L. Erickson	Sr. Economic Development Representative & Office Manager

*Ex-Oficio Representing the Broomfield Chamber of Commerce

2007 Investment In New Projects

In 2007, the city saw 146 projects completed. As you can see from the below tables, we have seen consistent growth in dollar investment, square footage absorbed or built, jobs created or retained and number of projects completed over the last five years.



10 Largest Projects As Ranked By Investment

NEW PROJECT	INVESTMENT
1. The Stratford at FlatIrons	\$70,000,000
2. Children's Hospital	\$30,000,000
3. Highland Trails	\$25,000,000
4. Arista Place	\$24,000,000
5. North Metro Fire Rescue District	\$14,500,000
6. Summit Office Park	\$10,000,000
7. Anthem Highlands Rec Center	\$9,052,534
8. Time Warner Cable – Advanced Technology Group	\$6,120,000
9. WhiteWave Foods	\$2,552,686
10. Broomfield Professional Campus	\$2,250,000

Major Employers List

MAJOR EMPLOYERS	NUMBER OF EMPLOYEES
1. Sun Microsystems	3,387
2. Level 3 Communications	2,400
3. Corporate Express	1,000
4. Hunter Douglas	978
5. Ball Corporation	649
6. Sandoz	600
7. City & County of Broomfield	564
8. WhiteWave Foods	475
9. Wal-Mart Supercenter	450
10. Bestop	433

Total Office Vacancy Rates Continue To Fall In 2007

The office vacancy rate fell from 11.74% at the beginning of the year to 10.67% in December. Overall vacancy for office, retail and industrial was at 8.83% at the end of the year. With strong lease negotiations underway on several vacant spaces, we project the overall vacancy will continue to fall in 2008.

2007 BEDC Investors

Alliance Commercial Partners	Etkin Johnson Group	North Metro Fire Rescue District
American Information Systems	Exempla Good Samaritan Medical Center	Northwest Parkway LLC
APS, Inc.*	Facility Logic	Northwest Properties, LLC
Arista	First Bank North	Omni Interlocken Resort
Ball Corporation	First Community Bank	Opus Northwest, LLC
Bank of the West*	First National Bank	Panattoni Development Company, LLC
Barber's Poultry, Inc.	FirsTier Bank	Patterson & Company, LLC
Beck Group	FlatIron Crossing Regional Mall	Prime West Development, Inc.
Brinkmann Constructors	FPA/Preble Creek	Pulte Home Corporation
Broomfield Chamber of Commerce	Frederick Ross Company – Chris Nordling & Rodney Foster*	Qwest Communications
Broomfield Event Center	Front Range Community College	Re/Max Horizons – Pat Trauernicht
Capital Growth Madison Marquette	Fuller Real Estate	Renaissance Boulder Suites at FlatIron
Catlin Properties	Gibbons White	Restoration Specialists
CB Richard Ellis – David Hart & Chris Phenicie	Grimes Consulting, Inc.*	Rocky Mountain Metropolitan Airport
CB Richard Ellis – Frank Kelley & Doug Bakke	Guaranty Bank & Trust	Saunders Construction, Inc.
Centura Health – Avista Adventist Hospital	Harvey W. Curtis, Attorney at Law	Sill-Terhar Motors, Inc.
Church Ranch	Hi Country Wire & Telephone	Silver Leaf Lending
Citron Work Spaces	Housing Helpers	Spectrum Land Company
Clifton Gunderson LLP	Hunter Douglas	Stantec Consulting
CLC Associates	Jacobs Carter Burgess	Staubach Company
Coldwell Banker Residential Brokerage – Lori Grunewald*	Jeffries Associates	Summit Bank & Trust
Colorado Group, Inc.	Jewell Insurance Associates	Sun Microsystems
Colorado Lending Source	John A. Jenson, LLC	Swinerton Builders*
Colorado & Santa Fe Real Estate	JP Interlocken	United Power, Inc.
Commercial Brokers of Boulder	Kaiser Permanente*	Urban Frontier, LLC
Community Financial Credit Union	Law & Evans Associates	Van Gilder Insurance Corporation
Courtelis Company	Legacy Partners	Vectra Bank Colorado
Craig D. Johnson & Associates	Lennar Colorado, LLC	Wal-Mart Super Center
Crestone Capital Advisors, LLC	Level(3) Communications*	Wells Fargo Bank N.A.
dcb Construction Company	Louden Office Interiors	Wellsley Corporation*
DTJ Design	Marathon Land Company	Wiens Capital Management, LLC
Edward Jones Investments – Nick Kliebenstein*	Mesa Systems	Wright Kingdom
Elevations Credit Union*	Metro North Chamber of Commerce*	Xcel Energy
	MWH Global, Inc.	
	New Design Logic*	

*New Investors