

NORTHGLENN URBAN RENEWAL AUTHORITY

RESOLUTION NO.

          N/19-29            
Series of 2019

**A RESOLUTION APPROVING A FIRST AMENDMENT TO THE BUSINESS IMPROVEMENT GRANT (BIG) WITH PALMER PLAZA**

WHEREAS, on March 20, 2019, the Board authorized a Business Improvement Grant ("BIG") agreement with Palmer Plaza; and

WHEREAS, the approved Agreement defined the services to be performed and authorized compensation of up to \$7,723.50 for those services; and

WHEREAS, the Board desires to revise Section I.B.2, to increase the compensation to up to \$9,883.75 to accommodate for additional costs incurred during installation of improvements.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE NORTHGLENN URBAN RENEWAL AUTHORITY, THAT:**

Section 1. The First Amendment to the Business Improvement Grant Agreement between the Northglenn Urban Renewal Authority and Palmer Plaza attached as **Exhibit A**, is hereby approved and the Chair is authorized to execute same on behalf of the Authority.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2019

\_\_\_\_\_  
Rosie Garner  
Chair

ATTEST:

APPROVED AS TO FORM

\_\_\_\_\_  
Debbie Tuttle  
Executive Director

\_\_\_\_\_  
Jeff Parker  
Board Attorney

**FIRST AMENDMENT TO THE NORTHGLENN URBAN RENEWAL AUTHORITY  
BUSINESS IMPROVEMENT GRANT (BIG) AGREEMENT WITH PALMER PLAZA**

THIS FIRST AMENDMENT TO THE NORTHGLENN URBAN RENEWAL AUTHORITY BUSINESS IMPROVEMENT AGREEMENT (the "Agreement") is made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 2019, (the "Effective Date") by and between the NORTHGLENN URBAN RENEWAL AUTHORITY, a Colorado Urban Renewal Authority ("NURA") and Palmer Plaza ("Grantee") (individually a "Party" or collectively the "Parties").

**W I T N E S S E T H**

WHEREAS, by Resolution N/19-9 the Parties entered into a Business Improvement Grant (BIG) Agreement dated March 20, 2019 for certain improvements ("Improvements") which are necessary to improve Grantee's property located at 11455 Washington Street, Northglenn, CO 80233 (the "Property"); and

WHEREAS, the Grantee incurred additional expenditures for the installation of the Improvements in excess of the proposed project bid stated in the original Agreement under EXHIBIT B; and

WHEREAS, the Parties desire to increase the reimbursement amount to up to \$9,883.75 from up to \$7,723.50 as stated in the original Agreement under Section I.B.2.

**NOW, THEREFORE**, in order to promote redevelopment, fulfill NURA's urban renewal purpose as set forth in Colorado's Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, and achieve the above-referenced goals, and in consideration of the performance of the mutual covenants and promises set forth herein, the receipt and adequacy of which are hereby acknowledged, the Parties agree as follows:

Section I.B.2 of the BIG Agreement is hereby amended to read as follows:

1. Upon completion of the Improvements and Business Owner being in compliance with all of the requirements of this Agreement, and upon delivery to NURA of fully paid invoices for all the Improvements, NURA shall reimburse Grantee up to Nine Thousand Eight Hundred Eighty-Three Dollars and Seventy-Five Cents (\$9,883.75) for the Actual Direct Costs incurred by the Grantee for the Improvements; and
2. All other terms of the Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date first set forth above.

**NORTHGLENN URBAN RENEWAL  
AUTHORITY**

\_\_\_\_\_  
Rosie Garner Date  
Chair

ATTEST:

\_\_\_\_\_  
Debbie Tuttle Date  
Executive Director

APPROVED AS TO FORM:

\_\_\_\_\_  
Jeff Parker  
NURA Attorney

Palmer Plaza

By Mark Kalinowski


Its: President

STATE OF COLORADO )  
 ) ss.  
COUNTY OF Denver )

The foregoing instrument was subscribed, sworn to and acknowledged before me this 29<sup>th</sup> day of August, 2019, by Mark Kalinowski President of Palmer Plaza.

My commission expires: 7-19-23

(SEAL)

 7-19-23  
Notary Public

**EVAN FITZPATRICK  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20194027340  
MY COMMISSION EXPIRES 07/19/2023**



Signdealz  
 1750 30<sup>th</sup> Street #1-423  
 Boulder, CO 80301  
 303-447-1101  
 www.signdealz.com  
 twitter signdealz

Company Address 1750 30th Street #1-423  
 Boulder, CO 80301  
 US

Created Date 8/22/2019

Quote Number 00003345

Quote Name Option 2 - Taller Sign

Customer Information

Prepared By Bill Hayes

Contact Name Mark Kalinoski

Phone (303) 447-1101

Phone (720) 940-6254

Email bhayes@signdealz.com

Email mkalinosk@aol.com

Address Information

Bill To Name Palmer Plaza Property Management

Ship To Name Palmer Plaza Property Management

Bill To 11455 Washington Street  
 Northglenn, CO 80233

Product	Sales Price	Quantity	Total Price	Line Item Description
<i>Add'l. *</i> Change Order	\$2,000.00	1.00	\$2,000.00	CHANGE ORDER - ADD Additional for excavation, foundation and pole
Design Computer Time	\$250.00	1.00	\$250.00	Design Computer Time for Proofs and Production Files - Signdealz will include 2 revisions, after 2 revisions you will be charged \$45 per revision.
Engineering Services	\$680.00	1.00	\$680.00	Engineering Services for Structure, Attachment Method, and Wind Load
Installation Crew	\$1,950.00	1.00	\$1,950.00	2 man crane - installation of Monument Sign Cabinet and pipe sleeve
Monument - Pylon Sign	\$11,892.00	1.00	\$11,892.00	Option 2 Larger Sign - Custom Monument Sign to Customer Approved Design and Specifications
<i>Add'l. *</i> Permit - Sign Permit City Fees	\$755.50	1.00	\$755.50	City Permit Fee's and taxes Billed at Cost
Permit - Sign Permit Service	\$250.00	1.00	\$250.00	Sign permit packet, full color drawings, and drop off and pick up from City
Pipe	\$425.00	1.00	\$425.00	Piple and Sleeve for existing pipe
<i>Add'l. *</i> Shipping Charges	\$1,075.00	1.00	\$1,075.00	Shipping to customer destination

Quote Totals

Subtotal \$19,277.50

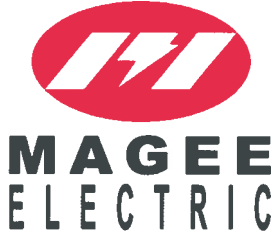
Discount 0.00%

Total Price \$19,277.50

Grand Total \$19,277.50 + \$490 = \$19,767.50

prior bid \$ 15,447.00  
 Additional Charges: Change order \$ 2,000  
 Permit City fees \$ 755.50  
 Shipping Charges \$ 1075.00  
 Electrical Work \$ 490.00  
 (see next page)

Additional Charge



Magee Electric, Inc.  
PO Box 27209  
Denver, CO 80227  
Phone: 303-289-4499  
Fax: 303-289-1646  
contact@MageeElectric.com  
www.MageeElectric.com

## Proposal

Job: Palmer Plaza Monument Sign

Date: 8-21-19

<u>Proposal Submitted To</u>	<u>Work to be performed of</u>
Name: NJ Properties	Job:
Street:	Street: 11455 Washington St.
City:	City: Northglenn
State:	Date of Plans:
Phone:	Architect:
Fax:	
Cell: 720-940-6254	Attn: Mark Kalinoski
Email: mkalinosk@aol.com	

We hereby propose to furnish all the materials and perform all the labor necessary for the completion of the following electrical work:

Dig trench from existing conduit stub up to sign location  
Provide and install in-ground box  
Provide conduit and wire to sign  
Connect sign

All material is guaranteed to be specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

 **\$490.00**

With payments to be made as follows: NET 30

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance upon above work. Magee Electric, Inc. to take out Workman's Compensation and Public Liability insurance on above work.

Respectfully Submitted by Jeff Magee

Per Magee Electric, Inc.

Note—This proposal may be withdrawn by us if not accepted within 30 days

Original Bid



**Signdealz**  
1750 30<sup>th</sup> Street #1-423  
Boulder, CO 80301  
303-447-1101  
www.signdealz.com  
twitter:signdealz

Company Address 1750 30th Street #1-423  
Boulder, CO 80301  
US

Created Date 2/8/2019  
Quote Number 00003345

Quote Name Option 2 - Taller Sign

**Customer Information**

Prepared By Bill Hayes  
Phone (303) 447-1101  
Email bhayes@signdealz.com

Contact Name Mark Kalinoski  
Phone (720) 940-6254  
Email mkalinosk@aol.com

**Address Information**

Bill To Name Palmer Plaza Property Management  
Bill To 11455 Washington Street  
Northglenn, CO 80233

Ship To Name Palmer Plaza Property Management

Product	Sales Price	Quantity	Total Price	Line Item Description
Design Computer Time	\$250.00	1.00	\$250.00	Design Computer Time for Proofs and Production Files - Signdealz will include 2 revisions, after 2 revisions you will be charged \$45 per revision.
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Installation Crew	\$1,950.00	1.00	\$1,950.00	2 man crane - installation of Monument Sign Cabinet and pipe sleeve
Monument Sign	\$11,892.00	1.00	\$11,892.00	Option 2 Larger Sign - Custom Monument Sign to Customer Approved Design and Specifications
Permit - Sign Permit City Fees	\$0.00	1.00	\$0.00	City Permit Fee's and taxes Billed at Cost
Permit - Sign Permit Service	\$250.00	1.00	\$250.00	Sign permit packet, full color drawings, and drop off and pick up from City
Pipe	\$425.00	1.00	\$425.00	Pipe and Sleeve for existing pipe
Shipping Charges	\$0.00	1.00	\$0.00	Shipping to customer destination

**Quote Totals**

Subtotal \$15,447.00  
Discount 0.00%  
Total Price \$15,447.00  
Grand Total \$15,447.00