

NORTHGLENN URBAN RENEWAL AUTHORITY

RESOLUTION NO.

      N/21-10        
Series of 2021

**A RESOLUTION APPROVING A FIRST AMENDMENT TO THE BUSINESS IMPROVEMENT GRANT (BIG) WITH 5280 REPTILE ROOM LLC**

WHEREAS, on February 10, 2021, the Board authorized a Business Improvement Grant ("BIG") agreement with 5280 Reptile Room LLC; and

WHEREAS, the approved Agreement defined the services to be performed and authorized compensation of up to \$2959.19 for those services; and

WHEREAS, the Board desires to revise Section I.A and I.B.2, amend the grant reimbursement amount from Two Thousand Nine Hundred Fifty-Nine Dollars and Nineteen Cents (\$2,959.19) to Three Thousand One Hundred Eighty-Four Dollars and Nineteen Cents (\$3,184.19) due to the additional costs represented on the revised estimate.

**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 5280 Reptile Room LLC attached as **Exhibit A**, is hereby approved and the Chair is authorized to execute same on behalf of the Authority.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
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**

THIS FIRST AMENDMENT TO THE NORTHGLENN URBAN RENEWAL AUTHORITY BUSINESS IMPROVEMENT AGREEMENT (the "Agreement") is made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 2021, (the "Effective Date") by and between the NORTHGLENN URBAN RENEWAL AUTHORITY, a Colorado Urban Renewal Authority ("NURA") and 5280 Reptile Room LLC ("Grantee") (individually a "Party" or collectively the "Parties").

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

WHEREAS, by Resolution N/21-5, the parties entered into a Business Improvement Grant (BIG) Agreement dated February 10, 2021 for certain improvements ("Improvements") which are necessary to improve Grantee's property located at 11944 Washington St., Northglenn, CO 80233 (the "Property"); and

WHEREAS, a revised estimate was submitted to include additional required engineering fees not included in the initial estimate; and

WHEREAS, the Parties desire to amend the grant reimbursement amount from Two Thousand Nine Hundred Fifty-Nine Dollars and Nineteen Cents (\$2,959.19) to Three Thousand One Hundred Eighty-Four Dollars and Nineteen Cents (\$3,184.19) due to the additional costs represented on the revised estimate.

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

- I.A NURA agrees to reimburse Grantee an amount up to a maximum amount of Three Thousand One Hundred Eighty-Four Dollars and Nineteen Cents (\$3,184.19) for the Improvements.
  
- I.B.2 Upon completion of the Improvements and Grantee 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 a maximum amount of Three Thousand One Hundred Eighty-Four Dollars and Nineteen Cents (\$3,184.19) for the Actual Direct Costs incurred by Grantee for the Improvements.





## Business Improvement Grant (BIG) Application Form

Name of Applicant: Michael & Kiri Hill

Name of Business: 5280 Reptile Room LLC

Address of Business: 11944 Washington St. Northglenn 80233

Mailing Address (if different than business): \_\_\_\_\_

Phone Number: 720-329-5074 Cell Number: 720-779-7437

E-mail Address: 5280ReptileRoom@gmail.com

Type of Business: Reptile Specialty: Retail

Applicant is the:  Property Owner  Business Owner  Other \_\_\_\_\_

How many years has the business been in existence? 4.5 years

How long has the business been operating at the current location? 1 year

When does your current lease expire? Approximately 2025

If lease expires in less than two years, please explain the circumstances:

Property owner's name (if different from applicant): Jaylon

Property owner's address: 2530 Crawford Ave. #102, Evanston, IL 60201

Property owner's phone number: 847-491-6787

*Note: If you are not the property owner, please have the property owner or authorized representative co-sign this application under Property Owner Authorization on Page 3.*

Why are you requesting this grant?

Permanent lighted sign above our business.

**Proposed Improvements:**

Please describe the proposed improvements to the property. Include at least one color photograph of all areas showing the existing building conditions prior to the improvements.

Three bids are required for the proposed work. If you have any additional building information such as measured plans, site plans, or architectural documentation for improvements (plans, sketches, or construction costs, permit and construction fees and taxes), please include them with your application.

**Exterior Improvements Description:**

Business logo sign: 34.75" x 66"  
"REPTILES" sign: 137" x 35.25"  
"Reptiles, Feeders, Supplies" sign: 34.5" x 37.5" See Attachments

**Bid information:**

Bid #1: Company Signarama Amount \$ \$6,368.38  
Bid #2: Company Discount Signs & Banners Amount \$ 1,450.00  
Bid #2: Company Precision Sign Company Amount \$ 7,400.00

Which company have you chosen to perform the work? Signarama

Is this company licensed to perform work in Northglenn? Yes  No

**Budget & Timing:**

Total overall proposed project budget: \$ ~~5,918.38~~ \$6368.38

Total amount of funding assistance being requested: \$ ~~2,959.19~~ \$3,184.19

Desired completion date: 2.28.2021

**Authorization:**

The applicant authorizes the Northglenn Urban Renewal Authority (NURA) to promote an approved project, including but not limited to, displaying a NURA grant program sign or sticker at the site during and after construction, and the use of photographs and descriptions in city and NURA related communications and materials.

The applicant understands that NURA reserves the right to make changes in the conditions of the Business Improvement Grant program as warranted.

The applicant understands that, in the event this application is approved, a binding letter of commitment must be signed and recorded. The applicant must also provide proof of the completed project prior to the release of grant funds.

Signature of Applicant  Date 1.26.2021

**Property Owner Authorization:**

If the applicant is not the property owner, please have the property owner or an authorized representative review and co-sign this application below.

As owner of property at 11944 WASHBURN ST, NE, MOOREHEAD (address) I have reviewed the above application and authorize the operator of 5280 RETURN COMPANY LLC (business name) at said address to perform improvements described above as part of the NURA Business Improvement Grant program.

**Signature of Property Owner or Authorized Representative:**

 MANAGER JAYLON MC. 1/26/2024  
Name Date

**SUBMITTAL CHECKLIST**

Please check all the boxes below indicating that you have included the following required documentation:

- Original Application Form
- At least one color photo of each area of the building, property and/or sign where improvements will be made prior to the improvements
- Color rendering(s) of the proposed scope of work
- Three (3) contractor bids, including a complete project description and cost estimate
- \$25 application fee payable to
- NURA Project Fact Sheet
- Completed W-9 – Request for Taxpayer ID & Certification

5280 Reptile Room LLC

By Hill M.A.

Its: OWNER

STATE OF COLORADO )  
COUNTY OF Jefferson ) ss.

The foregoing instrument was subscribed, sworn to and acknowledged before me this 30 day of April, 2021, by Michael Allen Hill as owner of 5280 Reptile Room LLC.  
and Kiri Ann Wilton Hake.

My commission expires: 4/23/2022

(SEAL)

CAROLINE LOCKWOOD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20144017181  
MY COMMISSION EXPIRES APRIL 23, 2022

[Signature]  
Notary Public



**NOW OPEN**  
**REPTILES · FEEDERS · SUPPLIES**

**REPTILES**

5210  
**Reptile**

PLEASE  
CHECK WITH  
YOUR VETERINARIAN  
FOR  
PROPER  
CARE OF  
YOUR  
REPTILE  
FRIENDS

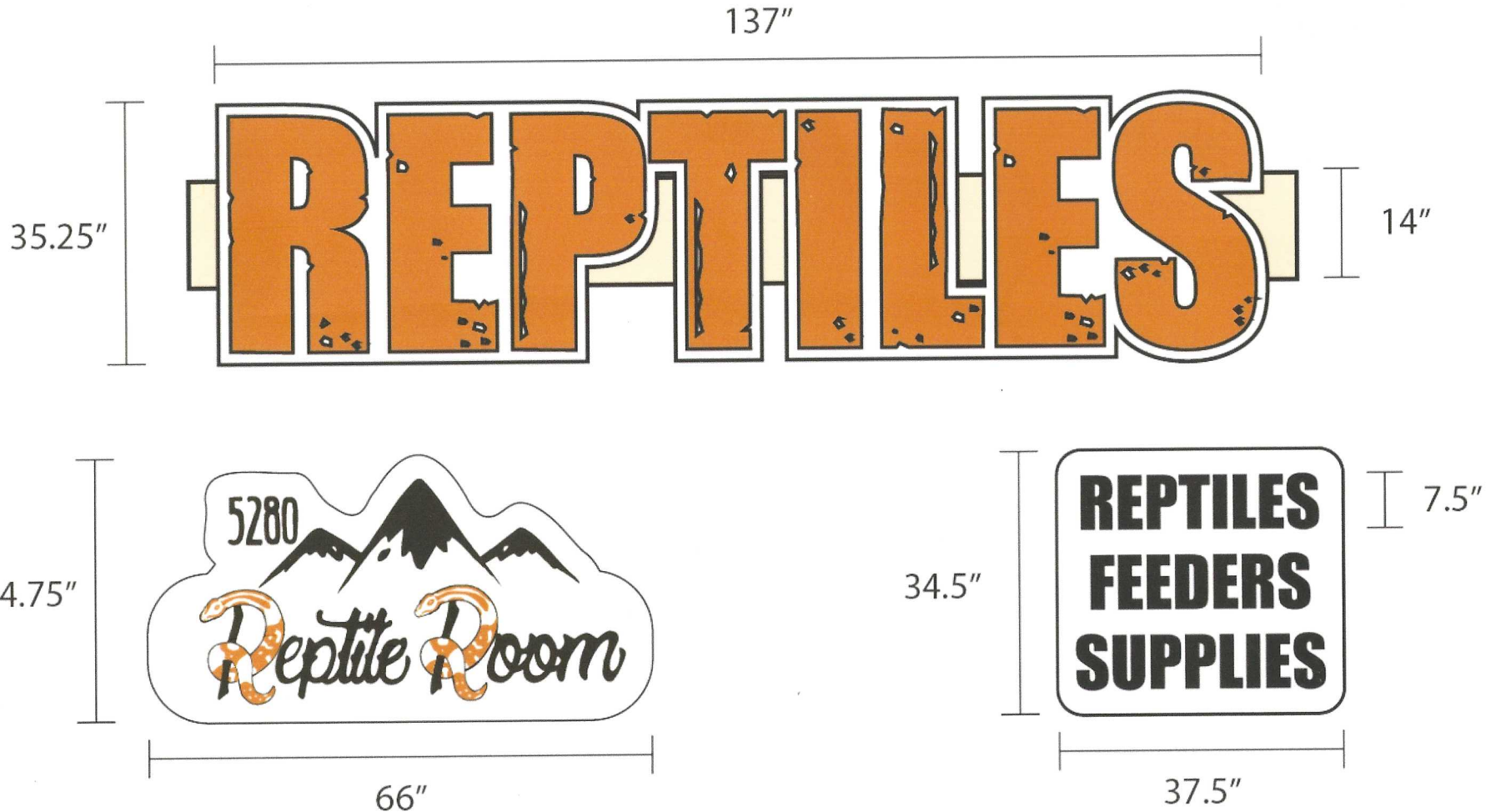
PLEASE  
DO NOT  
FEED  
YOUR  
REPTILE  
FRIENDS  
ANY  
FOOD  
THAT  
IS  
NOT  
SPECIFICALLY  
DESIGNED  
FOR  
THEIR  
SPECIES







# Illuminated Cabinet Letters



## Vinyl Graphics Applied to White Acrylic



9011 Harlan St  
Westminster, CO 80031  
(303) 427-7446

**Quote**  
**EST-5570**

The Way to Grow Your Business  
www.frontrangesignarama.com

DESCRIPTION: OPTION 3 - LED ILLUMINATED Logo Box Sign on Raceway and cabinet box and company LOGO box

Bill To: 5280 Reptile Room  
11944 Washington Street  
Northglenn, CO 80233  
US

Pickup At: Front Range Signarama  
9011 Harlan St  
Westminster, CO 80031  
US

Requested By: Michael Kiri  
Email: 5280reptileroom@gmail.com  
Work Phone: (720) 328-5074

Salesperson: Larry Godwin  
Email: larry@frontrangesignarama.com  
Work Phone: 303.427.7446 x 1001  
Cell Phone: 303.590.8880

PRODUCTS	QTY	UNIT PRICE	TAXABLE	TOTALS
<b>1 OPTION 3 - LED ILLUMINATED Logo Box Sign on Raceway and cabinet box and company LOGO box</b> 1.1 Custom Item - OPTION 3 - LED ILLUMINATED Logo Box Sign on Raceway and cabinet box and company LOGO box <b>Part Qty: 1</b> <b>Sides: 1</b>	1	\$4,210.00	\$4,210.00	\$4,210.00
<b>Text:</b> OPTION 3 - LED ILLUMINATED Logo Box Sign on Raceway and cabinet box. LOGO Box to read "REPTILES" as shown on rendering. Dimensions are 137"w X 35.25"h. Cabinet box to right of LOGO box to read "REPTILES*FEEDERS*SUPPLIES". Dimensions of cabinet are 37.5"w X 34.5"h. Company LOGO box to left to read "5280 Reptile Room" with mountains on graphics - Dimensions are 66"w X 34.75"h.				
<b>2 INSTALLATION</b> 2.1 Installation - <b>Part Qty: 1</b>	1	\$990.00	\$0.00	\$990.00
<b>Text:</b> Installation requires use of crane/bucket truck and licensed/insured technicians. ALL METHODS OF INSTALLATION ARE METHODS STANDARD TO THE SIGN INDUSTRY. We will connect sign within 5' to existing electrical JBox. We do not run electrical power from electrical panel to the Jbox - that is to be performed by landlord/client.				
<b>3 Permitting</b> 3.1 Permit Acquisition Fee - <b>Part Qty: 1</b>	1	\$350.00	\$0.00	\$350.00
<b>Text:</b> The PERMIT ACQUISITION FEE is to cover the costs of creating all documentation for permit application and submitting same to the city.  This fee does NOT include the actual cost of the permit. That amount is unknown until the city issues the permit and notifies of cost. At that time, we will secure permit and the cost is to be reimbursed to us by the client. CLIENT IS RESPONSIBLE FOR HAVING AN ELECTRICIAN TO SIGN ONTO THE PERMIT APPLICATION. WE DO NOT HAVE AN ELECTRICIAN TO SIGN ONTO THE PERMITS AND DO NOT SUPPLY ONE.				



Office : (303) 427 - 7446

Fax : (303) 429 - 7446

9011 Harlan Street - Westminster CO - 80031

**Billed To**  
5280 Reptile Room  
11944 Washington Street  
Northglenn, CO 80233

**Date of Issue**  
4/20/2021

**Invoice Number**  
5570-2021

**Amount Due (USD)**  
**\$450.00**

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Description	Rate	Qty	Line Total
Stamped Engineered Drawings	\$450.00	1	\$450.00
	Subtotal		\$450.00
	Tax		\$0.00
	Total		\$450.00
	Amount Paid		\$0.00
	<b>Amount Due (USD)</b>		<b>\$450.00</b>



Invoices & Cancellation of Orders: Signarama (Vendor) prepares your order according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After commencement of your order (the point at which materials are assembled and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign a proof prior to our commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence our work. You are solely responsible for the content of the proof once it has been signed. However, if we should make an error in producing the work as proofed, please be assured that we will redo the work as quickly as possible and without charge to you. Vendor's Liability Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor.

Subtotal:	\$5,550.00
Taxable Amount:	\$4,210.00
Taxes:	\$368.38
Grand Total:	\$5,918.38
Deposit Required:	\$2,959.19

Total	\$5918.38
Engineer Stamp	\$450.00
REVISED TOTAL	\$6368.38

Terms of Payment: Upon ordering, you must give Vendor a 50% deposit. Your balance will be due upon delivery and/or installation. Vendor may, at its sole discretion, extend credit terms to you upon approval. Collection Procedures: Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per annum, or the maximum rate allowable by law is assessed. You shall be liable for all costs related to collection of delinquent invoices, including court costs and attorney's fees. Customer's Acceptance of Work: Customer's acceptance, either personal or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, customer affirms that the work substantially conforms to all expectations. Lost or Substantially Forgotten Work: If customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and vendor will not be responsible for further loss. Customer will be billed and responsible for payment for work that has been completed.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

January 26, 2020

Discount Signs & Banners

TJ Malone

Re: 5280 Reptile Room Signage Package

11944 Washington Street Northglenn, CO 80233

Channel Letters that read: REPTILES Size: 14"h mounted to raceway

Along with Two Logo boxes @ 34.75"h X 66"w & 24.5"h X 37.5"w

Vinyl graphics applied to faces

Trim Cap – 1", Returns 5" Black

Mounts to 6" X 8" raceway painted to match building.

UL Listed                      COST OF LETTERS: \$5725.00

Install of signage onto fascia    COST @ \$1425.00

Pulling permits with City \$300.00 + fees at cost

404 Violet Street Golden, CO 80401 303-279-5977 Main

**5280 Reptile Room**  
11944 Washington Street  
Northglenn, CO 80233

Prepared By: Jennie Meeks 720-341-9300 Cell

Terms: 50% down, balance due upon completion

1/27/21 1:54 PM

Offer valid for 30 days. This quote supersedes all previous quotes.

All past due invoices will be assessed a service charge of 2% per month computed from the date of billing and a \$5.00 per month billing fee. In the event payment required is not paid when due as above specified, customer shall pay any and all costs and expenses including reasonable attorney's fee, collection agency fees or such other expenses as Precision Sign Company incur in enforcing such payment.

DESCRIPTION	PRICE
<b>JOB NAME AND LOCATION</b>	
<b>Signage Package for Reptile Room 11944 Washington Street Northglenn, CO 80233</b>	
<b>Full scope of work as follows:</b>	
LED Illumination Logo box sign on raceway alongw ith cabinet box & company logo box	
3/16" thick acrylic faces with translucent digital print applied to face for REPTILES , 5280 Reptiles Room & Reptiles Feeders	
Supplies	
1" Black trim cap and 5" Black returns	
REPTILES 35.25"h , 5280 34.75"h & Feeders 34.5"h	
Mounts to raceway 14"h X 137"w	
UL Listed and Low Voltage Transformers	5,605.00
Install of signage onto building per diagram	1,195.00
<b>Pulling permit with City of Northglenn</b>	350.00
<b>Cost of permits at face value to come</b>	250.00
<b>Warranty: The Warranty for the above Sign is One (1) year, from installation date,</b>	
<b>Note:</b>	
The price for the above work does not include any permit costs. Any permit costs and/or drawings required by the city will be billed additionally. Precision	
Sign Company will <b>not</b> be responsible for final electrical hookup or penetrations through Membrane Roof or Walls.. Due to manufacturing processes	



colors & sizes may change slightly, but any changes' will be kept to a minimum. Please note that delivery time is quoted as 4-6 weeks after receipt of deposit, signed proposal & required permits. All signs remain property of Precision Sign Company until paid in full.

	Ship & Handle	0.00	
	SUB TOTAL	7,400.00	
	Sales Tax	applicable	
	<b>TOTAL</b>	<b>7,400.00</b>	0.00