

**A RESOLUTION APPROVING A BUSINESS IMPROVEMENT GRANT (BIG) WITH LA PATRONA MEXICAN RESTAURANT**

WHEREAS, La Patrona Mexican Restaurant (the “Grantee”) is making improvements to the property located at 11932 Washington St., Northglenn, CO 80233 (the “Property”); and

WHEREAS, NURA desires to facilitate the proposed improvements by reimbursing the tenant for improvements as described hereto as **Exhibit B** (the “improvements”); and

WHEREAS, NURA specifically finds that entering into this Agreement (**Exhibit A**) will enhance the physical appearance and economic viability of the Property, will protect adjacent properties from deterioration, and will maintain a positive business environment in the City of Northglenn.

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

Section 1. The Incentive Agreement attached hereto as **Exhibit A** is hereby approved for up to Two Thousand Eight Hundred Twenty-Five Dollars and Ninety-Four Cents (\$2,825.94) and the Chair is authorized to execute the same on behalf of the Authority.

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 2022

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

ATTEST:

APPROVED AS TO FORM

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

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

**NORTHGLENN URBAN RENEWAL AUTHORITY  
BUSINESS IMPROVEMENT AGREEMENT (BIG)**

THIS NORTHGLENN URBAN RENEWAL AUTHORITY BUSINESS IMPROVEMENT AGREEMENT (the "Agreement") is made and executed this \_\_\_\_\_ day of \_\_\_\_\_, 2022, (the "Effective Date") by and between the NORTHGLENN URBAN RENEWAL AUTHORITY, a Colorado Urban Renewal Authority ("NURA") and La Patrona Mexican Restaurant (the "Grantee") (individually a "Party" or collectively the "Parties").

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

WHEREAS, NURA is authorized under the provisions of Colorado's Urban Renewal Law, C.R.S. § 31-25-101, *et seq.*, to enter into agreements and provide financial incentives for the redevelopment of property to eliminate blight; and

WHEREAS, such redevelopment may be made and encouraged by granting financial assistance to businesses located within the NURA boundaries and to business owners of property within NURA boundaries; and

WHEREAS, Grantee desires to improve the property located at 11932 Washington St., Northglenn, CO 80233 (the "Property") with improvements more specifically described in Grantee's application for business incentives attached hereto as **Exhibit B** (the "Improvements"); and

WHEREAS, the Improvements are intended to preserve the Property by protecting against its deterioration, maintaining a positive business environment in the City, and attracting other businesses to the City and the Northglenn Urban Renewal Area; and

WHEREAS, the Improvements will further the public purpose of NURA as set forth in C.R.S. § 31-25-102; and

WHEREAS, NURA desires to reimburse Grantee by paying Grantee for a portion of the Improvements pursuant to the terms of this Agreement.

**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:

**I. REIMBURSEMENT**

A. NURA agrees to reimburse Grantee an amount up to a maximum amount of Two Thousand Eight Hundred Twenty-Five Dollars and Ninety-Four Cents (\$2,825.94) for the Improvements as follows:

1. The Improvements shall be constructed in compliance with all applicable laws, rules and regulations, including without limitation, all applicable building and technical codes, and City of Northglenn ordinances (collectively, the "Laws");
2. The Improvements shall be maintained and operated in compliance with the Laws;
3. All required approvals of any governmental authority with jurisdiction over the Improvements shall be obtained by Grantee prior to construction of the Improvements;
4. All contractors and subcontractors have signed lien waivers for all work and materials related to the Improvements; and
5. Grantee shall provide NURA with itemized reasonably detailed invoices and financial documentation that to NURA's reasonable satisfaction confirm the Actual Direct Costs of the Improvements.

The phrase "Actual Direct Costs" means costs invoiced to Grantee by the contractor(s) which can include sales and use taxes, permits, and project design review fees, but shall not include internal Grantee costs, such as Grantee staff time or Grantee travel expenses.

B. Reimbursement to Grantee shall be made as follows:

1. Reimbursement shall not be made until all of the Improvements have been fully completed and all governmental requirements have been satisfied; and
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 Two Thousand Eight Hundred Twenty-Five Dollars and Ninety-Four Cents (\$2,825.94) for the Actual Direct Costs incurred by Grantee for the Improvements; and
2. NURA's obligation to reimburse Grantee shall terminate if Grantee has not met all of the above-listed conditions by September 9, 2022.

## II. ONGOING GRANTEE OBLIGATIONS

In addition to any ongoing obligations set forth in or reasonably implied from Section I, Grantee shall maintain the Improvements in good condition and good working order. If at any time within five (5) years from the Effective Date, Grantee fails to comply with the above-referenced conditions, Grantee shall reimburse NURA for all amounts paid by NURA to Grantee under this Agreement; provided that NURA shall first provide Grantee with written notice that one or both of the above-referenced conditions has been breached and Grantee shall have ten (10) days to cure the breach.



Either party may change such notice address upon prior written notice to the other party.

F. Severability. If any provision of this Agreement is found by a court of competent jurisdiction to be unlawful or unenforceable for any reason, the remaining provisions hereof shall remain in full force and effect.

G. Modification. This Agreement may only be modified upon written agreement of the Parties.

H. Assignment. Neither this Agreement nor any of the rights or obligations of the Parties hereto, shall be assigned by either party without the written consent of the other.

I. Governmental Immunity. NURA, its officers, and its employees, are relying on, and do not waive or intend to waive by any provision of this Agreement, the monetary limitations or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended, or otherwise available to NURA and its officers or employees.

J. Rights and Remedies. The rights and remedies of NURA under this Agreement are in addition to any other rights and remedies provided by law. The expiration of this Agreement shall in no way limit NURA's legal or equitable remedies, or the period in which such remedies may be asserted.

K. Subject to Annual Appropriations. Any financial obligations of NURA not performed during the current fiscal year are subject to annual appropriation, and thus any obligations of NURA hereunder shall extend only to monies currently appropriated and shall not constitute a mandatory charge, requirement or liability beyond the current fiscal year.

*[Remainder of page intentionally blank. Signatures on following pages.]*



**La Patrona Mexican Restaurant**

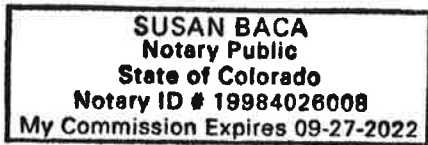
By *Kessy*  
Its: *Partner*

STATE OF COLORADO        )  
                                          ) ss.  
COUNTY OF *Adams*        )

*2nd* The foregoing instrument was subscribed, sworn to and acknowledged before me this  
*day of March*, 2022, by *Kessy Corrales* as *Partner* of  
La Patrona Mexican Restaurant.

My commission expires: *09/27/2022*

(S E A L)



*Susan Baca*  
Notary Public

**Business Improvement Grant (BIG) Application Form**

Name of Applicant: Keissy Corrales  
Name of Business: LA Patrona Mexican Restaurant  
Address of Business: 11932 Washington St Northglenn  
Mailing Address (if different than business): 11043 Josephine St Northglenn, Co  
Phone Number: \_\_\_\_\_ Cell Number: 720 339-5989  
E-mail Address: keissyCorrales95@gmail.com  
Type of Business: Restaurant  
Applicant is the:  Property Owner  Business Owner  Other \_\_\_\_\_  
How many years has the business been in existence? New business  
How long has the business been operating at the current location? 0  
When does your current lease expire? 2026

80233

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

Property owner's name (if different from applicant): Northglenn LLC  
Property owner's address: 5950 S. Willow Dr #100 Greenwood Village  
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?  
I'm requesting this grant to help me open my restaurant as soon as possible.



**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:**

Exterior signage  
\_\_\_\_\_  
\_\_\_\_\_

**Bid information:**

Bid #1: Company Onion Print Amount \$ 5,651.88  
Bid #2: Company Neon Land Amount \$ 5,100.00  
Bid #2: Company Platinum Amount \$ 5,250.00

Which company have you chosen to perform the work? Onion Print

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

**Budget & Timing:**

Total overall proposed project budget: \$ 40,000

Total amount of funding assistance being requested: \$ 2,825.94

Desired completion date: March

**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 [Signature] Date 2/23/22

**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 11932 WASHINGTON STREET (address) I have reviewed the above application and authorize the operator of LY MANONG

(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:

[Signature] FOR NORTHGLEN LLC 2/23/2022  
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





162"



117"

**PROJECT TITLE**

La Patrona  
Mexican Restaurant  
11932 Washington st.  
Northgleen, CO 80233

**APPROVAL**

This proof drawing is for customer review and approval before fabrication begins. DRC Embroidery will not be responsible for problems or discrepancies that could have been reasonably prevented by the proper review of this document.

- The customer shall provide accessibility to remote transformers and/or ballasts for installation, final inspection and service.
- Dedicated 120 Volt sign circuits with a ground wire to be provided within 6' of the display(s) by the customer.
- Sketch may vary from specified colors. Photos are for visual reference only, size and placement of signs may vary.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

PRINTED NAME \_\_\_\_\_ TITLE \_\_\_\_\_  
Landlord

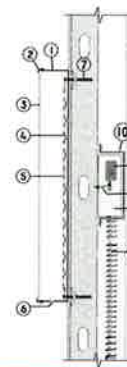
**40.5'**  
**SQ FT**

All electrical signs shall comply with National Electrical Code (Article 600) and manufactured according to Underwriters Laboratories U.L. 48 standard and appropriately labeled.

© COPYRIGHT 2020

**LEGEND**

- 1 8" ALUMINUM RETURN PAINTED BLACK
- 2 TRIM CAP
- 3 ACRYLIC FACES
- 4 LED ILLUMINATION
- 5 1/4 AWG WIRE
- 6 1/4" Ø DRAIN HOLES (MIN. 2 PER LTR)
- 7 3/8" TOGGLE BOLTS
- 8 PRIMARY ELECTRICAL SOURCE
- 9 WEATHER PROOF DISCONNECT SWITCH
- 10 POWER PACK HOUSING
- 11 LED POWER PACK
- 12 GROUND WIRE



Onion Print Inc.  
 1960 Dichter Court  
 Thornton, CO 80229 US  
 seamus@onionprint.com

Estimate 1011



ADDRESS	SHIP TO	DATE	TOTAL
Attn: Keissy Corrales La Patrona Mexican Restaurant 11932 Washington Street Northglenn, CO 80233	Attn: Keissy Corrales La Patrona Mexican Restaurant 11932 Washington Street Northglenn, CO 80233	01/19/2022	\$5,651.88

SHIP DATE: 01/31/2022  
 SHIP VIA: Onion

ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
Signage	La Patrona sign, design, print (Graphic + Mexican Restaurant box) + 9 channel letters - manufacture and print face material - removal of current signage on building, install, connect to current working electrical supply - see attached design - 162" x 36" total	1	5,050.00	5,050.00T
Misc	Permit fee from the city (estimate)	1	160.00	160.00

SUBTOTAL 5,210.00  
 TAX (0.0875) 441.88

TOTAL \$5,651.88

THANK YOU.

Accepted By

Accepted Date

Please Remit to:-  
 1960 Dichter Court  
 Thornton, CO 80229



# Neon Land Inc.

5650 N Washington St  
# B-5 Denver CO, 80216

(720)385-8804

**Luis Tejeda**

## Estimate

Date	Estimate
02/09/2022	# E2015

<b>Address</b>		<b>Ship To:</b>	
11932 Washignton St Northgleen Co, 80233		La Patrona Sign	
P.O Number	Terms		
	Check		

Item	Description	Hrs	Price Each	Amount
Channel Letters	<p>(1) set of Channel letters to read La patrona</p>			\$5,100.00

**Total :\$5,100.00**

