

A RESOLUTION APPROVING A BUSINESS IMPROVEMENT GRANT (BIG) WITH BELTRAN EQUITY

WHEREAS, Beltran Equity (the “Grantee”) is making improvements to the property located at 11920 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 Fifteen Thousand Dollars and Zero Cents (\$15,000.00) and the Chair is authorized to execute the same on behalf of the Authority.

DATED this _____ day of _____, 2026

Rosie Garner
Chair

ATTEST:

APPROVED AS TO FORM

Allison Moeding
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 _____, 2026, (the "Effective Date") by and between the NORTHGLENN URBAN RENEWAL AUTHORITY, a Colorado Urban Renewal Authority ("NURA") and Beltran Equity (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 11920 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 Fifteen Thousand Dollars and Zero Cents (\$15,000.00) 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 Fifteen Thousand Dollars and Zero Cents (\$15,000.00) 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 February 12, 2027.

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.

III. PROMOTION

Grantee authorizes NURA to promote the approved project, including but not limited to the following: Website, Signage, Northglenn Connection, Economic Development E-newsletter, and other marketing and promotional publications and communication methods.

IV. INDEMNIFICATION

Grantee agrees to indemnify and hold harmless NURA and its officers, insurers, volunteers, representatives, agents, employees, heirs and assigns from and against all claims, liability, damages, losses, expenses and demands, including attorney fees, on account of injury, loss, or damage, including, without limitation, claims arising from bodily injury, personal injury, sickness, disease, death, business loss or damage, or any other loss of any kind whatsoever, which arise out of or are in any manner connected with this Agreement if such injury, loss, or damage is caused in whole or in part by, the act, omission, error, professional error, mistake, negligence, or other fault of Grantee, any subcontractor of Grantee, or any officer, employee, representative, or agent of Grantee, or which arise out of any worker's compensation claim of any employee of Grantee or of any employee of any subcontractor of Grantee.

V. MISCELLANEOUS

A. Governing Law and Venue. This Agreement shall be governed by the laws of the State of Colorado, and any legal action concerning the provisions hereof shall be brought in Adams County, Colorado.

B. No Waiver. Delays in enforcement or the waiver of any one or more defaults or breaches of this Agreement by NURA shall not constitute a waiver of any of the other terms or obligation of this Agreement.

C. Integration. This Agreement and any attached exhibits constitute the entire Agreement between Grantee and NURA, superseding all prior oral or written communications.

D. Third Parties. There are no intended third-party beneficiaries to this Agreement.

E. Notice. Any notice under this Agreement shall be in writing, and shall be deemed sufficient when directly presented or sent pre-paid, first class United States Mail to the party at the following addresses set forth on the first page of this Agreement.

If to NURA:	Executive Director Northglenn Urban Renewal Authority 11701 Community Center Drive Northglenn, CO 80233
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If to Grantee:	Valerie Beltran Beltran Equity 11920 Washington St. Northglenn, CO 80233
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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.]

Beltran Equity

By

[Signature]

Its:

Owner

STATE OF COLORADO)

COUNTY OF

Adams

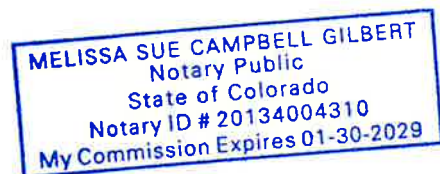
) ss.

28th day of July, 2026, by Lakie Beltran as Owner of Beltran Equity.

My commission expires: 01/30/2029

(S E A L)

[Signature]
Notary Public





Business Improvement Grant (BIG) Application Form

Name of Applicant: Valerie Beltrán

Name of Business: Beltrán Equitu

Address of Business: 11920 Washington St.

Mailing Address (if different than business): 11920 Washington St North Glenn

Phone Number: _____ Cell Number: 303 330 7002

E-mail Address: valerie@co-casas.com

Type of Business: Commercial Bussness

Applicant is the: ☒ Property Owner ☐ Business Owner ☐ Other _____

How many years has the business been in existence? 16 years

How long has the business been operating at the current location? 2 years

When does your current lease expire? N/A (Buiding Owner)

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

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

Property owner's address: _____

Property owner's phone number: _____

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 applying for a grant to improve the Landscaping surrounding the building by installing new plants, trees and others, these improvements will increase curb appeal, and promote enviromental sustainability.

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:

Green Areas will have river boulders as accents shrubs, mix perennials, drip irrigation system formal planting beds with annuals, and cobblestone over a layer of weed barrier fabric.

Bid information:

Bid #1: Company	Jimenez Landscaping	Amount \$	60,000. ⁰⁰
Bid #2: Company	Clever Landscaping	Amount \$	82,700. ⁰⁰
Bid #3: Company	Wildflower Landscaping	Amount \$	37,500. ⁰⁰

Which company have you chosen to perform the work? Bid #3

Is this company licensed to perform work in Northglenn?

Budget & Timing:

Total overall proposed project budget: \$ 40,000.⁰⁰

Total amount of funding assistance being requested: \$ 120,000.⁰⁰ \$15,000

Desired completion date: August 27 - July 3rd

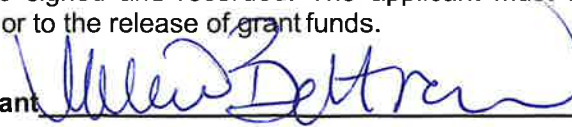
Authorization:

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

7-8-26

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 11920 Washington St Northglenn (address) I have reviewed the above application and authorize the operator of _____ (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:

Vaughn Beltra

7-8-26

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





COMMERCIAL LANDSCAPE RENOVATION PROPOSAL

Prepared For

Beltran Equity

Prepared By:

Wildflower Landscaping

Chris Eddelman

Email: wildflowerls@qwestoffice.net

(303) 525-6282

7/10/2026

PROJECT OVERVIEW

Thank you for the opportunity to provide a proposal for the renovation of the landscape surrounding **Beltrans Meat Market** and **Colorado Casas Realty**.

Our goal is to create a clean, welcoming, and low-maintenance landscape that enhances the appearance of both businesses while improving curb appeal for customers and visitors.

The proposed improvements are designed to modernize the property by replacing outdated landscaping with vibrant plantings, decorative boulders, fresh cobblestone, and attractive entry gardens.

The result will provide a professional appearance that reflects the quality of your businesses while reducing future maintenance.

EXISTING SITE CONDITIONS

Existing Landscape Conditions

- Overgrown shrubs
- Aging rock mulch
- Weedy planting beds
- Inconsistent landscaping
- Irrigation requires evaluation
- Entrances lack visual impact

WHAT THE PROPERTY WILL LOOK LIKE

This page should feature the concept rendering (once updated) with labels changed to:

- **Colorado Casas Realty**
- **Beltrans Meat Market**



Under the rendering, include:

Highlights

- Fresh colorful landscaping
- Decorative boulders
- Modern planting beds
- Professional commercial appearance
- Improved customer experience
- Enhanced entrances
- Low-maintenance design
- Increased curb appeal



DESIGN CONCEPT

This renovation will transform the property into a modern commercial landscape featuring:

- Decorative granite boulders
- Colorful perennial gardens
- Low-maintenance shrubs
- Evergreen accents
- Fresh cobblestone throughout all planting beds
- Seasonal flowers at both building entrances
- Clean landscape edging

- Healthy trimmed mature trees

The design emphasizes color, texture, and year-round interest while remaining easy to maintain.

PROPOSED LANDSCAPE PLAN

Site Preparation

- ✓ Remove all unwanted landscaping
- ✓ Remove weeds and overgrown shrubs
- ✓ Prepare planting beds back to soil
- ✓ Dispose of debris in owner-provided dumpsters

Tree & Shrub Maintenance

- ✓ Light pruning of mature trees
- ✓ Trim existing shrubs to remain
- ✓ Remove dead wood
- ✓ Improve visibility

Irrigation

Inspect and repair the existing drip irrigation system.

This work will be billed on a Time & Materials basis.

Labor: \$55/man hour

Materials additional.

Estimated time:

One working day or less.

New Plant Installation

Shrubs (45)

- Knock Out Roses
- Spirea
- Ornamental Grasses

Evergreen Accents (10)

Dwarf Globe Spruce

Perennials (120)

- Salvia
- Lavender
- Coneflower
- Veronica
- Catmint
- Daylilies
- Coreopsis
- Black Eyed Susan
- Russian Sage

Designed for continuous seasonal color.

Decorative Boulders

Install approximately

10 Tons

Granite or River Boulders

Strategically placed throughout landscape beds to create focal points.

Decorative Rock

Install

2–4" Multi-Colored Cobblestone

Including

- ✓ Commercial weed barrier
- ✓ Proper grading
- ✓ Clean edging

Entry Enhancements

Beltrans Meat Market

- Seasonal flowers
- Decorative mulch
- Colorful annual beds
- Professional entrance landscaping

Colorado Casas Realty

- Symmetrical shrubs
- Seasonal flowers
- Decorative boulders
- Elegant planting beds

MATERIAL PALETTE

Decorative Rock

Multi-colored Cobblestone

Decorative Boulders

Granite Boulders

River Boulders

Shrubs

Knock Out Roses

Spirea

Perennials

Coneflower

Lavender

Salvia

Daylily

Evergreen

Dwarf Globe Spruce

Karl Foerster Grass

Black Eyed Susan

Catmint

Veronica

Russian Sage

PROJECT INVESTMENT

Description	Investment
Complete Landscape Renovation	\$37,500.00

Not Included

- Irrigation repairs beyond T&M
- Electrical work
- Concrete repairs
- Asphalt repairs
- Dumpster rental (Owner Provided)

CLIENT ACCEPTANCE

Proposal Amount
\$37,500.00

Owner Signature	<u>Valerie Beltran</u>	Date	<u>07/14/2026</u>
	Valerie Beltran		
Contractor	<u>Chris Eddelman</u>	Date	<u>07/14/2026</u>
	Chris Eddleman		

Jimenez Landscape Company

Phone: (303) 427-5784

Invoice #: bid 244-1

Invoice Date: May 8, 2026

Due Date: August 7, 2026

Bill To

Sample Client

Beltran's Meat Market

11920 Washington St

Northglenn, CO 80233

Description of Proposed Xeriscape Work

Item	Qty	Amount
Site evaluation and project planning	1	\$3,500.00
Removal of existing turf and vegetation	1	\$11,000.00
Soil preparation and grading	1	\$7,800.00
Installation of drip irrigation system	1	\$12,400.00
Decorative rock and mulch installation	1	\$9,600.00
Drought-tolerant shrubs, grasses, and perennial plantings	1	\$11,300.00
Final cleanup and project inspection	1	\$4,400.00

Subtotal: \$60,000.00

Total Due: \$60,000.00



Clever Landscaping LLC
250 Perry Ln
Dacono, CO. 80514

Bid Proposal #306150
Created: 04/09/2026
From: Martin Vargas

Proposal For

Beltran's Meat Market

11920 Washington St
Northglenn, CO 80233

Location

11920 Washington St
Northglenn, CO 80233

Beltran's Market - Xeriscape Conversion

Terms
Net 15

SERVICES

FREQUENCY

UNIT PRICE

TOTAL PRICE

Xeriscape Conversion

1 Item

\$ 82,700.00 \$ 82,700.00

This project is designed to meet City of Northglenn xeriscape rebate requirements.

Scope includes:

Turf removal: 2,501 sq. ft. of existing turf will be removed and prepared for xeriscape conversion.

Cobble and boulder installation: 2,521 sq. ft. of turf area will be converted to cobble beds using 4-8" cobble and landscape boulders for natural drainage, aesthetics, and water conservation.

Water-wise plant material: Karls Feather Grass and Blue Spruce Globosa will be installed as part of the approved low-water planting design.

Drip irrigation conversion: Existing spray sprinkler heads will be converted to a low-volume drip irrigation system. The goal is to:

Reduce evaporation losses

Deliver water directly to plant roots

Ensure long-term water savings and efficient irrigation performance

Rain sensor installation: Rain sensors will be installed to improve irrigation efficiency and prevent unnecessary watering during precipitation events.

Attached are photos of the existing turf landscape and the proposed xeriscape design for your reference.

Clever Landscaping proposes to furnish material, labor and equipment for a complete Landscape & Irrigation services. Bid good for 30 calendar days. Payment figured within 30 days of invoicing. Proposal must become part of the contract. Extra work to be billed on a T&M basis.

TOTAL

\$ 82,700.00

Contacts

Valerie Beltran
3033307002
valerie@co-casas.com

Sales Reps

Martin Vargas
Mobile: 720-720-3658
mvargas@cleverlandscaping.com



ID	DESCRIPTION	COLOR
-----	Remove Turf to install xeriscape design.	☐
-----	Remove Turf to install xeriscape design.	☐
-----	Remove Turf to install xeriscape design.	☐
-----	Add Colorado Cobble 4-8 inches, grasses & boulders.	☐