

**A RESOLUTION APPROVING AN AMENDMENT TO THE BUSINESS IMPROVEMENT GRANT (BIG) WITH CINZZETTI'S RESTAURANT CORPORATION dba CINZZETTI'S ITALIAN MARKET**

WHEREAS, (the "Owner") is making exterior improvements to its property located at 281 W. 104<sup>th</sup> Avenue, Northglenn, CO 80234 (the "Property");

WHEREAS, NURA desires to facilitate the proposed improvements by reimbursing the Owner for exterior improvements to the property as described hereto as **Exhibit B** (Business Improvement Grant Application).

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 Amendment to the Incentive Agreement attached hereto as **Exhibit A** is hereby approved and the Chair is authorized to execute the same on behalf of the Authority.

DATED this 13th day of February, 2013.

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

ATTEST:

APPROVED AS TO FORM

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

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

**FIRST AMENDMENT TO NORTHGLENN URBAN RENEWAL AUTHORITY  
BUSINESS IMPROVEMENT AGREEMENT – CINZZETTI’S RESTAURANT  
CORPORTION DBA CINZZETTI’S ITALIAN MARKET**

THIS FIRST AMENDMENT (the “Amendment”) is made and executed this 13th day of February, 2013, (the “Effective Date”) by and between the NORTHGLENN URBAN RENEWAL AUTHORITY, a Colorado Urban Renewal Authority (“NURA”), and the Property Owners which are represented by Cinzzetti’s Restaurant Corporation dba Cinzzetti’s Italian Market (individually a “Party” or collectively the “Parties”).

NOW THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

The agreement entered into between the Parties on September 12, 2012, entitled “Northglenn Urban Renewal Authority Business Improvement Agreement” (the “Agreement”) is hereby amended as follows:

1. The reimbursement amount in Section I is increased from \$3,250.00 to \$6,450.00.
2. The Improvements listed in Exhibit B to the Agreement are modified by the addition of the following items: Paint all the exterior yellow (body) stucco and block walls including loading dock areas and metal access doors so that all the paint colors will match existing paint (see Exhibit B).
3. All other terms and conditions in the Agreement shall remain in full force and effect.

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

NORTHGLENN URBAN RENEWAL  
AUTHORITY

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

\_\_\_\_\_  
Date

ATTEST:

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





# Northglenn Urban Renewal Authority

## Business Improvement Grant (BIG) Application Form

Name of Applicant Robert Fitzgerald / Laura Sheinin, CFO

Name of Business Cinzzetti's Restaurant Corp. dba: Cinzzetti's Italian Marke

Address of Business 281 W. 104th Avenue, Northglenn, CO 80234

Mailing Address 15849 N. 71st Street, Ste. 100, Scottsdale, AZ 85254

Phone Number 480-353-2444 Fax Number 877-756-4976

E-mail address accounting@wcgrill.com

Type of business Restaurant

Applicant is the  Property Owner  Business Owner  Other CFO

How many years has the business been in existence? 12

How long has the business been operating at the current location? 12

When does your current lease expire? 12/15/2019

If lease expires in less than two years, please explain the circumstances N/A

Property owner's name (if different from applicant) HQ8-10410-10450 Melody Lane LLC  
CBRE as management company for Property Owner

Property owner's address 8390 E. Crescent Parkway, Ste.300, Greenwood Village, CO 80111

Property owner's phone number 720-528-6468 (Jen Silva)

**Note: If you are not the property owner, please have the property owner or authorized representative co-sign this application where indicated in the General Conditions.**

What has led you to invest in your business in Northglenn at this time? \_\_\_\_\_

We have been in operation for twelve years and would like to continue or  
increase our sales. Our current budget for fiscal 2012 allows for building  
improvements and our exterior paint is faded and is in need of repair.

**Proposed Improvements**

Please describe the proposed improvements to the property. Include at least two color photographs showing the existing building conditions. Two bids are suggested, but only one is required. If you have any additional building information such as: measured plans, site plans, or architectural documentation for improvements (plans, sketches, or construction costs), please include them with your application. **General improvements are not eligible (i.e. cleaning, new furnishings, etc...)**

**Improvements Description:**

Paint all the exterior yellow (body) stucco and block walls including loading dock areas and  
metal access doors. ALL PAINT COLORS WILL MATCH EXISTING PAINT.

(1) Prep/Glaze/Paint (1) Blocks/Curtain @Mona Lisa Art;

(2) Prep/Paint (4) Yellow Stucco/CMU Walls @ Exterior;

(3) Prep/Repair Anchor/Mounting Holes @ E. Side Stucco;

(4) Prep/Sand/Paint (2) Exterior Man Doors @ Delivery Entrance;

**Bid information:**

Bid #1: Company A Change of Pace Amount \$18,025

Bid #2: Company Denver Commercial Coatings Amount \$6,400

Which company have you chosen to perform the work: Denver Commercial Coatings

Total proposed project budget \$6,400

Amount of funding assistance being requested \$3,200

Desired completion date As soon as possible, weather permitting

The applicant authorizes the Northglenn Urban Renewal Authority (NURA) to promote an approved project, including but not limited to displaying a sign or sticker at the site (during and after construction), and using photographs and descriptions of the project in informational materials and press releases.

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

Applicant understands that, in the event this application is approved, a binding letter of commitment must be signed and recorded prior to release of grant funds.

Signature of Applicant *Laura Sherman* Date *1/24/2013*

If 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 281 W. 104th Ave., Northglenn, CO I have reviewed the above application and authorize the operator of Cinzzetti's Restaurant Corp. 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]* Date *1-24-13*

**SUBMITTAL CHECKLIST Please include the following and initial each item to show that it has been included:**

- LB* ✓ An original application form and the following:
  - LB* ✓ TWO color photos of existing building and/or sign
  - LB* ✓ Color renderings of proposed scope of work
  - LB* ✓ Quotes or bids from TWO separate firms for proposed work, bids must clearly show the cost for the requested improvement(s).

*LB* \$25 application fee attached. Payable to: Northglenn Urban Renewal Authority

*LB* Completed application, with fees and all attachments, can be mailed to NURA at:  
**Northglenn Urban Renewal Authority**  
**11601 Community Center Drive**  
**Northglenn, CO 80033**

Or drop off at Northglenn City Hall. For questions regarding the program or application contact Debbie Tuttle, NURA Executive Director at [DTuttle@northglenn.org](mailto:DTuttle@northglenn.org) or 303-450-8743.



# A Change of Pace Painting & Decorating, LLC

"The Leader in Quality & Service"

Tenant Finish  
Commercial  
Wall Coverings  
Polomyx/Zolatone

November 2, 2012

Mr. David Meredith  
Cinzetti's Italian Market Restaurant  
281 W. 104<sup>th</sup> Avenue  
Northglenn Colorado 80234

**\*PROPOSAL\***

Re: Cinzetti's-Exterior Stucco/CMU:

(1) Prep/Glaze/Paint (1) Blocks/Curtain @ Mona Lisa Art:	\$ 250.00
<del>(2) Prep/Glaze/Paint (1) "Plaza Catering Signage @ E. Side Stucco:</del>	<del>\$ 400.00</del>
(3) Prep/Paint (4) Yellow Stucco/CMU Walls @ Exterior:	\$15200.00
(4) Prep/Repair Anchor/Mounting Holes @ E. Side Stucco:	\$ 1000.00
(5) Prep/Sand/Paint (2) Exterior Man Doors @ Delivery Entrance:	\$ 100.00
(6) Lift Rental Delivery/Pick-up (1) Month Rental:	\$ 1475.00
Total Bid:	<u>\$18425.00</u>
	<u><del>\$18,025.00</del></u>

Colors to match existing.

**SPECIFICATIONS:** All work is to be completed in a workmanship manner according to standard practices. Any additions or changes from above specifications involving extra costs will be executed only upon verbal orders and when possible written orders and will become extra charges over and above this estimate. All agreements contingent upon accidents, strikes or delays beyond our control. A Change of Pace Painting & Decorating, LLC. is insured.

  
Shawn L. Bell, General Manager

**ACCEPTANCE OF PROPOSAL:**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment by us will be made upon receipt of invoice.

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

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

# PROPOSAL

Mike Zeeb  
Cinzetti's  
281 W 104th Ave  
Northglenn, CO. 80234

**PROJECT: Cinzetti's Italian Market**

Denver Commercial Coatings Inc., will provide all the necessary labor and material for the completion of preparing and painting of the above project.

**AREAS TO BE COATED:**

All exterior yellow (body) stucco and block walls including loading dock areas and metal access doors.

**SCOPE OF WORK:**

Scrape all loose and peeling paint down to hard substrate  
Repair stucco areas damaged by sign removal  
Spot prime all bare concrete block with PPG masonry primer  
Apply two coats PPG speed hide flat exterior latex to all surfaces receiving paint  
Supply all lifts necessary to complete the project  
DCC will not re apply the Cinzetti's sign on the West side of the building  
All colors will match the existing and samples will be provided for owners approval prior to project beginning

**EXCLUSIONS:** Sign painting will not be included and all trim sections previously painted will not be re-coated at this time

**APPLICATION:** Brush, Roll & Spray

**JOB DURATION:** One week

**JOB CLEAN UP:** Daily

**CONDITIONS/PRICE:** Any alterations from the above specifications, involving extra costs will be done executed only upon written orders and will become extra charge over and above the estimate. The specified work will be completed for the sum of:

**COST:       LABOR & MATERIALS = \$6,400**

This proposal may be **WITHDRAWN** by us if not accepted within 30 days. Thank you for the opportunity of presenting this proposal.

Timothy M. Doherty  
Vice President

**ACCEPTANCE OF THE PROPOSAL - THE PRICES, SPECIFICATIONS AND CONDITIONS ARE HEREBY ACCEPTED. PAYMENT UPON COMPLETION OF WORK.**

**ACCEPTED BY:**

**SIGNATURE:** \_\_\_\_\_ **DATE:**

CINZETTI'S

RESTAURANT & BAR

100  
714  
99

RESTAURANT & BAR

RESTAURANT & BAR

RESTAURANT & BAR

RESTAURANT & BAR

The sign for Cinzetti's Italian Market Restaurant is mounted on a light-colored wall. The name 'CINZETTI'S' is written in large, pink, serif capital letters with a green leaf on the top of the 'I'. Below it, 'Italian Market Restaurant' is written in a smaller, purple, serif font. The text is framed by a decorative black scrollwork border. Three black musical notes are positioned above the name. The building features two arched doorways with stone-patterned lintels. A blue sign with Arabic script is visible on the left, and a blue wheelchair accessibility sign is on the right.

**CINZETTI'S**  
Italian Market Restaurant

CINZETTI'S

ITALIAN RESTAURANT



