

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-142
Series of 2012

12-137
Series of 2012

A RESOLUTION OF THE NORTHGLENN CITY COUNCIL APPROVING A SUBSTANTIAL MODIFICATION TO THE CURRENT NORTHGLENN URBAN RENEWAL PLAN BY THE REMOVAL OF CERTAIN PROPERTY FROM THE CURRENT NORTHGLENN URBAN RENEWAL AREA

WHEREAS, by the adoption of Resolution No. 92-29, Series of 1992, the City Council of the City of Northglenn adopted the Northglenn Urban Renewal Plan (the "Plan");

WHEREAS, subsequent to adoption of the Plan, the Northglenn City Council has modified the Plan to add other property to the area subject to the Plan;

WHEREAS, the Plan was drafted in 1992 and is focused primarily on redevelopment of property formerly known as the Northglenn Mall;

WHEREAS, a number of parcels currently subject to the Plan have not been redeveloped, and the City Council desires to remove them from the area subject to the Plan and create a second urban renewal area subject to a separate urban renewal plan, which is not focused solely on the area formerly known as the Northglenn Mall;

WHEREAS, the City Council finds that removing the undeveloped parcels from the area subject to the Plan and adding them to a new area subject to a new urban renewal plan will better facilitate redevelopment of undeveloped parcels;

WHEREAS, the City Council finds that the removal of property from the area subject to the Plan constitutes a substantial modification of the Plan;

WHEREAS, the City Council has complied with the requirements of the Urban Renewal Law and particularly C.R.S. § 31-25-107, regarding the adoption of a substantial modification to the Northglenn Urban Renewal Plan;

WHEREAS, a public hearing on the removal of certain properties from the area subject to the Plan was held before the Northglenn City Council at Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado 80233, at 7:00 p.m. on December 17, 2012; and

WHEREAS, at the public hearing, the City Council heard and received evidence supporting the findings set forth in this Resolution and wishes to approve a substantial modification to the Northglenn Urban Renewal Plan to remove the properties described herein from the area subject to the Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Based on the evidence presented at the public hearing, the City Council of the City of Northglenn hereby finds and determines that:

- (a) There exist feasible methods for the relocation of individuals, families, and business concerns in accommodations or areas suitable for their relocation.
- (b) The City Council has taken reasonable efforts to provide written notice of the public hearing to all property owners, residents and owners of business concerns in the existing urban renewal area at their last known address of record at least thirty days prior to the hearing. Such notice contained the information required by C.R.S. § 31-25-107(3).
- (c) No more than 120 days have passed since the commencement of the first public hearing on the substantial modification to the Northglenn Urban Renewal Plan.
- (d) The Northglenn Urban Renewal Plan (which is being substantially modified) does not contain property that was included in a previously submitted urban renewal plan that the City Council failed to approve.
- (e) The Northglenn Urban Renewal Plan, as substantially modified by this Resolution, conforms to the general plan of the City of Northglenn as a whole.
- (f) The Northglenn Urban Renewal Plan, by the removal of the land described herein, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise.
- (g) The Northglenn Urban Renewal Authority or the City of Northglenn will adequately finance any additional county infrastructure and services required to serve development in the urban renewal area during the applicable tax increment financing period as set forth in C.R.S. § 31-25-107(9)(a)(II).
- (h) The principal purpose for the substantial modification to the Northglenn Urban Renewal Plan is to facilitate redevelopment in order to eliminate or prevent the spread of physically blighted areas.
- (i) The substantial modification to the Northglenn Urban Renewal Plan draws the boundaries of the area subject to the Northglenn Urban Renewal Plan as narrowly as feasible to accomplish the planning and development objectives for the Northglenn Urban Renewal Plan.
- (j) The Northglenn Urban Renewal Plan, as substantially modified, does not consist in its entirety of open land.
- (k) The acquisition, clearance, rehabilitation, conservation, development or redevelopment or a combination thereof of the Northglenn Urban Renewal Plan Area, as substantially modified, pursuant to the Northglenn Urban Renewal Plan, is necessary and

in the best interests of the public health, safety, morals, and welfare of the citizens of the City of Northglenn.

Section 2. Based on the above findings, the City Council approves a substantial modification to the Northglenn Urban Renewal Plan to remove real property from the area subject to the Northglenn Urban Renewal Plan, which results in an area subject to the Northglenn Urban Renewal Plan with the following legal description:

NORTHGLENN URBAN RENEWAL AUTHORITY

HURON CENTER AND DEVELOPED PROPERTIES

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 2, 3, 9, 10, 11, 15 AND 16, ALL IN TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

NOTE: ALL PARCEL NUMBERS CITED IN THIS DESCRIPTION ARE ADAMS COUNTY ASSESSOR PARCEL NUMBERS (DECEMBER 2012), HEREINAFTER REFERRED TO AS PN.

BEGINNING AT THE SOUTHWEST CORNER OF PN 0171916101013;

THENCE NORTHERLY, ALONG THE WEST LINES OF PN 0171916101013, PN 0171916101033, PN 0171916101034, PN 0171916101036, AND NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE SOUTHWEST CORNER OF PN 0171910302007;

THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF MELODY DRIVE, TO THE NORTHWEST CORNER OF PN 0171910302008;

THENCE NORTHERLY AND EASTERLY, ALONG THE WEST AND NORTH LINES OF PN 0171910302007, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25, TO THE SOUTHEAST CORNER OF PN 0171910302014;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE SOUTHEAST CORNER OF PN 0171903413007;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171903413007, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINES OF PN 0171903413007 AND PN 0171903413004, TO THE NORTHWEST CORNER OF PN 0171903413004;

THENCE EASTERLY, ALONG THE NORTH LINES OF PN 0171903413004 AND PN 0171903413005, TO THE NORTHEAST CORNER OF PN 0171903413005;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE SOUTHEAST CORNER OF PN 0171903100010;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171903100010, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171903100010, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINE OF PN 0171903100010, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF 104TH AVENUE;

THENCE WESTERLY, ALONG THE CENTERLINE OF 104TH AVENUE, TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE WESTERLY, TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25 AND THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE;

THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE NORTHEAST CORNER OF PN 0171915201024;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171915201024, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171915201024, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171915201024, TO THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE;

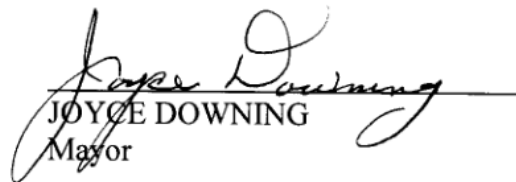
THENCE WESTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE NORTHEAST CORNER OF PN 0171916101015;

THENCE SOUTHERLY, ALONG THE EAST LINES OF PN 0171916101015, PN 0171916101029 AND PN 0171916101013, TO THE SOUTHEAST CORNER OF PN 0171916101013;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171916101013, TO THE POINT OF BEGINNING.

From and after the date of adoption of this Resolution, the real property described above shall, for all purposes, shall remain subject to the provisions of the Northglenn Urban Renewal Plan.

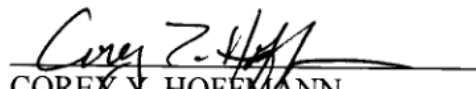
DATED, at Northglenn, Colorado, this 17th day of December 2012.


JOYCE DOWNING
Mayor

ATTEST:

APPROVED AS TO FORM:


JOHANNA SMALL, CMC
City Clerk


COREY Y. HOFFMANN
City Attorney

SPONSORED BY: MAYOR DOWNING

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-141
Series of 2012

12-136
Series of 2012

A RESOLUTION DETERMINING THAT CERTAIN REAL PROPERTY WITHIN THE CITY OF NORTHGLENN CONSTITUTES A "BLIGHTED AREA" AS THAT TERM IS DEFINED AT C.R.S. § 31-25-103(2)

WHEREAS, the Northglenn Urban Renewal Authority commissioned a survey (the "Conditions Survey"), a copy of which is attached hereto as **Exhibit A**, to review the condition of certain real property in the City of Northglenn (the "Survey Area");

WHEREAS, the Survey Area includes all property within the boundaries of the area subject to the Northglenn Urban Renewal Plan initially approved in 1992 and amended a number of times thereafter;

WHEREAS, the Survey Area includes additional property never before included in an urban renewal area;

WHEREAS, the Conditions Survey was conducted in July and August of 2012 and addresses whether factors contributing to blight, as that term is defined in C.R.S. § 31-25-103(2), are present in the Survey Area and whether the Survey Area is, therefore, eligible as an urban renewal area under the provisions of the Colorado Urban Renewal Law;

WHEREAS, the Conditions Survey specifically addresses whether the factors contributing to blight are present within two areas. The first area consists of the entire Survey Area. The second area consists of the Survey Area minus certain properties that have already been redeveloped in the existing Northglenn Urban Renewal Area and minus the Huron Center (a legal description of the second area is attached hereto as **Exhibit B**);

WHEREAS, the City Council finds that the area as described in **Exhibit B** contains sufficient factors to be considered blighted under C.R.S. § 31-25-103(2) and to be eligible for inclusion within an urban renewal area; and

WHEREAS, the City Council desires to make a finding that the real property described in **Exhibit B** is a "blighted area" as that term is defined in C.R.S. § 31-25-103(2).

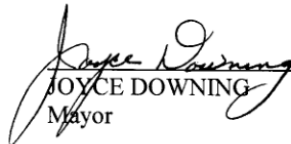
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Based upon testimony and evidence presented to it at a duly noticed public hearing held on December 17, 2012, including without limitation the Conditions Survey, and after consideration of the factors identified in C.R.S. § 31-25-103(2), the City Council finds and determines that conditions of blight exist in the area described in **Exhibit B** hereto, and that such

area constitutes a "blighted area" as that term is defined in C.R.S. § 31-25-103(2) due to the presence of five (5) or more factors of blight in the area, and is eligible for inclusion in an urban renewal area. The following blight factors are present in the Survey Area:

1. Slum, deteriorated, or deteriorating structures (C.R.S. § 31-25-103(a));
2. Predominance of defective or inadequate street layout (C.R.S. § 31-25-103(b));
3. Faulty lot layout in relation to size, adequacy, accessibility, or usefulness (C.R.S. § 31-25-103(c));
4. Unsanitary or unsafe conditions (C.R.S. § 31-25-103(d));
5. Deterioration of site or other improvements (C.R.S. § 31-25-103(e));
6. Unusual topography or inadequate public improvements or utilities (C.R.S. § 31-25-103(f));
7. The existence of conditions that endanger life or property by fire or other causes (C.R.S. § 31-25-103(h));
8. Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities (C.R.S. § 31-25-103(i));
9. Environmental contamination of buildings or property (C.R.S. § 31-25-103(j)); and
10. The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements (C.R.S. § 31-25-103(k.5)).

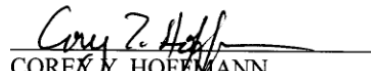
DATED, at Northglenn, Colorado, this 17th day of December 2012.


JOYCE DOWNING
Mayor

ATTEST:


JOHANNA SMALL, CMC
City Clerk

APPROVED AS TO FORM:


COREY Y. HOFFMANN
City Attorney



Northglenn Area Conditions Survey

Northglenn, Colorado

Surveyed and Submitted July and August 2012

Prepared for:

Northglenn Urban Renewal Authority (NURA)
Northglenn City Council

Prepared by:

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Northglenn Area

Conditions Survey

City of Northglenn, Colorado

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Figure 2:	Vehicular Accidents
Figure 3:	Facilities Subject to EPA Regulations
Figure 4:	100-Year Flood Zone
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Appendix A:	Factor Maps
Appendix B:	Photo Inventory
Appendix C:	Field Inventory

Northglenn Area

Conditions Survey

City of Northglenn, Colorado

1.0 Introduction

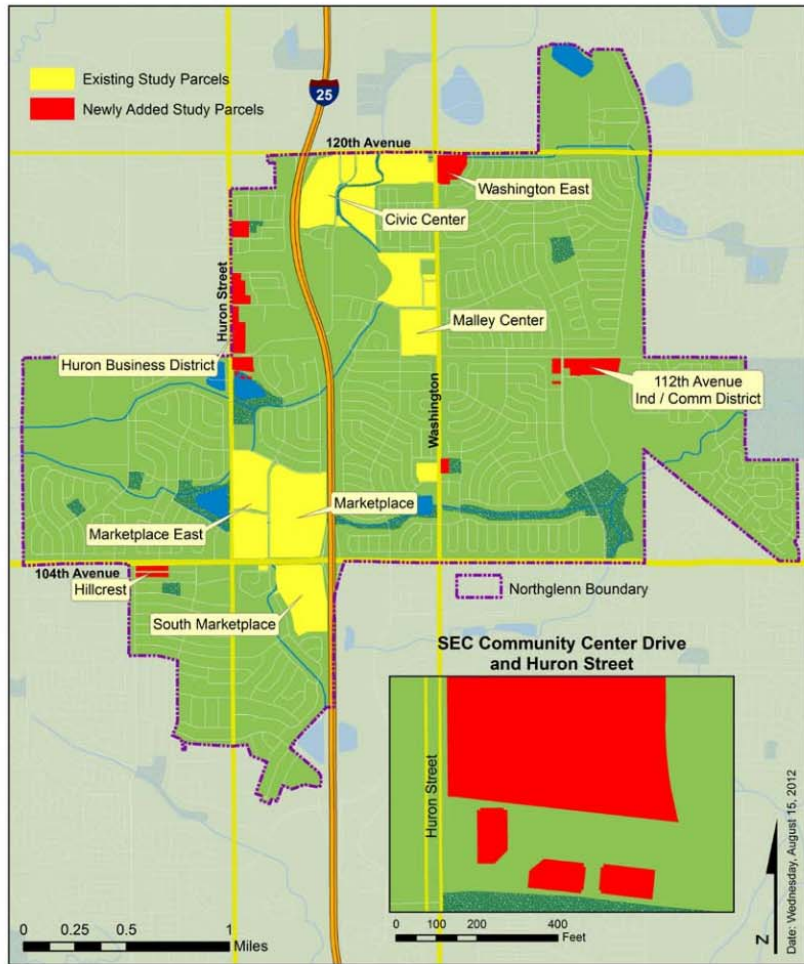
The following report, the Northglenn Area Conditions Survey (the "Survey") was prepared for the Northglenn Urban Renewal Authority (NURA) and Northglenn City Council in July and August 2012. The purpose of this work was to analyze conditions within a defined Survey Area (also referred to here as "the Survey Area") located within the City of Northglenn, Colorado and Adams County, Colorado, in order to determine whether factors contributing to blight are present and whether it is, therefore, eligible as an urban renewal plan area under the provisions of the Colorado Urban Renewal Law.

The Survey Area includes 244 parcels all located adjacent to the City's primary and secondary north-south and east-west thoroughfares (See Figure 1). 113 of the parcels are located in the existing Northglenn Urban Renewal Plan (Urban Renewal Plan No. 1), adopted and amended February 22, 1992 as amended. These are reflected in yellow in Figure 1 on the following page. Properties within the Survey Area are owned by a variety of entities and individuals, nearly one-half of which reside in Northglenn and fewer than 10 percent of which are located out-of-state. All property owners of record were notified that the Survey was being conducted.

This Northglenn Area Conditions Survey represents a necessary step in the determination of blight and establishment of an urban renewal area with the intent of addressing the problems outlined herein. As such, it is also an important step in advancing community goals set out in the City's comprehensive planning documents specifically related to property investment and reinvestment, as well as increased tax revenues.

Establishment of an urban renewal plan area, after a declaration of blight, will allow the City of Northglenn, through its urban renewal authority, to use designated powers to

Figure 1: Survey Area



assist in the mitigation of blighted conditions in the plan area and improvement of infrastructure within and adjacent to its boundaries.

2.0 Definition of Blight

A determination of blight is a cumulative conclusion based on the presence of several physical, environmental, and social factors defined by state law. In reality, blight is often attributable to a multiplicity of conditions, which, in combination, tend to contribute to the phenomenon of deterioration of an area. For purposes of this Survey, the definition of a blighted area is based upon the definition articulated in the Colorado Urban Renewal Law, as follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare:

- (a) Sum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title non-marketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements;
- (l) If there is no objection of such property owner or owners and the tenant

or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of this subsection (2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph (1), the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation.

Source: Colorado Revised Statute 31-25-103(2).

While the conclusion of whether an area constitutes a legally "blighted area" is a determination left to municipal legislative bodies, this Survey provides detailed documentation of the aforementioned physical, environmental and social factors as they exist within the boundaries defined herein. Note: It is not legally necessary for every factor to be present in an area in order for it to be considered "blighted". In addition, a given factor need not be present on each and every parcel or building to be counted, but must be found somewhere in the area as a whole. In other words, the presence of one or more well-maintained, non-blighted buildings or parcels does not necessarily preclude a finding of blight for a larger area in which blighting factors are present elsewhere¹. Rather, an area qualifies as blighted when four or more factors are present (or five factors, in cases where the use of eminent domain is anticipated). As explained in item (l) above, this threshold may be reduced to the presence of one blighting factor in cases where no property owners and tenants in the area object to inclusion in an urban renewal plan area. The total number of factors found in the subject Survey Area totaled ten conditions all of which are described in greater detail herein. Additionally, among the properties that are currently in Urban Renewal Plan No. 1 and that will become part of a new plan, Northglenn Urban Renewal Plan No. 2, sufficient conditions exist to qualify for a designation of blight.

¹ While not clearly addressed in Colorado Urban Renewal law, this interpretation has been favored by the courts.

With this understanding, the Northglenn Area Conditions Survey presents an overview of factors within the Survey Area sufficient to make a determination of blight. Section 5.0 (Summary of Findings) provides conclusions regarding the presence of qualifying conditions in the Survey Area; however, the Northglenn City Council will make a final determination as to whether the Survey Area constitutes a "blighted area" under Colorado Urban Renewal Law.

3.0 Study Methodology

Ricker Cunningham personnel conducted field investigations in July and August of 2012 for the purpose of documenting conditions within the categories of blight shown on page 4. Pertinent Geographic Information Systems (GIS) data from the Adams County Assessor's Office and the City of Northglenn were also obtained and subsequently analyzed. Finally, discussions with City of Northglenn staff and NURA representatives were conducted and collectively the results of these efforts are discussed herein.

The 11 factors listed in the Urban Renewal Law (see Section 2.0 of this report) contain few specific details or quantitative benchmarks to guide the conditions survey process. Ricker Cunningham has developed a checklist of more specific categories of blighting conditions within each statutory factor to aid in the identification and characterization of blight factors. This checklist has been used in nearly 50 urban renewal conditions surveys for dozens of municipalities across Colorado, and the Southern and Western United States.

(a) Sun, deteriorated, or deteriorating structures

This factor is said to be present when the physical condition of structures in the area present specific life-safety concerns. Sub-categories include deterioration or absence of the following:

- Roof
- Walls fascia board and soffit
- Foundation
- Gutters and downspouts

- Exterior finish
- Windows and doors
- Stairways and fire escapes
- Mechanical equipment
- Loading areas
- Fences, walls and gates
- Other non-primary structures

(b) Predominance of defective or inadequate street layout

This factor is said to be present when the layout (or non-existence) of streets or roads creates problems for health, safety, welfare or sound development. Sub-categories include inadequate or elevated:

- Vehicular access
- Internal circulation
- Driveway definitions and curb cuts
- Parking layout
- Traffic accident history

(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

This factor is said to be present when lot size or configuration inhibits or is likely to inhibit sound development. Sub-categories include inadequate or unsafe:

- Lot shape or layout
- Vehicular access - parcels with poor access are usually found to have both category (b) and (c) present
- Lot size

(d) Unsanitary or unsafe conditions

This factor is said to be present when safety hazards and conditions are likely to have adverse effects on the health or welfare of persons in the area due to problems with a lack of infrastructure. Sub-categories include the presence of:

- Poorly lit or unlit areas
- Cracked or uneven sidewalks
- Hazardous contaminants
- Poor drainage
- Flood hazards
- Steep slopes
- Unscreened trash or mechanical equipment
- Pedestrian safety issues
- High crime incidence
- Vagrants, vandalism and graffiti

(e) Deterioration of site or other improvements

This factor is related to factor (a), and said to be present when land and/or structures have been either damaged or neglected. Sub-categories include the presence of, deteriorating or lack of:

- Billboards
- Signage
- Poorly maintained properties, streets, and other public improvements
- Trash, debris and weeds
- Parking surfaces, curbs and gutters
- Landscaping

(f) Unusual topography or inadequate public improvements or utilities

This factor represents the combination of two formerly separate factors. To that end, it is said to be present when the topography is incompatible with development (hilly, sloped, etc.) or properties are lacking complete public infrastructure. Sub-categories include the presence of, deteriorating or lack of:

- Slopes or unusual terrain
- Street pavement
- Curb and gutter

- Street lighting
- Overhead utilities
- Sidewalks
- Roads
- Water and sewer service
- Storm water quality and drainage improvements

(g) Defective or unusual conditions of title rendering the title non-marketable

This factor is said to be present when there are problems with the marketability of property titles, including unusual restrictions, unclear ownership, etc. Due to the expense of title searches, this blight factor is typically not examined unless developers or land owners provide documentation of known problematic title issues. (No sub-categories).

(h) The existence of conditions that endanger life or property by fire or other causes

This factor is said to be present when site and / or building maintenance or use issues exist that may threaten site users. This factor also includes potential threats from fire or other causes. Sub-categories include the presence of:

- Fire safety problems
- Hazardous contaminants
- Floodplain and flood hazards

(i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

This factor is said to be present when primary improvements, specifically those described in the context of factors (a) and (d) above, as well as property, poses a danger to the extent that habitation and/or daily use is considered unsafe. Sub-categories include the presence or lack of:

Hazardous contaminants
Fire safety infrastructure
Unsafe building facilities
All of the factors listed under (h) above

(j) Environmental contamination of buildings or property

This factor is said to be present when there exist threats from chemical or biological contamination. Unlike category (i) above, this factor can be said to exist even when such contamination does not pose a direct health hazard, so long as it causes other problems (i.e. inhibits development). Sub-categories include the presence of:

Hazardous contaminants

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

This factor is said to be present when properties or their improvements are underutilized; or, there is a disproportionate amount of public service being provided. For instance, properties generating frequent calls for police, code enforcement or fire service and therefore, requiring more than their share of municipal services. Sub-categories include the presence of:

High frequency of fire calls
High crime incidence
Site and building underutilization
All of the factors listed under (d) and (h) above

4.0 Survey Area Facts

The overall Survey Area consists of 244 parcels of land which collectively consist of approximately 350 acres. As explained earlier, all of the properties in the Survey Area are located adjacent to the City's primary and secondary thoroughfares and the majority of which are owned by interests located either within Northglenn or other Metro Area cities.

5.0 Summary of Findings

The presence of blight that "...substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare..." [Colorado Revised Statute 31-25-103(2)]

It is the conclusion of this Survey that, within the Survey Area described in this report, there are physical conditions sufficient to meet criteria established in the Act as "blighting factors." As described herein, there are 10 of 11 blight factors present including: a) slum, deteriorated or deteriorating structures; b) predominance of defective or inadequate street layout; c) faulty lot layout in relation to size, adequacy, accessibility, or usefulness; d) unsanitary or unsafe conditions; e) deterioration of site or other improvements; f) unusual topography or inadequate public improvements or utilities; h) existence of conditions that endanger life or property by fire or other causes; i) buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities; j) environmental contamination of buildings or property; and, k.5) substantial physical underutilization or vacancy of sites, buildings, or other improvements.

(a) Slum, deteriorated, or deteriorating structures

The Study Area hosts a significant number of both new and old commercial structures, many of which have met their useful life. While some of have rehabilitated, others remain in various stages of deterioration. Whereas no

interior inspections of buildings were conducted, deterioration is noted on the exterior of structures.

The following sub-categories of factor (a) were found in the Survey Area:

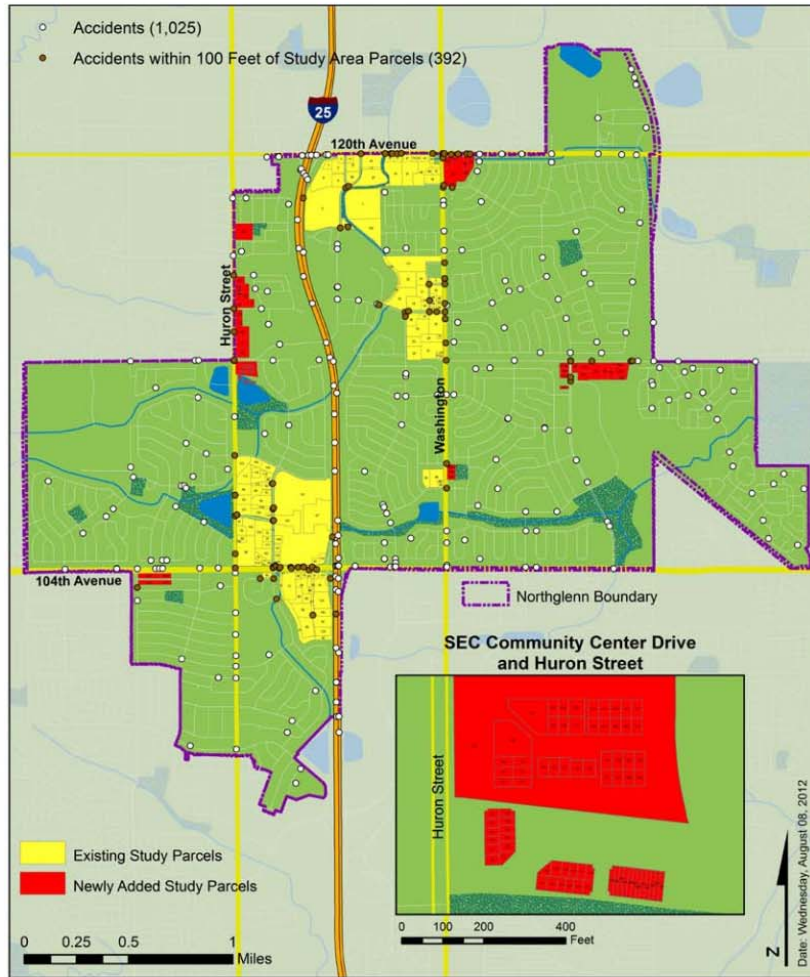
- Roof
- Walls fascia board and soffit
- Foundation
- Gutters and downspouts
- Exterior finish
- Windows and doors
- Stairways and fire escapes
- Loading areas
- Fences, walls and gates
- Other non-primary structures

(b) Predominance of defective or inadequate street layout

Predominance of defective or inadequate street layout can be considered present when existing roads are insufficient to meet the needs of improvements within the Area, or there is a lack of streets or the streets that are in place are deteriorating. Roadways and properties within the Area suffer from both of these conditions – inconsistencies with City standards and a lack of streets. The former condition is most obvious among roadways never built to City specifications and the later condition within major unimproved parcels primarily located in the northern portion of the Study Area. In select locations, new streets will be required in association with future transit improvements.

Along with a lack of internal streets is a lack of lighting (internal), sidewalks and parking areas making the property largely inaccessible and deficient in terms of improvements required for redevelopment. According to the Northglenn Police Department, “there are a high number of 911 based calls for service” associated with traffic accidents. (See Figure 2 illustrating the location of vehicular accidents.)

Figure 2: Vehicular Accidents



The following sub-categories of factor (b) were found in the Survey Area:

- Vehicular access
- Internal circulation
- Driveway definitions and curb cuts
- Parking layout
- Traffic accident history

- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness

Because faulty street layouts often correspond with faulty lot layouts, many properties within the Survey Area that suffer from conditions associated with (b) also suffer from this blight factor for the reasons explained under (b) above. In addition, there are instances of lots without utility for site redevelopment given their size or shape. This is not unusual in built environments with a history of property divisions and assemblages.

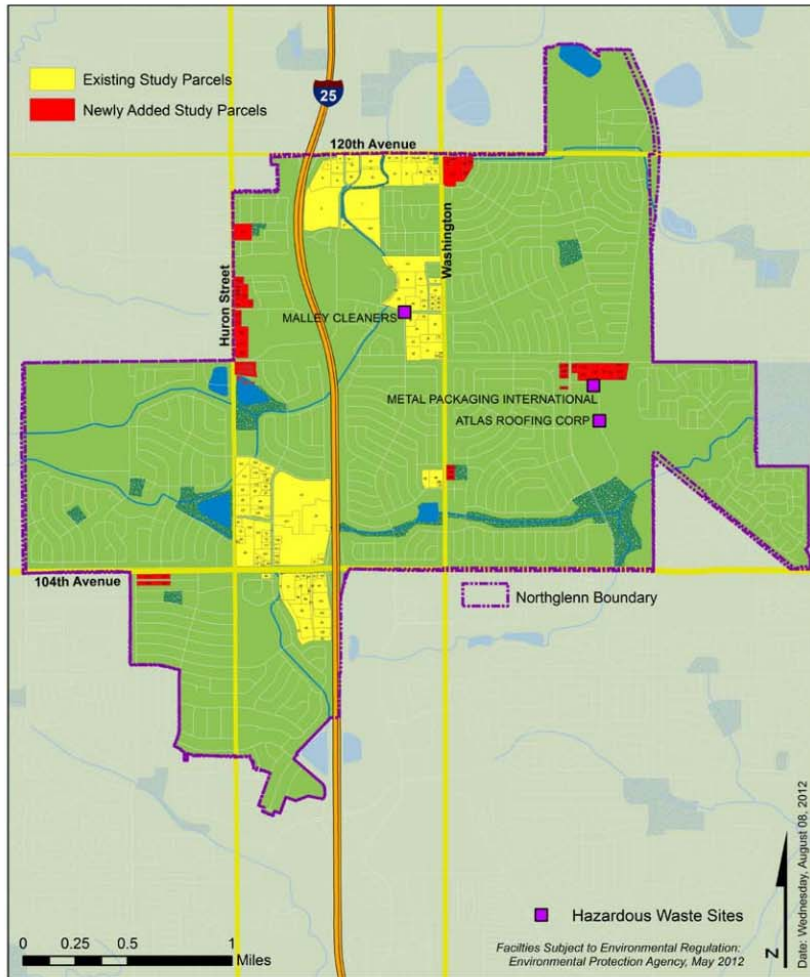
The following sub-categories of factor (c) were found in the Survey Area:

- Lot shape or layout
- Vehicular access - parcels with poor access are usually found to have both category (b) and (c) present
- Lot size

- (d) Unsanitary or unsafe conditions

Multiple factors contribute to unsafe conditions in the Survey Area. Among them is a lack of obvious driveway definitions, high frequency of traffic accidents and unsafe vehicular access, as explained (under b and c) above. Additionally, there are three hazardous waste sites identified by the State of Colorado within the City of Northglenn. Only one these three is located in the Survey Area. The others are located either outside or adjacent to parcels within the Area and neither is considered to present a direct negative impact. (See Figure 4 illustrating the location of these sites.)

Figure 3: Facilities Subject to EPA Regulations



In addition to a hazardous site, there is the presence of a 100-year flood zone in the southern most portion of the Survey Area in the vicinity of the Marketplace (including Marketplace West and South). (See Figure 4 illustrating the location of the flood zone.)

With regard to unsafe conditions associated with criminal incidents, select properties within the Area are associated with a disproportionately high number of 911 calls for occurrences ranging from property damage, to injury accidents to theft based on information provided by the Northglenn Police Department for the period beginning May 2010 and ending May 2011. (See Figure 5 illustrating the location of the high crime incidents.)

The following sub-categories of factor (d) were found in the Survey Area:

- Poorly lit or unlit areas
- Cracked or uneven sidewalks
- Hazardous contaminants
- Poor drainage
- Flood hazards
- Steep slopes
- Unscreened trash or mechanical equipment
- High crime incidence
- Vagrants, vandalism and graffiti

(e) Deterioration of site or other improvements

Within private properties in the Area, there are frequent known instances of parking surface deterioration, the presence of trash and weeds, aged and deteriorating signs and a lack of landscaping as per the City Development Code. Within public rights-of-way or utility easements, there are instances of deteriorating and ill-maintained irrigation infrastructure and storm water detention facilities.

The following sub-categories of factor (e) were found in the Survey Area:

Figure 4: 100-Year Flood Zone

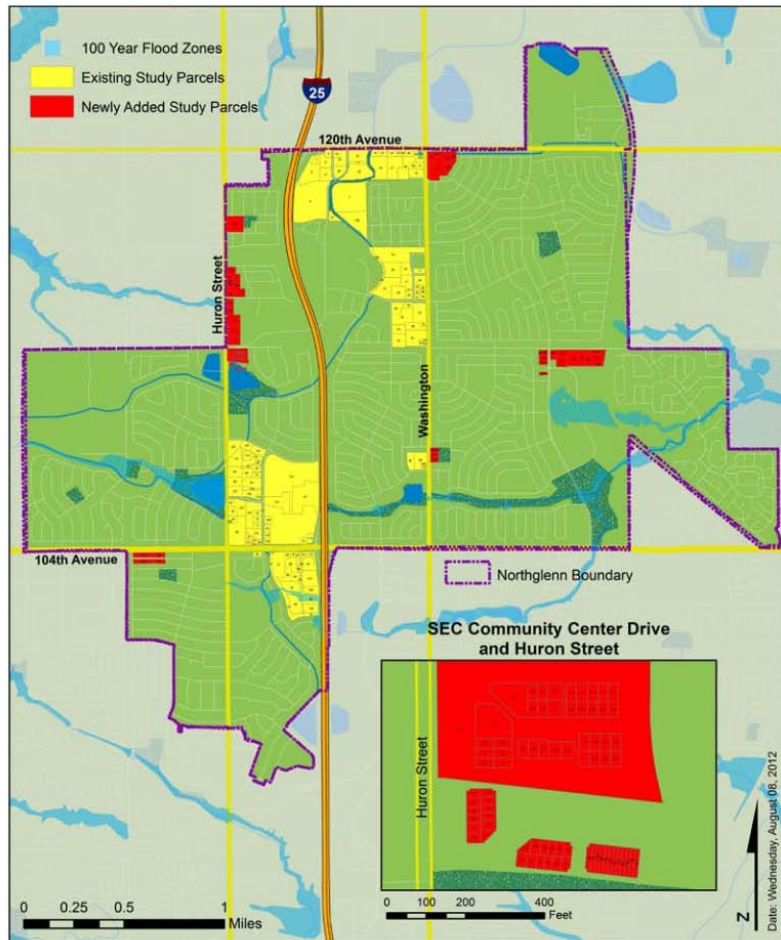
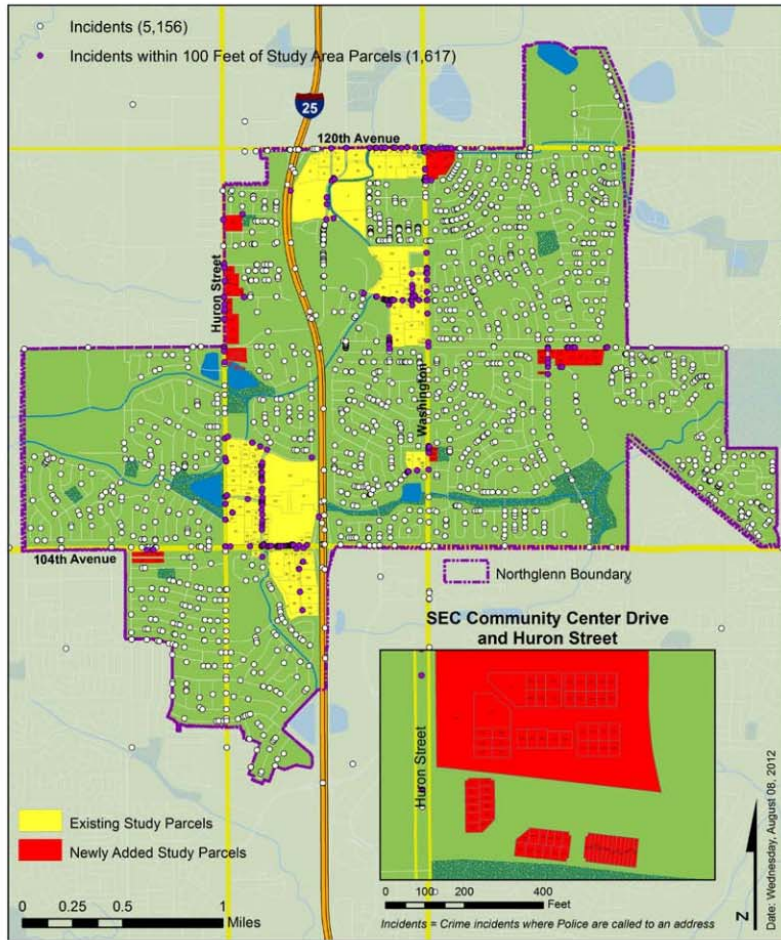


Figure 5: Police Incidents



Signage
Poorly maintained properties, streets, and other public improvements
Trash, debris and weeds
Parking surfaces, curbs and gutters
Landscaping

(f) Unusual topography or inadequate public improvements or utilities

Explained above, although properties within the Area are largely improved and located adjacent to primary and secondary City thoroughfares, the presence of sidewalks is inconsistent. Additionally, several sidewalks that are present are either too narrow for appropriate capacity or too close to the adjacent right-of-way, creating an unsafe environment for pedestrians. Also discussed above, a 100-year flood traverses properties in the vicinity of the Marketplace – East and South limiting development and creating drainage concerns.

Public improvements and utilities which will require completion as part of any development program include on-site storm water detention and water quality features.

The following sub-categories of factor (f) were found in the Survey Area:

Slopes or unusual terrain
Curb and gutter
Overhead utilities
Sidewalks
Roads
Storm water quality and drainage improvements

- (h) The existence of conditions that endanger life or property by fire or other causes

This factor applies to concerns that threaten site users. Based on a report by representatives of the Northglenn Fire Department, there are numerous instances of buildings that do not have adequate fire protection infrastructure (sprinklers). In addition, as explained under (j) below, there is the presence of a hazardous waste site as reported by the State of Colorado within the Survey Area. Finally, and as discussed above, a 100-year flood traverses properties in the vicinity of the Marketplace – East and South.

The following sub-categories of factor (h) were found in the Survey Area:

- Fire safety problems
- Hazardous contaminants
- Floodplain and flood hazards

- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidations, deterioration, defective design, physical construction, or faulty or inadequate facilities

Because a lack of safety or unhealthy conditions can also be considered to endanger life or property, the Survey Area suffers from this blight factor for the reasons explained under (h) above. In addition to threats resulting from the presence of a flood zone, daily use of select properties within the Survey Area may be unsafe because of high incidents of crime.

The following sub-categories of factor (i) were found in the Survey Area:

- Hazardous contaminants
- Fire safety infrastructure
- Unsafe building facilities
- All of the factors listed under (h) above

(j) Environmental contamination of buildings or property

As explained above, there are three hazardous waste sites identified by the State of Colorado within the City of Northglenn. Only one of these three is located in the Survey Area. The others are located either outside or adjacent to parcels within the Area, but are not considered to present a negative impact.

The following sub-category of factor (i) was found in the Survey Area:

Hazardous contaminants

(k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

As explained above, properties in the Area report a "high number of 911 based calls for service" in select locations. The types of incidents range from property damage, to injury accidents to theft.

In addition to high levels of municipal services, there is "substantial physical underutilization and vacancy of sites, buildings, and other improvements" as evidenced by the vacant tracts and commercial centers within and adjacent to the Area.

The following sub-categories of factor (k.5) were found in the Survey Area:

High crime incidence
Site and building underutilization
All of the factors listed under (d) and (h) above

6.0 Summary of Factors

Table 1 summarizes the findings across all surveyed parcels. As shown, 10 factors of the 11 total possible factors were found, to some extent, within the Survey Area. Among the parcels that will become part of Northglenn Urban Renewal Plan No. 2, there are 10 factors present. In this case, all 10 factors (as discussed earlier) were present to a degree that appeared likely to have a significantly negative impact on safety, welfare and/or sound development.

Table 1
Northglenn Area Conditions Survey
Summary of Findings

Blight Qualifying Factor	Present Total Study Area	Northglenn Urban Renewal Plan No. 2
(a)	X	X
(b)	X	X
(c)	X	X
(d)	X	X
(e)	X	X
(f)	X	X
(g)		
(h)	X	X
(i)	X	X
(j)	X	X
(k5)	X	X
Total Factors	10	10

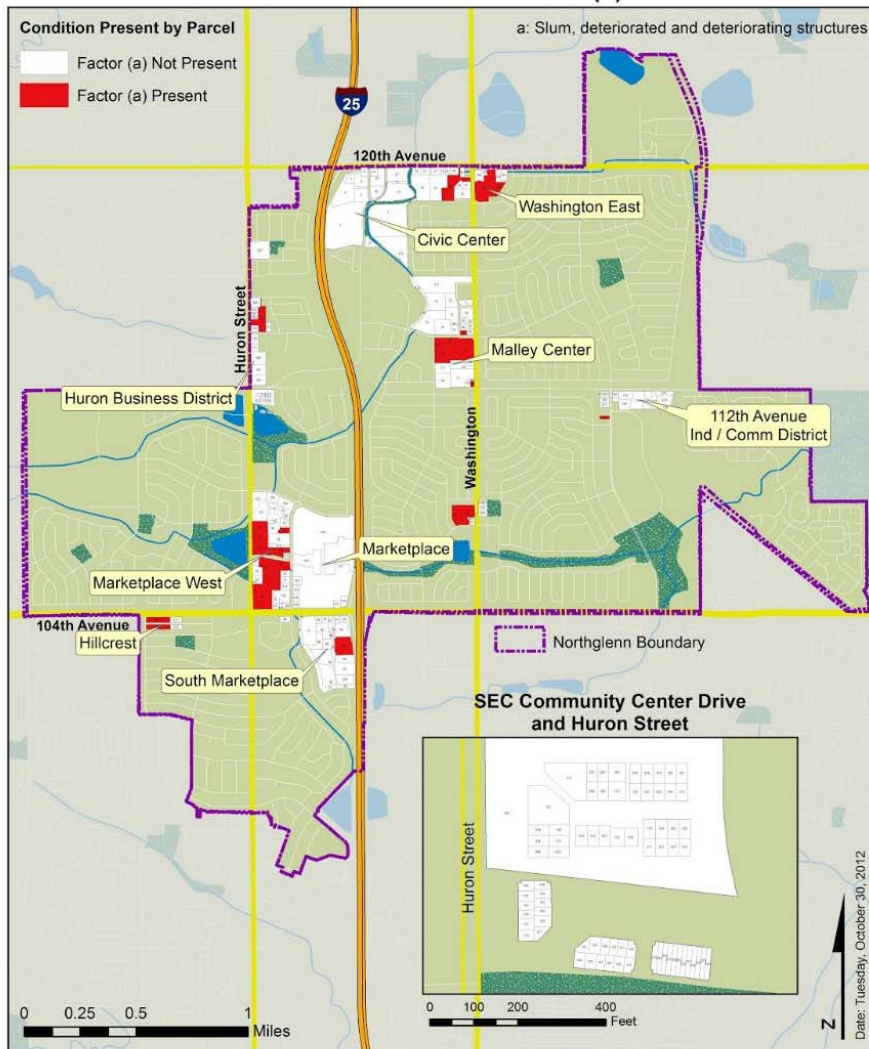
Source: Ricker Cunningham.



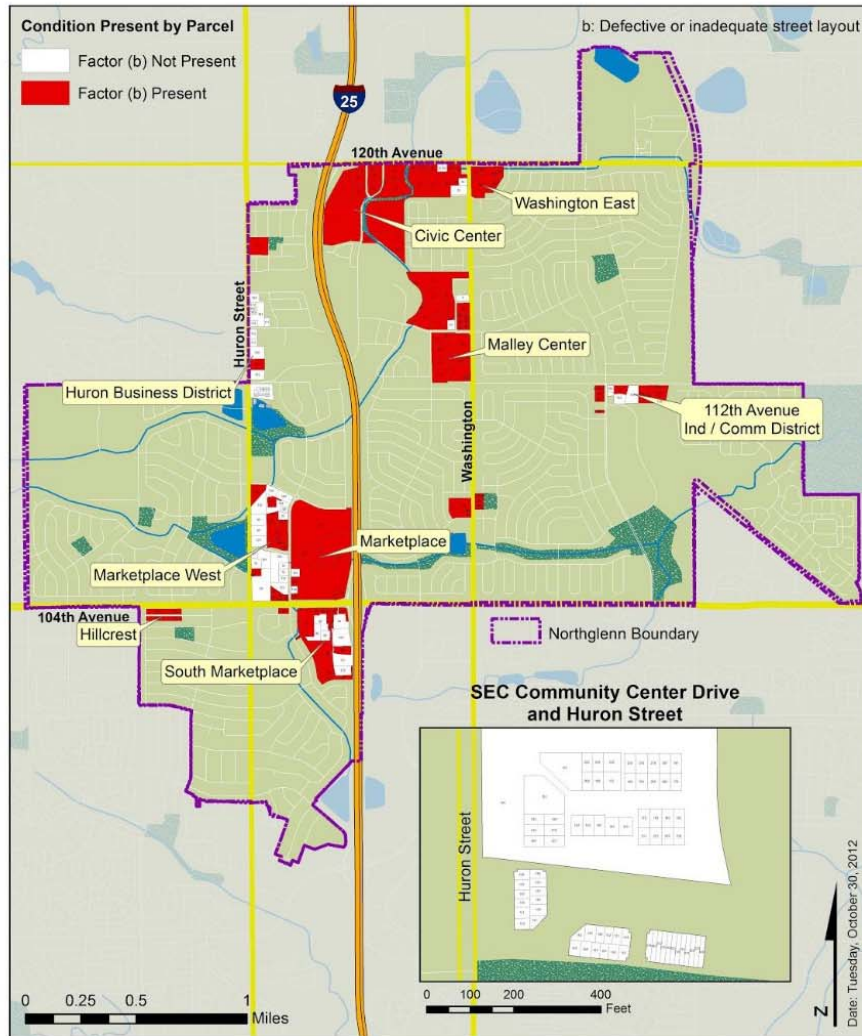
Ricker|Cunningham

Appendix A: Survey Conditions(Factors) by Location

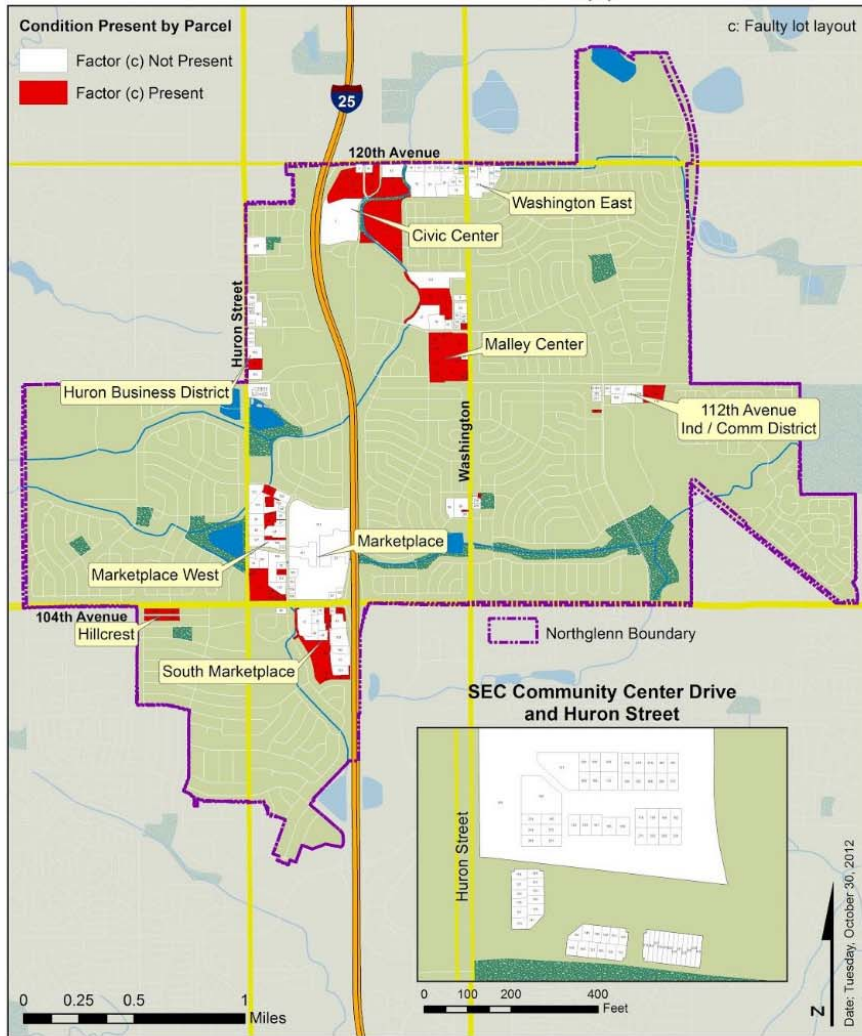
(a) Slum, deteriorated, or deteriorating structures



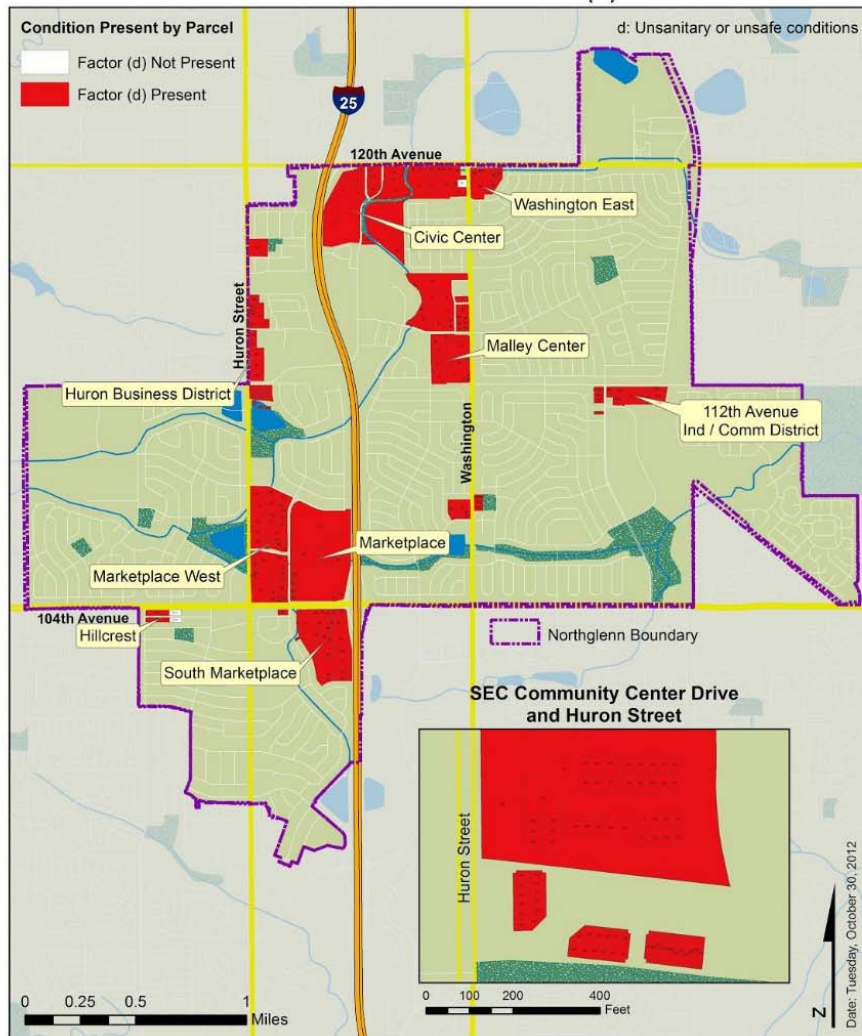
(b) Predominance of defective or inadequate street layout



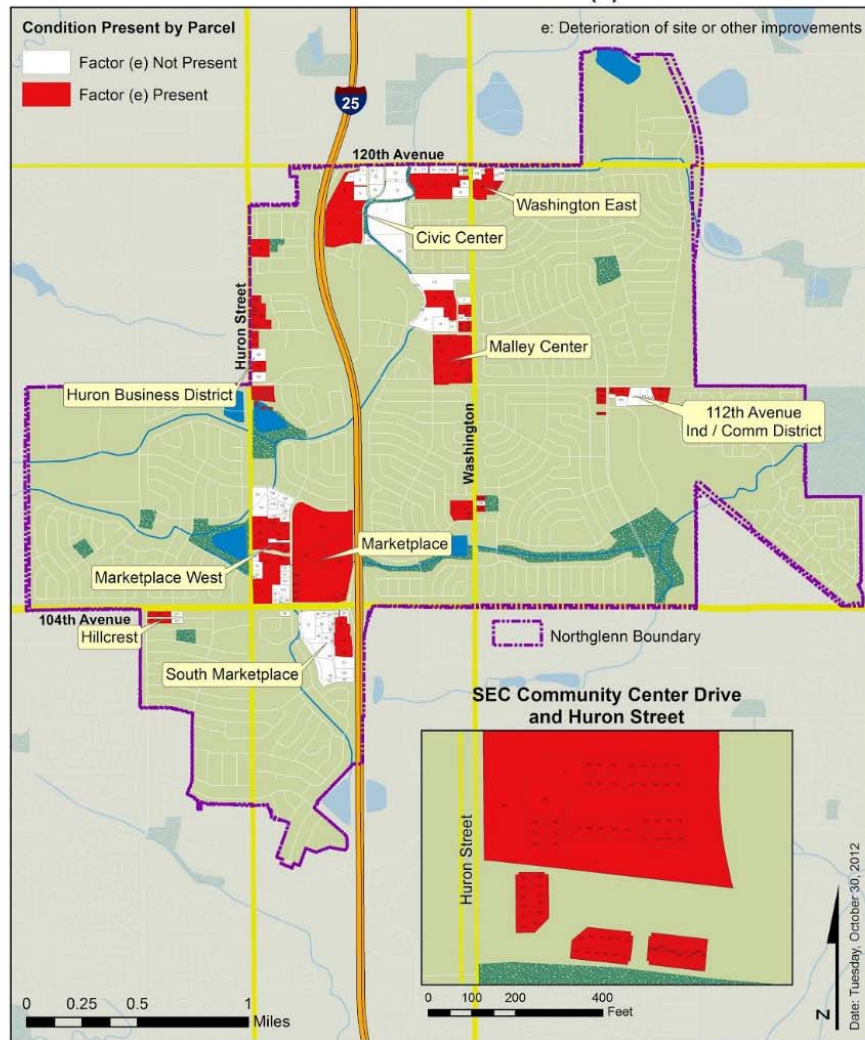
(c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness



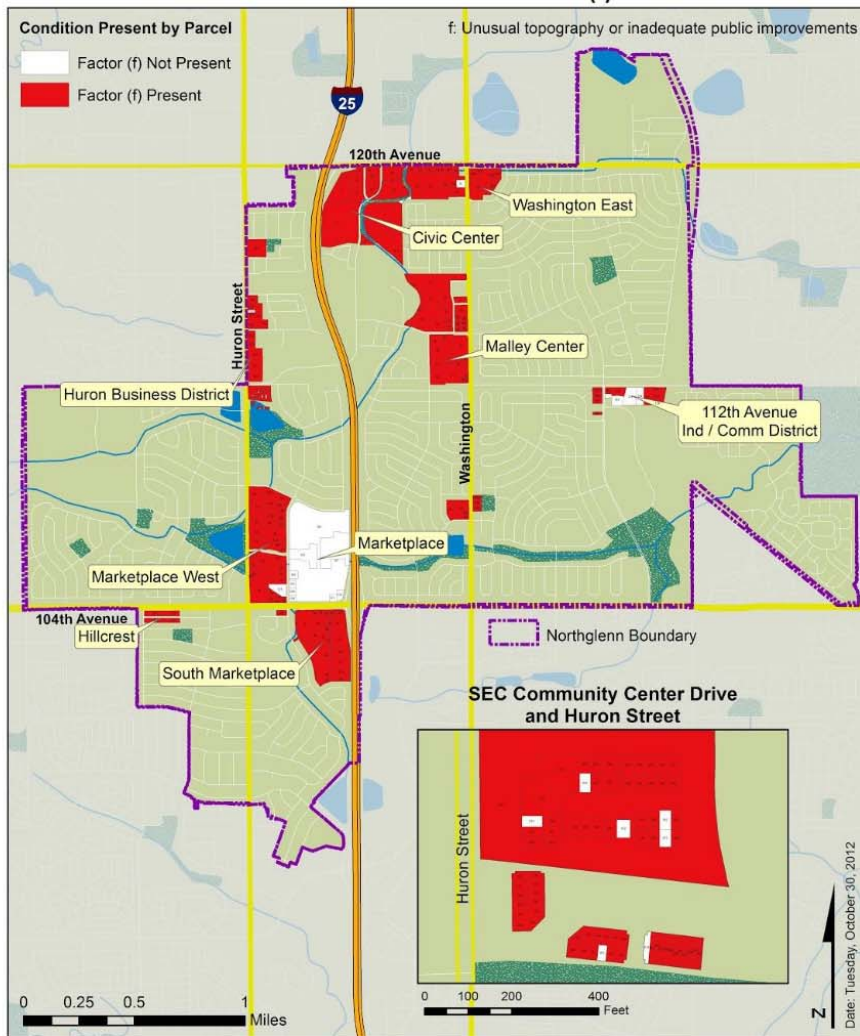
(d) Unsanitary or unsafe conditions



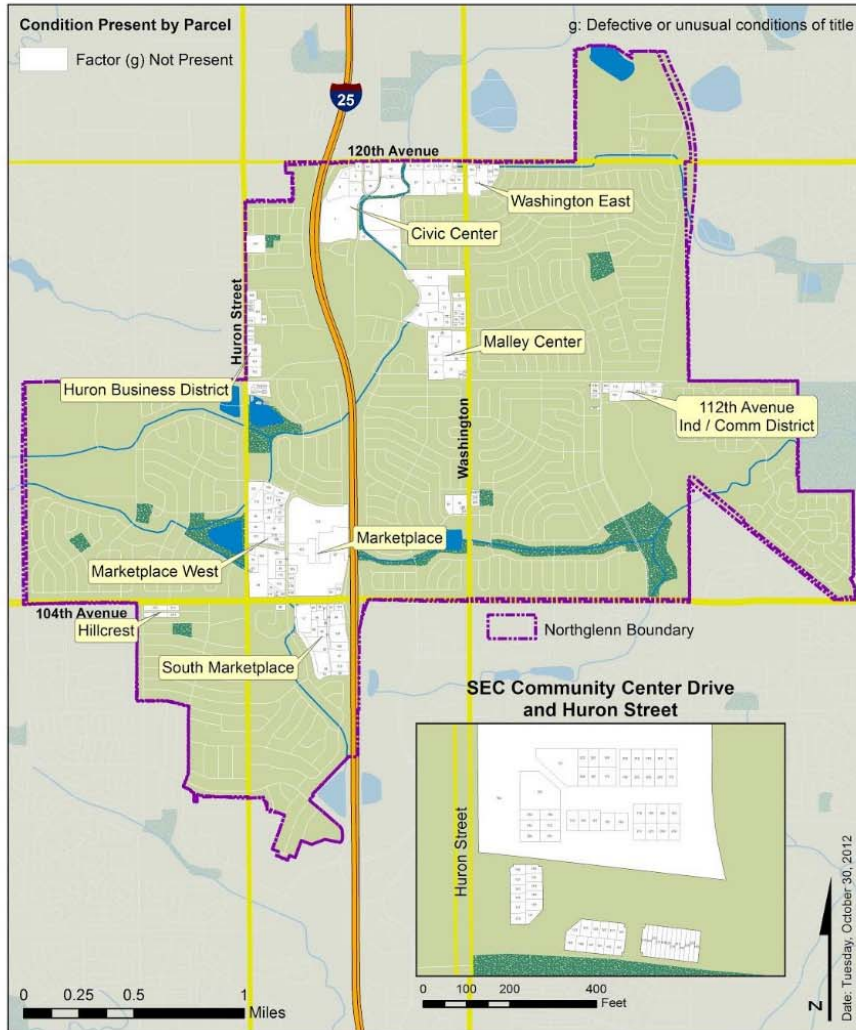
(e) Deterioration of site or other improvements



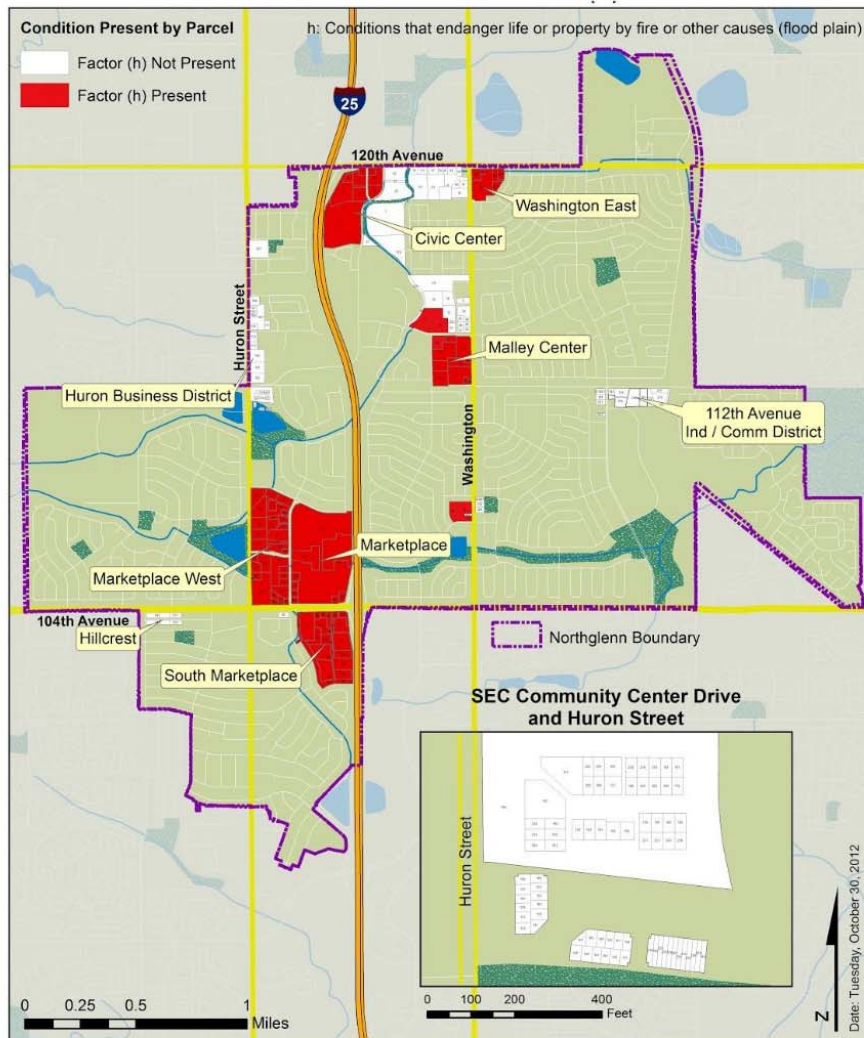
(f) Unusual topography or inadequate public improvements or utilities



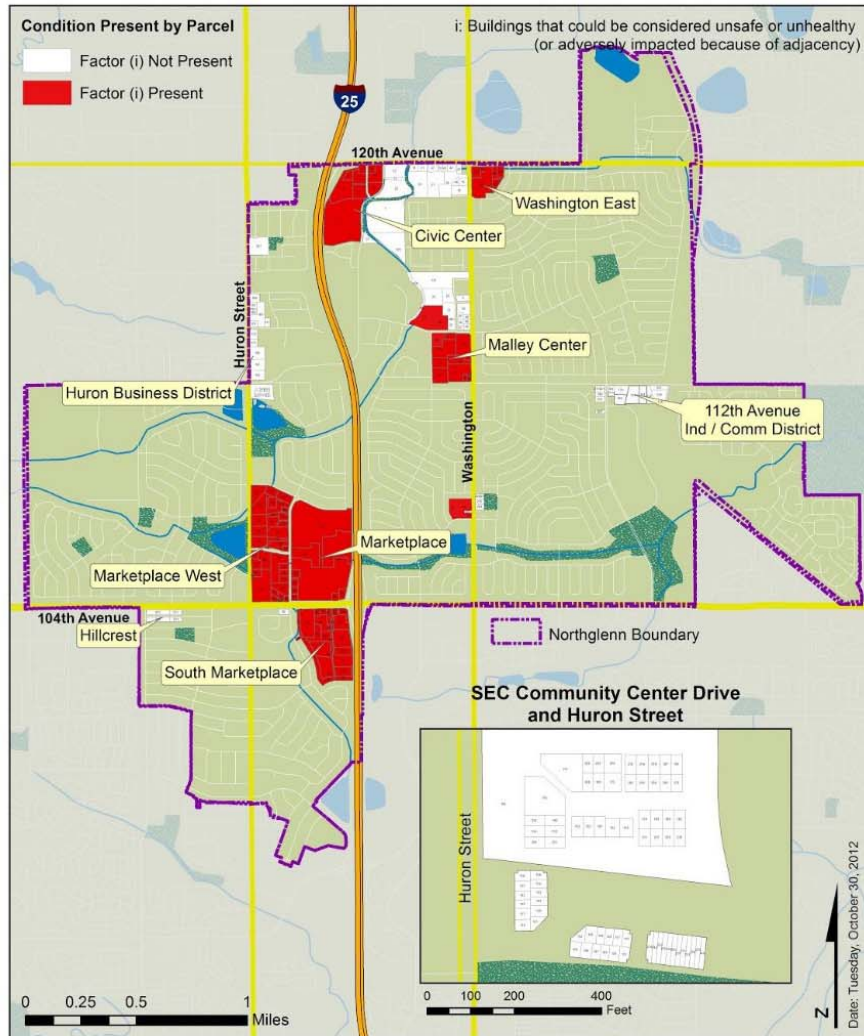
(g) Defective or unusual conditions of title rendering the title non-marketable



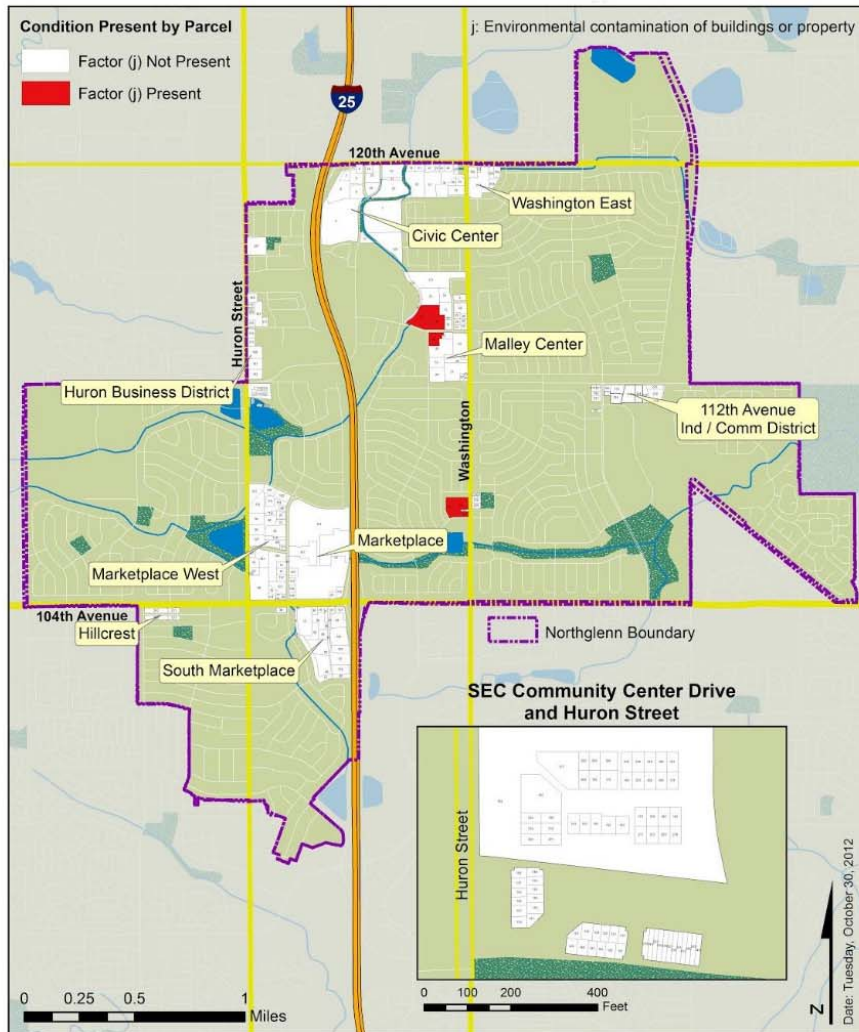
(h) The existence of conditions that endanger life or property by fire or other causes



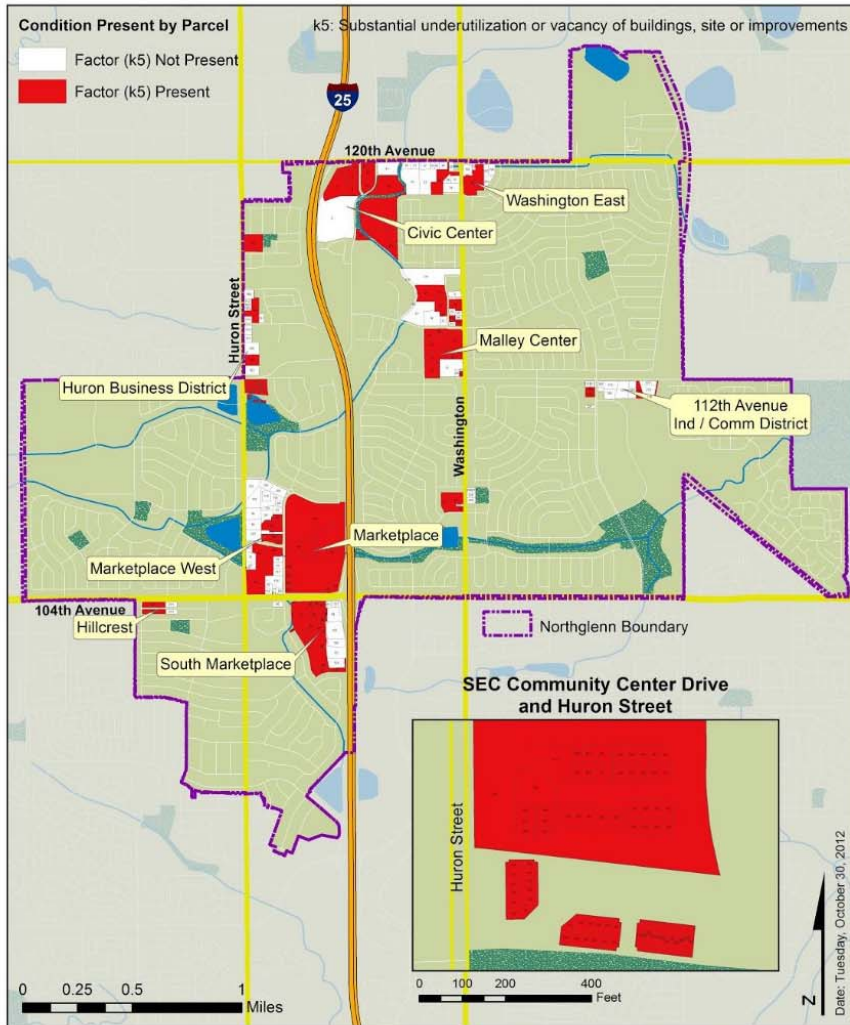
(i) Buildings that are unsafe or unhealthy for persons to live or work in ...



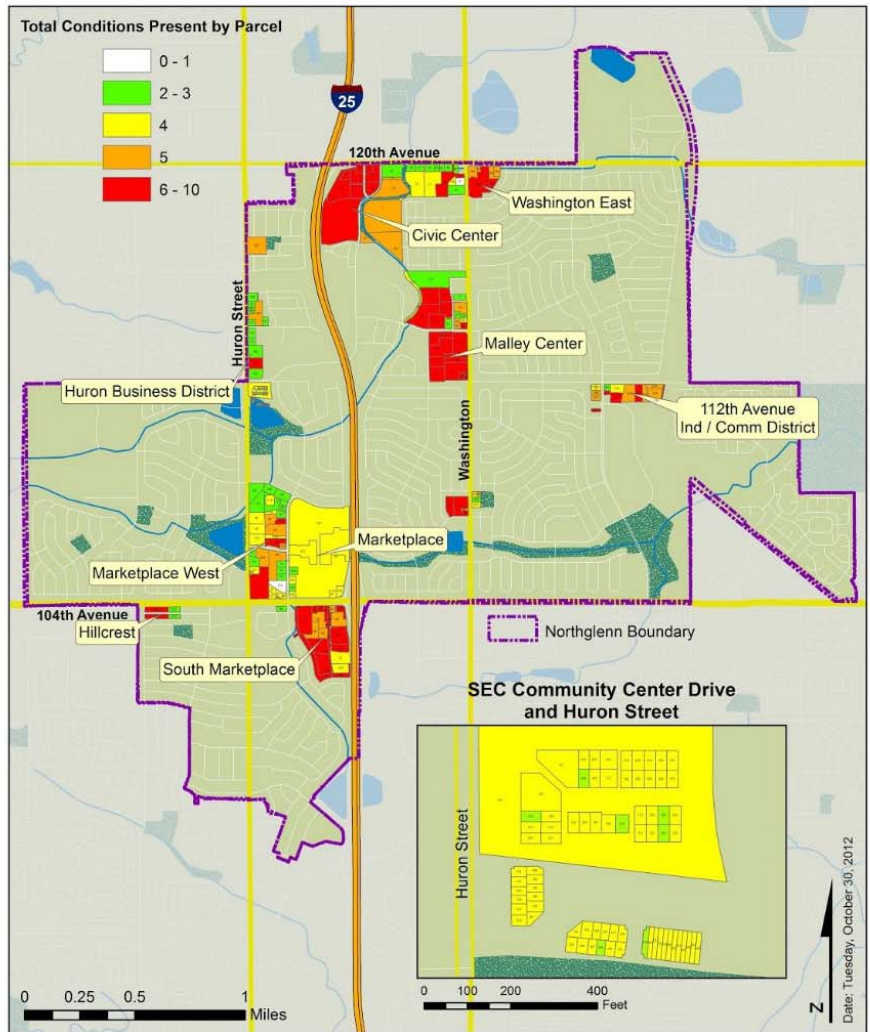
(j) Environmental contamination of buildings or property



- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements



Total Factors





Appendix B: Photo Inventory (Examples from the Survey Area)



















Appendix C. Field Inventory

EXHIBIT B

Legal Description for Northglenn Urban Renewal Plan #2



**NORTHGLENN URBAN RENEWAL AUTHORITY
SURVEY AREA**

PROPERTY DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTIONS 2, 3, 9, 10, 11, 15 AND 16, ALL IN TOWNSHIP 2 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

NOTE: ALL PARCEL NUMBERS CITED IN THIS DESCRIPTION ARE ADAMS COUNTY ASSESSOR PARCEL NUMBERS (DECEMBER 2012), HEREINAFTER REFERRED TO AS PN.

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE AND THE WEST RIGHT-OF-WAY LINE OF HURON STREET;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF HURON STREET, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF 112TH AVENUE;

THENCE EASTERLY, ALONG THE CENTERLINE OF 112TH AVENUE, TO THE CENTERLINE OF HURON STREET;

THENCE NORTHERLY, ALONG THE CENTERLINE OF HURON STREET, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PN 0171903208001;

THENCE EASTERLY, ALONG SAID WESTERLY EXTENSION, AND THE NORTH LINE OF PN 0171903208001, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171903208001, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID PN 0171903208001, TO THE SOUTHWEST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF HURON STREET, TO THE NORTHWEST CORNER OF PN 0171903005007;

THENCE EASTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 115TH AVENUE, TO THE NORTHEAST CORNER OF PN 0171903005019;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171903005019 TO THE NORTHWEST CORNER OF PN 0171903005021;

THENCE EASTERLY, ALONG THE NORTH LINE OF PN 0171903005021, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171903005021, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT-OF-WAY LINE OF 114TH AVENUE;

THENCE WESTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 114TH AVENUE, TO THE NORTHEAST CORNER OF PN 0171903002004;

THENCE SOUTHERLY, ALONG THE EAST LINES OF PN 0171903002004 AND PN 0171903002007, TO THE NORTH LINE OF PN 0171903002016;

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THENCE EASTERLY, ALONG THE NORTH LINE OF PN 0171903002016, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST LINES OF PN 0171903002016, PN 0171903304001, PN 0171903003002, AND THE SOUTHERLY EXTENSION THEREOF, TO THE SOUTH RIGHT-OF-WAY LINE OF 112TH AVENUE;

THENCE EASTERLY, ALONG THE NORTH LINE OF PN 0171910217038, TO THE NORTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171910217038, TO THE SOUTHEAST CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE WEST LINES OF PN 0171910205011 AND PN 0171910205010, TO THE NORTHEAST CORNER OF PN 0171910205016;

THENCE WESTERLY, ALONG THE NORTH LINE OF PN 0171910205016, TO THE EAST RIGHT-OF-WAY LINE OF HURON STREET;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF HURON STREET, TO THE NORTHWEST CORNER OF PN 0171910215005;

THENCE EASTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF KENNEDY DRIVE, TO THE NORTHEAST CORNER OF PN 0171910304017;

THENCE SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF MELODY DRIVE, TO THE SOUTHEAST CORNER OF PN 0171910307037;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE SOUTHEAST CORNER OF PN 0171910401012;

THENCE WESTERLY, ALONG THE SOUTH LINES OF PN 0171910401012, PN 0171910401021 AND PN 0171910401010, TO THE SOUTHWEST CORNER OF PN 0171910401010;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171910401010, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINES OF PN 0171910401010 AND PN 0171910401021, TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE SOUTHEAST CORNER OF PN 0171903400004;

THENCE WESTERLY, ALONG THE SOUTH LINES OF PN 0171903400004, PN 0171903400006 AND PN 0171903400007, TO THE EAST LINE OF PN 0171903409015;

THENCE SOUTHERLY ALONG THE EAST LINE OF PN 0171903409015, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171903409015, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF GRANT DRIVE, TO THE NORTH RIGHT-OF-WAY LINE OF MALLEY DRIVE;

THENCE WESTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF MALLEY DRIVE, TO THE SOUTHWEST CORNER OF PN 0171903410013;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171903410013, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINES OF PN 0171903410013 AND PN 0171903411001, TO THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE SOUTHEAST CORNER OF PN 0171903111008;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171903111008, TO THE EAST LINE OF PN 0171903111032;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171903111032, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINES OF PN 0171903111032, PN 0171903111027 AND PN 0171903111034, TO THE SOUTHEAST CORNER OF PN 0171903113014;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171903113014, TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE SOUTHERLY, ALONG THE EAST LINES OF PN 0171903108001 AND PN 0171903108002, TO THE MOST SOUTHERLY CORNER OF PN 0171903108002;

THENCE NORTHWESTERLY, ALONG THE SOUTHWEST LINE OF PN 0171903108002, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF PN 0171903112002;

THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION, AND THE SOUTH LINE OF PN 0171903112002, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHWESTERLY, TO THE SOUTHEAST CORNER OF PN 0171903214003;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171903214003, TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE NORTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25, TO THE MOST NORTHERLY CORNER OF PN 0171903200020;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171903210001, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF 120TH AVENUE;

THENCE EASTERLY, ALONG THE CENTERLINE OF 120TH AVENUE, TO THE NORTHERLY EXTENSION OF THE WEST LINE OF PN 0171903100010;

THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION, AND THE WEST LINE OF PN 0171903100010, TO THE SOUTHWEST CORNER THEREOF;

THENCE EASTERLY, ALONG THE SOUTH LINE OF PN 0171903100010, TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE EAST LINE OF PN 0171903100010, AND THE NORTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF 120TH AVENUE;

THENCE EASTERLY, ALONG THE CENTERLINE OF 120TH AVENUE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF PN 0171902209021;

THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION, AND THE EAST LINES OF PN 0171902209021, PN 0171902209034 AND PN 0171902209035, TO THE SOUTHEAST CORNER OF PN 0171902209035;

THENCE WESTERLY, ALONG THE SOUTH LINES OF PN 0171902209035 AND PN 0171902209033, TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PN 0171903413005;

THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION, AND THE NORTH LINES OF PN 0171903413005 AND PN 0171903413004, TO THE NORTHWEST CORNER OF PN 0171903413004;

THENCE SOUTHERLY, ALONG THE WEST LINES OF PN 0171903413004 AND PN 0171903413007, TO THE SOUTHWEST CORNER OF PN 0171903413007;

THENCE EASTERLY, ALONG THE SOUTH LINE OF PN 0171903413007, AND THE EASTERLY EXTENSION THEREOF, TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE NORTH RIGHT-OF-WAY LINE OF 112TH AVENUE;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF 112TH AVENUE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF PN 0171911101037;

THENCE SOUTHERLY, ALONG SAID NORTHERLY EXTENSION, AND THE EAST LINE OF PN 0171911101037, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINES OF PN 0171911101037, PN 0171911101017, PN 0171911101016, PN 0171911101039 AND PN 0171911101044, TO THE SOUTHEAST CORNER OF PN 0171911101002;

THENCE NORTHERLY, ALONG THE EAST LINE OF PN 0171911101002, TO THE NORTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE NORTH LINE OF PN 0171911101002, TO THE EAST RIGHT-OF-WAY LINE OF IRMA DRIVE;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF IRMA DRIVE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF PN 0171911103019;

THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION, AND THE SOUTH LINE OF PN 0171911103019, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171911103019, TO THE NORTHWEST CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINE OF PN 0171911103019, TO THE WEST RIGHT-OF-WAY LINE OF IRMA DRIVE;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF IRMA DRIVE, TO THE SOUTHEAST CORNER OF PN 0171911103015;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171911103015, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINES OF PN 0171911103015, PN 0171911103016 AND PN 0171911103018, TO THE SOUTH RIGHT-OF-WAY LINE OF 112TH AVENUE;

THENCE WESTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 112TH AVENUE, TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET, TO THE NORTHWEST CORNER OF PN 0171911300005;

THENCE EASTERLY, ALONG THE NORTH LINES OF PN 0171911300005 AND PN 0171911300006, TO THE NORTHEAST CORNER OF PN 0171911300006;

THENCE SOUTHERLY, ALONG THE EAST LINES OF PN 0171911300006, PN 0171911300002 AND PN 0171911300003, TO THE SOUTHEAST CORNER OF PN 0171911300003;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171911300003, TO THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

THENCE SOUTHERLY, ALONG THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET, AND THE SOUTHERLY EXTENSION THEREOF, TO THE CENTERLINE OF 104TH AVENUE;

THENCE WESTERLY, ALONG THE CENTERLINE OF 104TH AVENUE, TO THE EAST RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE WESTERLY, TO THE NORTHEAST CORNER OF PN 0171915201023;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171915201023, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY AND NORTHERLY, ALONG THE SOUTH AND WEST LINES OF PN 0171915201023, TO THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE;

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THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171915201037, TO THE SOUTHEAST CORNER THEREOF;

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THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171915201036, TO THE SOUTHEAST CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINES OF PN 0171915201035 AND PN 0171915201033, TO THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25;

THENCE SOUTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE OF INTERSTATE 25, TO THE SOUTHEAST CORNER OF PN 0171915201031;

THENCE WESTERLY, ALONG THE SOUTH LINES OF PN 0171915201031 AND PN 0171915201029, TO THE MOST SOUTHERLY CORNER OF PN 0171915201029;

THENCE NORTHERLY, ALONG THE EAST LINE OF PN 0171915201029, TO THE SOUTH LINE OF PN 0171915202016;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171915202016, TO THE MOST SOUTHERLY CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171915202016, TO THE MOST WESTERLY CORNER THEREOF;

THENCE EASTERLY, ALONG THE NORTH LINE OF PN 0171915202016, TO THE SOUTHWEST CORNER OF PN 0171915202015;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171915202015, TO THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE;

THENCE WESTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE NORTHEAST CORNER OF PN 0171915204003;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171915204003, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINE OF PN 0171915204003, TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTHERLY, ALONG THE WEST LINE OF PN 0171915204003, TO THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE;

THENCE WESTERLY, ALONG THE SOUTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE NORTHEAST CORNER OF PN 0171916102019;

THENCE SOUTHERLY, ALONG THE EAST LINE OF PN 0171916102019, TO THE SOUTHEAST CORNER THEREOF;

THENCE WESTERLY, ALONG THE SOUTH LINES OF PN 0171916102019 AND PN 0171916102001, AND THE WESTERLY EXTENSION THEREOF, TO THE WEST RIGHT-OF-WAY LINE OF PECOS STREET;

THENCE NORTHERLY, ALONG THE WEST RIGHT-OF-WAY LINE, AND THE NORTHERLY EXTENSION THEREOF, TO THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE;

THENCE EASTERLY, ALONG THE NORTH RIGHT-OF-WAY LINE OF 104TH AVENUE, TO THE POINT OF BEGINNING.

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NORTHGLENN, COLORADO
NORTHGLENN MALL AREA
REDEVELOPMENT PLAN

BOOK 3897 PG 163

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AN URBAN RENEWAL PLAN
prepared by
The Northglenn Urban Renewal Authority
Approved February 26, 1992

Approved by The Northglenn City Council
April 23, 1992

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I. INTRODUCTIONA. PREFACE

The Northglenn Urban Renewal Authority (NURA) has prepared this Urban Renewal Plan (Plan) in accordance with the Urban Renewal Law of Colorado.¹ The administration of this Plan shall be performed by NURA.

B. HISTORICAL BACKGROUND

The City of Northglenn, a planned suburban community, was incorporated in 1969. The downtown area including the Northglenn Mall and a variety of business, commercial, office and high density residential enterprises was established in the 1960's and the 1970's. This regional mixed-use commercial center served consumer needs of the local community and regional trade area generating sales taxes that, at their peak, provided approximately 67 percent of the City's public revenues. Due to a variety of factors, including financial, commercial, and changes of consumer purchasing habits, Northglenn's downtown area began to decline in the early 1980's. Since 1986, the City experienced annual decreases in sales tax and property tax revenues accompanied by deteriorating conditions in both public and private facilities.

In 1987, the Northglenn Mall was purchased from its original owner by Northglenn Mall Associates, a California-

¹ Part 1 of Article 25 of Title 31, Colorado Revised Statutes which is incorporated herein by reference. A copy of the Colorado Urban Renewal Statute is available for review in the NURA Office.

based partnership, which had plans to renovate the Mall. The Associates developed a renovation plan including the four mall anchor stores--Sears, Mervyn's, The Denver, and J.C. Penney. Within 18 months, The Denver [which had been acquired by May D & F] and J.C. Penney vacated Northglenn Mall. The loss of two major anchor stores, a regional economic recession, and the proliferation of conventional shopping centers within Northglenn's regional trade area, gave momentum to the downward financial and economic cycle which continues to the present. [See footnote #9, page 21, for the analyses prepared by BBC regarding the economic and marketing conditions negatively affecting Northglenn].

Through 1989, the City, in discussions with the new Mall owner and interested developers as well as redevelopment experts, explored numerous methods to revitalize the Mall Area. Poor economic conditions prevented implementation of revitalization proposals. These unsuccessful planning activities resulted in some loss of credibility of the economic vitality and sense of community within the city, Mall owners, Mall tenants, and other business and public entities. In early 1990 City Council created NURA in an attempt to overcome the effects of the previous false starts and to implement a planning and legal process and

communications strategy that fostered coordination, cooperation and implementation of a redevelopment project.

C. PROJECT PURPOSES

NURA was created by the Northglenn City Council on March 22, 1990², in response to a citizens' petition for the formation of an urban renewal Authority, findings of blight in the Northglenn Mall Area³, and following a public hearing on the matter. The purpose of NURA is to serve as the public entity to effect revitalization and redevelopment in the City of Northglenn.

The resolution creating NURA and Northglenn City Council's approval of this Plan, vests the Authority with all of the rights and powers contained in the Urban Renewal Law of Colorado and authorizes NURA to carry out all of the functions as provided in such law and herein. Furthermore, in creating NURA, City Council, Resolution 90-19 assigned the following responsibilities to the Authority:

² Council Resolution 90-19, Series of 1990 approved by Northglenn City Council on March 22, 1990, incorporated herein by reference.

³ Northglenn Blight Survey prepared for The City of Northglenn, Colorado by Arthur L. Anderson, Urban Redevelopment Consultant, 2113 Walnut Street, #7, Boulder, CO 80303, March 22, 1990 and incorporated herein by reference. A copy of the Blight Study is available for review in the NURA Office.

seek to accomplish the development, redevelopment and rehabilitation of blighted areas, so that such areas can be developed or redeveloped to provide a safer and more useful environment for their users and inhabitants;

to develop and redevelop such areas to provide necessary, greater, and reasonable economic utilization of such areas;

to promote more adequate public facilities and utilities and improved traffic patterns;

to eliminate traffic and pedestrian hazards within the area;

to ensure reasonable and adequate social, physical, and economic development and growth within the City; and

to provide an adequate financial, economic, and tax base for the community.

NURA has devoted its energies and utilized the professional expertise of consultants, advisors, and city staff⁴ and has also considered public input since its inception to accomplish the purposes which City Council directed. This Plan is adopted as the culmination of these efforts for the purposes of implementing [a] redevelopment project[s] that complies with the City's Comprehensive Plan, complies with the Urban Renewal Law of Colorado, and effects

⁴ Refer to Section VII of this Plan for acknowledgments of people and entities who have contributed to the urban renewal process and completion of this Plan.

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the revitalization of Northglenn's commercial and downtown area.

II. URBAN RENEWAL AREA

The area which is designated as the Urban Renewal Area (also referred to herein as the Redevelopment Area) is the portion of the City of Northglenn that is generally bounded by Interstate-25 on the east, Kennedy Drive on the north, and Huron Street on the west. The south boundary proceeds along 104th Avenue from Huron Street eastward to near Melody Drive, then proceeds south to include the businesses and vacant land on the south side of 104th Avenue and along Bannock Street. The area is Northglenn's primary commercial district and is located on the west side of the interchange of 104th Avenue and Interstate-25.

Following is the metes-and-bounds legal description of the Urban Renewal Area prepared by R.W. Bayer and Associates. See Exhibit A hereto for a map of the Urban Renewal Area.

LEGAL DESCRIPTION OF URBAN RENEWAL AREA CITY OF NORTHGLENN, ADAMS COUNTY, COLORADO

PART OF SECTIONS 9, 10, 15, AND 16, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS: BEGINNING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF HURON STREET AND THE SOUTH LINE OF SOUTHEAST ONE-QUARTER OF SAID SECTION 9; THENCE N00°01'30"W ALONG SAID WEST RIGHT-OF-WAY LINE AND PARALLEL WITH THE EAST LINE OF SAID SECTION 9 A DISTANCE OF 2,911.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF KENNEDY DRIVE; THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) N90°00'00"E, 50.00 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 9; 2) S89°41'45"E, 373.77 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT; 3) THE DELTA OF SAID CURVE IS 25°34'45", THE RADIUS OF SAID CURVE IS 490.00 FEET, THENCE

ALONG THE ARC OF SAID CURVE A DISTANCE OF 218.76 FEET TO THE END OF SAID CURVE; 4) $S64^{\circ} 07' 00'' E$, 1,084.70 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 5) THE DELTA OF SAID CURVE IS $26^{\circ} 00' 00''$, THE RADIUS OF SAID CURVE IS 780.00 FEET, THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 353.95 FEET TO THE END OF SAID CURVE; 6) $N89^{\circ} 53' 00'' E$, 350.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ACOMA STREET; THENCE $S72^{\circ} 38' 28'' E$ A DISTANCE OF 62.90 FEET TO THE EAST RIGHT-OF-WAY LINE OF ACOMA STREET AND THE SOUTHWEST CORNER OF LOT 6, BLOCK 63, NORTH GLENN - FIFTH FILING (FILE 10, MAP 363, ADAMS COUNTY RECORDS), A SUBDIVISION OF A PART OF THE WEST ONE-HALF OF SAID SECTION 10; THENCE $N89^{\circ} 53' 00'' E$ A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 6 AND A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 (VALLEY HIGHWAY); THENCE CONTINUING $N89^{\circ} 53' 00'' E$ A DISTANCE OF 249.96 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING FIVE (5) COURSES AND DISTANCES: 1) $S00^{\circ} 07' 00'' E$, 918.00 FEET; 2) $S12^{\circ} 48' 00'' E$, 296.13 FEET; 3) $S04^{\circ} 24' 30'' E$, 802.20 FEET; 4) $S38^{\circ} 45' 00'' E$, 165.10 FEET; 6) $S73^{\circ} 05' 00'' E$, 224.28 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF WEST 104TH AVENUE; THENCE $S00^{\circ} 11' 00'' W$ A DISTANCE OF 130.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 104TH AVENUE; THENCE $N89^{\circ} 49' 00'' W$ ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE 226.23 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 (VALLEY HIGHWAY); THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) COURSES AND DISTANCES: 1) $S47^{\circ} 19' 10'' W$, 154.00 FEET; 2) $S10^{\circ} 07' 15'' W$, 590.30 FEET; 3) $S00^{\circ} 06' 00'' W$, 1,084.76 FEET TO A POINT; THENCE $N89^{\circ} 54' 00'' W$, A DISTANCE OF 250.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF INTERSTATE 25 (VALLEY HIGHWAY) AND THE SOUTHEAST CORNER OF LOT 48, BLOCK 3, NORTH GLENN - THIRD FILING (FILE 10, MAP 348, ADAMS COUNTY RECORDS), A SUBDIVISION OF A PART OF THE WEST ONE-HALF OF SAID SECTION 15; THENCE ALONG THE SOUTHERLY AND WESTERLY PERIMETER OF SAID LOT 48 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: 1) $N89^{\circ} 54' 00'' W$, 378.29 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 2) THE DELTA OF SAID CURVE IS $37^{\circ} 29' 42''$, THE RADIUS OF SAID CURVE IS 570.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 373.01 FEET TO THE END OF SAID CURVE; 3) $N40^{\circ} 04' 00'' W$, 147.20 FEET; 4) $N29^{\circ} 06' 50'' W$, 51.98 FEET; 5) $N07^{\circ} 34' 00'' W$, 239.34 FEET TO THE BEGINNING OF A CURVE TO THE LEFT; 6) THE DELTA OF SAID CURVE IS $21^{\circ} 30' 00''$, THE RADIUS OF SAID CURVE IS 715.00 FEET; THENCE ALONG THE ARC OF SAID CURVE IS A DISTANCE OF 268.30 FEET TO THE END OF SAID CURVE; 7) $N29^{\circ} 04' 00'' W$, 560.06 FEET TO THE NORTHEAST CORNER OF LOT 10 SAID BLOCK 3 AND A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE TUCK LATERAL CANAL, SAID POINT ALSO BEING A POINT ON A NON-TANGENT CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS $21^{\circ} 40' 04''$, THE RADIUS OF SAID CURVE IS 149.04 FEET; THENCE ALONG THE ARC OF

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SAID CURVE AND ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 56.36 FEET TO THE END OF SAID CURVE; THENCE S60°56'00"W ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 64.97 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF MELODY DRIVE AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, THE DELTA OF SAID CURVE IS 05°03'44", THE RADIUS OF SAID CURVE IS 850.00 FEET; THENCE ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 75.10 FEET TO THE SOUTHEAST CORNER OF LOT 9 SAID BLOCK 3 AND A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE TUCK LATERAL CANAL; THENCE ALONG SAID NORTHERLY AND THE WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) N60°56'41"E, 61.65 FEET TO THE BEGINNING A CURVE TO THE LEFT, 2) THE DELTA OF SAID CURVE IS 79°15'00", THE RADIUS OF SAID CURVE IS 74.05 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 102.43 FEET TO THE END OF SAID CURVE AND THE BEGINNING OF A CURVE TO RIGHT, 3) THE DELTA OF SAID CURVE IS 18°30'00", THE RADIUS OF SAID CURVE 725.00 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 234.09 FEET TO THE END OF SAID CURVE; 4) N00°11'00"E, 264.20 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 3 SAID NORTH GLENN - THIRD FILING; THENCE N89°49'00"W ALONG THE SOUTH LINE OF SAID LOT 1 AND THE WESTERLY EXTENSION OF SAID SOUTH LINE A DISTANCE OF 205.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF MELODY DRIVE; THENCE S00°11'00"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 53.00 FEET TO THE SOUTHEAST CORNER OF LOT 2, BLOCK 1, NORTH GLENN - SEVENTEENTH FILING; THENCE N89°49'00"W ALONG THE SOUTH LINE OF LOTS 2, 3, AND 4 SAID BLOCK 1, A DISTANCE OF 245.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 4; THENCE N00°11'00"E ALONG THE WEST LINE OF SAID LOT 4 A DISTANCE OF 125.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF WEST 104TH AVENUE; THENCE N89°49'00"W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 669.65 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 16; THENCE S89°45'30"W ALONG SAID SOUTH RIGHT-OF-WAY LINE A DISTANCE OF 50.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HURON STREET; THENCE N00°01'00"W ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING. CONTAINS 227.551 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE WEST RIGHT-OF-WAY LINE OF HURON STREET IN THE SOUTHEAST ONE-QUARTER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR N00°01'30"W, TAKEN FROM THE PLAT OF NORTH GLENN - FOURTH FILING (FILE 10, MAP 353, ADAMS COUNTY RECORDS), A SUBDIVISION OF A PART OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 9.

III. URBAN RENEWAL PROCESS

A. GUIDELINES

The Colorado Urban Renewal Law provides for a process for urban renewal projects to assure that the following matters, amongst others, are controlled within the guidelines of the law:

Adequate evidence exists that an area is appropriately designated for urban renewal.

An urban renewal authority is established by City Council with responsibilities and powers as designated by Council and the state law.

An urban renewal plan is prepared consistent with the City's master plan and that the plan is reviewed and approved according to a prescribed process.

Administrative and operational matters such as property assemblage and disposal, project financing, relocation, and cooperation with the private sector in the plan area are implemented.

In developing its urban renewal process, NURA implemented a program that complied with such legal requirements, and contains provisions for making decisions about area redevelopment which include the following factors:

acknowledgment of the existence of factors of blight and deterioration, and plans to remedy same

responsibility to understand the area's
infrastructure

the need to be knowledgeable about economic and
market conditions

a duty to consider and be sensitive to community
concerns and suggestions from the private sector

B. CHRONOLOGY OF EVENTS

Concerns for orderliness and openness have been essential elements in working through the urban renewal process. Although NURA understood the community's need to see tangible results of area revitalization, caution was exercised in every phase balanced by the Authority's objective to move as expeditiously as possible through each phase.⁵

C. DEVELOPMENT SCHEDULE

The Conceptual Development Schedule on the next page provides an overview of the major activities and work tasks which drive NURA's urban renewal process. By establishing the conceptual schedule and stating minimum time frames for the various phases, NURA is able to respond to the frequent inquiries as to when redevelopment would occur. As major activities were completed, actual time periods were recorded

⁵ Refer to Exhibit B hereto for a chronology of events, activities, and major milestones.

KEY:

CONCEPTUAL DEVELOPMENT SCHEDULE*

*(Times shown are for illustration only and are subject to change)

PHASE:	PLANNING	CONTACT AND SELECTION				DEVELOPMENT	CONSTRUCTION
MINIMUM TIME FRAME:	June, '90 - Feb '91	MINIMUM SIX MONTHS				MINIMUM 3 MONTHS	MINIMUM 18 MONTHS
		Feb '91 - Mar '91	Mar '91 - Apr '91	Apr '91 - Aug '91	Aug '91 - ???		
MAJOR ACTIVITY:	PLANNING	DETERMINE DEVELOPMENT STRATEGY	DETERMINE DEVELOPER AND RETAIL INTEREST	ADVERTISE AND REQUEST PROPOSALS FROM DEVELOPERS	NEGOTIATE AGREEMENT	FINALIZE DEVELOPMENT AGREEMENT	PROJECT CONSTRUCTION
WORK TASKS:	Problem and Opportunity Assessment Studies on oMarket oTransportation oUtilities oDesign	Define purposes Define process Identify people and other resources	Determine approach and identify potential contacts Prepare data base and other support materials Make contacts Follow Up	Advertise or issue Requests for Proposals (RFP's) Receive proposals Evaluate proposals Select proposer for exclusive negotiations Establish negotiating strategy and team	Negotiating team produces agreement that satisfies goals and objectives Analyze feasibility of potential development project[s]	Secure public financing Secure private financing Secure property Prepare construction plan	Build private development[s] Build public improvement[s]

Prepare Urban Renewal Plan

to clarify progress. Regular progress reports were a key element in NURA's Public Information Program.

D. PUBLIC INFORMATION PROGRAM

NURA was sensitive to the community's desire to be informed about and involved in the revitalization process to the maximum extent possible. A commitment was made early in the process to encourage public comments and to regularly communicate progress. Consideration was given to devising a process that addressed concerns for information, fairness, confidentiality, and flexibility. The Public Information Program⁶ developed by NURA provided for a variety of communication objectives and opportunities.

From the beginning, NURA's meeting agenda included a 'Public Participation' item. Meeting notices were posted in the same public places which the City of Northglenn uses for posting public notices within the City. Notices of public meetings and hearings were printed in local newspapers and disseminated by other means to provide maximum opportunity for public input.

⁶ A copy of the matrix outlining the Public Information Program is available for review in the NURA Office and is incorporated herein by reference.

Recognizing that different groups have different information needs, NURA targeted specific community groups and interests, considered their particular information requirements, and developed formats to provide information to these groups on a regular and timely basis. The audiences included the following:

- City Council
- Northglenn Residents
- Market Area Households
- Community Groups
- Property Owners and Managers within the plan area
- Merchants and employees within the plan area
- Press
- Developers and Retailers
- Consultants involved in planning and implementation
- Adams County
- Adams County School District 12
- West Adams County Fire District
- City Employees

Consistent with requirements of Colorado's Open Meetings Law and NURA's decision to maintain open communications, meeting notices consisting of a complete agenda of NURA's regular and special meetings were posted in advance of meetings and the Authority complied with all laws requiring decision-making to be in the public forum.

The public information program has been in effect during the entire process and will continue to be utilized

as NURA progresses through phases of the redevelopment programs.

Public Meetings. As NURA began to obtain information from professionals in matters of transportation, utilities, and market research, several possible concepts for improvements evolved. In contemplating possible redevelopment of the Redevelopment Area, NURA developed several concepts which took into account some of the consultant findings and suggestions for redevelopment. These concepts were presented at two public meetings in October, 1990. The purpose of the meetings was to seek public comment on the concepts in order to learn and understand the desires and needs of the public. The outcome of these meetings provided suggestions, ideas, and programs for redevelopment of the areas which the NURA Board of Commissioners incorporated into Goals and Objectives and this Plan which would be responsive to community needs. The public offered useful comments regarding neighborhood traffic, ideas for interchanges off I-25, as well as pedestrian and vehicle movement in the Redevelopment Area.

As the Plan proceeds through the approval process, the public will have additional opportunities to comment at information workshops, during the Planning Commission review, and at a public hearing before City Council.

Suggestions. Another ongoing element in obtaining input from the community about the redevelopment program was the Suggestion Box located in the Northglenn Mall outside the NURA storefront office. People were encouraged to offer suggestions. These suggestions were compiled on a regular basis and made available to the Board of Commissioners, City Staff, and the public.

Public Comments. As NURA received comments from the public, several themes emerged as primary community concerns. The themes involved the types of stores people wanted to shop at, community needs, food and entertainment suggestions, physical improvements, and general comments. A summary highlighting comments from each category follows:

Types of Stores:

- more large department stores
- large discount store
- hardware store
- drug store
- toy store
- more variety of clothing including children's and larger sizes for adults
- affordable stores such as membership warehouses
- variety of stores and services to provide one-stop shopping
- specialty stores

Community Needs:

- post office
- child care
- social services to serve family needs
- recycling center

-
- public gym
 - school exhibits
 - health screening and immunization programs
 - art and craft events
 - community information center
 - party and meeting rooms
 - fitness promotion
 - library
 - more shrubs and flowers
 - gathering place in the Mall

Food and Entertainment:

- more restaurants including more variety
- theater inside the Mall
- non-alcohol entertainment facility for teens
- food court
- lounge area or night club
- concentrate an area of the Mall on entertainment and food
- dinner theater

Physical Changes:

- parking structure and a transit loop serving Mall
- removal of the fountains in the Mall
- improve accessibility for disabled
- move unattached stores and theaters into the Mall
- update the appearance
- improve the access at the main entrance from 104th Avenue
- add signs for better visibility of the Mall
- more lights
- display U.S., Colorado, and Northglenn flags
- general clean up of the area
- improve restrooms and make them accessible to disabled
- improve the traffic signal progression
- improve access for pedestrians and bicyclists

General Comments:

- allow opportunities for citizens to invest in improvements
- lockers in the Mall to store packages while shopping
- avoid solicitation such as the research interviews

E. PLANNING PHASE**1. Overview of planning phase activities**

Concerned that several metropolitan Denver area urban renewal authorities and redevelopment agencies were suffering the consequences of financial instability and visions that did not materialize, NURA placed emphasis on analyzing Northglenn's plan area and utilized the professional expertise and experience of consultants and City staff to establish an objective data base for potential redevelopment activities. This Planning Phase began in June, 1990 and was substantially completed by February, 1991.

Preliminary findings of transportation and utility evaluations and an economic analysis were presented at two public meetings in October, 1990. Conceptual redevelopment proposals were displayed and the public was urged to provide input on the concepts. Following the public meetings, NURA developed a composite concept which provided a framework for consultants and City staff to assess problems and opportunities within and around the Northglenn Mall Area. The traffic, utility and economic evaluations were initiated as a follow-up to the Blight Findings and provided an additional review of existing conditions rather than a forecast of

the physical or economic improvements which may be required to revitalize the area.

NURA anticipates that further evaluations may be required for any specific development project; however, the information provided by the original evaluations will aid in making redevelopment decisions.

The consultants' reports documented problems and opportunities for redevelopment of the proposed Urban Renewal Area. The consultants' recommendations will be considered on a project-by-project basis within each project area. The problems highlighted below support the need for public and private improvements as a necessary part of redevelopment activity in the Redevelopment Area. Highlights from the problem assessment in the transportation, utility, and economic reports follow:

2. Transportation assessment

The Northglenn Mall Area offers potentially significant transportation advantages related to roadways, transit, parking, and pedestrian/bicycle access and amenities. The problems are matters which may require public or private improvements as part of specific projects to be undertaken in implementing redevelopment of the Redevelopment Area.

PROBLEMS

The summary below highlights some of the current problems as reported by the firm of Leigh, Scott & Cleary, Inc. as a result of on-site observations, evaluation of existing and historic transportation data, and through its key person interview process, to effect the alleviation of said problems.⁷

Roadway

- o I-25/104th diamond interchange design limits capacity and creates congestion.
- o Inadequate distance on 104th between southbound I-25 ramps and Bannock Street creates weaving problems.
- o Excessive access points along 104th, Melody and Huron create operational problems.
- o Inefficient location and an excessive number of traffic signals on Melody create delay.
- o Inadequate access for commercial properties south of 104th along Bannock (Northglenn Greens). I-25 and residential areas create substantial barriers to additional access.
- o Buses stopping in eastbound curb lane on 104th to pick up and discharge passengers creates congestion.

⁷ A copy of the Executive Summary of Transportation Problems and Opportunities prepared by Leigh, Scott & Cleary, Inc. is available in the NURA office. The entire transportation assessment is incorporated in this Plan by reference.

-
- o Inadequate signing for traffic exiting the Mall on Bannock bound to I-25 southbound creates traffic safety problems.
 - o Intersection at southeast corner of Mall (at Bannock) is poorly channelized.
 - o Lack of defined traffic-ways in Mall parking area creates traffic safety problems.
 - o Lack of a defined main entry leads to driver confusion when approaching the Mall.

Transit

- o Inadequate bus pullout area at transit center.

Parking/Loading

- o Current parking areas detract from the visual attractiveness of the area.
- o Current Northglenn parking ordinance requires excessive parking spaces (contributing to negative impact on attractiveness of area).
- o Fragmented parking lots west of Melody are inefficient and confusing.
- o Truck loading facilities for non-department store tenants need to be provided.

Pedestrian/Bicycle

- o No good pedestrian/bicyclist destinations in the area.
- o Unbroken parking lots surrounding Mall create unpleasant pedestrian conditions.
- o Lack of attractive pedestrian spaces on exterior of Mall reduces the appeal of pedestrian travel.

3. Utility assessment

An assessment of storm drainage, sanitary sewer, and water supply was conducted by Sellards & Grigg, Inc. Natural gas, electric, telephone, and cable television utilities were evaluated by RMH Group acting as sub-consultants to Sellards & Grigg.⁸ Many of the problem conditions highlighted in the report are typical of the types of public improvements required in any urban renewal projects to address the elimination of blight through public and private efforts.

4. Economic and market analysis

Browne, Bortz, & Coddington, Inc. (BBC) researched economic and market conditions.⁹ Following are some highlights from the BBC report which indicate factors that must be taken into consideration to address and eliminate economic problems in the Northglenn Mall Area.

⁸ A copy of the Executive Summary of the Utilities assessment prepared by Sellards & Grigg, Inc. with input from the RMH Group is available for review in the NURA office. The entire Utility Assessment is incorporated herein by reference.

⁹ A copy of the BBC Summary report entitled "Retail Development and Market Opportunities at the Northglenn Mall" is available for review in the NURA office and is incorporated in this Plan by reference.

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- o Currently, the Northglenn Mall is under-performing its market potential. Telephone surveys in the northern metropolitan Denver area indicate that the Mall's lack of strong anchors, older facilities, and limited store variety have contributed to the Mall's market erosion.
 - o Other regional malls have taken advantage of Northglenn's deterioration to make substantial inroads into the Northglenn market. Northglenn's primary trade area is of sufficient size to support a regional mall, but presently Northglenn does not provide the competitive retail opportunities necessary to realize full market share.

F. CONTACT AND SELECTION PHASE

1. Overview of contact and selection activities

During the Contact and Selection Phase, initiated in early 1991, the Authority developed a strategy for contacting retailers and developers who may be interested in working with NURA to form a public/private effort to undertake redevelopment projects in the plan area.

The method provided for two parallel courses of action. First, NURA continued to coordinate with Northglenn Mall Associates in their efforts to find a redevelopment partner for the Mall; second, NURA sought advice from experts in an attempt to develop a strategy to attract developer and/or retailer interest in the plan area.

2. Request for Proposals (RFPs)

In compliance with the Urban Renewal Law, NURA published notices on April 8 and April 15 in The Denver Post and Rocky Mountain News soliciting requests for proposals from developers. Notices were also published in the Northglenn-Thornton Sentinel on April 19 and 26 seeking RFPs from such private developers.

During the response period, originally scheduled from April 8 through May 31 and extended to June 14, NURA mailed 30 RFPs to development and retail firms as follows:

- o 20 copies to some of the principal development firms in the nation
- o 3 copies to developers and/or retailers which had expressed interest in the plan area during the previous three years
- o 7 copies in response to inquiries generated from the published notices

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The RFPs provided extensive background information on the proposed plan area and outlined the requirements for submitting a redevelopment proposal. To maximize opportunities for responses, the plan area was divided into four parcels, The Mall Block, the Northwest Block, the Southwest Block, and Greens Block [see map on page 25 page for a representation of these parcels]. Proposals were encouraged for the entire plan area or any of these Blocks or combination of Blocks.

3. Exclusive Agreement to Negotiate

Palisades Realty & Development Corporation was the sole respondent to the Request for Proposals. Its response provided a concept for redevelopment of the entire Northglenn Mall Area.

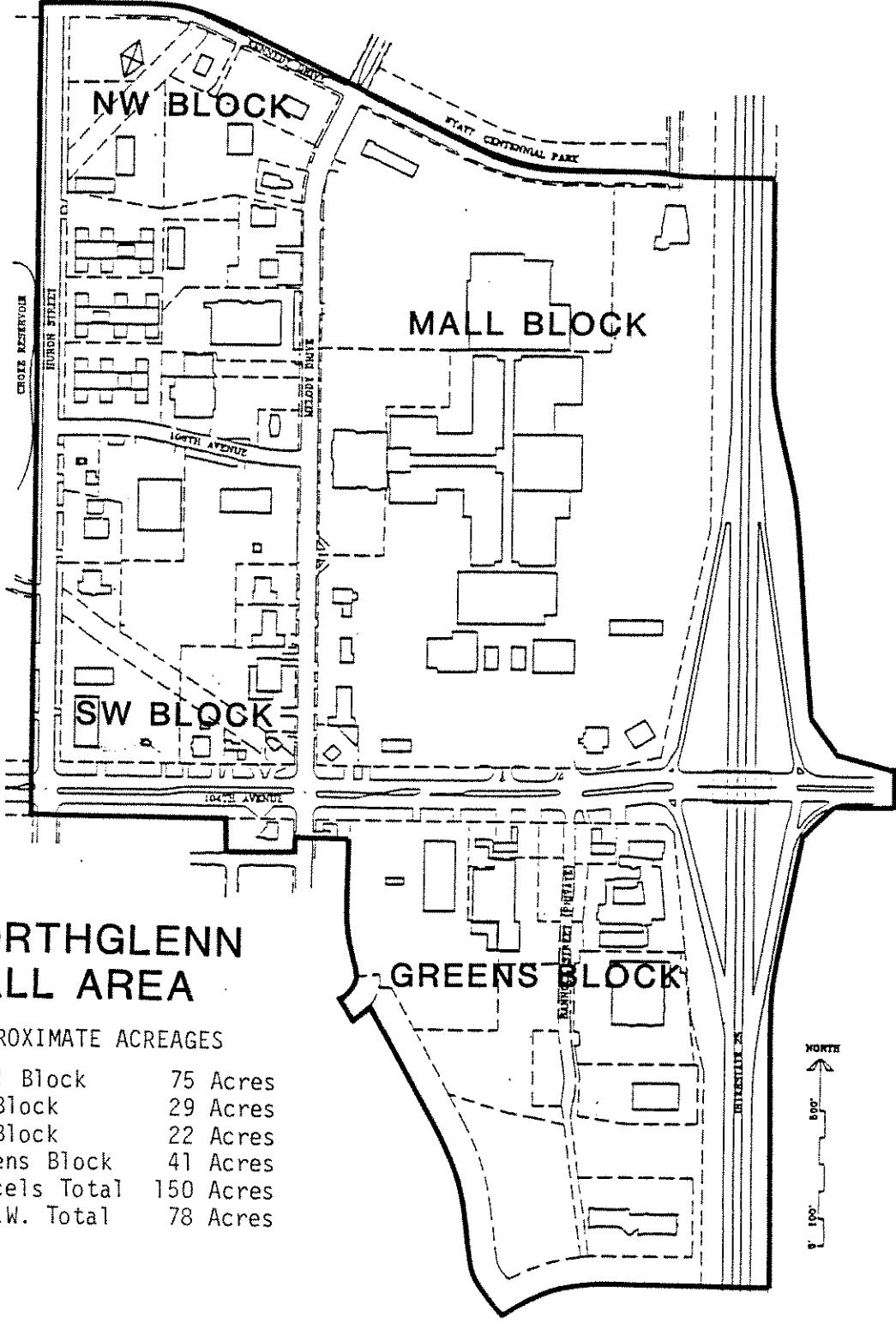
In evaluating the response submitted by Palisades, the Authority sought assurance that the firm was legally and financially capable and had the experience to redevelop the plan area. This evaluation occurred between June 14 and July 24 culminating in a meeting with representatives from Northglenn Mall Associates and Palisades to ascertain financial capability.

Satisfied that there was sufficient substance to the proposal and the firm's ability to perform, NURA adopted Resolution N/91-4 on July 24, 1991 for the

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purpose of authorizing Exclusive Negotiations with Palisades Realty & Development Corporation for the purpose of reaching an agreement for redevelopment of the Urban Renewal Area.



NORTHGLENN MALL AREA

APPROXIMATE ACREAGES

Mall Block	75 Acres
NW Block	29 Acres
SW Block	22 Acres
Greens Block	41 Acres
Parcels Total	150 Acres
R.O.W. Total	78 Acres

G. DEVELOPMENT PHASE**1. Overview of development activities**

The Development Phase will be completed when a development agreement has been reached with a qualified developer to conform with this Urban Renewal Plan and Comprehensive Plan of the City of Northglenn. During this phase, financing must be secured for the public and private improvements and a construction plan will be submitted for review and approval by NURA and the City.

H. CONSTRUCTION PHASE

The construction phase will include construction of the public and private improvements in compliance with the agreement between the developer and NURA.

IV. THE URBAN RENEWAL PLAN

A. PURPOSES. This Plan is adopted to achieve, but not limited to, the following:

1. To eliminate the existing conditions of economic and physical blight within the Redevelopment Area.
2. To encourage development and redevelopment of commercial, retail, service and other mixed uses within the Redevelopment Area and throughout the City.
3. To improve traffic, pedestrian and bicycle circulation throughout the Redevelopment Area and adjacent areas.
4. To improve the public utilities and public amenities within the Redevelopment Area and adjacent areas.
5. To capitalize on the unique location of the Mall Area.
6. To conform with and implement the purposes and goals of the Northglenn Comprehensive Plan as it relates to the Redevelopment Area.
7. To relocate all businesses currently within the Redevelopment Area who may be displaced by redevelopment projects.
8. To increase the private revenues and business opportunities within the community.
9. To increase the tax base of the City.
10. To provide for the redevelopment of the Northglenn Urban Renewal Area by private enterprise.

B. PREPARATION OF URBAN RENEWAL PLAN**Overview of Plan development**

Preparation of the Urban Renewal Plan has been on a dual track with the Planning, Contact and Selection, and Development phases. Mindful of the financing limits imposed by regional economic conditions and in compliance with the Colorado Urban Renewal Law, the Authority purposefully determined that preparation of the Plan and securing a redeveloper would be parallel activities. The emphasis of the Plan, however, is on the elimination of blight in the Northglenn Mall Area. The parallel activity of negotiations with a Redeveloper is not the driving force for this Plan. Furthermore, the Plan has been prepared to allow maximum flexibility for a market-oriented approach to effect the elimination of blight and the redevelopment of the commercial center of the community and ability to cooperate with the private sector, including developers, property owners, and businesses, for such purposes. The result is a Plan which conforms with the Colorado Urban Renewal Law and the City's Comprehensive Plan, considers professional evaluations of the problems and opportunities in the Redevelopment Area, addresses the input received from the community and the

public and affords flexibility to maximize opportunities for redevelopment projects as such market-oriented opportunities are available for public-private cooperative efforts. In preparing this Plan, the Authority considered various factors. Among these factors were the results of the blight findings, preliminary studies of possibilities for development of the Redevelopment Area, and comments from the public. Other considerations included responsiveness to the City's Comprehensive Plan and the City's Adopted Goals for the Northglenn Mall Area.

C. OVERVIEW OF PLAN

1. Conformance with Northglenn's Comprehensive Plan

The Comprehensive Plan adopted by Northglenn City Council and the Planning Commission in 1988 designated the Northglenn Mall Area as a regional activity center with an intensive mix of uses. A detailed development plan concept for the Mall Area adopted by the City Council and Planning Commission as a part of the City's Comprehensive Plan took into account traffic and pedestrian access improvements, public transit opportunities, sensitivity to surrounding residential areas, and potential commercial redevelopment.

This Urban Renewal Plan prepared by NURA also takes these factors into consideration and emphasizes removal of blight conditions as well as flexibility to enhance opportunities for market-oriented development by the private sector with the cooperation of the public sector, with the additional criterion of maximizing the Redevelopment Area's revenue potential. To these ends, the purpose of public improvements is to remove blight and stimulate the attraction of retail businesses, commercial redevelopment, and public activities and uses in the Redevelopment Area. Expenditures for public improvements such as, by way of illustration, traffic improvements, pedestrian amenities, public access, public utilities, landscaping, and site enhancements will be undertaken to remove blight and maximize Northglenn's ability to attract public and private revenue-generating uses into the Redevelopment Area and enhance the consumers' ability to procure required goods and services. Acquisitions of properties and interests therein may be undertaken by NURA to address blight conditions and facilitate orderly redevelopment of the Urban Renewal Area with complementary uses and coordinated public and private improvements.

2. Adopted Goals for the Northglenn Mall Area

This Plan gives due consideration to the goals of the Northglenn Mall Area Development Plan adopted in 1986 as a part of the City's Comprehensive Plan as enumerated below:

1. Maintain and enhance the status of the Northglenn Mall as the primary retail center for the North Metro Denver Region.
2. Promote appropriate public/private partnership arrangements to help insure the future financial well being of the Northglenn Mall Area and the City of Northglenn.
3. Create a Mixed Use Regional Activity Center with an intensive mixture of urban activities through future development and redevelopment decisions in the Northglenn Mall Area.
4. Maintain the livability and integrity of existing single-family neighborhoods located adjacent to the Northglenn Mall Area.

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5. Improve traffic flow on 104th Avenue and within the entire Northglenn Mall Area.
 6. Plan for and accommodate a Mass Transit Center/Corridor as an integral part of, and focus of, the Northglenn Mall Area.
 7. Plan for and provide future facilities to serve the needs of pedestrians and bicyclists both within and adjacent to the Northglenn Mall Area.
 8. Enhance the urban environment of the Northglenn Mall Area by emphasizing landscaping, parks, building aesthetics, pedestrian plazas, and parkways.

D. PLAN ELEMENTS

1. Areas to be redeveloped

In planning for redevelopment of the Urban Renewal Area, it was useful to understand the distinctions of current land use in such Area which suggested that a more logical way to plan redevelopment projects would be to identify blight conditions and land uses in project areas where redevelopment might occur. These project areas are identified as four separate Blocks

described below. Exhibit C hereto contains the possible uses for each of the Blocks shown on an aerial photo of the Urban Renewal Area.

Mall Block

In its RFP, NURA proposed to establish the initial emphasis of redevelopment in the Northglenn Mall and its immediately surrounding facilities. This project area is referred to as the Mall Block and is generally bounded by I-25 on the east, Kennedy Drive on the north, Melody Drive on the west, and 104th Avenue on the south. The Mall Block encompasses approximately 75 acres. The Mall properties are owned by three entities: Northglenn Mall Associates, Sears and Mervyn's. The primary land uses are retail, restaurants, and services. A summary of conditions cited in the blight findings either on or adjacent to the Mall Block include poor sidewalk conditions along 104th Avenue to the I-25 ramp; lack of ramps and sidewalk accessibility for disabled persons; inadequate utilization of grade changes; inadequate drainage causing standing water during heavy rainfall; confusing traffic signalization along Melody related to Mall entrance points; multiple traffic entrances into and within the Mall creating vehicle and pedestrian

conflicts; arterial drives adjacent to all buildings; acceleration lane from south bound I-25 ramp to west bound 104th Avenue into Mall entry creating traffic merging problems; many unmarked Mall entrances from adjacent streets; damaged or poorly maintained signs in Mall parking lots; poor landscaping conditions in public right-of-way areas; inadequate and poorly maintained trash collection areas; Mall restrooms inaccessible to disabled; obsolescence of building facades including obsolete and vacant anchor store buildings; physical and economic under utilization of and misuse of land; high vacancy rates and numerous business leases on a month-to-month basis; and economic blight evidenced by declining retail sales tax revenue to the City of Northglenn. (See footnote number 3 on page 3 for source of Blight Survey).

Greens Block

The Greens Block is approximately 44 acres and is generally bounded by I-25 on the east and 104th Avenue on the north, east of Melody Drive, and north of 102nd Avenue; the Greens Block also extends west to include the parcel[s] where an optometrist office is located. Retail, entertainment, hotel, and office uses are currently located in this project area. Blight

findings in and near the Greens Block include the lack of sidewalk accessibility for the disabled and no pedestrian sidewalks on the west side of Bannock; limited buffering between the commercial use in the Greens area and the adjacent single family residential area; minimal landscaping of the Greens buffer; inadequate Bannock Street ingress and egress increasing traffic congestion at 104th; undeveloped vacant land; 104th Avenue/Bannock Street intersection does not allow simultaneous multi-lane left turns; drainage pan across Bannock causes traffic interference; deteriorating fence buffer; deteriorated parking lots; and physical and economic under utilization of and misuse of land. (See footnote number 3 on page 3 for source of Blight Survey).

Southwest Block

The Southwest Block is approximately 22 acres and is generally bounded by Melody Drive on the east, 106th Avenue on the north, Huron Street on the west, and 104th Avenue on the south including the parcel[s] south of 104th Avenue which currently includes a bank. Restaurant, commercial, office, public facilities, and retail business are among the uses. Evidence of blight in and near the Southwest Block includes narrow

sidewalks along 106th Avenue including power poles which encroach on the sidewalk; lack of sidewalk accessibility for disabled persons; unfinished appearance of retaining walls; obsolete parking lot arrangement and configuration; visual clutter of overhead power lines; pedestrian/vehicle conflict at Melody Drive and 106th Avenue; vehicles at turn lane have problems at 106th Avenue and Huron Street; multiple curb cuts on north side of 104th Avenue between Melody Drive and Huron Street; confusing traffic signalization on Melody; abandoned and/or poorly maintained signs; landscaping along Melody drive in poor condition; poor arrangement of trash dumpsters; obsolete and deteriorated buildings; and numerous vacancies and physical and economic under utilization of buildings. (See footnote number 3 on page 3 for source of Blight Survey).

Northwest Block

The Northwest Block is approximately 29 acres and is generally bounded by Melody Drive on the east, Kennedy drive on the north, Huron Street on the west, and 106th Avenue on the south. Multiple family residential, restaurant, office, services, and various commercial uses are located within this Block. Blight findings in

or adjacent to the Northwest Block consisted of narrow sidewalks along 106th avenue; sidewalk inaccessibility for disabled persons; lack of pedestrian accessibility from Melody Drive to strip mall; inadequate buffers between differing land uses; obsolete lot lines; physical and economic under utilization of land; confusing traffic interchange at Kennedy Drive and Melody Drive; poor entrance and egress into the area; poor landscaping along Melody Drive; deteriorated parking areas; and physical obsolescence of building and physical and economic under utilization of land. (See footnote number 3 on page 3 for source of Blight Survey).

2. Phasing of redevelopment

NURA anticipates that phasing redevelopment of the Urban Renewal Area will be primarily market oriented. The purpose of this Plan is to alleviate blight conditions while allowing sufficient flexibility to encourage orderly redevelopment to increase the presence of revenue-generating facilities and also meet community needs for goods and services. Therefore, this Urban Renewal Plan specifically does not dictate any chronological or geographical phasing for redevelopment projects.

3. Appearance and extent of improvements

The Authority will coordinate with the City of Northglenn and rely on existing zoning and other municipal requirements for site improvements. The extent of improvements will be evaluated on a project-by-project basis with the following factors among the criteria to be utilized for determining the extent of publicly-financed improvements and public/private cooperative development efforts:

- o eliminate blight conditions
- o ability to obtain and support public financing
- o the relative benefit of an improvement compared to its cost
- o the anticipated value of the improvement to enhancement of the area's physical or economic viability

4. Uses - public and private

Land uses envisioned for redevelopment of the Urban Renewal Area are appropriate for existing zoning and consistent with the types of uses currently in the Redevelopment Area. Types of uses which will be appropriate in the Redevelopment Area include, but are not limited to, the following:

- o retail

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- o commercial
 - o office
 - o restaurant and entertainment
 - o high-density residential
 - o government
 - o financial
 - o community service
 - o recreation
 - o public
 - o open space

5. Public improvements

Public improvements and cooperation by the public sector (NURA and the City) with the private sector (developer and/or property owners or businesses) will be considered insofar as such improvements and actions enhance the success of redevelopment of the Redevelopment Area and respond to community needs. Public improvements may include street and traffic improvements, public safety improvements, parking areas, landscaping, storm drainage improvements, public rights-of-way, sewage and water utility improvements and/or relocation, pedestrian amenities, renovated building facades and improvements to other public areas. NURA may also do public improvements outside

the Urban Renewal Area so long as such improvements relate to redevelopment projects within the Urban Renewal Area.

6. Development of Open Land.

If a market-oriented opportunity exists for the commercial development of a parcel of open land within the Redevelopment Area, it is the determination of the City, in compliance with the Urban Renewal Law, that, as described in this Plan, such nonresidential use is necessary and appropriate to facilitate the proper growth and development of Northglenn in accordance with City standards and objectives of the community. Acquisition of such parcel[s] may be required and may necessitate the exercise of eminent domain by NURA.

V. PLAN IMPLEMENTATIONA. FINANCING, BUDGET, INVESTMENT1. Methods of Financing.

The following methods of financing the urban renewal project(s) are illustrative only, and not inclusive or complete. All financing methods legally available to the City, Authority, the developer, property owners and the private sector may be used to finance the public and private improvements or any other costs described or anticipated in this Plan, or related in any manner to the redevelopment project.

These methods include but are not limited to:

- a. Property tax increment financing.
- b. Sales tax increment financing.
- c. General obligation bond financing.
- d. Special obligation bond financing.
- e. Municipal revenue bond financing.
- f. Municipal sales tax revenue financing.
- g. Municipal general obligation financing.
- h. General improvement district financing.
- i. Local improvement district and special assessment financing.
- j. Tax anticipation notes and warrants.

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- k. Installment purchasing.
 - l. Short term notes and loans.
 - m. Tax exempt mortgage financing.
 - n. Industrial development revenue bond financing.
 - o. Conventional financing.
 - p. Any other method of financing acquisition of property, preparation of property for reevelopment, construction of improvements, or any other redevelopment activities and projects as authorized by law.

These methods can be combined to finance individual portions of the project(s) or the entire project as the City, Authority or private sector may deem appropriate. It is the policy of NURA to consider any and all legal methods of financing or any combination of methods of financing any costs of redevelopment projects. Public project expenditures will be made to the extent possible with tax exempt bond proceeds. The tax exempt status of tax exempt bonds will be protected by utilizing the proceeds only in a tax exempt manner. Taxable bonds may be issued for other project expenditures.

2. Tax Increment Financing.

The Colorado Urban Renewal Law allows Northglenn to include within this Urban Renewal Plan a provision

that a portion of incremental property taxes and/or municipal sales taxes collected within the Redevelopment Area can be utilized to pay financial debts and financial obligations of NURA. Such tax incremental revenues may be used for a period not to exceed the statutory requirement, which is presently twenty-five years after the effective date of adoption of this Plan, except as the Authority and City may agree otherwise with regard to sales tax incremental revenues. Pursuant to such law, both property tax and municipal sales tax increments derived from the redevelopment of the Urban Renewal Area shall be used to pay the principal of, interest on, and any premiums due in relation to bonds, loans, advances or other financial indebtedness and financial obligations of NURA regarding the costs of the redevelopment projects, administrative and operational functions, and all other costs. The following describes the methodology of property tax and sales tax increment for use by NURA under this Plan.

- a. The effective date of the Plan shall be [date], being subsequent to **September 15, 1991**, the last date of certification of valuation for assessment of taxable property within the boundaries of the Northglenn Urban Renewal Area. The base year for property tax valuation shall be 1991.

b. NURA shall establish a tax increment revenue fund for the deposit of all funds generated pursuant to the division of ad valorem property tax and municipal sales tax revenues described in this section regarding financing and any other funds so designated by NURA.

c. Municipal sales taxes collected in the Urban Renewal Area for the twelve month period ending on the last day of the month [March 31, 1992] prior to the effective date of the Plan [date] shall be calculated by the City and certified to the Authority prior to March 16, 1992. The twelve-month period base year for the division of sales taxes shall be April 1, 1991 to March 31, 1992.

d. The property tax and municipal sales tax shall be divided according to Colorado law, for a period of twenty-five years from the effective date of this Plan, unless the applicable law changes, unless agreed to otherwise between NURA and the City regarding municipal sales tax, and unless NURA deems that all of the projects anticipated in this Plan have been accomplished and all debts incurred to finance those projects and pay all expenses of NURA have been repaid or otherwise disposed of. In the event of the said latter proviso, NURA may declare the Plan implemented, and all taxes upon taxable property and total municipal sales tax collections derived from the Northglenn Urban Renewal Area thereafter shall be paid into the funds of the respective public bodies.

e. The division of municipal sales taxes generated and collected from within the Northglenn Urban Renewal Area after March 31, 1992, shall be as follows:

i). The base year amount shall be paid into the funds of the City annually commencing on April 1, 1992 and the first day of April of each year thereafter.

ii). Upon receipt by the City, One Hundred Percent (100%) of the incremental amount in excess of the base year amount shall be paid

into the tax increment revenue fund of the Northglenn Urban Renewal Authority as required for debt service and financial obligations.

iii). Payment of incremental funds into the tax increment revenue fund shall commence only after the base year amount has been collected and paid into the funds of the City. Thereafter, and until the last day of March of each year, the incremental amount in excess of the base year amount shall be paid into the tax increment revenue fund of the Northglenn Urban Renewal Authority.

iv). All interest earned on the deposit of investment of funds allocated to the tax increment revenue fund shall be paid into the tax increment revenue fund of the Northglenn Urban Renewal Authority.

v). Notwithstanding the foregoing regarding municipal sales tax increments, NURA and the City or NURA and the private sector (including developer[s], property owners, and businesses) may enter into agreements regarding any matters involving municipal sales tax increment.

f. The division of ad valorem property taxes for the project area shall be divided and paid to NURA by the Adams County Treasurer as provided by Colorado law.

g. All tax increment revenues described in this section, or as provided by agreement between NURA and the City and/or the private sector, regarding financing or financial matters will be irrevocably pledged by NURA for the payment of the principal of, the interest on and any premiums due in connection with the bonds, loans, advances, indebtedness and financial obligations of NURA. It is anticipated, but not binding upon NURA, that the first of such bonds may be issued and additional debt incurred by the Authority in 1992. Any and all funds paid into the tax increment revenue fund prior to the issuance of the bonds or the incurrence of additional debt shall be retained in the tax increment

fund until such bonds have been issued or debt incurred.

h. In connection with the issuance of bonds, the Authority shall establish such other funds and accounts, by illustration only, as may be necessary to:

i). Service the debt on bonds, loans, notes, advances and debt, and

ii). Create a debt service reserve to cover a portion of the debt service on bonds, notes, loans, advances or indebtedness.

3. Rationale for Selection of Method of Financing.

After considering various methods or combinations of methods for financing with existing public and private entities or such proposed entities, NURA will negotiate the most effective method or combination thereof with the appropriate persons or entities.

4. Redevelopment Expenses and Income

Expenses of NURA may include reimbursing the City of Northglenn for administrative, operating, and other expenses which NURA borrowed from the City commencing April, 1990; all costs and debt service related to the issuance of bonds or other instruments of indebtedness for NURA's portion of improvements or obligations in the Urban Renewal Area; NURA's administrative and operating costs; and costs associated with NURA's responsibilities pursuant to terms and conditions of

[a] redevelopment agreement[s] or public/private projects.

Both public and private financing will be controlled by checks and balances which will be included in any agreements or project activities that include due diligence to assure that projects will proceed only if market and financial success can be reasonably assured. Although NURA will retain the flexibility to utilize tax increment revenues from the Redevelopment Area to support costs for any project within such Area, each project will be evaluated prior to implementation by a feasibility analysis to generate revenues that are adequate to pay for improvements and provide revenues to the private and public sectors.

If the City is involved in any manner or capacity with the financing of redevelopment projects, the public and/or private financing of such projects shall be subject to City approval in accordance with inter-governmental agreement(s) between the City and NURA and/or agreements with the private sector.

Examples of income-generating sources in redevelopment projects include land sales proceeds, rents, tax increments, and sharing of private sector profits which may be realized in accordance with

provision[s] for such income sources in redevelopment agreement[s].

5. Community Benefits

Some of the community benefits that may be realized from the private and public investment and cooperation in redevelopment of the Urban Renewal Area are itemized below:

- o elimination of blight and halt the continuing physical and economic deterioration in the Redevelopment Area
- o redevelopment of the commercial center and community center of Northglenn
- o cooperation with the private sector to effect redevelopment efforts in the Urban Renewal Area
- o Opportunities for the private sector to redevelop such Area
- o promoting and recreating a commercial center for both local and regional consumer needs and services
- o increasing potential sources of private sector business profits, incomes, and financial resources

-
- o increasing potential benefits to the public including traffic, parking, access, landscape, aesthetic, and community facility uses
 - o increasing public sources of revenues such as incremental property taxes and incremental municipal sales taxes
 - o promote and effect the redevelopment and improvement of land uses within the Redevelopment Area and throughout the Community

B. IMPLEMENTATION PLAN - AUTHORITY

This section describes the process NURA may follow to implement redevelopment projects. It also describes actions of the City to assist in the success of projects and to eliminate blight and halt deterioration within the Redevelopment Area.

1. Urban Renewal Plan

The Authority has prepared this Plan. The first step required prior to the implementation of the redevelopment program(s) is the adoption of this document by the City Council as the Urban Renewal Plan for the Redevelopment Area.

2. Redevelopment Agreement

Negotiations are proceeding with a developer, and NURA is confident that an agreement for the redevelopment of the Urban Renewal Area will be realized. However, an agreement between NURA and any developer for the redevelopment project(s) cannot be effected until this Plan, or changes hereto, is adopted by the Northglenn City Council.

Agreements between a developer or the private sector and NURA are controlled by the provisions of this Plan and Colorado law, in addition, of course, to requirements of such redevelopment agreement(s).

3. Financing

Prior to engaging in redevelopment activities or fulfilling requirements of redevelopment agreement[s], NURA must secure necessary funds sufficient to effect such activities and requirements. The types of financing the Authority may use, including tax increment financing, are described in Section V. A, above. NURA and its investment banker, George K. Baum & Company, are working on financing arrangements. However, such financing arrangements are contingent upon the approval of an Urban Renewal Plan by the City Council, a binding agreement with a redeveloper and the satisfaction of contingencies of such agreements.

C. PROPERTY ASSEMBLAGE AND DISPOSAL

1. Acquisition

NURA shall have the authority to acquire such real property, or interests therein, that may be needed in the Redevelopment Area to implement the Plan and fulfill requirements of redevelopment agreements. The policy of acquisition is based on a need for orderly redevelopment to maximize the economic and physical benefits of the redevelopment program for the community, and to eliminate the existence and proliferation of blight and deterioration.

Upon the realization of funds for implementation of a redevelopment project, NURA shall engage in negotiations with property owners to acquire properties or interests therein.

NURA's policy is to work with property owners to assemble parcels of land for redevelopment. The Authority shall negotiate with the property owners for acquisition of the property, as provided by law.

It is NURA's intent to acquire all of the properties required for redevelopment projects by negotiated settlement. The use of eminent domain may be exercised if said policy is not successful, as

determined by NURA. NURA shall have the power of eminent domain.

D. RELOCATION

Presently, the occupants of the Northglenn Urban Renewal Area do not include any single-family residents, but do include multi-family residents. There are no present plans to redevelop the multi-family units within the Redevelopment Area. Pursuant to acquisition of property for redevelopment projects, NURA shall assist the business occupants with moving and relocation expenses. It is the policy of NURA to pay the moving expenses and actual direct losses of personal property as a result of relocation from the Redevelopment Area. However, because NURA is not allowed to pay for certain expenses as dictated by Colorado law, NURA shall not pay for items such as loss of goodwill or loss of profit of any business, or any costs for which the business receives reimbursement or compensation from other sources. It is the intent of NURA to minimize the hardship caused by relocation within legal requirements.

Relocation benefits shall be available only to businesses functioning within the Redevelopment Area as of the date of NURA's notice of intent to acquire property of the businesses.

To implement this policy NURA shall adopt a relocation handbook. NURA may designate a person to be responsible for negotiating the relocation benefits with the tenants, business owners, or property owners. Such person shall negotiate in strict conformance with the provisions of the handbook and the direction of NURA. NURA may also establish a relocation committee to assist the negotiator with the application of this Plan and the handbook. The relocation committee shall serve as directed by NURA.

The relocation handbook shall include, but is not limited to, the following:

1. The procedures for applying for relocation benefits from NURA;
2. The manner in which NURA shall pay such relocation expenses;
3. The moving expenses and related expenses for which NURA shall pay the relocatee;
4. The method for appealing a determination of the relocation negotiator or relocation committee NURA to the Board of Commissioners of the Authority;
5. The expenses for which NURA shall not pay relocation benefits, including but not limited to

the following. The handbook shall also contain such following provisions:

- a. Loss of business profits;
 - b. Loss of goodwill;
 - c. Losses for which the business shall receive reimbursement or compensation from another source;
 - d. Legal fees and related costs; and
 - e. Costs of moving or constructing real property improvements.
6. The minimum benefits to which all eligible tenant and business relocatees shall be entitled shall be in accordance with the applicable statutory and legal requirements of relocation programs. The handbook shall be consistent with the foregoing.

E. CLEARANCE AND SITE PREPARATION

If required for redevelopment, and after acquiring title to property, NURA may demolish and clear the improvements thereon and prepare a site as provided in an agreement with a developer, property owner or tenant.

F. PUBLIC IMPROVEMENTS

The Authority may provide for public improvements or cause the construction of public improvements in redevelopment projects in accordance with the Colorado Urban

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Renewal Law, this Plan, redevelopment agreements, and all other applicable laws.

VI. CITY EFFORTS AND PROGRAMS TO HALT DETERIORATION

In addition to the redevelopment of the Urban Renewal Area, the City shall continue to make reasonable efforts to prevent the spread of blight and deterioration within the community. The City has effected affirmative action in this respect with adoption of the Comprehensive Plan. The City also engages in such efforts by periodic revisions to the zoning code and building code of the City. The City shall also continue to diligently enforce municipal codes throughout the City and encourage voluntary repair and rehabilitation of improvements within the City.

VII. ACKNOWLEDGMENTS

NURA's urban renewal program has benefitted significantly from the assistance of individuals and groups who provided professional expertise and knowledge of public and private processes as well as technical, clerical, and general support. The purpose of this section is to identify and acknowledge the people and entities who have been involved.

THE PUBLIC

NORTHGLENN CITY COUNCIL

Former Council Members:

Bob Tallarico
Carol Snyder
Chet Truex

Current Council Members:

Mayor Don Parsons
Susan Payne
Joyce Downing
Ken DeMay
Phil Carney
Bill Goodspeed
James Dawson Jr.
Bill Gillespie
Kathleen M. Novak

NORTHGLENN URBAN RENEWAL AUTHORITY

COMMISSIONERS

Don Grover April, 1990 - April, 1995
Dan Happel, April, 1990 - April, 1994
Harold Hubbell, April, 1990 - April, 1994
Kathy Kratzer, April, 1990 - July, 1990
Joseph P. Mantelli, Jr., April, 1990 - April, 1993
Richard J. O'Grady, April, 1990 - April, 1995
Darrell B. Smith, April, 1990 - December, 1990
Jane Davey July, 1990 - March, 1991
Larry Karsten, December, 1990 - April, 1996
John O'Hayre, March, 1991 - April, 1992

ADVISORS

Jane Davey, April, 1990 - July, 1991
Larry Karsten, April, 1990 - December, 1990
John O'Hayre, April, 1990 - March, 1991
Lois Johnston, February, 1991 -
Gary Alfrey, July, 1990 -

STAFF

Jim Landeck, Executive Director
Marilyn Canfield, Assistant Executive Director
Jeanette Montoya, Administrative Secretary

Approved by City Council April 23, 1992

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CITY OF NORTHGLENN

Jim Landeck, City Manager
Lee Phillips, City Attorney
Jerry Starling, Director of Community Development
Kate Simson, Director of Finance
Jim Tansey, Acting Director of Finance
Bruce Shipley, Director of Public Works
Neal Renfroe, Director of Natural Resources
Tim McCaffrey, Director of Parks and Recreation
Joni Baker, City Clerk
Karen Saine, Director of Administration and Personnel Services

City Staff

Special thanks: Mike Davenport

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Boulder, CO 80301

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Davis, Graham & Stubbs
Attorneys at Law
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Denver, CO 80202

Robert T. Irvin
Kutack Rock & Campbell
Attorneys at Law
2400 Arco Tower
717 17th Street
Denver, CO 80202

PROFESSIONAL CONSULTANTS

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Browne, Bortz & Coddington, Inc.
155 S. Madison
Denver, CO 80209

Laurie Van Court
Bill Van Court
Hunsperger/Van Court Associates
9145 E. Kenyon Avenue Suite 301
Denver, CO 80237

Coleman Levin
Retail Marketing Consultant
1320 21st Street, Suite 206
Washington, D.C. 20036

Approved by City Council April 23, 1992

Page 62

Raymond Bayer
R.W. Bayer & Associates
Engineers/Surveyors/Planners
1333 W. 120th Ave. Suite 109
Westminster, CO 80234

Harold Carlson
Harold J. Carlson & Associates
9801 W. Higgins Road
P.O.B. 929
Rosemont, Ill 60018

Scott Sorensen
Scott Sorensen Resources, Inc.
305 Merle Hay Tower
Des Moines, Iowa 50310

Public Infrastructure

Dave Sellards
John Milne
Charles McKnight
Sellards & Grigg, Inc.
One Union Square
143 Union Blvd. Suite 280
Lakewood, CO 80228

RMH Group, Inc.
One Union Square
143 Union Blvd. Suite 280
Lakewood, CO 80228

Phil Scott
Gordon Shaw
Bob Leigh
Leigh, Scott & Cleary, Inc.
1889 York street
Denver, CO 80206

FINANCIAL CONSULTANTS

Bond Underwriting

Doug Houston
Connie Jungbluth
James Kreidle
Alex Brown
John McCuskey
George K. Baum Associates,
717 17th Street, Suite 2500
Denver, CO 80202

Financial Analysis

Ron Myles

Feasibility Study

to be added when selection is made

PUBLIC ENTITIES

Adams County Economic Development, Inc.
Adams County School District 12
West Adams County Fire Protection District

Adams County Public Library
Northglenn Planning Commission
Adams County Assessor's Office

BUSINESS COMMUNITY GROUPS

Northglenn Business Advisory Board
Metro North Chamber of Commerce
I-25 MetroNorth Connection

MALL AREA PROPERTY OWNERS AND BUSINESS MANAGERS

Northglenn Mall Associates
Northglenn Mall Merchants Association
Sears
Mervyn's

Approved by City Council April 23, 1992

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VIII. EXHIBITS

EXHIBIT A

Aerial View of Urban Renewal Area with boundary markings

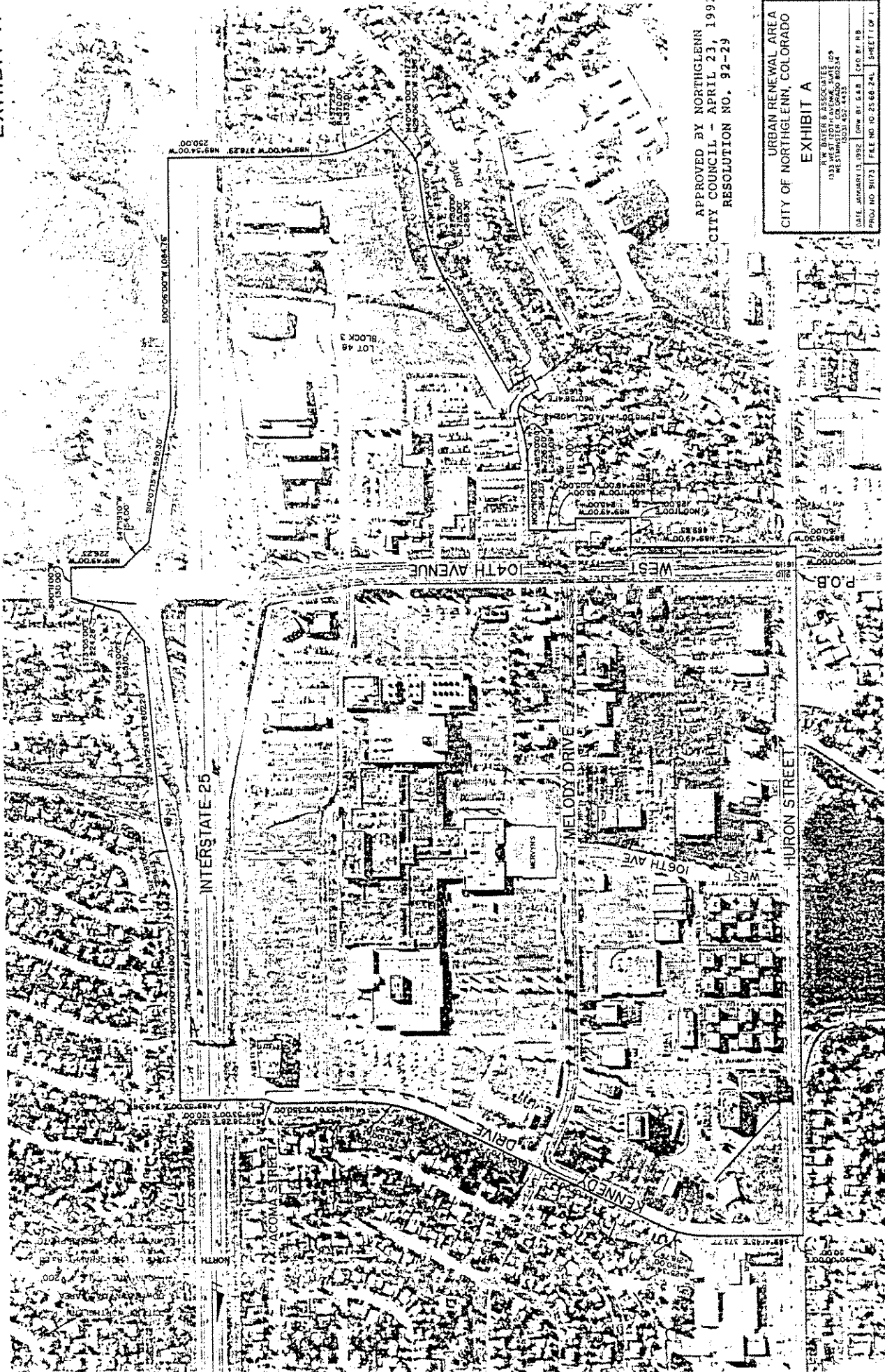
EXHIBIT B

Chronology of Events

EXHIBIT C

Urban Renewal Area Land Uses

EXHIBIT A



APPROVED BY NORTHGLENN
CITY COUNCIL - APRIL 23, 1992
RESOLUTION NO. 92-29

URBAN RENEWAL AREA
CITY OF NORTHGLENN, COLORADO

EXHIBIT A

N.W. BAYER & ASSOCIATES
1333 WEST 170TH AVENUE, SUITE 100
WESTMINSTER, COLORADO 80234

DATE: JANUARY 13, 1992 DRAWN BY: GAB CVD BY: RB
PROJECT NO: 91073 FILE NO: 10-25-88-241 SHEET 1 OF 1

DATE OF PHOTOGRAPH: 7/80
FLOW BY: CLARE ADAMA, PHOTO

NURA Chronology of Events

- February 22, 1990 Petitions submitted to City Council for creation of urban renewal authority.
- March 22, 1990 Public Meeting held; Blight Study submitted to City Council. Defined blight area identified by boundaries at I-25 on the east, Kennedy Drive on the north, Huron Street on the west and 104th Avenue on the south between Huron Street and Melody Drive.
- March 22, 1990 Resolution 90-19 approved by City Council creating Northglenn Urban Renewal Authority
- April 19, 1990 Resolution 90-22 passed; City Council appoints the following to serve as Commissioners for NURA beginning April 19, 1990:
- Darrel B. Smith, 1-year term; Kathy Kratzer, 2-year term; Joseph Mantelli, 3-year term; Dan Happel, 4-year term; Don Grover, 5-year term, and Dick O'Grady, 5-year term (1-year term as Chairman).
- May 23, 1990 Resolution N/90-2 approved by NURA Cooperative Agreement between NURA and City of Northglenn for shared city services, staff
- May 30, 1991 Resolution N/90-1 approved; Bylaws adopted by NURA Board of Commissioners
- June 13, 1990 Resolution N/90-7 approved; 1990 NURA Budget adopted by NURA Board of Commissioners
- July 25, 1990 Resolution N/90-9 approved; Contract for Economic Consultants, Browne, Bortz & Coddington, Inc. to conduct market study
- Resolution N/90-10 approved; Contract for transportation and traffic consulting services of Leigh, Scott, & Cleary, Inc.
- Resolution N/90-11 approved; Contract for Consultants, Sellards & Grigg, Inc. for utility and drainage consulting services

NURA Chronology of Events
Page 2

September 26, 1990 Resolution N/90-13 approved; Contract for Assistant Executive Director of NURA, Marilyn H. Canfield

October 10 & 29, 1990 Public Meetings held to discuss Northglenn Urban Renewal Activities. Suggestions solicited from public and Preliminary Conceptual Plans presented by staff

November 13-14, 1990 NURA co-sponsors Merchant Workshops at Northglenn Mall by Retail Expert Scott Sorensen

December 5, 1990 N/90-15 approved; Adoption of Amended Cooperative Agreement between City of Northglenn and NURA for shared services and staff

December 13, 1990 Resolution N/90-16 approved; Revised, 1990 budget

December 13, 1990 City Council approves appointment of Advisor Larry Karsten to fill unexpired, 1-year term vacated by Commissioner Darrel B. Smith

December 19, 1990 Resolution N/90-17; 1991 Budget adopted by Board of Commissioners

January, 1991 Start of Contact & Selection Phase. NURA initiates contact with developers (estimated time 6 months)

January 24, 1991 City Council approves appointment of Lois Johnston to replace vacancy created by Advisor Larry Karsten

April 3, 1991 Resolution N/91-3; NURA Board approves Request for Proposal for Redevelopment of Northglenn Mall Area

April 3, 1991 Chairman O'Grady re-elected for one-year term

NURA Chronology of Events
Page 3

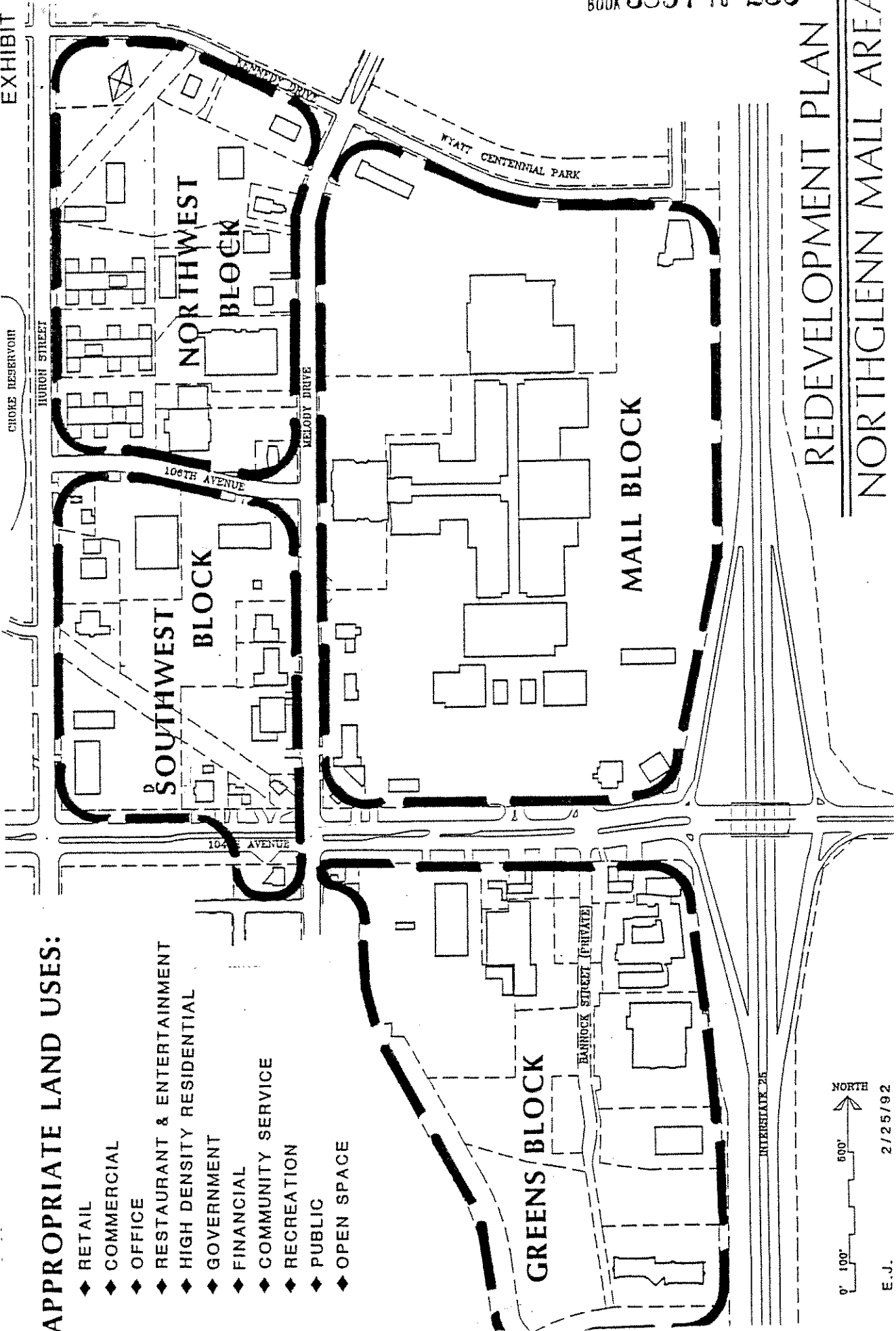
- April 8 & 15, 1991 Public Notices published in the Denver Post, Rocky Mountain News, and Thornton/Northglenn Sentinel Newspapers, inviting them to submit Request for Proposals by May 31 deadline. Contacts made with top developers, planning, design firms nationwide.
- April 18, 1991 Resolution 91-27; City Council approves appointment of Advisor Larry Karsten to five-year term as Commissioner.
- Resolution 91-28; City Council approves appointment of Advisor John O'Hayre to replace vacancy created by Commissioner Davey.
- May 29, 1991 NURA Board agrees to extend RFP deadline to June 14, 1991.
- June 14, 1991 One Proposal submitted by Palisades Realty & Development Corporation.
- July 24, 1991 Resolution N/91-4 approved; NURA Board approves Resolution to enter into exclusive negotiations with Palisades Realty & Development Corporation.
- September 26, 1991 Start of 90 day Exclusive Agreement to Negotiate between NURA and Palisades Realty & Development Corporation.
- December 5, 1991 CR 91-71 City Council Adopts Amended and Restated Cooperative Agreement between the City of Northglenn and NURA
- December 19, 1991 N/91-9 NURA Approves Second Amendment to Cooperative Agreement between the City of Northglenn and NURA
- December 19, 1991 NURA Extends Negotiation Period with Palisades Realty & Development Corporation for 90 days effective December 25, 1991.

NURA Chronology of Events
Page 4

February 26, 1992	NURA approves proposed Urban Renewal Plan
February 27, 1992	City Council receives proposed Urban Renewal Plan from NURA and Council transmits proposed Plan to Planning Commission
February 28, 1992	Begin 30-day period for Planning Commission review and recommendations concerning Urban Renewal Plan's conformance to City Comprehensive Plan
March 10, 1992	Planning Commission submits written recommendations to City Council regarding Urban Renewal Plan's conformance with City Comprehensive Plan
April 2, 1992	City Council publishes notice of public hearing regarding proposed Urban Renewal Plan
April 9, 1992	City Council holds public hearing and considers public input regarding proposed Urban Renewal Plan
April 23, 1992	City Council approves Urban Renewal Plan

APPROPRIATE LAND USES:

- ◆ RETAIL
- ◆ COMMERCIAL
- ◆ OFFICE
- ◆ RESTAURANT & ENTERTAINMENT
- ◆ HIGH DENSITY RESIDENTIAL
- ◆ GOVERNMENT
- ◆ FINANCIAL
- ◆ COMMUNITY SERVICE
- ◆ RECREATION
- ◆ PUBLIC
- ◆ OPEN SPACE



**REDEVELOPMENT PLAN
NORTHGLENN MALL AREA**

0' 100' 500' NORTH
E.J. 2/25/92

RECEPTION NO. C0171357 11.00 BK: 4741 PG: 0802-0803
2LW ROBERT SACK, ADAMS COUNTY, COLORADO 5/06/96 12:34

SPONSORED BY Councilman Struck

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-34
Series of 1996

96-34
Series of 1996

A RESOLUTION MODIFYING THE NORTHGLENN MALL AREA REDEVELOPMENT PLAN APPROVED BY THE NORTHGLENN CITY COUNCIL ON APRIL 23, 1992.

WHEREAS, the Northglenn City Council has previously approved an urban renewal plan designated the Northglenn Mall Redevelopment Plan (the "Plan"); and

WHEREAS, Colo. Rev. Stat. § 31-25-107(7) permits the modification of urban renewal plans by resolution of the governing body; and

WHEREAS, the City Council has determined that the modification to the Plan enacted by this resolution will not substantially change the Plan in land area, land use, design, building requirements, timing, or procedure; and

WHEREAS, the City Council wishes to amend the Plan to clarify the relocation provisions thereof.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Section D of Article V of the Plan is hereby modified to read as follows:

D. RELOCATION

Presently, the occupants of the Northglenn Urban Renewal Area do not include any single-family residents, but do include multi-family residents. There are no present plans to redevelop the multi-family units with the Redevelopment Area. Pursuant to acquisition of property for redevelopment projects, NURA may assist the business occupants with moving and relocation expenses in accordance with the terms of the Relocation Handbook described below. However, because NURA is not allowed to pay for certain expenses as dictated by Colorado law, NURA shall not pay for items such as loss of goodwill or loss of profit of any business, or any costs for which the business receives reimbursement or compensation from other sources. It is the intent of NURA to minimize the hardship caused by relocation within legal requirements.

Relocation benefits shall be available only to businesses functioning within the Redevelopment Area as of the date of NURA's notice of intent to acquire property of the businesses.

To implement this policy, NURA shall adopt a relocation handbook setting forth the terms and procedures for relocation payments. NURA may designate a person to be responsible for negotiating the relocation benefits with the tenants, business owners, or property owners. Such person shall negotiate in strict conformance with the provisions of the handbook and the direction of NURA. NURA may also establish a relocation committee to assist the negotiator with the application of this Plan and the handbook. The relocation committee shall serve as directed by NURA.

Section 2. The City Clerk is directed to record this resolution in the records of the Adams County Clerk and Recorder.

DATED at Northglenn, Colorado, this 25 day of April, 1996.



D.L. Parsons
D.L. PARSONS
Mayor

Joan M. Baker
JOAN M. BAKER
City Clerk

APPROVED AS TO FORM:

Herbert C. Phillips
HERBERT C. PHILLIPS
City Attorney

SPONSORED BY Councilman Carney

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-43
Series of 1998

98-43
Series of 1998

A RESOLUTION AMENDING THE URBAN RENEWAL PLAN OF THE CITY OF NORTHGLENN BY ADDING SECTION V.A.2.i., THEREBY AUTHORIZING AND APPROVING THE ENHANCED SALES TAX INCENTIVE PROGRAM AGREEMENT DATED APRIL 9, 1998, BETWEEN THE CITY AND J P NORTHGLENN LLC AS A PART OF THE URBAN RENEWAL PLAN.

WHEREAS the Urban Renewal Plan adopted by the City Council of the City of Northglenn, Colorado, on April 23, 1992, contains provisions within Section V.A.2. thereof which authorize the City and the Northglenn Urban Renewal Authority to agree as to means of allocating and sharing sales taxes within the Urban Renewal Area in a manner other than as set forth in Section V. of the Urban Renewal Plan; and

WHEREAS the City Council and the NURA Board have agreed that the proper and appropriate manner of distributing and dividing sales taxes generated within the Urban Renewal Area is as set forth in the Enhanced Sales Tax Incentive Program Agreement entered into between the City and J P Northglenn LLC dated April 9, 1998, as approved by the City Council at a special meeting on April 2, 1998, by the adoption of Resolution No. 98-30; and

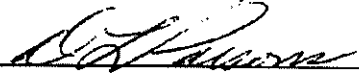
WHEREAS the City Council wishes to amend the Urban Renewal Plan to adopt and incorporate said Enhanced Sales Tax Incentive Program Agreement into the Urban Renewal Plan as Section V.A.2.i. thereof.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. The Enhanced Sales Tax Incentive Program Agreement between the City of Northglenn, Colorado, and J P Northglenn LLC, dated April 9, 1998, is incorporated into the Urban Renewal Plan of the City as Section V.A.2.i.

5/14/98
PLANAMEN.RES

DATED at Northglenn, Colorado, this 14th day of May, 1998.




D.L. PARSONS
Mayor

ATTEST:



DIANA L. LENTZ
City Clerk

APPROVED AS TO FORM:



HERBERT C. PHILLIPS
City Attorney

SPONSORED BY: COUNCIL MEMBERS CARNEY & MARTIN

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-18
Series of 2004

04-18
Series of 2004

A RESOLUTION OF THE NORTHGLENN CITY COUNCIL APPROVING A SUBSTANTIAL MODIFICATION TO THE NORTHGLENN URBAN RENEWAL PLAN BY THE INCLUSION OF ADDITIONAL LAND AREA IN THE NORTHGLENN URBAN RENEWAL AREA

WHEREAS, by the adoption of Resolution No. 92-29, Series of 1992, the City Council of the City of Northglenn adopted the Northglenn Urban Renewal Plan; and

WHEREAS, the Northglenn City Council has determined that additional blighted areas are located within the City of Northglenn; and

WHEREAS, the Northglenn City Council has complied with the requirements of the Urban Renewal Law and particularly C.R.S. § 31-25-107, regarding the adoption of a substantial modification to the Northglenn Urban Renewal Plan; and

WHEREAS, a public hearing on the inclusion of additional land area to the Northglenn Urban Renewal Area was held before the Northglenn City Council at Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado 80233, at 7:30 p.m. on January 8, 2004; and

WHEREAS, at the public hearing, the City Council heard and received evidence supporting the findings set forth in this Resolution and wishes to approve a substantial modification to the Northglenn Urban Renewal Plan, including the additional land area described herein as part of the Northglenn Urban Renewal Area;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Based on the evidence presented at the public hearing, the City Council of the City of Northglenn hereby finds and determines that:

- (a) It is not anticipated that any individuals or families will be displaced by the inclusion of the additional land described herein into the Northglenn Urban Renewal Area. Accordingly, the City Council finds that a peaceful method exists for the relocation of any individuals and families who will be displaced by the Urban Renewal Project in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families.

(b) A feasible method exists for relocation of business concerns that will be displaced by the Urban Renewal Project in the Urban Renewal Area or in other areas that are not generally less desirable with respect to public utilities and commercial facilities.

(c) The City Council has taken reasonable efforts to provide written notice of the public hearing to all property owners, residents and owners of business concerns in the proposed Urban Renewal Area at their last known address of record at least thirty days prior to the hearing. Such notice contained the information required by C.R.S. § 31-25-107(3).

(d) No more than 120 days have passed since the commencement of the first public hearing on the substantial modification to the Northglenn Urban Renewal Plan.

(e) No prior public hearings have been held regarding the possible inclusion of the property described below into the Northglenn Urban Renewal Area.

(f) The Northglenn Urban Renewal Plan conforms to the general plan of the City of Northglenn as a whole; and

(g) The Northglenn Urban Renewal Plan, and the inclusion of the additional land described herein, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise.

Section 2. Based on the above findings, the City Council approves a substantial modification to the Northglenn Urban Renewal Plan, including the following described real property within the boundaries of the Northglenn Urban Renewal Area.

**CIVIC CENTER AREA AND MALLEY HEIGHTS SHOPPING CENTER AREA
DESCRIPTION**

WEBSTER LAKE SUBDIVISION FIRST FILING, AMENDED,
BLOCK 1; AND TRACTS A AND B;

A RE-SUBDIVISION OF PART OF BLOCK 1, WEBSTER
LAKE SUBDIVISION FIRST FILING; AMENDED, LOTS 1
AND 2;

A RE-SUBDIVISION OF A PORTION OF TRACT A
WEBSTER LAKE SUBDIVISION FIRST FILING AMENDED,
LOTS 1 AND 2;

WEBSTER LAKE SUBDIVISION SECOND FILING;

WEBSTER LAKE SUBDIVISION THIRD FILING;

WEBSTER LAKE SUBDIVISION FIRST FILING AMENDED,
TRACT A;

BERG TRACT;

BERG TRACT NO. 2;

WASHINGTON PARK, BLOCK 1;

FALKENBURG SUBDIVISION;

NORTHGLENN CIVIC CENTER SUBDIVISION;

HOLIDAY PARK;

GRANT PLACE SUBDIVISION;

WASHINGTON POINT SUBDIVISION;

NORTH GLENN – TWENTY SIXTH FILING AMENDED
PLAT;

A PARCEL LOCATED ON THE WEST SIDE OF
WASHINGTON STREET BOUNDED ON THE EAST BY
WASHINGTON STREET, ON THE SOUTH BY
NORTHGLENN-TWENTY SIXTH FILING AMENDED PLAT,
AND ON THE WEST AND NORTH BY WASHINGTON POINT
SUBDIVISION;

A PARCEL LOCATED ON THE SOUTHWEST CORNER OF
120TH AVENUE AND WASHINGTON STREET AND
BOUNDED BY 120TH AVENUE ON THE NORTH,
WASHINGTON STREET ON THE EAST, AND
WASHINGTON POINT SUBDIVISION ON THE SOUTH AND
WEST;

A PARCEL LOCATED ON THE SOUTHEAST CORNER OF
INTERSTATE HIGHWAY 25 AND 120TH AVENUE AND
BOUNDED BY 120TH AVENUE ON THE NORTH,
COMMUNITY CENTER DRIVE ON THE EAST,
NORTHGLENN CIVIC CENTER SUBDIVISION ON THE
SOUTH AND INTERSTATE 25 ON THE WEST;

A PARCEL LOCATED ON THE NORTHWEST CORNER OF
112TH AVENUE AND WASHINGTON STREET BOUNDED BY
WASHINGTON STREET ON THE EAST, 112TH AVENUE ON
THE SOUTH, BERG TRACT ON THE WEST AND
FALKENBURG SUBDIVISION ON THE NORTH.

A PARCEL LOCATED ON THE SOUTHEAST CORNER OF 120TH AVENUE AND COMMUNITY CENTER DRIVE AND BOUNDED BY 120TH AVENUE ON THE NORTH, HOLIDAY PARK, LOT 2, ON THE EAST AND SOUTH, AND COMMUNITY CENTER DRIVE ON THE WEST;

E.B. RAINS PARK;

A PARCEL BOUNDED BY THE FARMERS HIGHLINE CANAL ON THE SOUTH AND EAST, GRANT STREET ON THE WEST, AND THE GRANT PLACE SUBDIVISION ON THE NORTH.

ALL THOSE PORTIONS OF THE FARMERS HIGHLINE CANAL RIGHT-OF-WAY BETWEEN 120TH AVENUE AND MALLEY DRIVE;

ALL THOSE PORTIONS OF THE RIGHTS-OF-WAY FOR GRANT STREET/DRIVE; PEARL STREET; SYLVIA DRIVE; EAST 112TH AVENUE; EAST 114TH COURT; AND EAST 115TH AVENUE ADJACENT TO THE ABOVE DESCRIBED PARCELS;

ALL OF THE RIGHT-OF-WAY FOR 120TH AVENUE LOCATED IN THE CITY OF NORTHGLENN BETWEEN THE WEST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 1-25 AND THE EAST RIGHT-OF-WAY LINE OF WASHINGTON STREET;

ALL OF THE RIGHT-OF-WAY FOR WASHINGTON STREET BETWEEN 120TH AVENUE AND THE SOUTHERN RIGHT-OF-WAY LINE OF 112TH AVENUE;

ALL OF THE RIGHT-OF-WAY FOR COMMUNITY CENTER DRIVE BETWEEN MALLEY DRIVE AND 120TH AVENUE;

ALL OF THE RIGHT-OF-WAY FOR MALLEY DRIVE BETWEEN WASHINGTON STREET AND COMMUNITY CENTER DRIVE; AND

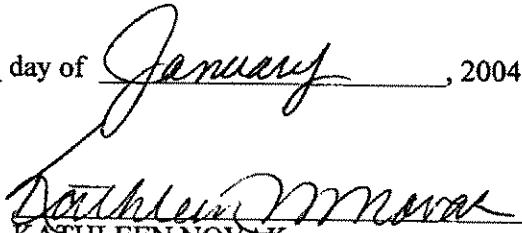
ALL OF THE INTERSTATE HIGHWAY 1-25 RIGHT-OF-WAY LOCATED IN THE CITY OF NORTHGLENN BETWEEN 120TH AVENUE AND THE SOUTHERN BOUNDARY LINE AS EXTENDED OF THE NORTHGLENN CIVIC CENTER SUBDIVISION.

GARLAND SHOPPING CENTER AREA DESCRIPTION

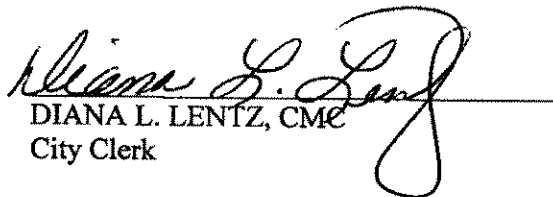
ALL OF LOT 15, BLOCK 37 NORTH GLENN-SECOND
FILING; AND ALL OF THE PUBLIC STREET RIGHT-OF-
WAY ON WASHINGTON STREET AND GARLAND DRIVE
ADJACENT TO SAID LOT 15.

From and after the date of adoption of this Resolution, the real property described above shall, for all purposes, be part of the Northglenn Urban Renewal Area and subject to the provisions of the Northglenn Urban Renewal Plan.

DATED at Northglenn, Colorado, this 8th day of January, 2004.


KATHLEEN NOVAK
Mayor

ATTEST:


DIANA L. LENTZ, CMC
City Clerk

APPROVED AS TO FORM:


HERBERT C. PHILLIPS
City Attorney

SPONSORED BY: MAYOR NOVAK

COUNCILMAN'S RESOLUTION

RESOLUTION NO.

No. CR-151
Series of 2008

08-139
Series of 2008

A RESOLUTION FINDING THAT THE AREA COMMONLY REFERRED TO AS THE HURON CENTER IS A BLIGHTED AREA, APPROVING A SUBSTANTIAL MODIFICATION TO THE NORTHGLENN URBAN RENEWAL PLAN BY EXPANDING THE BOUNDARIES OF THE NORTHGLENN URBAN RENEWAL AREA TO ENCOMPASS THE HURON CENTER, AND DELAYING THE IMPLEMENTATION OF TAX INCREMENT FINANCING FOR THE HURON CENTER

WHEREAS, by the adoption of Resolution CR-19, Series of 1990, the City Council created the Northglenn Urban Renewal Authority ("NURA");

WHEREAS, NURA has conducted a blight study and concluded that the area described in **Exhibit A** hereto (the "Huron Center Property") is a blighted area and NURA has recommended to the City Council that the Huron Center Property be added to the Northglenn Urban Renewal Area;

WHEREAS, C.R.S. § 31-25-107 sets forth the procedure for modification of the Northglenn Urban Renewal Plan so as to effect inclusion of the Huron Center Property within the boundaries of the Northglenn Urban Renewal Authority for the purpose of development, redevelopment and rehabilitation of the Huron Center Property;

WHEREAS, the inclusion of the Huron Center Property is a substantial modification to the Northglenn Urban Renewal Plan previously approved by the City Council;

WHEREAS, the Northglenn City Council has complied with the requirements of the Urban Renewal Law and in particular, C.R.S. § 31-25-107, regarding the adoption of a substantial modification to the Northglenn Urban Renewal Plan;

WHEREAS, notice of the public hearing was published on September 4, 2008 in compliance with the notice provisions of C.R.S. § 31-25-107(3), and City staff used reasonable efforts to provide written notice of the public hearing to all property owners, residents, and owners of business concerns in the area proposed to be added to the Northglenn Urban Renewal Area at their last known address at least thirty (30) days prior to the hearing in compliance with C.R.S. § 31-25-107(4)(c);

WHEREAS, a public hearing on the inclusion of the Huron Center Property in the Northglenn Urban Renewal Area was held before the Northglenn City Council at the Northglenn City Hall, 11701 Community Center Drive, Northglenn, Colorado 80233, at 7:00 p.m. on

October 9, 2008; and

WHEREAS, at the public hearing the City Council heard and received evidence supporting the findings set forth in this Resolution.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF NORTHGLENN, COLORADO, THAT:

Section 1. Blight Findings. The City Council hereby finds and declares that based on the evidence presented at the public hearing, the Huron Center Property constitutes a blighted area under the Urban Renewal Law, because it substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare due the existence of all of the factors set forth in the Conditions Survey dated September 2008, which include the following factors set forth in the referenced subsections of C.R.S. § 31-25-103(2):

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
and
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

The City Council expressly finds that nine (9) of the blight factors listed in C.R.S. § 31-25-103(2) exist on the Huron Center Property.

Section 2. Amendment of Plan to Add Huron Center Property. The City Council hereby finds and declares that:

- (a) It is not anticipated that any individuals or families will be displaced by the inclusion of the Huron Center Property in the Northglenn Urban Renewal Area. Accordingly, the City Council finds that a peaceful method exists for the relocation of

any individuals and families who will be displaced by the Urban Renewal Project in decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such individuals and families;

(b) A feasible method exists for relocation of business concerns that will be displaced by the Urban Renewal Project in the Urban Renewal Area or in other areas that are not generally less desirable with respect to public utilities and commercial facilities;

(c) The City Council has taken reasonable efforts to provide written notice of the public hearing to all property owners, residents and owners of business concerns in the proposed Urban Renewal Area at their last known address of record at least thirty days prior to the hearing, and such notice contained the information required by C.R.S. § 31-25-107(3);

(d) No more than 120 days have passed since the commencement of the first public hearing on the substantial modification to the Northglenn Urban Renewal Plan;

(e) No prior public hearings have been held regarding the possible inclusion of the property described below in the Northglenn Urban Renewal Area;

(f) The Northglenn Urban Renewal Plan conforms to the general plan of the City of Northglenn as a whole;


(g) The Northglenn Urban Renewal Plan and the inclusion of the additional land described herein, will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the rehabilitation or redevelopment of the Urban Renewal Area by private enterprise; and

(h) No additional county infrastructure and services are required to serve the development on the additional property being added to the Urban Renewal Area during the period in which property taxes described in C.R.S. § 31-25-107(9)(a)(II) are levied by the County and paid to the Urban Renewal Authority.

Based on the above findings, the City Council approves a substantial modification to the Northglenn Urban Renewal Plan, which shall be the inclusion of the Huron Center Property in the Northglenn Urban Renewal Area. From and after the date of adoption of this Resolution, the Huron Center Property shall, for all purposes, be part of the Northglenn Urban Renewal Area and subject to the provisions of the Northglenn Urban Renewal Plan.

Section 3. Tax increment financing Delay. The provisions in the current Northglenn Urban Renewal Plan implementing tax increment financing pursuant to C.R.S. § 31-25-107(9) shall not apply to the Huron Center Property until the City Council approves a subsequent resolution implementing tax increment financing for the Huron Center Property.

DATED at Northglenn, Colorado, this 9th day of October, 2008.


KATHLEEN M. NOVAK
Mayor

ATTEST:


JOHANNA SMALL, CMC
Acting City Clerk

APPROVED AS TO FORM:

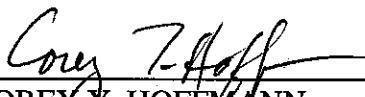

COREY Y. HOFFMANN
City Attorney

EXHIBIT A
AREA DESCRIPTION

Lots 1 2, 3, and 4, Amended Plat of a Portion of Block 34, Heftler Homes-Hillcrest Sixth Filing;

Lot 5, Block 34, Minor Subdivision of a Portion of Block 34, Heftler Homes-Hillcrest Sixth Filing;

A parcel of land described as: beginning at the northeast corner of Heftler Homes- Hillcrest Sixth Filing, thence west 200 ft; thence south 200 ft.; thence east 200 feet; thence north 200 ft. to the point of beginning.

The above parcels located in the Northeast 1/4 of Section 16, Township 2 South, Range 68 West, of the 6th Principal Meridian, County of Adams, State of Colorado.

Together with all of the street right-of-way for 104th Avenue from the west right-of-way line of Huron Street to the west city limits of the City of Northglenn; and

All of the street right-of-way for Huron Street from the south right-of-way line of 104th Avenue to the south city limits of the City of Northglenn.

City of Northglenn
Conditions Survey
Huron Shopping Center



Prepared for:
Northglenn City Council
Northglenn Urban Renewal Authority

Prepared by:
Pat Breitenstein, Kristin Sullivan, Travis Reynolds, and Shannon Turk
September 2008

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- 1.0 Objective
- 2.0 Survey Area
- 3.0 Area Background
- 4.0 Methodology
- 5.0 Survey Findings
 - 5.1 Slum, Deteriorated, or Deteriorating Structures
 - 5.2 Predominance of Defective or Inadequate Street Layout
 - 5.3 Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness
 - 5.4 Unsanitary or Unsafe Conditions
 - 5.5 Deterioration of Site or Other Improvements
 - 5.6 Unusual Topography or Inadequate Public Improvements or Utilities
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 - 5.8 Existence of Conditions that Endanger Life or Property by Fire or Other Causes
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 - 5.10 Environmental Contamination of Buildings or Property
 - 5.11 Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements
- 6.0 Survey Conclusions

Appendix A: Inventory of Blight Study Area Parcels

1.0 OBJECTIVE

The purpose of this Study is to identify blighted conditions in certain defined areas of the City so that the Northglenn Urban Renewal Authority (NURA) and Northglenn City Council can determine if the defined area, taken as a whole, meets the State definition of blight.

C.R.S. Section 31-25-103(2) as amended, defines “blighted area” as follows:

“ . . . an area that in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;
- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property; or
- (k) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, "blighted area" also means an area that, in its present condition and use is found to contain any one of the factors listed above, and which substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.

2.0 SURVEY AREA

The survey area is defined as the Huron Center of the City of Northglenn, as described below and as shown in Figure 1. This shopping center includes a grocery store that was formerly occupied by Albertson's. It also includes a variety of in-line retail and four pad site buildings.

This area is located on the south side of 104th Avenue between Huron Street and Croke Drive. The shopping center is bounded on the south by the property line that it shares with the Riviera Apartments. The survey area also includes the right-of-way along 104th Ave. between Zuni Street and Huron Street. Additionally, it also includes the right-of-way along Huron Street between 104th Ave. and the City of Northglenn Boundary between 97th Ave. and 96th Ave. The maps on the following two pages show the proposed addition to the Northglenn Urban Renewal Authority's designated area, as well as the existing boundaries of NURA.

The legal description of the proposed addition to the Northglenn Urban Renewal area is as follows:

Lots 1 2, 3, and 4, Amended Plat of a Portion of Block 34, Heftler Homes-Hillcrest Sixth Filing;

Lot 5, Block 34, Minor Subdivision of a Portion of Block 34, Heftler Homes-Hillcrest Sixth Filing;

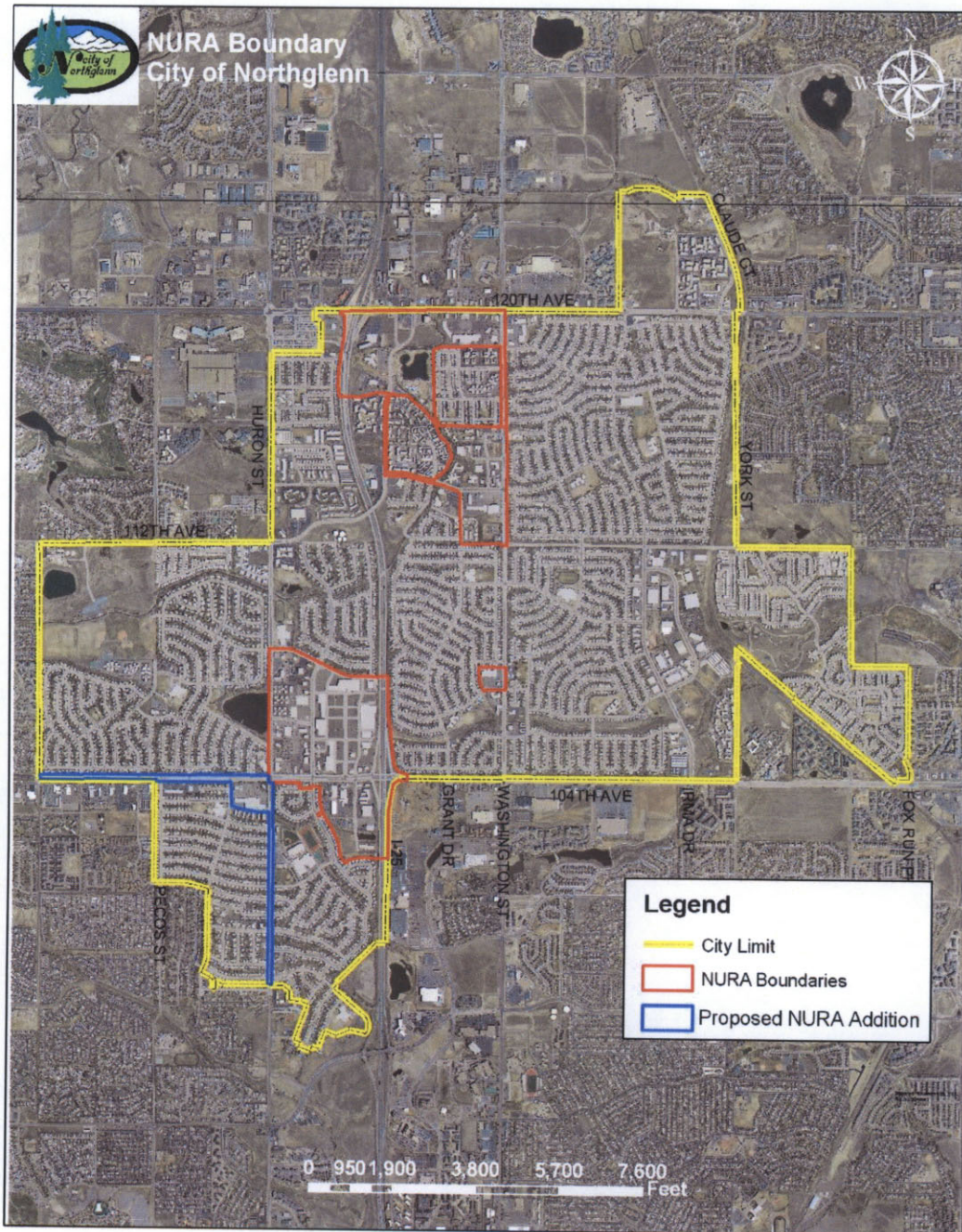
A parcel of land described as: beginning at the northeast corner of Heftler Homes- Hillcrest Sixth Filing, thence west 200 ft; thence south 200 ft.; thence east 200 feet; thence north 200 ft. to the point of beginning.

The above parcels located in the Northeast 1/4 of Section 16, Township 2 South, Range 68 West, of the 6th Principal Meridian, County of Adams, State of Colorado.

Together with all of the street right-of-way for 104th Avenue from the west right-of-way line of Huron Street to the west city limits of the City of Northglenn; and

All of the street right-of-way for Huron Street from the south right-of-way line of 104th Avenue to the south city limits of the City of Northglenn.

The proposed addition would connect with the existing NURA area at the intersection of Huron Street and 104th Ave. The graphic below shows the existing NURA areas throughout the City, as well as the proposed addition.



3.0 AREA BACKGROUND

Construction of the Huron Center started in 1977 and was completed in 1978. The land was undeveloped and vacant before construction of the center. At its peak, the shopping center included an Albertson's grocery store, a Rite Aid drugstore, a Blockbuster video, a regional bank, several restaurants, and a wide variety of retail tenants in the in-line spaces.

Albertson's operated at this location until 2006 when it closed a large number of stores in Colorado and throughout the Rocky Mountain region. The adjacent Rite Aid store remained open until January 2008 when it, too, closed its doors. The anchor space has been vacant since the close of these two stores, despite Albertson's efforts to sublease to another tenant.

The Huron Center currently has two main landowners. Kin Properties, located in Boca Raton, Florida, owns the anchor space where Albertson's and Rite Aid once operated. The Miller Family Limited Partnership, located in Stony Brook, New York, owns the in-line retail on both sides of the former Albertson's space, as well as the parcels where Quizno's and Sconie's are located. The other two parcels in the Huron Center are separately owned. A table and map of the ownership of the Huron Center is included in this report as Appendix A.

4.0 METHODOLOGY

- 4.1. Field Survey. A field survey was conducted on foot between August 1 and October 1, 2008 by a four-person field survey team consisting of Pat Breitenstein, Travis Reynolds, Kristin Sullivan, and Shannon Turk. Blight factors, if any, were noted for the shopping center and street right-of-way. Digital photographs were taken to document any blight factors that were visually evident.

No attempt was made to enter any privately owned structures nor was any attempt made to enter onto private property into secured or screened areas. Survey of private property was made in areas readily visible from public rights-of-way or accessible by the public without restriction.

- 4.2. Interviews. Interviews were conducted with City staff members and various government agency experts including:
- a. Jim Hayes, Director of Planning and Development, City of Northglenn
 - b. Kurt Kowar, P.E., Logistics Center Manager, City of Northglenn
 - c. Joliette Woodson, Civil Engineer I/Traffic Engineer, City of Northglenn
 - d. Rick Davis, Chief Building Official, City of Northglenn
 - e. Bill Volz, Electrical & Building Inspector, City of Northglenn
 - f. Renae Lehr, Northglenn Police Department
 - g. Jennifer Wing, Neighborhood Services Supervisor
 - h. Gary Mote, North Metro Fire Department
 - i. Debbie Staub, Revenue Supervisor
- 4.3. Data Collection and Analysis. Both traffic accident history and crime statistics were gathered for this area. FEMA Flood Insurance Rate Maps applicable to the area, sales tax data, and traffic counts were reviewed.

5.0 SURVEY FINDINGS

Numerous factors of blight were found to exist in the survey area. The study findings are presented in the following sections, 5.1 through 5.11. The factors are grouped according to the blight factors as defined by Colorado State Statutes.

**5.1
SLUM, DETERIORATED OR DETERIORATING STRUCTURES**

The following photographs show deteriorated or deteriorating structures:



Cracked Wall of Anchor Building



Broken Handrail



Broken & Rusting Stairs



Alleyway of Inline Space



Broken Concrete



Blood on Sidewalk



Broken & Rusting Trash Chute



Broken & Rusting Trash Chute

5.2

PREDOMINANCE OF DEFECTIVE OR INADEQUATE STREET LAYOUT

Defective or inadequate street layout. Includes inadequate capacity for current traffic volumes, unsafe intersections and pedestrian crossings, hazardous driveway access and general construction not to current standards.

104th AVE. LANE DESIGN

Along 104th Ave. the number of lanes changes from four total lanes to six total lanes at the corner of Croke Dr. and 104th Ave. The pictures below show the two different lane designs.



104th West of Croke Dr.



104th Between Croke Dr. and Huron St.

The Adams County Transportation Plan calls for 104th Ave. to be extended to six total lanes by 2020. This recommendation is based on 2020 traffic forecasts and the capacities of the existing facilities. As noted traffic portion of Section 5.4 (p. 23) of this report, the intersection of Huron St. and 104th Ave. has one the highest numbers of accidents of all intersections in the city according to data collected by the City of Northglenn Police Department.

In a report prepared for Council in 2006, Capital Improvement staff recommended that this section of 104th Ave be extended to six total lanes. This section of the report is included below.

http://localhost:3000/Intranet/pages/Projects/project/budget_executive_...

104th Ave Widening (Croke - W. City Limits) - (Budget Not Set)

One Time Project Priority: 60
53 out of 94 projects

Project Description
No description is currently available.
Notes:
• *This project is currently ranked 4 out of 4 projects within the Arterial Street Overlay.*

Proposed Funding Sources
No current funding sources have been projected for this project.

Project Prioritization Criteria Summary
Capital Cost: Over \$500,000(0)
Annual Reoccurring Costs: Low(0)
Health and Safety Effects: Medium(5)
Community and Citizen Benefits: Some(5)
Environmental, Aesthetic, and Social Effects: Some(5)
Distributional Effects: Equitable(10)
Public Perception of Need: Low(0)
Feasibility of Implementation: High(10)
Implication of Deferring Project: Medium(5)
Uncertainty of Data Supplied: Medium(5)
Effect on Inter-Jurisdictional Relationships: Not Applicable(5)
Mayor and City Council's Goals: Well Aligned(10)

The Criteria Graph is a radial chart with ten axes representing different project criteria. Each axis has a colored line extending from the center, with a numerical score at the end. The criteria and their scores are: Feasibility of Implementation (10), Public Perception of Need (0), Distributional Effects (10), Environmental, Aesthetic, and Social Effects (5), Community and Ethical Standards (5), Health and Safety Effects (5), Annual Reoccurring Costs (0), Capital Cost (0), Mayor and City Council's Goals (10), and Effect on Inter-Jurisdictional Relationships (5). The chart is titled 'Criteria Graph' and has a subtitle 'Uncertainty of Data Supplied'.

104TH AVE MEDIAN IMPROVEMENTS

In the same report prepared for Council in 2006, staff identified the need for median improvements to 104th Ave. west of Huron. In part of this section of the street, a median has been installed, but never landscaped, as shown in the photos on the following page.

http://localhost:3000/Intranet/pages/Projects/project/budget_executive_...

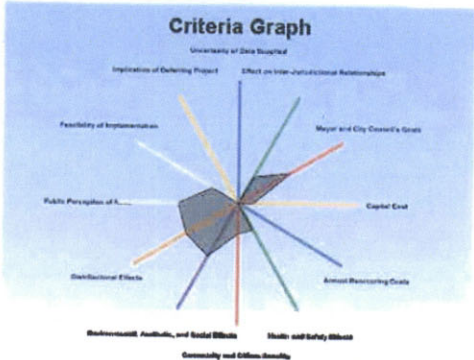
104th Median Improvements (West of Huron) - \$400,000

One Time Project Priority: B2
48 out of 94 projects

Project Description
This project would include installation of landscaping and irrigation in the median on 104th Avenue from Huron St. to the West City limits. Council Beautification Priority Score: 65
Notes:
- This project is currently ranked 2 out of 6 projects within the Citywide Beautification Program.

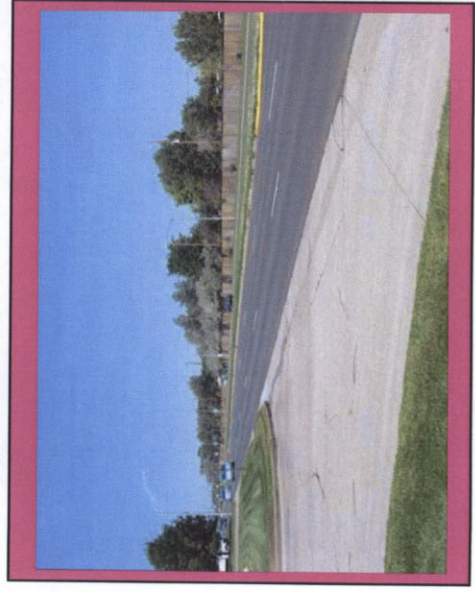
Proposed Funding Sources
2007:
\$225,000 CTF
\$175,000 Unfunded
2008:
\$100,000 ADCOO
\$75,000 CTF

Project Prioritization Criteria Summary
Capital Cost: \$50,000 - \$500,000(2.5)
Annual Recurring Costs: Low(0)
Health and Safety Effects: Medium(5)
Community and Citizen Benefits: Some(5)
Environmental, Aesthetic, and Social Effects: Many(10)
Distributional Effects: Equitable(10)
Public Perception of Need: High(10)
Feasibility of Implementation: Medium(5)
Implication of Deferring Project: Low(0)
Uncertainty of Data Supplied: High(0)
Effect on Inter-Jurisdictional Relationships: Not Applicable(5)
Mayor and City Council's Goals: Well Aligned(10)

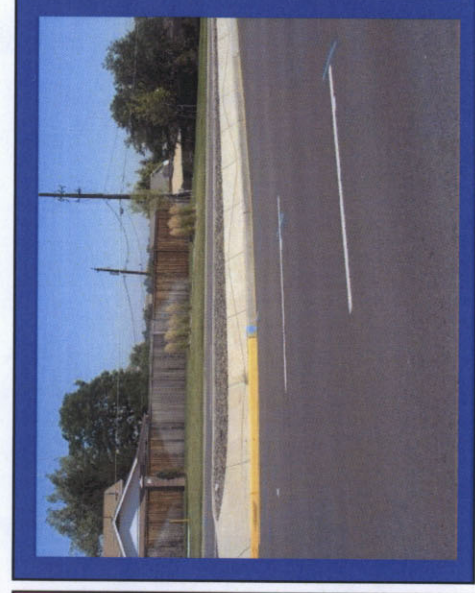


The Criteria Graph is a radar chart with 10 axes representing different project criteria. The axes are: Implication of Deferring Project, Uncertainty of Data Supplied, Effect on Inter-Jurisdictional Relationships, Mayor and City Council's Goals, Capital Cost, Annual Recurring Costs, Health and Safety Effects, Community and Citizen Benefits, Distributional Effects, and Environmental, Aesthetic, and Social Effects. The project scores are: Implication of Deferring Project (0), Uncertainty of Data Supplied (0), Effect on Inter-Jurisdictional Relationships (5), Mayor and City Council's Goals (10), Capital Cost (2.5), Annual Recurring Costs (0), Health and Safety Effects (5), Community and Citizen Benefits (5), Distributional Effects (10), and Environmental, Aesthetic, and Social Effects (10). The highest scores are in the 'Community and Citizen Benefits' and 'Distributional Effects' categories.

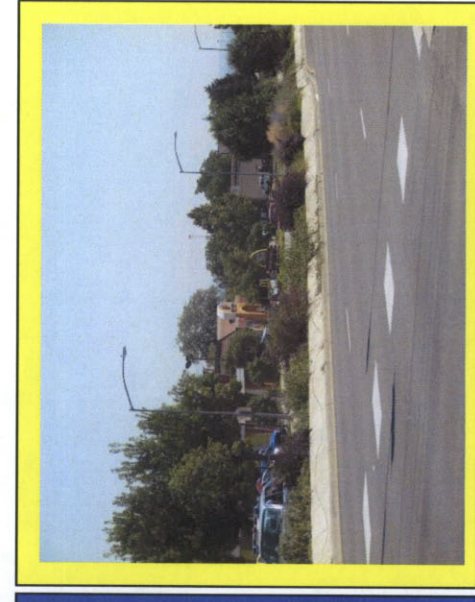
104TH AVENUE MEDIAN IMPROVEMENTS (CONT.)



**104th from Zuni St. to Croke St.
No Raised Median**



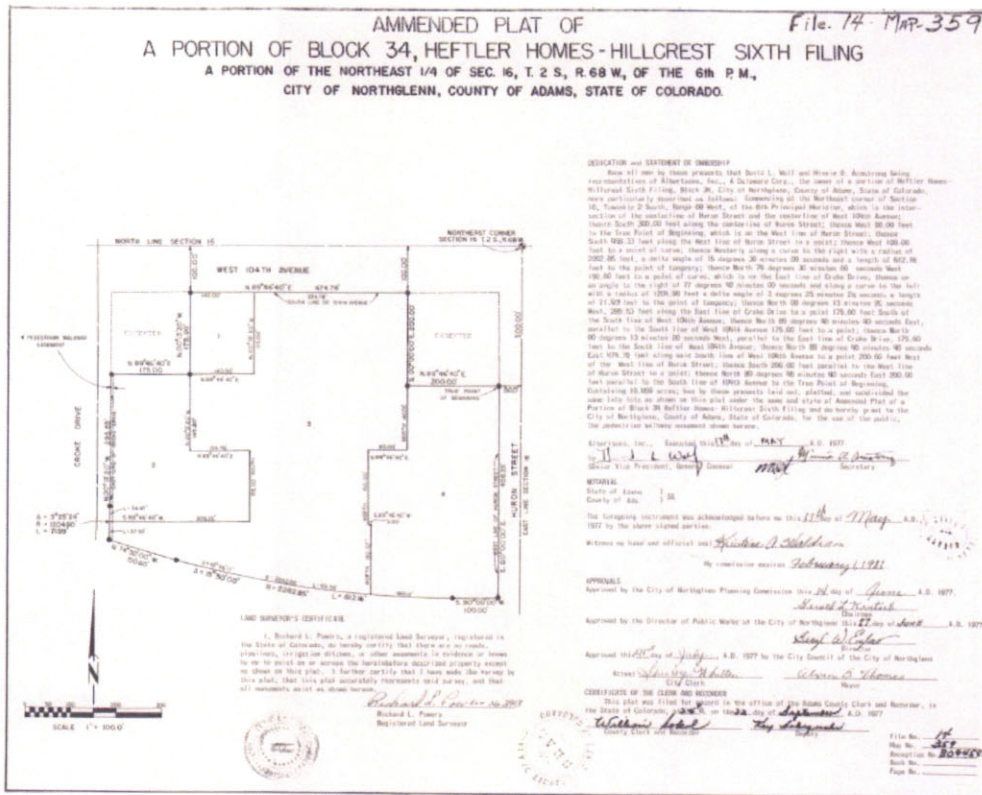
**104th from Croke St. to Huron St.
Unlandscaped Median**



**104th from 104th Ave. to I-25.
Complete Median**

5.3 FAULTY LOT IN RELATION TO SIZE, ADEQUACY, ACCESSIBILITY, OR USEFULNESS

The following scanned images of the subdivision plat show lots which are irregular in shape limiting their utility, inadequate in size either in area or in one dimension, or have limited or inadequate access to public streets.



The Bank of the West lot on the northeast corner of the shopping center has never been legally subdivided according to the City of Northglenn subdivision regulations. As shown in the subdivision plat, the lot was not included in the original subdivision. Unlike the other excepted lot on the northwest corner, this lot never went through the subdivision process.

Chapter 12 of the Northglenn Municipal Code outlines the City's subdivision regulations, and the applicable section is included below for reference:

Article 1, General Provisions

Section 12-1-3. Application of Regulations.

(a) Whoever divides, or participates in the division of a lot, tract, or parcel of land into two or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale or building development, whether residential, industrial, office, business or other use, shall make the transaction subject to the provisions of this chapter and a plat therefore must be submitted to and accepted by the City of Northglenn according to the terms as herein set forth.

5.4 UNSANITARY OR UNSAFE CONDITIONS

Unsanitary or unsafe conditions depicted below include evidence of crime and criminal activities, trash, refuse and other debris improperly stored, illegally dumped or in such condition as to attract and harbor vermin; broken or inadequate public or private improvements which pose a threat of harm or injury; conditions which pose a threat to public health by spread of disease; and miscellaneous hazards and conditions.

GRAFFITI:

Graffiti, a criminal activity, was noted in many locations throughout the survey area. It was particularly prevalent behind the shopping center on dumpsters and utility boxes.



Graffiti on Trash Receptacle



Graffiti on Dumpster



Graffiti on Dumpster



Graffiti on Utility Box

GRAFFITI (cont.):



Graffiti on Utility Box

TRASH AND DEBRIS:



Debris in Alleyway



Broken Glass in Parking Lot



Trash & Debris Atop Fence Enclosure



Trash Along Sidewalk

STANDING WATER:

There were several areas of standing water observed in the parking lot of the study area. Standing water presents a public health risk because it can serve as a breeding ground for mosquitoes. This can lead to increased risk of exposure to West Nile Virus.

Additionally, the roof drains along the south side of the shopping center release water only inches from the building foundation. This can cause accelerated deterioration of the building.



Standing Water in Main Parking Lot



Makeshift Detention Pond



**Roof Drain Emptying at Base of
Building**



Standing Water in Main Parking Lot

SAFETY HAZARDS:

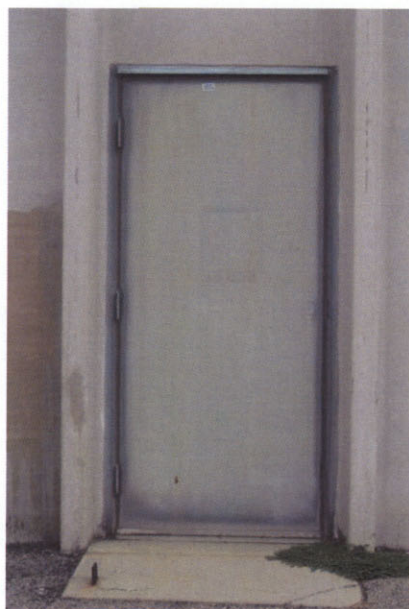
Several doorways have been modified along the back of the shopping center so that entry from the outside is difficult. Many of these doors no longer have doorknobs that would allow them to be opened from the outside in case of emergency. One had been permanently sealed off with cinder blocks where the door opening once was.



Doorway Permanently Sealed



Door Lacking Hardware



Door Welded Closed

SAFETY HAZARDS (CONT.):

In a large number of locations in the shopping center, there exposed wiring, abandoned electrical, stripped telephone wires, and examples of electrical work that is not up to the standards of the current applicable building code.



Exposed Wiring



Exposed & Stripped Utility Box



Exposed Live Wire

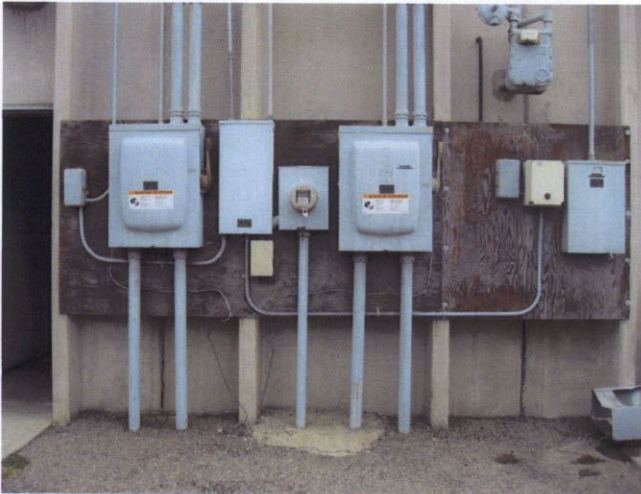


**Cable Antennae Improperly
Installed & Secured**

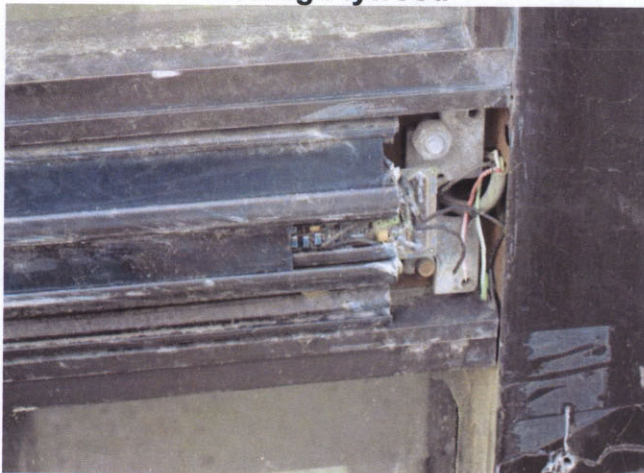
SAFETY HAZARDS (CONT.):



Exposed Electrical Box & Wiring



**Electrical System Improperly Mounted to
Rotting Plywood**



Exposed Electrical Wiring

TRAFFIC:

Based upon police reports of traffic accidents, the intersection of Huron Street and 104th Ave is one of the highest accident locations in the City. The Police Department tracks accidents and their location as part of an ongoing evaluation and reporting system. For the years 2003 - 2007, the 104th & Huron intersection tallies the highest number of non interstate intersection related accidents within the City. In an ongoing attempt to reduce these accidents, the City has recently allocated resources to a special unit of the Police Support Services Division. Their aim is to implement infrastructure and enforcement programs to reduce the number of accidents at critical intersections throughout the community.

5.5 DETERIORATION OF SITE OR OTHER IMPROVEMENTS

The conditions depicted below include damage, deterioration of, or lack of maintenance of site improvements including parking lots and driveways; signs; building exteriors; damaged or dilapidated accessory buildings; and lack of adequate landscaping or inadequate landscape maintenance;



Exterior Light w/ Bullet Hole



Deteriorating Loading Dock

DETERIORATION OF SITE OR OTHER IMPROVEMENTS (Cont.)



Broken Curb



Broken Curb



Broken Curb & Gutter



"Alligator" Cracking in Parking Lot

**5.6
UNUSUAL TOPOGRAHY OR INADEQUATE PUBLIC IMPROVEMENTS OR
UTILITIES:**

The conditions depicted below include unusual topography such as steep slopes and embankments, and or inadequate public improvements or utilities that includes any public owned improvement or utility which is damaged, inoperable, not built to current standards, or otherwise deficient or substandard.

UNUSUAL TOPOGRAPHY:



Slope of Parking Lot



Slope & Grade Separation



Grade Separation



Topographic Map

UTILITIES:

In a report prepared for Council in 2006, staff identified a need for upgrading the storm sewer system at 103rd Ave. and Huron St. The project description is included below.

http://localhost:3000/Intranet/pages/Projects/project/budget_executive_...

Huron & 103rd Storm Sewer Rehabilitation - \$30,000

Must be done by 2007 Priority: Project Has Not Been Prioritized 86 out of 94 projects

Project Description

Tving has shown that this pipe has no bottom under the north bound lanes of Huron and is deteriorating. This pipe is in the South Outfall System and more modeling of the system needs to be done to determine if the pipe needs to be upsized to better address the storm flows in the system. Therefore we are proposing to grout or slipline this portion of the pipe knowing that it may need to be replaced in the future. Project Type Graph

Notes:

- This project must be done in 2007.
- This project is currently ranked 8 out of 8 projects within the Citywide Drainage Improvement Program.

Proposed Funding Sources

2007:
\$30,000 STM

Project Prioritization Criteria Summary


5.7 DEFECTIVE OR UNUSUAL CONDITIONS OF TITLE RENDERING THE TITLE NONMARKETABLE

EXISTING LEASE

Albertson's currently holds a lease interest on the main vacant space in the shopping center. Albertson's continues to pay rent to the owner of the property. The marketing brochure for the property indicates that the lease term extends to 12/31/2032.

FOR SUBLEASE

NWC of 104th Avenue and Huron Street
Northglenn, Colorado



Demographics


(2007 Allocate Data)

	1 mile	3 mile	5 mile
Population	15,137	142,034	316,807
Avg. HH Inc.	\$53,543	\$57,228	\$60,199
Employees	5,655	40,155	93,523
Businesses	517	3,267	7,814

Traffic Counts

(CDOT 2007, City of Thornton 2006, *2001)

On Interstate 25 north of 104th Ave	121,000 cars/day
On 104th Ave west of Huron St	52,140 cars/day
On 104th Ave east of Huron St	34,858 cars/day
On Huron St north of 104th Ave	25,279 cars/day*
On Huron St north of Thornton Pkwy	25,279 cars/day*



Information

- Approximately 64,000 SF
AVAILABLE IMMEDIATELY
- Term available through 12/31/2032
- Excellent visibility to 104th Avenue
- Strong retail corridor with excellent traffic volume

Michael Trapula

mtrapula@sullivanhayes.com

Brian Shorter

bshorter@sullivanhayes.com

John Liprando

jliprando@sullivanhayes.com

SullivanHayes

BROKERAGE

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www.sullivanhayes.com

A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

Term available
through 2032

5.8 EXISTENCE OF CONDITIONS THAT ENDANGER LIFE OR PROPERTY BY FIRE OR OTHER CAUSES

COMBUSTIBLE MATERIALS

There is a wooden shed that is less than two feet away from the main building on the south side of the shopping center. This distance does not conform with the requirements set forth in the applicable International Building Code and Fire Code. As a combustible material, it presents a clear fire hazard to the building.



Non-Permitted Wooden Shed



**Inadequate Building
Separation**

5.9 BUILDINGS THAT ARE UNSAFE OR UNHEALTHY FOR PERSONS TO LIVE OR WORK IN BECAUSE OF BUILDING CODE VIOLATIONS, DILAPIDATION, DETERIORATION, DEFECTIVE DESIGN, PHYSICAL CONSTRUCTION, OR FAULTY OR INADEQUATE FACILITIES

Inspection of buildings and structures for building code violations was beyond the scope of this study.

5.10 ENVIRONMENTAL CONTAMINATION OF BUILDINGS OR PROPERTY

None known

5.11

EXISTENCE OF HEALTHY, SAFETY, OR WELFARE FACTORS REQUIRING HIGH LEVELS OF MUNICIPAL SERVICES OR SUBSTANTIAL PHYSICAL UNDERUTILIZATION OR VACANCY OF SITES, BUILDINGS OR OTHER IMPROVEMENTS.

VACANT SPACE - In Line Retail

The center has a large amount of vacant space, including much of the in-line retail on the west side of the anchor space. During the course of the blight study, Fast Bucks closed its doors and vacated its space at 1004 W. 104th and Mail Master closed its doors on August 22nd. Scudder Press has plans to close its location at the center at the end of September. After Scudder Press leaves the center, the west building will have approximately 10,000 square feet of vacant space.



Vacant In-line Space



Vacant In-line Space

VACANT SPACE - Anchor Space

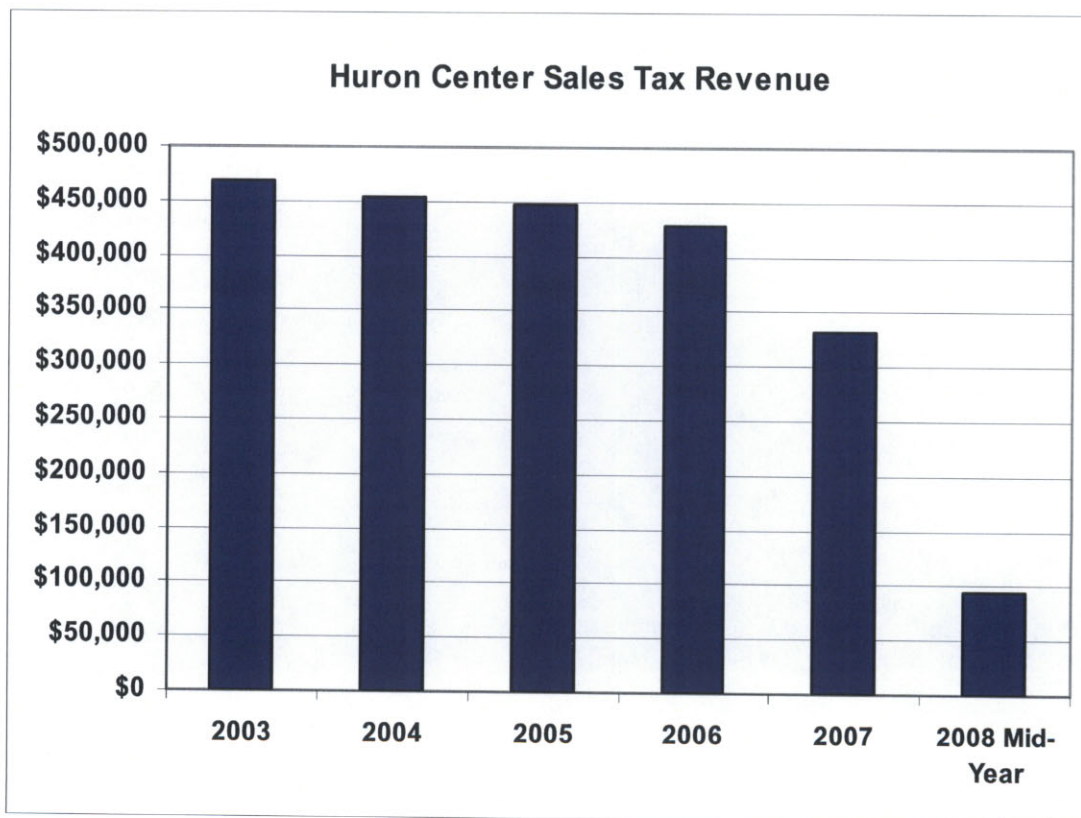
The main anchor space where Albertson's was previously located has been vacant since 2006. The adjacent space where Rite Aid was located has been vacant since January 2008. The size of these two vacant spaces is 57,661 square feet. Inside the space, one can easily observe exposed wiring in the floor where registers once stood.



Vacant Anchor Space

SALES TAX REVENUE

Sales tax revenues for the Huron Center have declined over the last five years from approximately \$469,000 in 2003 to \$331,000 in 2007. The graph below also shows the mid-year sales tax revenue for 2008, which represents the amounts collected through June. However, the 2008 figure does not include businesses that file their returns at year end only. The decline in revenue from 2003-2007 represents a 30% decrease over five years.



HIGH LEVELS OF MUNICIPAL SERVICES

In March, April, and May 2008, the water use at the former Albertson's store increased significantly. Between March 17th and April 17th, there were over 190,000 gallons of water consumed at this address. Then between April 17th and May 19th, there were 196,000 gallons of water consumed. The utility billing department attempted to contact Albertson's a number of times during these months. On June 3, 2008, a contact with the owner got City staff in touch with the Risk Manager at Albertson's who visited the site with City staff to remedy the issue.

08/15/08 11:22:25		UTILITY SYSTEM RUNNING BALANCE HISTORY REPORT					Page: 1
ALBERTSONS LLC # 854/61309 1000 W 104TH AVE		Account 418301 1		Current Bal		.00	
Date	Read Date	Consump	Bill Amt	Pay Amt	Adj. Amt	Balance	
08/11/08		0	.00	-132.91	.00	.00	
07/23/08	07/18/08	17	132.91	.00	.00	132.91	
07/14/08		0	.00	-77.21	.00	.00	
06/25/08	06/18/08	0	77.21	.00	.00	77.21	
06/10/08		0	.00	-982.11	.00	.00	
05/28/08	05/19/08	196	982.11	.00	.00	982.11	
05/12/08		0	.00	-963.61	.00	.00	
04/23/08	04/17/08	190	953.61	.00	.00	963.61	
04/22/08		0	10.00	-274.31	.00	10.00	
03/26/08	03/17/08	24	170.07	.00	.00	274.31	
02/27/08	02/15/08	7	104.24	.00	.00	104.24	
02/26/08		0	.00	-94.49	.00	.00	
01/30/08	01/17/08	4	94.49	.00	.00	94.49	
01/16/08		0	.00	-19.50	.00	.00	
12/27/07	12/17/07	6	19.50	.00	.00	19.50	
12/17/07		0	.00	-106.90	.00	.00	
11/28/07	11/16/07	7	106.90	-106.99	.00	106.90	
11/01/07		0	.00	-120.07	.00	106.99	
10/31/07	10/18/07	7	106.99	.00	.00	227.06	
10/04/07		0	.00	-132.16	.00	120.07	
10/03/07	09/17/07	11	120.07	.00	.00	252.23	
09/05/07	08/17/07	15	132.16	.00	.00	132.16	
08/30/07		0	.00	-128.91	.00	.00	
08/08/07	07/18/07	14	128.91	.00	.00	128.91	
08/03/07		0	.00	-135.41	.00	.00	
07/11/07	06/18/07	16	135.41	.00	.00	135.41	
07/03/07		0	.00	-135.41	.00	.00	
06/13/07	05/18/07	16	135.41	.00	.00	135.41	
06/12/07		0	.00	-195.06	.00	.00	
05/16/07	04/18/07	29	195.06	.00	.00	195.06	
05/07/07		0	.00	-115.91	.00	.00	
04/18/07	03/19/07	10	115.91	.00	.00	115.91	
04/12/07		0	.00	-149.26	.00	.00	
03/21/07	02/16/07	15	149.26	.00	.00	149.26	
03/15/07		0	.00	-153.34	.00	.00	
02/21/07	01/18/07	16	153.34	-120.01	.00	153.34	
01/24/07	12/15/06	6	120.01	.00	.00	120.01	
01/19/07		0	.00	-111.37	.00	.00	
12/27/06	11/16/06	6	111.37	.00	.00	111.37	
12/12/06		0	.00	-127.62	.00	.00	
11/22/06	10/16/06	11	127.62	.00	.00	127.62	
11/14/06		0	.00	-104.87	.00	.00	
10/25/06	09/15/06	4	104.87	.00	.00	104.87	
10/16/06		0	.00	-108.12	.00	.00	
09/27/06	08/16/06	5	108.12	.00	.00	108.12	
09/13/06		0	.00	-108.12	.00	.00	
08/23/06	07/20/06	5	108.12	.00	.00	108.12	
08/11/06		0	.00	-141.52	.00	.00	
07/26/06	06/21/06	15	141.52	.00	.00	141.52	
07/17/06		0	.00	-117.87	.00	.00	

The memo below from Debbie Staub, Revenue Supervisor in the Finance Department at the City of Northglenn, outlines the series of events and the associated staff time related to the excessive water use.

Memorandum

To: Kristin Sullivan
From: Debbie Staub
Date: September 8, 2008
Subject: Albertsons Building, 1000 W 104th Ave

On April 17, 2008 a read was collected from the water meter servicing the building formerly occupied by Rite Aide at 1000 W. 104th Avenue. The read indicated that 190,000 gallons of water had passed through the meter since March 17, 2008. Elly Percey requested that the meter tech verify this read. Upon confirmation of a 4 gallon per minute leak, Elly attempted to notify someone in the Albertsons organization of the problem. Messages were left at the contact numbers on file at that time and no one responded or did not have keys.

This situation was unique in that the water meter is located inside the building and we were unable to contact anyone with access to the building and enable us to check the meter. Again on May 19, 2008 a read was collected indicating an additional 196,000 gallons had passed through the meter. Multiple calls were made unsuccessfully to the Albertsons Division office, SullivanHayes Brokerage and SCI Security Consultants. On May 27, 2008, Willie Logan confirmed with a sonophone that water was running through the meter, but an examination of the property revealed no evident structural damage.

At that time I requested information from you about the property owners. Finally on June 3, 2008 an Albertsons' Risk manager contacted me and made arrangements to meet me and Willie Logan at the property. We discovered the meter running but could not locate the source of the problem. We were unable to gain roof access and could only surmise that the HV/AC on the roof had been damaged and was the source of the water draw. The water meter was turned off and consumption dropped to 17,000 gallons and then zero the following months.

We estimate 12-15 hours of time was invested by all the employees involved.

MEMO-ALBERSTON 09-08.DOC

6.0 CONCLUSIONS

Based on the observed and presented evidence and associated photographs, interviews, exhibits and reports included by reference it is our conclusion that the study area has significant examples of the conditions included in the legal definition of blight and does meet the criteria established in C.R.S. Section 31-25-103(2) as amended and is a “blighted area.” This report provides support for nine of the eleven criteria listed in the legal definition of blight.

Submitted by Northglenn City Staff:

Patrick T. Breitenstein

Kristin A. Sullivan

Appendix A

Inventory of Blight Study Area Parcels

Property Name	Parcel ID Number	Property Address	Parcel Size (Acres)
Bank of the West	171916101015	10393 Huron Street	0.85
In-Line Retail East	171916101029	970 W 104 th Ave	2.81
In-Line Retail West	171916101034	1020 W 104 th Ave.	1.81
Former Albertson's	171916101033	1000 W 104 th Ave.	5.37
Quiznos and Sconies	171916101035	1030 & 1040 W 104 th Ave	0.64
Future Daz Bog	171916101036	1050 W 104 th Ave.	0.77
		TOTAL	12.25



NORTHGLENN URBAN RENEWAL AUTHORITY

RESOLUTION NO.

N/08-11
Series of 2008

A RESOLUTION RECOMMENDING THAT CITY COUNCIL AMEND THE URBAN RENEWAL PLAN OF THE CITY OF NORTHGLENN TO INCLUDE THE HURON SHOPPING CENTER AREA AS A PART OF THE DESIGNATED URBAN RENEWAL AREA.

WHEREAS, the Board of Commissioners of the Northglenn Urban Renewal Authority has reviewed the conditions survey of the Huron Shopping Center Area; and

WHEREAS, the Board concludes that conditions of blight exist at the Shopping Center and on public rights-of-way near the Shopping Center; and

WHEREAS, the Board would like to undertake urban renewal projects at the Huron Shopping Center area to eliminate the conditions of blight found there.

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

The Board of Directors of the Northglenn Urban Renewal Authority recommends that the Northglenn City Council amend the Northglenn Urban Renewal Plan to include the Huron Shopping Center area and adjacent public rights-of-way, as shown and described on Exhibit A to this resolution, as part of the urban renewal area.

DATED this _____ day of September, 2008.

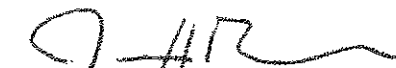
ATTEST:



Patrick T. Breitenstein
Acting Recording Secretary

Phil Carney
Chairman

APPROVED AS TO FORM:



Jeff Parker
Board Attorney

NORTHGLENN URBAN RENEWAL PLAN 1
Adoption and Modifications Summary

Description	Adopted	Res. No.	Subject
Original	February 26, 1992	92-29	Plan for the original urban renewal area including the Northglenn Marketplace and two blocks west of Melody and the Northglenn Greens south of 104 th Avenue
Minor Modification	April 25, 1996	96-34	Setting Relocation Policy
Amendment	May 14, 1998	98-43	Incorporating ESTIP Agreement with J.P. Northglenn, LLC
Substantial Modification	January 8, 2004	04-18	Adding Malley Heights and Garland Areas
Substantial Modification	October 9, 2008	08-139	Adding Huron Center
New Condition Survey	December 17, 2012	12-136	Determining that certain property constitutes a Blighted Area – New Condition Survey
Substantial Modification	December 17, 2012	12-137	Substantial change to existing URA Plan (1). Remove developed property from URA 1 and create new URA 2 Plan Area

DESCRIPTION
HURON CENTER ADDITION TO
NORTHGLENN URBAN RENEWAL AREA

Lots 1 2, 3, and 4, Amended Plat of a Portion of Block 34, Heftler Homes-Hillcrest Sixth Filing;

Lot 5, Block 34, Minor Subdivision of a Portion of Block 34, Heftler Homes-Hillcrest Sixth Filing;

A parcel of land described as: beginning at the northeast corner of Heftler Homes- Hillcrest Sixth Filing, thence west 200 ft; thence south 200 ft.; thence east 200 feet; thence north 200 ft. to the point of beginning.

The above parcels located in the Northeast 1/4 of Section 16, Township 2 South, Range 68 West, of the 6th Principal Meridian, County of Adams, State of Colorado.

Together with all of the street right-of-way for 104th Avenue from the west right-of-way line of Huron Street to the west city limits of the City of Northglenn; and

All of the street right-of-way for Huron Street from the south right-of-way line of 104th Avenue to the south city limits of the City of Northglenn.