

Northern Colorado **BUSINESS** REPORT

\$1

BIZWEST MEDIA



DISCOVERIES

Wyoming supercomputer super efficient.

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NOCONET

Carrie Pinsky helps to cover transition.

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Volume 18 | Issue 19 | May 31- June 13, 2013

Countdown is on for MAX

North-south connector to begin running next spring



EMILY CLINGMAN

A bicycle and pedestrian underpass is being constructed as part of Fort Collins' MAX transportation corridor. The bus rapid transit system is among several planned around the state.

SEE TRANSPORTATION, PAGE 7



\$600,000 dispute delays agreement

Avago, Fort Collins at odds over pact

BY STEVE LYNN

slynn@ncbr.com

FORT COLLINS – A disagreement between Avago Technologies Ltd. and the city of Fort Collins that Avago said would lead the company to lose \$600,000 has held up an expansion-incentives package agreement for the past seven months.

Last October, the Fort Collins City Council approved \$4.6 million in tax breaks for semiconductor manufacturer Avago's expansion. But the

deal hit an impasse in January after the city told Avago (Nasdaq: AVGO) that it would not give tax rebates on equipment purchased before the city council tentatively approved the \$4.6 million package Oct. 16.

Avago's expansion into more than 12,000 square feet of unused space on the company's Fort Collins campus at 4380 Ziegler Road is supposed to add 135 jobs with an annual payroll of \$5.6 million.

Avago, an Agilent Technologies spinoff headquartered in San Jose, Calif., wants to expand in Fort Collins because of its growing wireless communications business, which

► See **Avago, 11**

Purchase of rival boosts OtterBox dominance

BY STEVE LYNN

slynn@ncbr.com

FORT COLLINS – OtterBox's acquisition of LifeProof raises the companies' combined market share upwards of 30 percent, increasing OtterBox's dominance in its market.

The Fort Collins-based manufacturer of protective cases for smartphones and other mobile devices caused a stir with its acquisition of rival LifeProof. The acquisition led to a jump in OtterBox's value, triggering speculation about what the privately

► See **OtterBox, 18**

Mall developers descend on Las Vegas to shop for retail

BY MOLLY ARMBRISTER

marmbrister@ncbr.com

LAS VEGAS – With three malls in Northern Colorado ready for redevelopment, the International Council

of Shopping Centers' annual RECon trade show and conference was the place for retail officials to seize opportunities that could transform the regional shopping scene.

Developers who will be transform-

ing malls in Longmont, Greeley and Fort Collins, as well as city officials from Erie and Firestone, went to Las Vegas in mid-May to mingle with 33,000 other brokers, retailers, financiers and developers.

Allen Ginsborg of NewMark Merrill Mountain States, the new owner of Longmont's Village at the Peaks, formerly Twin Peaks Mall, was at the conference with a team

► See **Developers, 31**

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Vacancy rates rise, but so do rents

Fort Collins' lease rates second only to Aspen outside metro area

BY MOLLY ARMBRISTER
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Recent changes in vacancy rates may be a sign of future trends, at least for some parts of Northern Colorado.

The latest data from the Colorado Division of Housing shows the vacancy rate in Fort Collins increased from 2.5 percent at the end of 2012 to 5.5 percent in the first quarter of 2013. That's good news for renters looking to find space in Northern Colorado's largest city.

The bad news for those renters is that even though the vacancy rate went up, average rents went up as well. In Fort Collins, average rent has been more than \$1,000 per month for five quarters in a row, and in the first quarter of 2013 it increased from \$1,021 to \$1,037.

That makes rents in Fort Collins the second-highest in the state outside the metro Denver-Boulder area. Aspen had an average rent of \$1,143 in the first quarter of 2013.

Fort Collins' resistance to the

rules of supply and demand is tied to the kinds of apartments that are being built, according to Jason Hansen, owner and broker at Henderson Property Management in Loveland.

Costs to build multi-family complexes are going up, with materials and labor getting pricier, while financing remains tight. Developers need to know that they'll be able to get rents that make the project worthwhile, Hansen said.

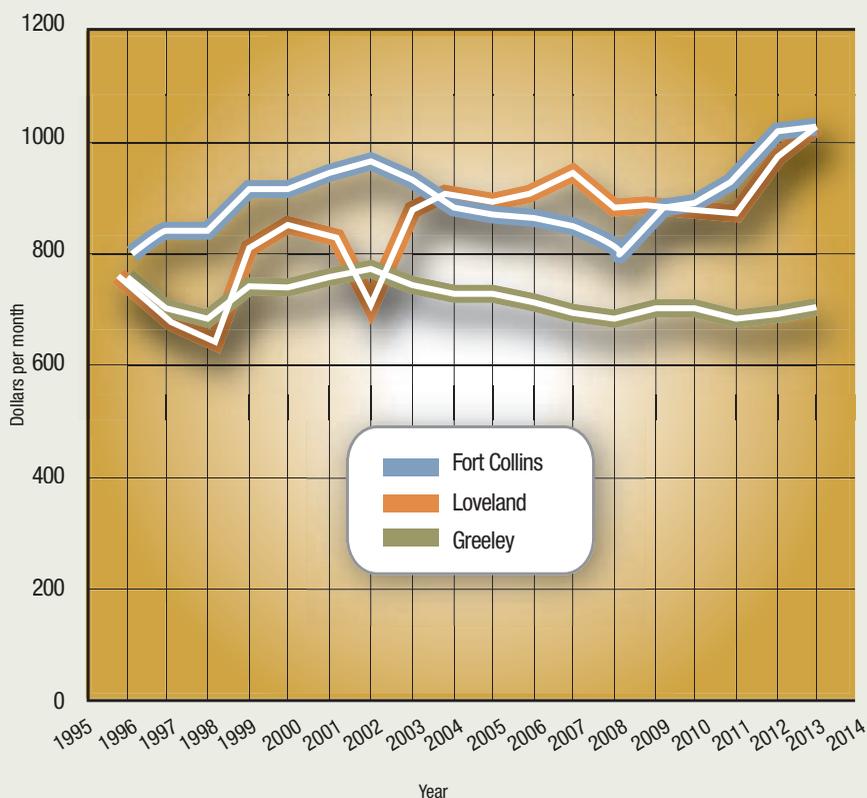
Many of the multifamily projects that have been completed or are under way come with above-average rents. For example, the first phase of Mason Street Flats, which was completed in 2012, charges \$1,100 to \$1,300 for a two-bedroom unit. The second phase of the project is under way, with completion expected this year.

The Division of Housing's report shows that while some parts of Fort Collins, specifically the north part of town surrounding Colorado State University, have nearly nonexistent vacancy rates, at an average of 0.5 percent, other parts of town have

► See **Vacancy, 19**

Average rent adjusted for inflation

Average rents have increased in Fort Collins and Loveland over the years, but have remained flat in Greeley when adjusted for inflation.



Source: Colorado Division of Housing

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Larimer arts advocates back tax district

Drive begun to put SCFD before voters in November 2014

BY MOLLY ARMBRISTER
marmbrister@ncbr.com

A new taxing district for arts and science groups is something cultural aficionados in Larimer County have had their eyes on for years, and 2014 may be the year the district gets launched.

The effort comes as arts supporters search for ways to improve arts funding in the community. This summer and fall, the Community Foundation of Northern Colorado will begin gauging interest and spreading the

word about the establishment of an arts endowment that will operate within the community foundation.

The endowment and a Scientific and Cultural Facilities District would work well together to boost arts funding, according to Ray Caraway, president of the Community Foundation.

"I see the endowment and the SCFD as a multi-faceted approach to funding the arts," Caraway said. The district also has the support of the Cultural Council of Estes Park, according to the organization's executive director, Lynda Vogel.

A Scientific and Cultural Facilities District, or SCFD, is a special taxing district enabled by state legislation passed in 1987. These districts impose a sales tax of no more than 0.3 percent, or three cents on a \$10

purchase, which is directed to the operating budgets of eligible scientific and cultural organizations within the district's boundaries.

The creation of such a district could mean more than \$5 million in additional funds to be distributed to qualifying organizations in Larimer County.

Only one district is allowed per county, so members of the Larimer County arts and culture community are coming together to begin the process, which started a few months ago with a presentation to the Loveland City Council. In addition to Loveland, representatives from Fort Collins, Berthoud and Estes Park have been involved in the discussions.

This is not the first time an SCFD has been considered, according to

Loveland's cultural facilities director, Susan Ison. Larimer County have attempted to get the SCFD onto the ballot twice before in 2008 and 2009, but ran into problems.

Because the districts impose a tax, they must be approved by voters, which means getting enough signatures on a petition to place it on a ballot. The ballot measure must state the name of the district, its boundaries, the duration and amount of the tax and criteria outlining the eligibility of organizations and distribution of the funds.

The first time organizers in Larimer County attempted creating an SCFD, the effort failed because the petition was not certified in time. The second time, large election costs kept city officials from turning a petition

► See **Arts, 5**

Dramatic growth, by the numbers

Among the guilty pleasures for those of us who like to "geek out" is perusing various population projections. We eagerly await every 10-year U.S. Census, and the five-year U.S. Economic Census always gets our pulse rate going.

At the state level, the State Demography Office, part of the Colorado Department of Local Affairs, provides ample material for analysis. One such study is the Preliminary Population Forecasts, which look as far out as 2040.

Larimer and Weld counties, for instance, are projected to witness dramatic growth. Larimer County's projection for 2010 was 300,532, with Weld County at 254,230, for a combined 554,762. Fast forward to 2040, when the state projects Larimer at 481,193 and Weld at 567,218. That's a combined 1,048,411. That's right: more than a million people in the two counties, with much of the growth in Weld anticipated to occur in its southwestern corner.

NCBR EYE

Already, municipalities such as Erie, Frederick, Firestone and Dacono see increasing patterns of commuting and business connections. County lines are blurring or – in the case of Erie – dissecting communities.

Another half million people in Larimer and Weld counties will increase demand for housing, retail, office space, job growth, transportation, health care and every other sector that feeds a fast-growing population. That growth will bring many benefits, but also many challenges. Business, government and civic leaders would do well to consider how this growth would affect our economy and our lives.



New app a smart idea for group aiding homeless

BY STEVE LYNN
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FORT COLLINS – Nancy John of Homeless Gear tapped the glowing glass screen of a smartphone as she stood in the dark among a crowd of homeless people who were asking for food, clothing and supplies.

She's using an app developed by a volunteer for the nonprofit Homeless Gear. It's a simple piece of technology that records data such as names of

homeless people and supplies given to them, but it delivers big benefits to the nonprofit.

"It's really helped a lot in terms of streamlining our process," said Nancy John's husband, Ken John.

Ken John started Homeless Gear in 2008 after selling his Fort Collins athletic equipment company Promats and retiring just a few months earlier. The nonprofit travels throughout Colorado three nights each week to distribute essential items it collects

with help from donations. Last year, Homeless Gear had 4,000 interactions with a total of 1,000 homeless people. Volunteers contact from 15 to 65 people on the nights they go out.

Late one Tuesday night, the Johns parked their new van on Linden Center Drive outside the Catholic Charities Northern homeless shelter across from New Belgium Brewing Co. Ken John knelt in the back of the van, its back doors swung open, and handed

► See **App, 4**

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a small bottle of lotion to one man, a loaf of bread to another and a hooded sweatshirt to one other. Homeless people crowded around the van seeking supplies before some of them retired for the night in the shelter.

Homeless Gear, which employs four full-time workers, moves its van to locations of other nonprofits to reach people who, as Ken John puts it, have “sort of dropped out of the system” – people who have stopped going to all the traditional places to get help.

Homeless Gear aims to help those who have lost hope survive, at first, and eventually transition them back to live productive lives.

The nonprofit has gotten a boost from the mobile app that its volunteers have used the past several months.

Jeff Lee, software lead tech for Hewlett-Packard in Fort Collins, developed the app for the Android mobile operating system as a volunteer project for Homeless Gear, which he learned about through his church. He had never developed a mobile app, so for a few weeks he spent his spare time writing code.

“It took me as much time to learn how to do it as it took me to do it,” Lee said.

Lee’s hours spent developing the app have led to hours of saved time by employees and volunteers who formerly had to enter data into a computer manually, including names of homeless people, their ages and ethnicity, whether they are a new or repeat homeless person and what kinds of supplies the organization has given them.

Volunteers and employees used to write the data on notepads and return to enter it “line-by-line” on computers, Ken John said.

The app gives volunteers much needed handheld technology so they can do their work seamlessly in the

“Ultimately, it’s important in the sense that we’ll be able to provide more and better services for the people.”

David Rout
PROGRAM DIRECTOR,
HOMELESS GEAR

field. When they return to the Homeless Gear office after a night’s work, they simply plug their smartphones into the computer and upload the data.

Recording that kind of information is important to Homeless Gear because it is used in grant applications and show the effectiveness of the program to donors, said David Rout, program director at Homeless Gear.

“That’s obviously really important to the growth of this program and to our organization as a whole,” he said. “Ultimately, it’s important in the sense that we’ll be able to provide more and better services for the people.”

The organization also makes contact with people who recently lost their homes and may not know what kinds of services they can use, said Rout. They tell people how to find shelter for the night or refer them to the Sister Mary Alice Murphy Center for Hope, a Fort Collins hub for services to the homeless.

Once people want to get back on their feet, Homeless Gear connects them with volunteers who team up to help them find jobs.

“When they are ready to get on track, we’ll be the interface,” Ken John said. “The goal is to get them up and off the streets permanently.”

CORRECTIONS

The Business Report will correct any errors that appear in its pages. To suggest a correction or clarification, please contact editor Jerd Smith at 970-232-3142, or email at jsmith@ncbr.com.

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ARTS from 3

into a ballot item.

This time, Ison and others in Fort Collins, Berthoud and Estes Park are working to get the SCFD proposal onto the November 2014 ballot.

Only one other SCFD exists in Colorado, encompassing seven counties in the metro Denver area. The district was established in 1988, the year after the enabling legislation was passed.

In Denver, arts groups raised \$750,000 for a marketing campaign promoting the SCFD ballot initiative, according to Jane Hansberry, one of the Denver SCFD's first employees. The Denver Art Museum, Denver Zoo, Denver Botanic Gardens and Denver Museum of Nature and Science were among the entities that supported the initiative.

Today, these organizations, along with the Denver Center for the Performing Arts, are "Tier 1" organizations, and together receive 65.5 percent of the dollars distributed through the SCFD. In 2011, the metro Denver SCFD doled out \$41.9 million to 310 organizations. Tier 1 organizations received about \$27.4 million combined.

Smaller organizations received the rest of the funds, with Tier 2 facilities receiving 21 percent, or about \$8.7 million of the total, in 2011. The smallest organizations, classified as Tier 3, received 13.5 percent, or about \$5.6 million.

Organizations must meet eligibility criteria set forth by the district, and are separated into tiers based on factors such as the size of annual budget. The thresholds for the tiers are also set forth by the individual district, something that hasn't been decided yet by Larimer County SCFD leaders, according to Bruce Freestone, co-founder of OpenStage Theater in Fort Collins and a longtime supporter of the local arts scene.

The Denver SCFD imposes a smaller tax than the maximum allowed by the legislation. The tax there is 0.1 percent, which adds up to about \$14.55 per person annually in 2013, according to the City of Loveland.

If Larimer County were to authorize an SCFD, it would mean an additional \$5 million from Fort Collins and Loveland alone to be distributed among eligible facilities, based on 2012 sales tax numbers.

Not everyone believes Larimer County needs a new tax. Fort Collins City Councilman Gerry Horak said the region should work to meet more of the basic needs of the region before embarking on new arts funding.

"In my opinion, the city and Larimer County have unmet needs for basic services, so an increase in current sales taxes should be addressing those needs and not just be directed for a single use for cultural organizations' operations," he said. "We need to be funding needs and not wants."

In Denver, taxpayers have reau-

thorized the SCFD twice, voting to continue funding the district in 1994 and 2004. The district will be back up for consideration in 2016.

Larimer County groups still must answer several questions among themselves, such as guidelines for eligibility and distribution of funds, something that is likely to be determined by an advisory group, which has yet to be established.

When conversations about creating an SCFD first began in 2007, there was a list of 70 to 75 organizations that would receive money from the district in Fort Collins and Loveland, Freestone said, but a current list has not yet been compiled.

Including Estes Park and Berthoud would likely bump that number up, and new organizations have been created since 2007, including the Fort Collins Discovery Science Center, which opened in November.

Other establishments are in the works, including a performing arts center in downtown Estes Park.

Existing organizations that could benefit from the district include the Lincoln Center in Fort Collins, the Rocky Mountain Raptor Program and the Rocky Mountain Sustainable Living Association.

Funds from an SCFD cannot be used for construction projects, though, or anything other than costs of operation. However, money from an SCFD has the potential to free up capital for use in other areas, according to Freestone.

In 2007, the establishment of an SCFD would have meant a 25 percent to 35 percent increase in the budget for OpenStage, Freestone said. While the extra money is legally required to go to operating costs, the infusion of cash could have enabled the company to hire more staff, thus creating more capacity for shows and programs, Freestone said.

Cultural facilities have to be committed to reaching new heights if they want to receive the benefit of an SCFD, according to Freestone.

Voters won't want to approve a new tax that simply maintains the status quo, he said.

"Taxpayers want to fund something above and beyond," Freestone said. "They're going to want more programs, better programs that run longer."

More than 3,000 creative-sector jobs exist in Fort Collins and Loveland combined, and the arts community generates millions of dollars in economic activity.

A report from Americans for the Arts shows that in 2010, arts and culture had a \$19.1 million economic impact in Fort Collins, up from \$15.9 million in 2007. No Loveland data was available from Americans for the Arts, but data from the City of Loveland show that the average annual salary of a creative sector employee was \$42,000 in 2010, higher than the average annual salary in Loveland of \$37,000.



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BUSINESS NEWS DIGEST

What follows is a compilation of online news reported in the Northern Colorado Business Report for the period May 15-28. Find the full stories at ncbr.com by typing the headline into the search window at the top of the homepage.

Harmony Road railroad crossings under construction

FORT COLLINS – Harmony Road between McMurry Avenue and Timberline Road will be closed for new construction beginning at 9 p.m. May 31. The closure will remain in effect through June 4. The project entails replacing crossing rails and ties at the Union Pacific Railroad crossing. City officials said the work is being done through the weekend to minimize delays and disruption on the heavily traveled route in south Fort Collins as much as possible. Eastbound traffic will be detoured north onto Lemay Avenue, east on Horsetooth Road, south on Timberline Road, then back to Harmony. Westbound traffic on Harmony will be detoured north onto Timberline, west on Horsetooth and south on Lemay back to Harmony.

Posted May 28.

Brinkman, Woodbury break ground on Gallery Flats

LOVELAND – Ground was broken for the Gallery Flats, a mixed-use apartment project in downtown Loveland. Fort Collins-based Brinkman Partners, Woodbury Corp. and the City of Loveland hosted the event at 541 N. Lincoln Ave., the former Home State Bank building. The \$10 million project is a five-story, 70-unit, 66,000-square-foot complex.

Posted May 23.

Eleventh floor of First National Tower sells

FORT COLLINS – An accounting firm has purchased the 11th floor of First National Tower, at 215 W. Oak St., for \$575,000. The sale of the 4,000-square-foot space closed May 17. The new owner, Dean Dunn, plans to open an accounting firm in the space, according to RealTec Commercial broker Patty Spencer, who listed the property. Cassidy Turley broker Jared Goodman represented

the buyer. The seller was DD&B Investment Group LLC.

Posted May 23.

Fort Collins CVB changes Name to Visit Fort Collins

FORT COLLINS – The Fort Collins Convention and Visitors Bureau will rebrand itself as Visit Fort Collins. The organization will still function as a convention and visitors bureau but will be known as Visit Fort Collins from now on, said Jim Clark, the organization's president and chief executive.

Posted May 22.

Fort Collins Council ends ban on Prospect Energy

FORT COLLINS – The only oil and gas production company working in Fort Collins can go back to work, the Coloradoan reports. The City Council voted to lift a citywide moratorium on oil and gas operations as it applies to Prospect Energy. The vote was 4-3, with council members Ross Cunniff, Bob Overbeck and Lisa Poppaw opposed. Council members also approved by the same vote an amended operating agreement with Prospect Energy that spells out how it may work in an oil field on the northeast corner of the city limits, as well as a 2-square-mile area near the Anheuser-Busch brewery.

Posted May 22.

Feed & Grain arts project receives \$200K grant funding

LOVELAND – The artists' live/work project planned for the historic Feed & Grain building in downtown Loveland has received an ArtPlace America grant of \$200,000. Arts @ the Feed and Grain is an artist programming, planning and preservation project that will provide housing and workspace for local artists while preserving one of Loveland's oldest buildings. The grant will support capital improvements planned for the Feed & Grain, as well as the planning process that will allow artists and arts organizations to help identify potential uses for it.

Posted May 21.

Woodward's Illinois expansion larger than expected

LOVES PARK, Ill. – A major expansion in Illinois announced by Woodward Inc., an aerospace and energy company based in Fort Collins, will be significantly larger than company representatives previously announced. A planned 300,000-square-foot manufacturing campus in Loves Park, Ill., will measure closer to 440,000 square feet when finished, Woodward executives said. The \$200 million expansion announced last summer will end up costing closer to \$300 million and take about two years to finish.

Posted May 20.

Summit Cos. to build venue near Ranch

WINDSOR – Summit Cos., a Centennial-based real estate development firm, is planning a \$15 million, 50,000-square-foot restaurant and entertainment venue at Eagle Crossing near the Ranch. The Summit, scheduled to open in mid-2014, will feature a bowling alley and lounge, games, sports bar and live music. The venue also will have a restaurant, Crossroads Tavern & Grille. Construction on The Summit, financed by Great Western Bank in South Dakota, will begin this summer. The company has not selected a construction company, but hopes to solicit bids for the project in July.

Posted May 20.

Avago wins approval for \$22M expansion

FORT COLLINS – Avago Technologies (Nasdaq: AVGO) won approval from the Fort Collins Planning and Zoning Commission to go forward with a major \$22 million expansion despite complaints from neighbors about noise from a set of industrial towers. Avago, which manufactures semiconductors in Fort Collins, aims to add 138,800 square feet to a building on the northwest portion of its campus at 4380 Ziegler Road. The expansion will lead to 100 new jobs that Avago hopes to fill "within the next couple years," said Steve Wolley, Avago facilities manager.

Posted May 17.

Foreclosures plummet in Larimer and Weld

New data from the Colorado Division of Housing shows dramatic drops in foreclosure filings and foreclosure sales for first-quarter 2013. In Larimer County, foreclosure filings fell by 40.5 percent from 306 to 182 from first-quarter 2012 to the same

period in 2013. Foreclosure sales also dropped, by 27.2 percent from 169 to 123. Weld County's foreclosure filings decreased by 36.7 percent from 412 to 261, while sales fell 35 percent from 260 to 169 year-over-year in the first quarter. Larimer and Weld's foreclosure rates dropped to 0.1 percent and 0.18 percent, respectively. The division attributes the declines to the rapid increases in home prices.

Posted May 16.

Woodward groundbreaking lauded by dignitaries

FORT COLLINS – Officials who were gathered at the site where Woodward Inc. will build its new world headquarters decided to forgo the traditional groundbreaking action of driving a shovel into the ground to symbolically kick off a construction project. Instead, dignitaries from the city, county and state commemorated the beginning of the project by driving golf balls, digging up divots as they did so, in keeping with the site's previous use as the Link-N-Greens golf course.

Posted May 16.

Loveland receives \$599K settlement

LOVELAND – The city of Loveland has received a payment of \$599,000 to settle a long-standing lawsuit involved Colorado vNet, a local technology business that received monetary incentives from the city in 2008. The original contract required Colorado vNet to reimburse the city \$900,000 if 250 high-paying jobs were not created by 2012. In 2009, Colorado vNet sold its assets and assigned its performance obligations to another company without the city's consent, according to a release from the city of Loveland. Since then, the city has been seeking reimbursement under the original contract.

Posted May 15.

192 acres purchased at I-25 and Prospect

FORT COLLINS – A Colorado Springs investment group purchased 192 acres of undeveloped land at the northwest corner of the intersection of Interstate 25 and Prospect Road. The owner, Fort Collins/I-25 Interchange Corner LLC, plans to develop the property in accordance with its zoning. Twenty-one acres are zoned for urban estate, 68.6 for low-density mixed-use, 60.9 for employment and 26.9 for commercial uses. The land was purchased April 11 for \$1.2 million, according to Larimer County records.

Posted May 15.

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TRANSPORTATION

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FOCUS: MAX TRANSIT

12-month countdown to MAX begins

Fort Collins' bus rapid transit system among several planned around state

BY EMILY CLINGMAN
news@ncbr.com

FORT COLLINS – People who commute through Fort Collins on College Avenue have likely experienced delays because of traffic snarls or fickle bus schedules. Next spring, a new state-of-the-art alternative will be unveiled, aiming to provide faster, safer, more reliable public transportation between the north and south sides of the city.

Bus Rapid Transit (BRT), a cheaper alternative to light rail, is catching on in communities across the state. Denver's Regional Transportation District is expanding its FasTracks system to include a BRT line between Boulder and Denver, and another project is linking Aspen to Glenwood Springs.

MAX, Northern Colorado's first BRT system, will employ six high-performance buses, purchased from North American Bus Industries that

combine the amenities of light rail with the ease and cost of a metro bus system.

MAX will link major destinations along the Mason Corridor, including South College, Midtown, Colorado State University and downtown. It will also link to FLEX, a regional bus route serving Fort Collins, Loveland, Berthoud and Longmont, with connections to Denver's RTD system.

The five-mile MAX route will travel on its own roadway – called a guideway – for three quarters of its route, running along the Burlington Northern Santa Fe Railway property, a few hundred feet west of College Avenue. MAX's route will run between the newly constructed South Transit Center just south of Harmony Road and the North Transit Center on Cherry Street.

Other parts of the route will merge with traffic on McClelland Drive north of Horsetooth Road and Mason Street north of Laurel Street, but will not have priority. However the downtown area is planned to eventually be restriped for a direct BRT guideway.

The service is slated to begin operating in May 2014.

"It's going to be an absolute game changer in Fort Collins," said Susan Herlihy, interim director of the city's Communications and Public Involvement Office. "It's really going to change the way that people work, shop, play and get around."

With buses running every 10 minutes and having first priority in traffic, MAX will provide commuters an unprecedented advantage over riders of existing TransFort routes and personal vehicles. It will run from 5 a.m. until midnight initially, Monday through Saturday. Service may be extended to Sunday as funding becomes available and if deemed necessary.

Two current TransFort lines will be pulled out of service once MAX is operational: Route 1 on College Avenue and Route 13, which goes into the CSU transit center.

A MAX bus is about 60 feet long with an accordion-style middle to navigate corners. It seats 50 passengers and easily can accommodate 80 passengers. It runs on compressed natural gas and is relatively quiet.

The entire trip along the BRT-designated route will take about 20 minutes, a significant difference from the time it takes to travel the same distance by car or Route 1 city bus on College Avenue, which can sometimes take more than 30 minutes.

Fares for one ride will be \$1.25, which includes a transfer, and students and seniors will ride for free.

MAX FUN FACTS

TOTAL COST OF PROJECT: \$87 MILLION

- \$69.6 million from the Federal Transit Administration
- \$18 million from state and local entities
- \$4 million direct investment from city of Fort Collins

COST TO RIDE:

- Fares for one ride will be \$1.25, which includes a transfer
- Students and seniors will ride free
- Tickets purchased at station kiosks

TIME ON THE BUS:

- Buses will run every 10 minutes and have first priority in traffic
- Buses will run from 5 a.m. until midnight initially, Monday through Saturday
- Sunday service will be added if demand materializes

PROJECTED RIDERSHIP:

- 4,000 daily

PARKING:

- South Transit Center: 175 spaces
- Troutman: 20 public on-street spaces
- Horsetooth: 30 to 55 spaces
- Swallow: 50 spaces
- Drake: 75 spaces
- Spring Creek Station (Natural Resources Research Center / Whole Foods): undetermined
- University: 10 to 15 spaces
- Downtown: City parking garages, 125 spaces

Source: Business Report Research

In addition to having its own road, MAX will also implement off-board ticketing from ticket kiosks at each station.

"The bus approaches via a platform, and the doorways line up with the curbs for quick on and off," Herlihy said. "Also, like light rail, you buy a ticket before you get on the bus, which also allows for quick transit."

The designated MAX stops will be unique enclosed and covered stations with an electronic screen featuring the arrival times of buses, information on other connecting routes via the TransFort system, weather, news and advertising.

As the main park-and-ride facility for MAX, the new 4,000-square-foot, LEED gold-certified South Transit Center, located at the Mason trailhead, will provide ticketing counters, a café, weather-protected shelters, 175 parking spaces and dozens of bicycle racks. About 550 parking spaces will be available along the route.

Herlihy said ridership is projected
➤ See **MAX, 8**

Reported and written by Molly Armbrister
Designed by Chad Collins

Inside the max

The MAX Bus Rapid Transit system begins operating in May 2014. Here's a sneak peek at the buses that will run along the Mason Corridor. Each bus costs about \$840,000 and features modern amenities aimed at people who actually choose to take the bus, not because they have no other mode of transport.

The buses will run on compressed natural gas rather than diesel. The transportation industry as a whole is moving toward CNG, and it is a cheaper option.

Leg room on the standard TransFort buses varies, according to city officials, but passengers generally have about 26.5 inches of clearance. The leg room on the MAX buses will range between 30.75 inches and close to 31.5 inches.

Each bus will include 60 seats, some of which will face the front of the bus while others will face the center. They'll feature stainless steel construction with modern upholstery. Each bus will be able to hold 100 riders.

Passengers will be able to bring their bikes onto buses, then stow them for safety.

Passengers in wheelchairs will be able to use a new type of "securment" area that enables them to secure their own chairs in place for safety, rather than waiting for a bus attendant to help secure them.

All five of the buses will feature the same aerodynamic, sleek design. Unlike standard TransFort buses, MAX buses will not have advertising space, in an effort to create one brand for the project.

free WiFi
Buses will eventually offer free Wi-Fi to passengers.

The windows on MAX buses are made of tinted glass that will run the full length of the bus, with supports visible from the inside only, giving the outside of the bus a sleek look.

MAX buses will each have three doors; standard TransFort buses have two. Like many of the MAX features, this one is meant to get passengers on and off the bus as quickly as possible.

Stops along the five-mile route will feature 14-inch tall platform areas. Each bus will be equipped with a ramp that deploys rapidly, allowing passengers with disabilities to quickly board the bus.

A portion of the MAX bus route will run in "guideways," or dedicated lanes created especially for the bus rapid transit system. The guideways will keep the buses out of regular traffic between Harmony and Horsetooth roads and between Drake Road and CSU. Other parts of the route will mix MAX buses in with vehicle traffic.

Passengers will be able to access off-board ticketing, which will enable them to board the bus from any of the three doors, speeding up the boarding process and getting passengers on their way faster than the single-door boarding featured on TransFort buses.

MAX stops are a half-mile apart, rather than a quarter-mile apart like standard TransFort stops, yet another effort at improving travel times. The average trip from the under-construction south transit center near Harmony Road and Mason Street to the north transit center in downtown Fort Collins will be 20 minutes.

Stops will also include real-time bus arrival information, both visually and audibly. Stops will also include LCD screens that will use global-positioning software to provide the locations of all the MAX buses at a given time.

MAX from 7

at 4,000 passengers daily.

“Sixty percent of Fort Collins’ jobs are located within one mile of the Mason Corridor,” she said.

Over the next 15 to 18 years, 2,410 new residential units, valued a \$445 million, and commercial spaces valued at \$133 million are expected to be developed near the MAX stations. More than 1,000 additional jobs are estimated as well.

An increase in shopping, dining and social activities centered around the MAX stops also will contribute to the overall economic viability of the new BRT system, officials say.

“From an economic-development standpoint, I don’t think you can

overstate its impact,” Herlihy said. “It is going to literally open up transportation from downtown to Harmony.”

With all-day service, Herlihy believes MAX will attract newcomers to the public transportation industry. “MAX could bring us where we need to be in transportation,” she said.

While MAX is the first of its kind in Northern Colorado, two other BRT projects also are under way in the state: an 18-mile route along U.S. Highway 36 between downtown Denver and the Table Mesa park-and-ride in south Boulder; and VelociRFTA, a route along Colorado Highway 82 connecting Glenwood Springs, Snowmass and Aspen.

The U.S. 36 project is scheduled to be fully operational by 2016.

“We’re trying to provide some sort of advantage for BRT vehicles,” said U.S. 36 project manager Nadine Lee. “Because the vehicle in (a designated BRT) lane operates at maximum capacity, the BRT will always have the guarantee of running at the highest speed possible.”

Lee estimates that BRT commuting time from the route’s endpoints will be about five to seven minutes shorter than individual vehicle driving time, which Lee said “is pretty significant for a 30-minute trip.”

“We’re trying to create a transit service that is frequent, accessible and

“It’s going to be an absolute game changer in Fort Collins. It’s really going to change the way that people work, shop, play and get around.”

Susan Herlihy

INTERIM DIRECTOR
FORT COLLINS COMMUNICATIONS AND PUBLIC INVOLVEMENT OFFICE

The Northern Colorado Business Report and Kennedy and Coe are pleased to open nominations for the 2013 CFO of the Year Awards.

NORTHERN COLORADO CFO OF THE YEAR AWARDS

Northern Colorado
**BUSINESS
REPORT**

KENNEDY AND COE, LLC
CERTIFIED PUBLIC ACCOUNTANTS AND CONSULTANTS

2013 CFO of the Year Nomination

Nomination deadline: August 1, 2013

The Northern Colorado CFO Awards are presented to recognize chief financial officers in the Northern Colorado region whose efforts successfully guide a company’s financial future.

Candidates for the Northern Colorado CFO Awards must meet the following three criteria:

1. Candidates for the Northern Colorado CFO Awards are the individuals responsible for the financial management of their companies. They may or may not carry the title of chief financial officer, but they carry the responsibilities of that office.
2. Candidates must work in Northern Colorado (Larimer and Weld counties).
3. The company for which the candidate works must be headquartered in Northern Colorado.

Award Categories:

The Northern Colorado CFO Awards will be presented to CFOs in the primary three industry segments below. The private sector, for-profit segment has three categories ranked by employee base. Private sector not-for-profit organizations are divided into two categories based on focus. The final segment is for all governmental and public education entities. The final two awards are for specific accomplishments.

PRIVATE SECTOR

For-profit companies

- 1 - 49 Employees
- 50 - 99 Employees
- 100 plus Employees

Not-for-profit companies

- Human services
- Creative industries

PUBLIC SECTOR

This category includes all governments, public agencies and public schools.

DISTINCTIVE ACCOMPLISHMENTS

- Growth Leader - This category includes those CFOs who have been at the financial forefront of companies that have significantly increased revenues and/or profits.
- Lifetime Achievement - This category includes those CFOs who have demonstrated significant achievements over a career spanning a minimum of 25 years.

Candidates for the Northern Colorado CFO Awards must demonstrate achievements in the following two areas:

- Advancing and contributing to the success of the company for which he or she works.
- Community involvement and leadership.

Please describe this candidate’s achievements in these two areas in a narrative of not more than 200 words.

Mail nominations to:
Northern Colorado Business Report
CFO Nominations
P.O. Box 270810
Fort Collins CO 80527
Nominate online - NCBR.com
Nominations may also be emailed to: Events@NCBR.com.

The Northern Colorado Business Report and Kennedy and Coe, LLC will recognize chief financial officers in our region whose efforts successfully navigate a company’s financial future. Honorees will be recognized at the Bixpo 2013 Business Leaders Breakfast, September 11, 2013.

Nominee Information

Nominate online
NCBR.com

Nominee’s first name _____ Last name _____

Nominee company’s name _____

Nominee company address - Street _____

Nominee company address - City, state, zip code _____

Nominee email _____ Nominee telephone _____

Company CEO’s or owner’s name _____

Company CEO’s or owner’s email _____ Company CEO’s or owner’s telephone _____

Nominator Information

Nominator’s first name _____ Nominator’s last name _____

Nominator’s email _____ Nominator’s telephone _____

Nominator’s company’s name _____

Nominator’s company address - Street _____

Nominator’s company address - City, state, zip code _____

September 11, 2013 7:30-9:30 a.m.

Embassy Suites – Loveland

If your company would like to join us in sponsoring the Northern Colorado CFO of the Year Awards, contact De Dahlgren, NCBR Marketing Director at 970-232-3132.

reliable,” Lee said.

BRT is really exciting for the state, Lee said.

“We’re to a point where we’re reaching capacity on most of our roadway systems,” she said. “BRT is another way to optimize the capacity of our existing system without having to build out.

“If you think about how many people you can fit on a BRT bus, which is the length of about three cars, instead of having three people in that space you’re packing 50 or 60 in that space,” she said.

Eventually, Lee said, the BRT system could be implemented in major arterials of Denver such as Colfax Avenue or Broadway.

“Like College Avenue in Fort Collins, we see a need to alleviate some congestion on the main roads,” Lee said.

Having the stability to get from work to anywhere in the corridor any time of the day and not having to worry that it only runs every hour is a huge draw for people in deciding whether to use public transportation, Lee said.

By 2035, she expects to see more than 20,000 BRT riders a day on the Boulder-Denver route. “There is a lot of job and resident density at both ends of the corridor,” she said.

“Looking at all the transportation options for the first and final mile of BRT commuters like walking, bike shares, local bus service and shuttles, BRT stations will be an attraction for developers and businesses as transportation to and from jobs and residential living will be easily accessible.

“What I’m hoping is that we’ll see business relocate close to the stations,” Lee said.

The Colorado 82 BRT project came about as a way to realize the Roaring Fork Transportation Authority (RFTA) Board of Directors’ vision to significantly reduce the region’s dependence on oil by 2017.

VelociRFTA will run 14 hours a day every 10 to 15 minutes, according to scheduling needs. The project is scheduled for completion this fall. It includes the construction of 13 station shelters at eight locations, the addition of 118 bike racks and 270 parking spaces at the park-and-rides along the VelociRFTA route.

DISCOVERIES

FOCUS: UNIVERSITIES, LABS & THE ECONOMY

Energy for computing

Paying the power company \$1 million a month is cheap, compared with what it would have been 20 years ago

BY JOSH ZAFFOS
news@ncbr.com

DISCOVERIES

CHEYENNE, Wyo. – The din of more than a thousand million million computer calculations per second – that’s a quadrillion, with 15 zeroes – sounds like a rushing river echoing inside this dark, immaculate, wide-open room. A few rows of black, refrigerator-sized cabinets hold 100 racks of hardware and more than 70,000 processors that together comprise one of the world’s fastest supercomputers.

The system, known as Yellowstone, is the beating heart of the National Center for Atmospheric Research’s Wyoming Supercomputing Center.

“You get used to the sound signature,” shouted Gary New, the center’s operations manager, referring to the facility’s various noises.

Standing in the loud hall, Yellowstone’s technological muscle is almost as hard to fathom as the energy needed to keep it all running. Supercomputers that operate at dizzying speeds with massive storage are allowing scientists to run highly complex scientific models and simulations. The components also require lots of power, however, and typically lots of cooling as well to keep equipment functioning.

Here, the facility’s power bill is \$1 million a month.

The tab may sound staggering, but NCAR – a Boulder-based program of the National Science Foundation – and its partners are getting the most computational bang for their buck. This spring, the center won first place for facility design implementation in the Green Enterprise IT awards, presented by the independent Uptime Institute, recognizing its innovative and high-efficiency design. With a power density of 1,000 watts per square foot, the facility is among the top 1 percent of data centers in the world for efficiency, thanks to building features that boost performance and make use of Wyoming’s climate.

Completed in October, the supercomputing center covers 153,000 square feet in a modern and sleek building, located across from a Wal-Mart distribution center and a Microsoft data center under construction. Just a few dozen engineers

► See **Discoveries, 10**

(Image on front cover) The “Boot” statue resides outside NCAR building in Cheyenne, Wyo.

COURTESY NCAR

Not a silo, this is actually a cooling tower, just like one would find in any PC.

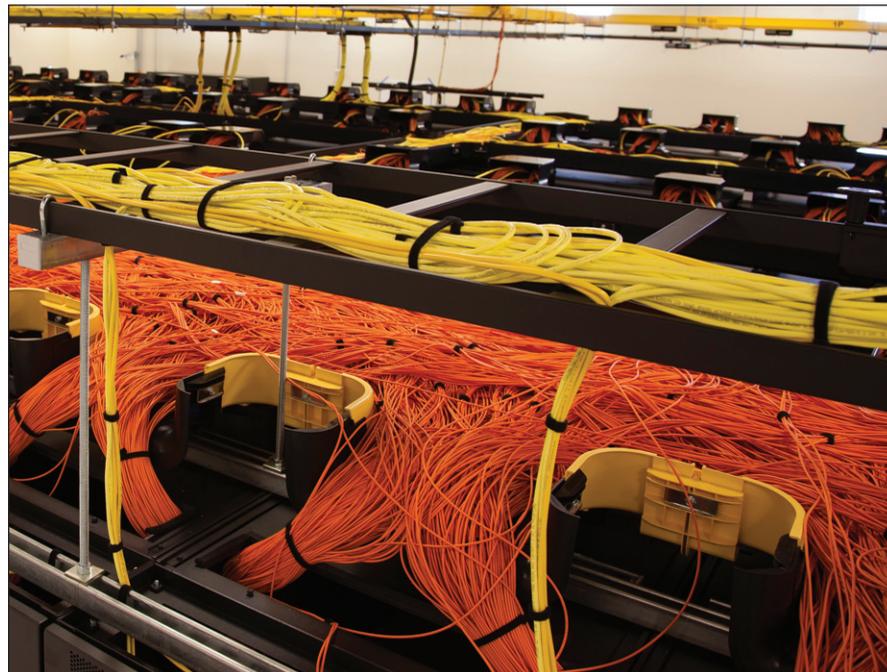
DISCOVERIES from 9

and technicians work on site at the \$70 million building, while other staff monitors systems from NCAR's Mesa Laboratory in Boulder.

NCAR's first supercomputer, housed at the Mesa Lab, started operating in 1963 – and, with a single processor, hardly seems “super” by present standards. New arrays in the 1980s brought in early parallel systems that linked thousands of processors to increase capabilities. By the '90s, supercomputing technology had advanced so far that the Boulder lab no longer was equipped to meet the power, space or cooling requirements for modern arrangements. With aspirations for a high-performance, world-class system, NCAR decided in 2007 to site its new facility in Cheyenne, partnering with state and city entities and the University of Wyoming to finance a land sale, construction and acquisition of the supercomputer. Yellowstone, which was built by IBM, is the 13th fastest computer in the world and the largest dedicated to atmospheric modeling.

“We're really trying to advance the science of climate and weather,” said Anke Kamrath, director of operations and services for NCAR's computational and information systems laboratory. “We're still at the tip of the iceberg.”

The facility allows scientists to run complex and data-intensive climate and atmospheric models at local and



COURTESY NCAR

Miles of cabling keeps the National Center for Atmospheric Research's Yellowstone supercomputer running.

global scales. Early projects include studies of ocean currents and turbulence, long-range weather forecasts, air-pollution projections and electricity in space. The supercomputer also has contributed to the forthcoming global climate assessment through the Intergovernmental Panel on Climate Change. A simulation that might have taken its Boulder predecessor, named Bluefire, half a year to process now runs for just a week. More than 1,500 users and about 100 projects are tap-

ping into Yellowstone, and the system is already at 90 percent utilization.

Yellowstone is almost 30 times more powerful than Bluefire. But while moving data among components and running more than 1 quadrillion calculations per second isn't cheap, Kamrath says, technology and efficiency gains have kept associated electric costs from rising proportionally. In fact, the Wyoming center only runs on two to three times as much power as Bluefire, even though it's 30 times larger. Breakthroughs in computing capacity have played a key role, along with special attention to the center's construction.

“Running the building itself is as complex as running the computer,” Kamrath said.

Facility design, completed by the Lakewood-based RMH Group, took advantage of Wyoming's frequent winds and cold air to reduce cooling needs, which is often a huge cost for data centers. Among the building's specs is a 135,000-gallon evaporative cooling tower that uses the outside air to keep computers from overheating – without having to maintain frigid inside temperatures. The system is so efficient that the facility's industrial chillers will only need to be turned on for about five days a year.

“The center doesn't need to be a meat locker,” said New, referring to the brisk interiors maintained in many other data centers.

A waste-heat recapture system funnels heat from the components and transfers energy to warm offices and even melts outdoor snow and ice in winter. In the mechanical room in the building's basement, a looped “chilled-beam system” enables efficient delivery of warming and cooling in both directions. Building and lighting automation monitor and control settings based on occupancy to further raise efficiency. On a flat-screen monitor, technicians can literally track when someone plugs in a cell phone in the facility. Overall, the efficiency measures are working so well that it costs more to light the building than to cool the computers, and roughly 90 percent of the center's power goes directly to computing.

After already achieving LEED Gold certification for its green-building credentials, the award from the Uptime Institute recognizes that the center is operating at its potential – and serving as an example for other data and computing centers.

“Everything's doing what it's intended to do so far,” said New. “We did our homework.”

Even as Yellowstone efficiently hums along, New, Kamrath and others are planning for the future. Kamrath already is starting to shop for the next-generation supercomputer that will replace Yellowstone in another handful of years – a nod to the rapid advancement in technology. The facility, for its part, is ready for the expansion. Current operations use 2 to 4 megawatts, but the center is designed to handle 25 megawatts. The expansive room that holds Yellowstone is just one of four modular computing spaces in the facility, with the other three waiting.

“We built in expandability, so we weren't maxed out the day we moved in,” said New. “We've designed a building for a 20- to 30-year use life for an industry that doesn't know where it'll be in five years. We don't know what technology will be available down the road.”



Students present their marketing plan to the Welsh Rabbit Cheese Shop in Fort Collins, Colorado.

Storefront or Classroom?

At CSU, it's both. Professor Kelly D. Martin leads her students to real-world experience by lending their knowledge to local businesses. The collaborative marketing plans they create prepare students and business owners for future success.



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AVAGO from 1

involves manufacturing semiconductors in smartphones. The company employs about 870 people in the city and had 2012 revenue of \$2.4 billion. It is one of Fort Collins' largest employers.

Last fall, city council members and some Fort Collins residents questioned whether any incentives should be offered for this expansion, Avago's second, because Avago already had taken key steps to expand, including obtaining a building permit June 8, 2012.

And, a year earlier, for its first expansion, Avago had received \$3.2 million in incentives.

But the city council decided to move forward with the second round of incentives, giving tentative approval to the \$4.6 million package Oct. 16 and directing city staff to finalize the details.

In January, however, trouble arose when city staff said they would not give Avago rebates for equipment purchased before the October agreement was approved by the city council.

Avago argued that the city should push the effective date of the rebates back to June so that it could collect the \$600,000.

"I have asked for legal support from within our company because I no longer feel that your staff is playing nice and working toward an agreement," Avago facilities manager Steve Wolley wrote in an email to City Manager Darin Atteberry in February.

The email was obtained by the Business Report through a Colorado Open Records Act request to the city. The correspondence underscores Avago's frustration as it sought to recoup taxes paid on equipment it bought and the city's refusal to rebate that payment.

Ted Kevranian, director of real estate and workplace services at Avago, wrote in a Jan. 30 email to Fort Collins Economic Health Director Josh Birks that the city had "blindsided" the company with its refusal to rebate the \$600,000.

"Note that we have in good faith and with a sense of urgency

AVAGO TIMELINE

Expansion negotiations between Avago Technologies Ltd. and the city of Fort Collins:

July 19, 2011: Fort Collins City Council approves a \$3.2 million incentives package for semiconductor manufacturer Avago's first expansion. The company hired 92 employees as part of the 10,000-square-foot expansion.

Feb. 2012: Avago approaches city staff about another incentive package for its second expansion.

June 8, 2012: Avago obtains a building permit from the city of Fort Collins for its second expansion, before city council has approved any new incentives.

Oct. 16, 2012: Fort Collins City Council approves \$4.6 million in tax breaks for Avago's second expansion. Avago promises to add 135 jobs by the end of 2015. Council directs staff to work out details of the agreement.

Dec. 14, 2012: The city tells the Business Report in an email that it has targeted the end of the month for an agreement with Avago.

Jan. 30, 2013: A city official tells Avago it cannot qualify for \$600,000 in tax rebates on equipment it bought in June and September 2012, before the incentive package was approved.

Jan. 30, 2013: Avago's Ted Kevranian tells the city official in an email that Avago feels "blindsided" by the message.

May 16, 2013: The Fort Collins Planning and Zoning Commission approves a major, 139,000-square-foot expansion, Avago's third. The \$22 million expansion will bring 100 jobs, Avago says, although the company does not commit to a timeline. Avago did not request additional incentives.

discussed, learned and provided whatever info the city requested in real time," Kevranian said in the January email. "I was frustrated with the length of time the city took to arrange for the Oct. 16 council meeting as well as the time taken since then to finalize this agreement.

"Avago, like any other business must do, proceeded in good faith to execute on the expansion plans that had to be done and showed responsiveness to what the city needed when we learned what you needed," he added.

Avago representatives did not return phone calls and emails from the Business Report requesting comment.

City staff had hoped to finalize the agreement at the end of last year, Birks said, but they did not agree to push the effective date back to June 8, 2012, until recently. Avago also had not submitted required tax forms for the equipment rebates.

Birks on May 23 confirmed that the city has agreed to push back

the effective date, although the proposed agreement still hasn't been signed.

"In the end, the interpretation of the resolution was that clearly Council was intending for that period (between) June and September (2012) to be eligible, and so what we needed to do was modify the agreement to allow them to, in essence, resubmit those forms," Birks said.

The city has given Avago until June 30 of this year to submit the required tax forms.

Another concern the city had was whether Avago should receive rebates all at once or incrementally over a period of several years. The city and Avago have agreed those rebates should be distributed to Avago annually over seven years, Birks said. If Avago falls behind in its job headcount, it will receive a rebate proportionate to its workforce numbers.

"If they're 20 percent off, they're only going to get 80 percent of rebate," he said.

The company so far has met hir-

ing requirements under the tentative agreement, Birks said.

In 2011, the city council approved a \$3.2 million incentive package for Avago's first expansion. The company hired 92 employees as part of the 10,000-square-foot expansion, although the city did not require it to meet hiring targets, Birks said.

As part of the second expansion, Avago is ahead of schedule after hiring 40 employees. The city had required Avago to hire 20 workers this year, Birks said. It has until 2015 to hire a total of 135 required employees.

The Fort Collins Planning and Zoning Commission earlier this month approved a third expansion for a \$22 million, 138,000-square-foot building on the northwest side of Avago's 70-acre campus. The expansion will lead to 100 new jobs that Avago hopes to fill "within the next couple of years," Wolley said at the time.

Avago has not asked for incentives for its third expansion.



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LIST

Largest Engineering Firms

Ranked by number of registered engineers

RANK Prev. rank	Company	No. PEs No. Els Employees 2013	Notable projects	Headquarters Phone/Fax Website	Person in charge Year founded
1 2012 Rank: 2	K L & A INC. 421 E. Fourth St. Loveland, CO 80537	23 8 41	Metro State Student Success Center, Aspen Art Museum, University of Colorado Kittridge Central Building.	Golden 970-667-2426/970-667-2493 www.klaa.com	M. Douglas Rutledge COO 1994
2 2012 Rank: 1	AYRES ASSOCIATES 3665 JFK Parkway, Building 2, Suite 200 Fort Collins, CO 80525	18 2 35	Canal importation pond and outfall, Fort Collins; Washington Ave. outfall and stormwater improvements, Loveland; wastewater flow monitoring, Loveland and Fort Collins.	Fort Collins 970-223-5556/970-223-5578 www.ayresassociates.com	Jim Schall vice president 1967
3 2012 Rank: 4	ESC ENGINEERING INC. 3540 JFK Parkway Fort Collins, CO 80525	15 4 60	Numerous transmission lines and substations in Colorado, Wyoming and Texas; line conversion/automation at national brewery, several water SCADA systems.	Fort Collins 970-224-9100/970-224-9137 www.thinkesc.com	Kevin P. Hartig president 1978
4 2012 Rank: 3	FARNSWORTH GROUP 2310 E. Prospect Road, Suite B Fort Collins, CO 80525	14 2 24	Wastewater treatment improvements for Windsor and city of Laramie SPT phase two. Town of Estes Park Virginia Drive improvements.	Bloomington, Ill. 970-484-7477/970-484-7488 www.f-w.com	Brian Zick Western region manager 1912
5 2012 Rank: 6	EXPONENTIAL ENGINEERING CO. 328 Airpark Drive Fort Collins, CO 80524	12 4 32	Relay upgrades, arc flash studies, substation design, training and development.	Fort Collins 970-207-9648/970-207-9657 www.exponentialengineering.com	Thomas A. Ghidossi president 1993
6 2012 Rank: 5	ANDERSON CONSULTING ENGINEERS INC. 375 E. Horsetooth Road, Building 5 Fort Collins, CO 80525	11 2 20	Colorado digital flood-insurance rate map project, city of Fort Collins canal importation detention ponds project.	Fort Collins 970-226-0120/970-226-0121 www.acewater.com	Bradley A. Anderson president 1998
7 2012 Rank: NR	RMG ENGINEERS GROUP 1601 37th St. Evans, CO 80620	9 0 37	N/A	970-330-1071/970-330-1252 www.rmgengineers.com	Tom Cope Northern Colorado geotechnical group manager, partner 1986
8 2012 Rank: NR	RIVERSIDE TECHNOLOGY INC. 2950 E. Harmony Road, Suite 390 Fort Collins, CO 80528	7 6 58	Colorado's decision support system, Colorado flood decision support system, water management system for irrigation companies, climate change decision support system for Colorado.	Fort Collins 970-484-7573/970-484-7593 www.riverside.com	Larry E. Brazil CEO 1985
9 2012 Rank: 9	STANTEC CONSULTING SERVICES INC. 2950 E. Harmony Road, Suite 290 Fort Collins, CO 80528	6 2 28	Bus rapid transit water and sanitary sewer utility improvements; LaPorte and Poudre Canyon pipeline rehabilitations, Cathodic protection services for water transmission lines, Sheely Subdivision water and sanitary sewer improvements.	Edmonton, Alberta, Canada 970-482-5922/970-482-6368 www.stantec.com	Tracy Anderson principal 1954
10 2012 Rank: 8	BASELINE CORP. 710 11th Ave., No. 105 Greeley, CO 80631	6 2 27	Red Cliff Wastewater Treatment Plant, Squaw Pass Road, NREL campus access design.	Golden 970-353-7600/970-353-7601 www.baselinecorp.com	John McLain president/CEO 1998

Area surveyed includes Weld and Larimer counties and the city of Brighton.
N/A-Not Available.
NR-Not Previously Ranked.

Researched by Mariah Gant

Source: Business Report Survey



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- **The Tonya Hall Show..... 9-10AM**
- **Scott Luther's Gold
& Silver Express.....11-12PM**

- **Rebuild America with Jeff Santos1-2PM**
- **Healthline with Dr. Bob Marshall3:30-4PM**
- **Winning on Wall Street4-5PM**
- **Market Wrap with Moe Ansari5-6PM**
- **Repaving Main Street6-7PM**
- **Women's Radio Network7-8PM**
- **Boomer Radio Network8-9PM**

BUSINESS REPORT LIST Largest Engineering Firms

Ranked by number of registered engineers

RANK Prev. rank	Company	No. PEs No. Els Employees 2013	Notable projects	Headquarters Phone/Fax Website	Person in charge Year founded
11 2012 Rank: 19	LAMP, RYNEARSON & ASSOCIATES 4715 Innovation Drive, Suite 100 Fort Collins, CO 80525	6 2 17	Niobrara Energy Park, Weld County; Highpointe Business Park and Northern Colorado Regional Crime Lab, West Greeley; Riverbend mixed-use, Timnath; Owl Ridge Subdivision, Greeley	Omaha, Neb. 970-226-0342/970-226-0879 www.lra-inc.com	Frank A. Kohl office principal 1959
12 2012 Rank: 11	LIDSTONE & ASSOCIATES INC. 4025 Automation Way, Building E Fort Collins, CO 80525	6 1 19	Town of Baggs, Wyoming water and sewer infrastructure improvements; city of Cheyenne paleozoic groundwater investigation.	Fort Collins 970-223-4705/970-223-4706 www.lidstone.com	Chris Lidstone president 1986
13 2012 Rank: 21	NORTHERN ENGINEERING SERVICES 200 S. College Ave., No. 10 Fort Collins, CO 80524	5 1 22	Fossil Lake Ranch, Fort Collins; Highlands Meadows Golf Course, Windsor; Centerra Marketplace; Bethke Elementary School.	Fort Collins 970-221-4158/970-221-4159 www.northernengineering.com	Bud Curtiss vice president 1987
14 2012 Rank: 10	TERRACON CONSULTANTS INC. 1901 Sharp Point Drive, Suite C Fort Collins, CO 80525	5 1 18	N/A	Olathe, Kan. 970-484-0359/970-484-0454 www.terracon.com	John C. Graves senior associate 1965
15 2012 Rank: 18	INTERWEST CONSULTING GROUP 1218 W. Ash St., Unit C Windsor, CO 80550	5 1 12	North College Improvements; new Woodward Campus; Radiant Park; North Shields St. improvements; Fiberspar facility (Johnstown); 65th Ave. South of US34 bypass improvements.	Boulder 970-674-3300/970-674-3303 www.interwestgrp.com	Terry Rodrigue president 2002
16 2012 Rank: 20	BEAUDIN GANZE CONSULTING ENGINEERS INC. 251 Linden St., Suite 200 Fort Collins, CO 80524	5 0 7	Poudre School District - Blevins and Webber middle schools; CSU - Behavioral Science building.	Vail 970-221-5691/970-221-5697 www.bgce.com	Brian Robertson senior associate 1989
17 2012 Rank: 15	CTL THOMPSON INC. 351 Linden St., Suite 140 Fort Collins, CO 80524	4 2 23	Fort Collins BRT, Radiant Park, Dry Creek Subdivision, McClellan's Creek subdivision	Denver 970-206-9455/970-206-9441 www.ctlt.com	Wayne Thompson Fort Collins branch manager 1971
18 2012 Rank: 23	LANDMARK ENGINEERING LTD. 3521 W. Eisenhower Blvd. Loveland, CO 80537	4 0 14	Fort Collins LDS Temple; Lakeview Public Utility District, Mirasol Senior Housing Community Phase I; Mariana Butte Public Utility District	Loveland 970-667-6286/970-667-6298 www.landmarkltd.com	Jeff Olhausen president, professional engineer 1969
19 2012 Rank: 25	COLORADO CIVIL GROUP INC. 1413 W. 29th St. Loveland, CO 80538	4 0 4	Town of Firestone engineer, Saddler Ridge MD engineer, city of Loveland W. 29th St. improvements.	Loveland 970-278-0029 www.ccginc.us	David B. Lindsay president 2007
20 2012 Rank: NR	KETTERLING, BUTHERUS & NORTON ENGINEERS LLC 820 Eighth St. Greeley, CO 80631	3 1 8	Platteville Energy Park; Army National Guard Readiness Center, Windsor; Hunter Ridge Dairy waterline and booster pump station; LEED facility and parking expansion, Loveland; new Greeley-Evans School District middle school; Milliken water and sanitary sewer system master plan update.	Greeley 970-395-9880/970-395-9881 www.kbnengineers.com	Mike Ketterling principal 1995

Area surveyed includes Weld and Larimer counties and the city of Brighton.
N/A-Not Available.
NR-Not Previously Ranked.

Researched by Mariah Gant

Source: Business Report Survey

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BUSINESS REPORT LIST Largest Auto Dealerships

Ranked by number of employees

RANK	Dealership	Employees 2013 Employees 2012	Total vehicles sold: 2012 New vehicles sold: 2012 Used vehicles sold: 2012	Revenues: 2012 Revenues: 2011	Makes sold	Phone/Fax E-mail Website	Person in charge Year founded
1	EHRlich DEALERSHIPS 4627 W. 20th St. Road, Suite A Greeley, CO 80634	232 231	8,374 3,251 3,023	\$179,291,458 \$138,376,462	Toyota, Volkswagon, Subaru, Nissan, Mazda, Kia	970-573-5000/970-573-5001 sehrlich@ehrllichmotors.com www.ehrllichmotors.com	Scott Ehrlich president 1946
2	MARKLEY MOTORS INC. 3401 S. College Ave. Fort Collins, CO 80525	150 156	2,722 1,203 1,519	\$11,000,806 N/A	Buick, GMC, Honda	888-500-4584/970-282-6825 rbelisle@markleymotors.com www.markleymotors.com	Douglas E. Markley President 1936
3	WELD COUNTY GARAGE 2699 47th Ave. Greeley, CO 80634	134 135	2,279 804 1,475	\$7,569,900,000 \$68,591,000	Buick, GMC	970-352-1313/970-356-8191 wyoder@weldcountygaraage.com www.weldcountygaraage.com	Warren Yoder General manager 1908
4	DELLENBACH MOTORS 3111 S. College Ave. Fort Collins, CO 80525	120 140	3,043 1,531 1,512	N/A \$79,371,176	Chevrolet, Cadillac, Subaru, Suzuki	970-226-2438/970-226-0233 chevy@frii.com www.dellenbach.com	Michael Dellenbach Dealer principal 1965
5	FORT COLLINS DODGE CHRYSLER JEEP 3835 S. College Ave. Fort Collins, CO 80525	107 93	2,410 1,239 1,171	\$170,702,808 \$70,646,315	Dodge, Chrysler, Jeep,	970-226-5340/970-266-8719 shardy@fortcollinsdodgechryslerjeep.com www.fortcollinsdodgechryslerjeep.com	Steven Hardy general manager 2009
6	KING BUICK GMC 4175 Byrd Drive Loveland, CO 80538	99 88	1,154 442 712	\$77,580,000 \$61,570,000	Buick, GMC	970-667-8905/970-663-2445 jerad.king@kinggm.com www.kinggm.com	Rex King president 1998
7	CO'S AUTO GROUP INC. 4150 Byrd Drive Loveland, CO 80538	72 60	1,538 796 742	\$54,252,113 \$50,810,000	BMW & MINI Cooper	970-292-5200/970-292-5719 sales@cosbmw.com, sales@minioflovland.com www.cosbmw.com, minioflovland.com	Christina Dawkins owner 1974
8	GHENT MOTOR CO. 2715 35th Ave. Greeley, CO 80634	65 50	2,142 530 1,612	\$44,227,026 \$36,452,396	Chevrolet, Cadillac	970-339-2438/970-339-8120 greatdeals@ghentmotors.com www.ghentmotors.com	Bob Ghent owner 1989
9	TYNAN'S FORT COLLINS NISSAN 5811 S. College Ave. Fort Collins, CO 80525	52 70	1,190 762 428	N/A \$40,398,195	Nissan, Saab, Kia	970-282-1400/970-282-1497 ed.tynan@tynans.com www.tynans.com	Ed Tynan Sean Tynan co-owners 1963
10	HONDA OF GREELEY 4535 W. 29th St. Greeley, CO 80634	52 50	1,400 600 800	N/A N/A	Honda	970-506-2791/970-506-2813 sales@hondaofgreeley.com www.hondaofgreeley.com	Wes Taber Owner 1997
11	TYNAN'S FORT COLLINS KIA 2849 S. College Ave. Fort Collins, CO 80525	25 77	756 398 358	N/A \$40,398,195	Nissan, Saab, Kia	970-377-6900/970-377-6902 ed.tynan@tynans.com www.tynans.com	Ed Tynan Sean Tynan co-owners 1963
12	ACTIVE TRUCK SALES INC. 19640 ECR 28 Hudson, CO 80642	10 10	12 0 12	N/A \$1,200,000	used medium to heavy trucks	303-536-9865 /303-536-0391 john@activetruckparts.com www.activetruckparts.com	John E. Hochmiller president 1976

Region surveyed includes Larimer and Weld counties, and the city of Brighton.

N/A - Not Available.

NR - Not previously ranked.

Researched by Mariah Gant

Source: Business Report Survey

EnvirOvation

A ClimateWise Showcase

Rescheduled

Celebrate Environmental Stewardship

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- Business Exhibitor Showcase, 2-3 p.m.
- EnvirOvation – A ClimateWise Showcase, 3-5 p.m.

Join the City of Fort Collins Mayor, City Manager Darin Atteberry, and invited guest Jeff Ackermann, director for the Colorado Energy Office, to recognize the environmental successes of ClimateWise business partners.



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fcgov.com/climatewise

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Join ClimateWise in support of Food Bank for Larimer County
by bringing canned food items to EnvirOvation.



BUSINESS REPORT LIST Largest Breweries and Brewpubs

Ranked by total barrels sold

RANK	Company	Total barrels sold 2012	Employees 2013	Product lines	Brewmaster(s) Owner Year founded	Phone/Fax E-mail Website
1	NEW BELGIUM BREWING 500 Linden St. Fort Collins, CO 80524	764,424	465	Fat Tire, Sunshine Wheat, Mothership Wit, Abbey, Trippel, Blue Paddle, 1554, Lips of Faith beers, seasonal releases	Peter Bouckaert Kim Jordan primary, employee-owned. 1991	970-221-0524 / 970-221-0535 nbb@newbelgium.com www.newbelgium.com
2	ODELL BREWING CO. INC. 800 E. Lincoln Ave. Fort Collins, CO 80524	67,194	85	Hand-crafted beers	Doug Odell Doug, Wynne and Corkie Odell 1989	970-498-9070 / 970-498-0706 cheers@odellbrewing.com www.odellbrewing.com
3	FORT COLLINS BREWERY/GRAVITY 1020 1020 E. Lincoln Ave. Fort Collins, CO 80524	15,000	54	1900 Amber Lager, Tom's Major Pomegranate Wheat, Red Banshee Ale, Rocky Mountain IPA, Kidd Lager, Z Lager, Chocolate Stout, Incredible Hop Series and five seasonals	Doug Smith Tom and Jan Peters 2003	970-472-1499 / 970-472-1520 info@fortcollinsbrewery.com www.fortcollinsbrewery.com
4	GRIMM BROTHERS BREWHOUSE 623 N. Denver Ave. Loveland, CO 80537	3,000	11	Little Red Cap Altbier, Fearless Youth Munich Dunkel, Master Thief German Porter, Snow Drop Kottbusser, The Griffin Hefeweizen, seasonals	Don Chapman Don Chapman, Aaron Heaton, Russell Fruits 2010	970-624-6045 info@grimmbrosbrewhouse.com www.grimmbrosbrewhouse.com
5	CRABTREE BREWING CO. 2961 29th St. Greeley, CO 80631	1,400	8	Ginger Bee, Serenity Amber Ale, Boxcar Brown, Eclipse Belgo-Black IPA, Oatmeal Stout	Jeff Crabtree Jeff and Stephanie Crabtree 2006	970-356-0516 jeff@crabtreebrewing.com www.crabtreebrewing.com
6	C.B. POTTS RESTAURANT & BREWERY 1415 W. Elizabeth St. Fort Collins, CO 80521	1,243	3	Buttface Amber Ale, Big Red IPA, Big Horn Hefeweizen, Colorado Blonde, 71 Pale Ale, Total Disorder Porter, Oktoberfest, Sno Angel, Mai Bock, Barefoot Wit	Kirk Lombardi Ram International 1971	970-221-1139 / 970-484-1846 klombardi@theram.com www.cbpotts.com
7	ESTES PARK BREWERY 470 Prospect Village Drive Estes Park, CO 80517	1,200	25	Samson Stout, Stinger Honey Wheat, Longs Peak Raspberry Wheat, Renegade IPA.	Eric Bratrud Eric Bratrud & Tyler Lemirande 1994	970-586-5421 / 970-586-0651 epbrewery@epbrewery.net www.epbrewery.com
8	FUNKWERKS 1900 E. Lincoln Ave., Unit B Fort Collins, CO 80524	1,000	10	Saison, Tropic King	Gordon Schuck Gordon Schuck, Brad Lincoln 2010	970-482-FUNK 3865 / 970-237-4825 brad@funkwerks.com www.funkwerks.com
9	EQUINOX BREWING 133 Remington St. Fort Collins, CO 80524	939	8	Ever-changing menu of hand-crafted beers	Colin Westcott Colin and Shannon Westcott 2010	970-484-1368 info@equinoxbrewing.com www.equinoxbrewing.com
10	ROCK BOTTOM RESTAURANT & BREWERY 6025 Sky Pond Drive Loveland, CO 80538	802	87	Hand crafted beers	Dave Peacock Craftworks Restaurants & Breweries 1991	970-622-2077 / 970-622-2079 N/A www.rockbottombrewery.com
11	PATEROS CREEK BREWING CO. 242 N. College Ave. Fort Collins, CO 80524	500	3	Cache la Porter, Rustic Red, Car 21, Stimulator Pale Ale, Old Town Ale Specialty Beers Gluten Free Beers	Steve Jones Steve and Bob Jones 2010	970-484-7222 localbrew@pateroscreekbrewing.com www.pateroscreekbrewing.com

Region surveyed includes Larimer and Weld counties and the city of Brighton.
N/A - Not Applicable.

Researched by Mariah Gant

Source: Business Report Survey

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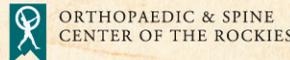
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FOCUS: CAREERS; GEEK CHIC

Come to NoCoNet to embrace transition

Jobless? It's no stigma at local events designed to provide support, leads

Imagine. It's Monday morning. You roll out of bed, pour a cup of coffee and sit down at the computer to scan the job boards. You find the same dismal array of postings. Feeling a bit depressed, you plop in front of the television. Before you know it, half the day is gone and you have not even showered.

Now, imagine a different scenario. You get up and head out to the Monday morning NoCoNet meeting. You are greeted by friendly faces, listen to a lively speaker, meet with a recruiter and make a coffee date with a new networking contact. You leave the meeting engaged and energized.

NoCoNet was born more than a decade ago by a group of high-tech professionals who were laid off and in need of job-search support. NoCoNet has grown into a rich community resource that serves professionals from a broad range of backgrounds and industries including technology, health care, sales and marketing, human services, government, banking and finance, education and manufacturing.

Stephanie Farrell, NoCoNet president, sees the organization as having a dual purpose of educating and supporting people in career transition as well as providing companies and organizations access to key talent. According to Farrell, "NoCoNet plays a role in the economic development of Northern Colorado by helping talented professionals, who want to work locally connect with businesses that need their particular skill sets."

It all starts with the Monday morning meeting where 80 to 120 people show up to partake of what NoCoNet has to offer. Farrell is continually impressed by the level of talent in the room. "Our typical members are very skilled, highly experienced, and well-educated mid-career professionals," she said. "The diversity of experience and

backgrounds of our membership enhances opportunities to learn and grow.

"There are real benefits to networking outside our usual circles. The people in your immediate network know the same people you know and they do the same things you do. It is more beneficial for a job seeker to network with people who are one or two steps removed. Weaker connections tend to be more powerful because they can introduce you to different companies and people."

NoCoNet's philosophy of networking stresses the importance of giving in order to get. When you take time to review someone's résumé and provide feedback, make a key introduction, join a NoCoNet committee or simply befriend a new member, you are giving of your time and talents.

The people who embrace the giving aspect of networking are simultaneously building trust and rapport. It is important to remember that networking is not a job-search activity. Networking is a lifelong process of building and maintaining relationships with people who share similar values and interests.

"NoCoNet makes it easy to find ways to give," Farrell added. "When people lose their jobs, we pay attention to the fact that they have lost their salaries, routines and friends. We sometimes forget to pay attention to the fact that people have also lost the ability to contribute. As a volunteer-powered organization, NoCoNet provides an outlet for those in transition to use their talents and to feel positive about their contribution."

At every meeting there is an orientation for new members, presentations to refresh job-search skills and an open networking session. Recruiters are often on hand to conduct speed interviewing for open positions.

NoCoNet continues to grow and expand the types of support offered to members. According to Farrell, "The overall vision is that members can take workshops and learn job-search skills from the Larimer County Workforce Center or other resources. Members come to NoCoNet to practice their new skills in a safe, supportive setting. We now provide peer practice groups to help members refine their elevator speeches and interviewing skills or to provide valuable feedback on résumés and cover letters."

In addition to the support provided to job searchers, NoCoNet partners with a growing number of employers of various sizes and across

all industries. NoCoNet committee leaders and members also stay abreast of what is happening at the Rocky Mountain Innosphere, Colorado State University's Ventures and in the startup sector.

Many organizations now consider NoCoNet a key part of their recruitment strategy. The last NoCoNet career fair, held in January, hosted 25 hiring companies, eight exhibitors and more than 350 attendees. This was not your typical dreary career fair. The vibe in the room was positive and upbeat.

“It is more beneficial for a job seeker to network with people who are one or two steps removed. Weaker connections tend to be more powerful because they can introduce you to different companies and people.”

Stephanie Farrell
PRESIDENT
NOCONET

We all recognize the power of networking, but many people still cringe when they hear the word. "You can come to NoCoNet to polish up your networking and job-search skills," Farrell said. "Don't feel like you need to be dialed in when you walk in the door. We teach these skills so that you can then go to other networking events or interviews and put your best foot forward."

"NoCoNet really allows you to embrace the transition," said Farrell. "The stigma of being unemployed goes away because everyone is in a similar situation. NoCoNet is a safe place to broaden your network, share ideas with a diverse group and experiment with what your next step might be."

Save the date for NoCoNet's next career fair, which will be held June 24 at Faith Evangelical Free Church, 3920 S. Shields St., Fort Collins. Visit NoCoNet's website at www.noconet.org for complete details about the upcoming career fair or the weekly meetings.

Carrie Pinsky is a freelance writer, job-search coach and training specialist.



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OTTERBOX from 1

held company might do next.

The acquisition marked OtterBox's second in six months, following its November purchase of Wrapsol, a Boston-based manufacturer of protective film wrap for mobile technology.

Moody's Investor Services Inc. valued the LifeProof purchase at \$325 million as part of the agency's rating for a \$400 million senior-secured term loan to OtterBox. OtterBox did not disclose financial terms of the acquisition and has questioned the accuracy of information published by ratings agencies.

The OtterBox acquisition of San Diego-based competitor LifeProof, announced May 22, came one day after a patent-infringement lawsuit between the two firms was dismissed. Officials

for OtterBox said the acquisition was not part of a settlement.

OtterBox already claims 23 percent market share in the mobile case business. LifeProof accounted for 5 percent to 7 percent of market share, said Michael Morgan, a senior analyst for tech analysis firm ABI Research. The single-digit market share may not seem like much, but Morgan called it "amazing, considering they pretty much captured that in a year."

OtterBox has whittled down its competition with the acquisition, especially because LifeProof had found a way to make cases with similar protective quality although not as "bulky" as OtterBox cases, Morgan said.

Morgan said he believes the com-

panies will thrive together. OtterBox's culture aligns with LifeProof's in that both companies strive to make superior cases they can sell at a higher price.

Other companies have little regard for case design, which is usually driven by their Chinese manufacturers, he said. Manufacturers slap the brand's name on cases and ship them to the United States where they're sold for cheap.

OtterBox chief executive Brian Thomas said the purchase meant increased product diversification and additional case patents from LifeProof. The companies worked on the acquisition for about four months before they announced the deal last month.

"It allows us to pick more boxes and become more relevant to our Best Buys

and our AT&Ts and Verizon stores (so) that we can offer them better service, more product choices," Thomas said.

The acquisition also gives OtterBox an opportunity to sell more waterproof cases, Thomas said. LifeProof, established in 2009, makes waterproof iPhone, iPad and iPod cases.

OtterBox representatives have not yet decided exactly how the company will integrate the LifeProof brand, but "it will be a very prominent part of the brand," Thomas said.

LifeProof may have drawn design inspiration from OtterBox. In court documents filed in U.S. District Court in Colorado, OtterBox claimed that LifeProof infringed on its waterproof-case patents.

Attorneys for the companies, however, agreed to dismiss the two lawsuits, which District Judge William J. Martinez had consolidated into one case in February. A court filing does not mention the reason for the dismissal.

OtterBox faces challenges such as competition in the mobile-accessories market and counterfeiting. OtterBox says it aggressively has sought to curb counterfeiting with eight full-time employees collaborating with federal agents to monitor criminal activity. It has released iON intelligence cases, which charge iPhones and come with an application that allows users to manage battery life.

Another challenge, according to Moody's Investor Services, is the possibility that manufacturers will build smartphones more durably, reducing demand for OtterBox's protective cases.

In May, Moody's gave OtterBox a B1 probability of default rating and a B1 corporate family rating. The agency defines "B" ratings as "speculative" and "subject to high credit risk," according to its website. Moody's viewed OtterBox as exposed to "high business risk" because of the infancy of the industry and the existence of multiple smaller competitors and cheaper alternatives.

The agency also pointed out OtterBox's and LifeProof's strengths, including their position as "early winners" in deploying and branding their cases. The companies have developed "solid relationships" with their respective distribution channels, including national and regional wireless carriers and big-box retailers, Moody's said.

"These relationships should continue to support growth over the next 12 to 18 months as protective cases continue to penetrate the smartphone user population," an analysis by Moody's states.

Moody's representatives did not return phone calls and emails seeking further comment. An OtterBox spokeswoman declined to comment on Moody's analysis.

OtterBox reported \$573.9 million in 2012 revenue versus \$170 million in 2010. OtterBox employs 650 people worldwide, including nearly 600 workers in Colorado. LifeProof employs 250.

Regardless of its recent growth, OtterBox is committed to remaining a private company and has no plans for an initial public offering, an OtterBox spokesman said in an email.

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Business

VACANCY from 2

dramatically higher rates.

The southeast part of town shows a vacancy rate of 13.3 percent in the first quarter, up from 2.8 percent in the first part of 2012.

The Division of Housing considers a market with a vacancy rate of less than 5 percent to be "tight."

The jump in available space largely can be attributed to the completion of Terra Vida, a 240-unit multifamily complex near the intersection of Harmony Road and Cinquefoil Lane. The complex was finished in September, and since the southeast part of town lacks much multifamily space, the vacancy rate there has surged.

While the project opened up more units for the market, the rent charged there averages \$1,280 per month, according to a Terra Vida leasing agent. The complex is about 67 percent occupied now, and is expected to be full by July.

Because this area is the outlier in Fort Collins with a much higher vacancy rate than the rest of the city, full occupancy of the complex could result in a drop back to vacancy rates akin to those seen in 2012.

But an even larger project, The Trails at Timberline, being constructed by Loveland-based McWhinney, could help keep the rate at a more manageable level. The project will include 314 units and is expected to be open in August. The project is located at the intersection of Timberline and Drake roads.

More movement toward single-family homes also may free up space, according to Hansen. As more people are able to find secure employment and interest rates remain low, buying a home is increasingly attractive.

Many homeowners who lost homes to foreclosure during the recession are getting their credit ratings back, Hansen said, and are able to try homeownership again.

Renting single-family homes also is on the upswing, with an investment-purchase trend appearing. More often, homeowners are choosing to keep their home when they move into a new one and rent out their former residence, according to Charlie Koons, a broker at property management company Mountain-n-Plains Inc.

Investors see the interest in renting and know it can be lucrative, Koons said. In some cases, having a rental property can provide better returns than IRAs or 401(k) plans, she said.

Koons said less than 0.5 percent of the properties she manages are vacant now. Mountain-n-Plains does not manage multifamily properties.

In Loveland, multifamily projects completed by McWhinney and Fort Collins-based Brinkman Partners have helped relieve some of the strain, but finding multifamily space there still is difficult.

In the first quarter of 2013, the

vacancy rate crept up to 2.8 percent from 1.9 percent at the end of 2012. Year-over-year, though, the rate dropped from 4.5 percent in the first quarter of 2012.

This decrease helps explain the dramatic rise in Loveland's average rental rate from \$876 to \$1,030 year-over-year in the first quarter.

For the most part, the upward trends for rent are keeping people in their lower-rent homes, Hansen said. Renewal rates for the properties managed by Henderson Management are high at certain prices.

The renewal rate has been around 60 percent for the past few years, Hansen said, which corresponds

with the point when rental demand started going up. For properties renting for more than \$1,000 per month, though, renewal rates are about 30 percent.

In Greeley, Hansen said, large labor forces are keeping multifamily complexes full, but some relief is on the horizon. The vacancy rate in Greeley plummeted to 1.4 percent in the first part of 2013, down from 5.8 percent a year earlier.

The low rate contributed to Greeley's average rental rate being higher than it has ever been, without adjustment for inflation, at \$704 per month. When inflation is taken into account, Greeley's rental

rate hit an all-time high in 2002, at \$775.

For the first time in years, however, Greeley has significant multifamily housing projects in the works.

Five new projects are being developed, with construction work beginning on one in April. In total, the projects could mean 950 new multifamily units by 2015.

Legend Flats, under construction in Evans, will consist of 11 buildings encompassing 183,000 square feet and will cost about \$20 million. At full build-out, the project will hold 176 units with the first building expected to be open in mid-August.

EVENT ARCHITECT

Northern Colorado
**BUSINESS
REPORT**

AUGUST 7, 2013

7:30 - 9:30 AM

BREAKFAST EVENT

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LOVELAND

CALL FOR NOMINATIONS

Do you know a woman who's an exceptional business or community leader? Nominate her for the fifth annual Women of Distinction awards! Nomination forms available at NCBR.com.

Nominations are due by June 15.

To become a Women of Distinction sponsor contact:

Sandy Powell,
NCBR Sales Director

spowell@ncbr.com
970-232-3144

Nomination forms available at NCBR.com.

Call for Nominations

Nomination forms available at NCBR.com.

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Women of Distinction is the premier celebration recognizing female leadership in Northern Colorado. Whether business professionals or community leaders, philanthropists or educators, these women choose to exert their time and considerable talents in ways that strengthen not only their organization's interests but our entire community.

Music apps bring goodness to the ears

“Things used to be a whole lot simpler.”
It’s easy to feel that way sometimes, especially when it comes to advances in technology. Everything is changing – some things for the better, and some...well, not so much. Music is a great example. Get a group of people together from different generations and there is no doubt that music has changed. The instrumentation, the tempo, the content and context – even the way we acquire and listen to music has changed.

In my lifetime I’ve seen LPs, 45s, 8-tracks, cassette tapes, compact discs, mini-discs (oh yeah, you missed those, didn’t you), boom boxes, Walkmans, MP3 players, iPods, satellite radio and digital streaming. Those of you old enough to remember all these things know we’ve come a long way.

This really hit me hard the other day. I was driving in my car, listening to the ‘80s station on satellite radio. A song came on that I hadn’t heard probably since its original radio debut 25 years ago. I glanced

down at the display and got the name of the song, the artist and the year it was released. I made a mental note that I would look up this song on Spotify when I got home and add it to my “Awesome Hits of the ‘80s” playlist – reserved for only the most stellar songs from that diverse decade. My, how things have changed.

I remember when, if you heard a song that you liked on the radio, you hoped Apollo (the Greek God of music) would look down on you with favor and cause the deejay to

break in and give you some scrap of information about that song that would allow you to purchase it the next time you were in the record store.

Otherwise you were left trying to burn the chorus into your mind so that you could hum a few bars for your friends, clinging desperately to the hope that they had heard the same song too.

Radio information displays and Internet searching have remedied this problem to a degree, but there are still times when you hear a catchy tune but have no way of ascertaining the name and/or any information about it. Enter a handy little app called Shazam -- not related to Captain Marvel circa the ‘70s.

Available on a multitude of devices, Shazam will listen to music coming from your device, your radio, your TV, and sometimes even your mouth and then return to you -- quite quickly -- the name of the song and artist. Armed with that information, the app allows you to purchase, share, research and find related music.

With song identification easily handled, procurement is the next step – or is it?

Unless you are a collector of vinyl or are just looking to reminisce, you probably are never going to find yourself inside, let alone near, a record store again. They’re gone. Kaput. In fact, purchasing music from something as relatively new as Apple’s iTunes Store even seems archaic. Seriously, who buys their music by song or album anymore? Streaming music is the name of the game now.

Google announced earlier this month that it was unveiling a streaming music service that will dovetail into its recently released “Play” cloud storage.

Play allows you to upload music you already own to Google’s servers and then play that music through your computer desktop or mobile device. The wow-factor of that type of functionality is pretty low; a lot of online services already allow that type of playback. But Play revolutionized the way music is stored on the cloud by what is actually stored on the cloud.

Google’s software scans your hard drive for songs and then matches them with songs it already has on its servers, uploading only the songs Google doesn’t recognize.

Google’s new offering, called All-Access, is a fee-based service that will be available on a number of devices but, oddly enough, not on any iOS devices. Instead of



GEEK CHIC
Michael Wailes

1000s of business leads with an added “Touch”

A subscription to the DataStore will do more than get you in the know about Northern Colorado. When you subscribe to the NCBR DataStore, you’ll also receive:

1-year Premium Data Subscription	\$395	Receive an iPod Nano
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TIME OUT



COURTESY GREELEY CHAMBER OF COMMERCE

Meeting May 8 at a Greeley Chamber of Commerce “Business Before Hours” event are Tom Grant of Grant, Hoffman & Kamada, Weld County Commissioner Sean Conway, Erita Kearns-Hout of Catholic Charities and Dan Dennie of North Colorado Medical Center.



COURTESY GREELEY CHAMBER OF COMMERCE

Del Groen, who is retiring from Dayspring Christian Academy, talks with Barry Bode, board chairman of Habitat for Humanity in Greeley, at the May 8 Chamber of Commerce event.



COURTESY GREELEY CHAMBER OF COMMERCE

Horace Elliott, who serves on the National Board of Chiropractic Examiners, networks with Joe Chapman of SilverEdge at the May 8 event, which was hosted by North Colorado Medical Center.

Email your event photos to Dallas Heltzell, dheltzell@bcbr.com. Include complete identification of individuals.

Kendra McConnell and Amelia Sprague of the Greeley Stampede chat with University of Northern Colorado head women’s basketball coach Jaime White at the Business Before Hours event at North Colorado Medical Center.



COURTESY GREELEY CHAMBER OF COMMERCE

PRCA ProRodeos
 June 27 - July 7, 2013

- 6/29 First Responders Day
- 6/30 School Spirit Day
- 7/1 Tough Enough to Wear Pink Day
- 7/2 Date Night
- 7/3 Military Day
- 7/4 Finals

Kids Rodeo
 7/5 20+ events for ages 3-19

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BRIEF CASE

DEADLINES

Nominations are open through June 7 for parade grand marshal of the **Old Fashioned Corn Roast Festival**, to be held Aug. 23-24 in downtown Loveland. The event, presented by the city of Loveland, First Tech Federal Credit Union, McKee Medical Center and the Medical Center of the Rockies, will include the parade, entertainment and competitions for talent, corn shucking and corn eating. Vendors and parade entries also are being sought. More information is online at www.loveland.org.

Aug. 23 is the last day to submit nominations for the **Colorado Women's Hall of Fame** class of 2014. Nominees should be women connected to Colorado who represent remarkable achievements in politics, medicine, business, philanthropy, education, engineering, activism and other fields. The hall inducts women every even-numbered year. Inductees for 2014

will be announced in November. Nomination forms can be downloaded at cogreatwomen.org/nominate2013.

The **city of Fort Collins** is recruiting organizations and businesses that would like to participate July 4 in the second annual Independence Day parade from City Park to Old Town along Mountain Avenue. Entrants can enter a float, vehicle, bikes or simply march with a Fourth of July theme. Awards will be given for best entries. Fee to enter is \$100 for businesses and \$50 for nonprofits. More information at www.fcgov.com/july4th or by contacting John Litel at jlitel@fcgov.com.

KUDOS

The Aims Community College Board of Trustees posthumously awarded **Michael Kelly** the 2013 Aims Fellows award. Kelly began working at Aims in 2005, and quickly worked his



Kelly

way up to become the Greeley college's chief administrative officer, serving in that role until his death in December. Kelly also served on the Aims Foundation Board, Windsor's town board, the Poudre Trail River Board, the Colorado Department of Higher Education's CFO Board and the Colorado Diversified Trust Board. An endowed scholarship memorializing Kelly has been established through the Aims Community College Foundation. Contributions to this fund may be sent to the Aims Foundation at 5401 W. 20th St., Greeley CO 80634. More information is online at www.aims.edu/foundation.

MazTech & All Tech Automotive, Vista Solutions Corp. and **Brinkman Partners** were named 2013 Small Businesses of the Year on May 21 by the Fort Collins Area Chamber of Commerce. Forty-one companies were nominated to receive the awards in three size categories. Finalists and winners were selected by a panel of seven Chamber members.



Richmond

Dan Richmond, an American Family Insurance agent in Fort Collins, received an American Star Excellence in Customer Experience certification from the company. Richmond, whose office is at 923 E. Prospect Road, has been an American Family agent since

1986.

Five awards for excellence in historic preservation were awarded May 21 by Fort Collins Mayor Karen Weitkunat and Ron Sladek, chairman of the Landmark Preservation Commission. Awards went to **Kevin and Suzanne Murray** for their efforts to designate the 100 block of South Whitcomb Street as a Fort Collins Landmark district, **Kelly Ohlson** for his dedication to protecting the historic resources of Fort Collins and Larimer County, **Wattle & Daub Contractors** for excellence in historic preservation, **Judith and Irwin Winterowd** for restoration of the Seckner Brothers Building at 216 Linden St., and the **City of Fort Collins Natural Areas Program** for restoration of four historic structures at Bobcat Ridge Natural Area.



Roth

Miki Roth earned the highest level of service achievement in the real estate industry, Quality Service Certified Platinum, in recognition of earning 100 percent client service satisfaction in 2012, as measured by Leading Research Corp. Roth is a broker associate and partner at The Group, Inc. Real Estate in Fort Collins.

Fort Collins-based **Capital Business Systems Inc.** received Canon USA's "Outstanding Partner Award" for its continued growth and accomplishments as a Canon dealer in 2012. Capital is one of Canon's top 30 dealers nationwide, ranking in the top 5 percent among more than 600 dealers, and recorded 47 percent growth in 2012.

More than 1,300 bicyclists rode May 19 in the 25th annual Community Classic Bike Tour, raising more than \$84,000 for the **Stepping Stones Adult Day Program** at McKee Medical Center in Loveland. More than 200 volunteers registered riders, handed out food and water at aid stations, provided safety on the course and did other related work. Sponsors included Advanced Medical Imaging, Home State Bank, Kaiser Permanente, Orthopaedic and Spine Center of the Rockies, Public Service Credit Union, Subaru of Loveland, Eldorado Spring Water, Experience Plus, KUNC radio, Campus Cycles, Loveland Cycle 'N Fitness, Northern Colorado Channel 5, Town-square Media, Northern Colorado Business Report and Waste Management. Local businesses donated door prizes and provided ride support.

The surgical intensive-care unit at **Medical Center** of the Rockies in Loveland earned a gold-level Beacon of Excellence from the American Association of Critical-Care Nurses for improving patient outcomes and align-



Bravo Entrepreneurs Regional Spirit 1998-2013

- 2012 Veterinary Teaching Hospital at Colorado State University
- 2010 Fort Collins Area Chamber of Commerce
Greeley Chamber of Commerce
Loveland Chamber of Commerce
- 2008-2009 Colorado State University Office of Economic Development
- 2007 Aims Community College
- 2006 Upstate Colorado Economic Development
Northern Colorado Economic Development Corporation
- 2005 New Belgium Brewing Company
- 2004 Monfort Family Foundation
- 2003 The Bohemian Foundation
- 2002 Long's Peak Council of the Boy Scouts
- 2001 State Farm Insurance
- 2000 Greeley Independence Stampede
- 1999 Eastman Kodak Company
- 1998 Hewlett Packard Company

For more than 100 years, Better Business Bureau has helped people find and recommend businesses, brands and charities they can trust. Winning the 2013 Bravo Regional Spirit Award is testament that BBB Serving Northern Colorado and Wyoming meets the needs of our fast-changing marketplace and will continue to do so as our region continues to grow and prosper. We are proud to join the ranks of other distinguished Northern Colorado businesses and organizations that have been honored with Bravo Awards.

— Pam King

President/CEO, BBB Serving Northern Colorado and Wyoming



Our world is better today because extraordinary individuals have taken risks. They started with only an idea - and they grew it into something much larger. Something that's changed lives, provided jobs, generated growth, and most importantly, they've helped shape our community.

Bravo! Entrepreneur Awards recognizes those individuals who demonstrate the characteristics of success, and who have overcome obstacles to become one of our community's most respected business leaders. To learn more about Bravo! Entrepreneur Awards, please visit www.NCbr.com.



Northern Colorado **BUSINESS REPORT**

Entrepreneurs make a difference.

➤ See **More Briefcase, 27**

CALENDAR

MAY 31: TEDXFRONT RANGE

An extensive lineup of speakers and performers will appear at TEDxFrontRange from 1 to 5 p.m. at the Rialto Theater Center, 228 E. Fourth St., Loveland. Tickets and more information are online at www.tedxfrontrange.com/.

JUNE 1: 59TH ANNUAL BERTHOUD DAY

The Berthoud Area Chamber of Commerce and dozens of business sponsors will present Berthoud Day festivities, with events running from 6:30 a.m. to 9 p.m.. Festivities will include a pancake breakfast, parade along Mountain Avenue, a Habitat for Humanity 5K run, contests, music, dance, food and more. More details are at 970-532-4200 or www.berthoud-colorado.com.

JUNE 1: WALTZ FOR THE WOLVES

W.O.L.F., an independent nonprofit sanctuary for captive bred wolves and wolf dogs, will host its ninth annual Waltz for the Wolves: Reborn from the Ashes from 5 to 9 p.m. at the First National Bank Exhibition Hall at the Ranch. Those attending can meet "ambassador wolves and take a waltz lesson. A gourmet buffet dinner, cash bar and silent auction will be included. Tickets are \$50 per person or \$450 for a table of 10. Reservations and information are online at www.wolfsanctuary.net. All proceeds will benefit efforts to rebuild enclosures and replace structures destroyed by the High Park Fire in 2012 and to further the mission of rescue, sanctuary and education while improving the quality of life for their captive-bred wolves and wolf dogs. W.O.L.F. is a 501(c)3 organization located in Rist Canyon, west of Fort Collins.

JUNE 4: CLINIC OPEN HOUSE

Banner Health Clinic, which specializes in pulmonary and sleep medicine, is having an open house at its new location at 1900 Boise Ave., Suite 220, in the Seven Lakes Physicians Plaza next to McKee Medical Center in Loveland.

The public can visit with physicians and staff from 11 a.m. to 1 p.m. and from 4 to 6 p.m. Refreshments will be available.

JUNE 4-5: NEIGHBOR TO NEIGHBOR

Fort Collins-based nonprofit Neighbor to Neighbor, which provides a range of housing services in Larimer County, will hold an open house and breakfast from 7:30 to 9 a.m. June 4 and a barbecue from 3 to 7 p.m. June 5 at its main office, 1550 Blue Spruce Drive, Fort Collins. Both events are free and open to the public.

JUNE 5-JULY 1: TALENT ENGAGEMENT

The Larimer County Workforce Center will offer three talent-engagement workshops for businesses, especially those with from five to 250 employees. Talent engagement is a strategic process for developing and aligning people practices to improve personal and business success. The focus of the interactive series will be on recruitment, retention, development and recognition. Participants will receive a variety of fresh skills and templates to use immediately in their organizations. The facilitator will be Carrie Pinsky, human resources consultant and career columnist for the Northern Colorado Business Report. The sessions are: Successful Hiring, 1 to 3 p.m. June 5; Employee Engagement, 1 to 3 p.m. June 19; and Strengths-Based Performance Management, 1 to 3 p.m. July 1. Cost is \$49 per person per session; register in advance online at www.larimerworkforce.org/business. The sessions will be held at the workforce center headquarters, 200 W. Oak St., Fort Collins.

JUNE 7: ENVIROVATION

The city of Fort Collins' EnviroVation: A ClimateWise Showcase will be held from 2 to 5 p.m. at the Hilton Fort Collins, 425 W. Prospect Road, to celebrate environmental stewardship and recognize the commitments and green

initiatives of more than 300 local businesses and organizations. A business exhibition will precede the awards ceremony, and complimentary food and beverages will be provided. Registration for this free public event is online at fcgov.com/climatewise. ClimateWise is a voluntary program that helps Fort Collins businesses and organizations save money and decrease greenhouse-gas emissions by promoting waste and transportation reduction, energy savings and water conservation.

JUNE 13: SOCIAL MEDIA LAB

Job-seekers can learn how to use LinkedIn, Twitter, Facebook, YouTube and blogs to enhance their careers and boost their job searches at a social media lab workshop to be held from 9 a.m. to 4 p.m. at the Larimer County Workforce Center, 200 W. Oak St., Fort Collins. The facilitator, Viveka von Rosen, is a LinkedIn expert and social media strategist. Cost is \$69; register online at www.larimerworkforce.org/workshops.

JUNE 14-AUG. 23: SMALL-BUSINESS WORKSHOPS

A series of 10 workshops for small businesses will be offered by the Larimer Small Business Development Center from noon to 1:30 p.m. on successive Fridays at the SBDC office in the Key Bank building, 125 S. Howes St., Fort Collins. Topics will include starting a business, the impact of the Affordable Care Act, free Google tools, strategic networking, generating sales through public speaking, Pinterest, digital marketing and video marketing. The sessions are free but registration is required because seating is limited. Workshop schedule, additional information and registration are at www.larimerSBDC.org. The workshops are sponsored by Front Range Community College, First National Bank, rfi Marketing, RLR, LLP, and Capital West Bank.

JUNE 21-23: BREWERS' FESTIVAL

Beer lovers will descend on Civic Center Park, Laporte and Howes streets in downtown Fort Collins, for the 24th annual Colorado Brewers' Festival. More than 40 Colorado breweries, including nine based in Fort Collins, will offer more than 70 craft beers for people to sample. A Connoisseur's Event on Friday will be followed by the main festival from noon to 6 p.m. Saturday and Sunday. Tickets at several levels are on sale online at www.DowntownFortCollins.com; admission is free for those age 12 and younger. Admission is free for ages 12 and under. The full music schedule will be released June 1, and many food vendors will be on site. Proceeds from the festival help fund year-round downtown activities such as concerts, parades, Santa's House and holiday lighting, as well as operation of the Downtown Fort Collins Business Association.

JULY 5: SOCIAL MEDIA LAB

Job-seekers can learn how to use LinkedIn, Twitter, Facebook, YouTube and blogs to enhance their careers and boost their job searches at a social media lab workshop to be held from 9 a.m. to 4 p.m. at Loveland Public Library, 300 N. Adams Ave., Loveland. The facilitator, Viveka von Rosen, is a LinkedIn expert and social media strategist. Cost is \$69; register online at www.larimerworkforce.org/workshops.

Deadline for calendar items is three weeks prior to publication. Please email calendar items to dheltzell@ncbr.com with "Calendar" as subject.



ON THE JOB

BIOTECHNOLOGY

Steve Witt was named chief executive of Fort Collins-based startup OptiEnz Sensors LLC, a spinoff from Colorado State University and a Rocky Mountain Innosphere client company.



Witt

OptiEnz develops biosensors for continuous monitoring of organic chemicals in food and beverage processing, industrial fermentations and water supplies. Witt previously was vice president for business development at Constant Wave, an early-stage com-

pany in Colorado Springs, president of Compressor Controls Corp., and vice president and general manager of Agilent Technologies in Colorado Springs.

NONPROFITS

Susan Scratchley will start June 10 as major gifts officer at the Fort Collins Rescue Mission. She most recently held the same position at Laramie County Community College in Cheyenne, Wyo. A graduate of the University of Wyoming, Scratchley later was director of development and marketing there.

If you have an item to share about a promotion, job change or career news of note, email it to Dallas Heltzell at dheltzell@ncbr.com or mail it to On The Job at NCBR, 1550 E. Harmony Road, Fort Collins, CO 80525.

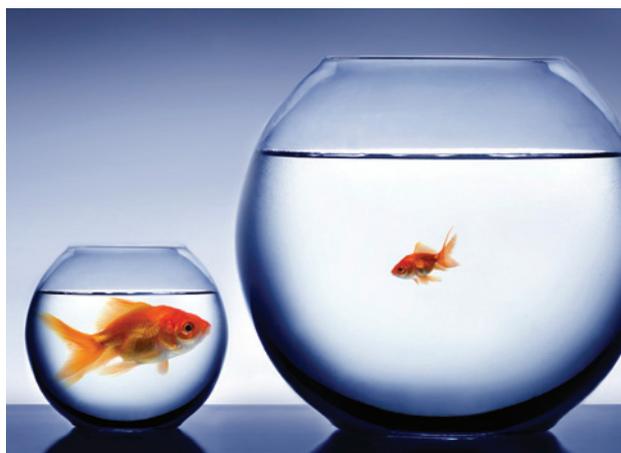
PRCA
101-250
Rodeo

Greeley Stampede
June 27 - July 7, 2013

- ★ PRCA Xtreme Bulls (M) 6/27 7 p.m.
- ★ American Bullfighting (M) 7/6 1 p.m.
- ★ Demolition Derby (M) 7/7 2 p.m.
- ★ Big Country 97.9 Free Stage (Main Acts) 6/27 Western Underground, 7/3 Firehouse, 7/4 Joe Diffie (M) Ticketed Event

970.356.7787 ★ GreeleyStampede.org TicketsWest 600 North 14th Avenue Greeley, CO 80631

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Business Leaders Breakfast

When: Wednesday, September 11, 7:30 a.m. - 9:30 a.m.
What: Breakfast
Where: Bixpo at Embassy Suites – JQH Conference Center
Individual tickets: \$39 Register online at NCBR.com
Corporate tables: \$400 Email: Events@NCBR.com

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NORTHERN COLORADO
CFO OF THE YEAR AWARDS

Celebrating the Northern Colorado financial leaders who exercise fiscal fitness through good business practices. Four CFOs will be honored for their fiscal management acumen at the annual Business Leaders Breakfast.

When: Wednesday, September 11, 7:30 a.m. - 9:30 a.m.
What: Breakfast
Where: Bixpo at Embassy Suites – JQH Conference Center
Individual tickets: \$39 Register online at NCBR.com
Corporate tables: \$400 Email: Events@NCBR.com

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Bixpo Rocks Business After Hours
Wednesday, September 11
5:30-7:30 p.m.

Live. At **bixpo**

BizFit CHALLENGE Power Lunch

When: Wednesday, September 11, 11:30 a.m. – 1:30 p.m.
What: Awards Lunch concluding the BizFit Challenge
Where: Bixpo at Embassy Suites – JQH Conference Center
Individual tickets: \$39 Register online at NCBR.com
Corporate tables: \$400 Email: Events@NCBR.com

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Business Expo
Meet your next client. Open the door or close the deal at Bixpo.

When: Wednesday, September 11, 10:00 a.m. – 7:30 p.m.
Where: Bixpo at Embassy Suites – JQH Conference Center
FREE (Bixpo Rocks Business After Hours from 5:30-7:30 p.m. is a ticketed event)

Live. At **bixpo**

Workforce Symposium

The Larimer County Workforce Center is bringing the 28th annual Workforce Symposium to Bixpo. (Previously titled September Symposium). Sessions throughout the day during Bixpo at the Embassy Suites – Loveland.

Presented by
the Larimer Workforce Center
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Event Architect and Producer: Northern Colorado **BUSINESS REPORT**

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Workforce Symposium Sponsors: **LARIMER COUNTY WORKFORCE CENTER**, **Northern Colorado BUSINESS REPORT**, **FORT COLLINS COLORADOAN**

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FOR THE RECORD

BANKRUPTCIES

Applications for bankruptcy protection are filed with the U.S. Bankruptcy Court in Denver. Chapter 7 denotes filings made for liquidation. Chapter 11 indicates filings for reorganization. Chapter 13 indicates filings that enable petitioners to pay off their creditors over three to five years.

This information is obtained from SKLD Information Services.

FORECLOSURES

Includes notices of election and demand filed by creditors alleging default on a debt. Foreclosures are not final until a Public Trustee's Deed has been issued.

STATE TAX LIENS

Judgments filed against assets of individuals or businesses with delinquent taxes.

JUDGMENTS

Judgments constitute decisions by a court of law against an individual or corporation for payment of monetary damages.

WARRANTY DEEDS

Transfers property while guaranteeing a clear title free of any encumbrances that are not listed on the deed.

FORECLOSURES**Larimer County**

BORROWER: ALBERT A & DASHA J SANCHEZ, 6987 ROSEMONT CT, FORT COLLINS. LENDER: NATION-WIDE ADVANTAGE MORTGAGE, AMOUNT DUE: \$209777. CASE #32027. 4/29/2013

BORROWER: CHARLES SPIKE & KIMBERLY J HOFFMAN, 2713 JEWELSTONE CT, FORT COLLINS. LENDER: JPMORGAN CHASE BANK, AMOUNT DUE: \$395844. CASE #32420. 4/30/2013

BORROWER: JONATHAN G SYSUM, 705 E 6TH ST, LOVELAND. LENDER: FIRSTBANK, AMOUNT DUE: \$168125. CASE #32421. 4/30/2013

BORROWER: JON SYSUM, 1344 E 1ST ST, LOVELAND. LENDER: FIRSTBANK, AMOUNT DUE: \$150942. CASE #32422. 4/30/2013

BORROWER: JONATHAN G SYSUM TRUST, 3720 HARRISON AVE, WELLINGTON. LENDER: FIRSTBANK, AMOUNT DUE: \$86835. CASE #32423. 4/30/2013

BORROWER: JONATHAN G SYSUM, MULT PROP, . LENDER: FIRSTBANK, AMOUNT DUE: \$208539. CASE #32430. 4/30/2013

BORROWER: JAMES E & CLAUDIA G WELKER, 1757 STOVE PRAIRIE CIR, LOVELAND. LENDER: RBS CITIZENS, AMOUNT DUE: \$423856. CASE #33355. 5/2/2013

BORROWER: CAROL LYNNE & BILLIE DON BROWN, 1607 TAFT AVE, LOVELAND. LENDER: NATIONSTAR MORTGAGE LLC, AMOUNT DUE: \$202306. CASE #33356. 5/2/2013

BORROWER: MICHAEL R & ERIN M JOBMAN, 3370 WESTERDOLL AVE, LOVELAND. LENDER: BANK AMERICA, AMOUNT DUE: \$309542. CASE #33357. 5/2/2013

BORROWER: DEAN NOFFSINGER, 29705 POUUDRE CANYON RD, BELLVUE. LENDER: BANK NEW YORK MELLON, AMOUNT DUE: \$246450. CASE #33814. 5/3/2013

BORROWER: JONA M JOHNSON, 2088 CALHOUN CT, LOVELAND. LENDER: JPMORGAN CHASE BANK, AMOUNT DUE: \$190717. CASE #34701. 5/7/2013

BORROWER: LYNN & KARL W MURPHY, 3306 KITTY CT, FORT COLLINS. LENDER: BANK NEW YORK MELLON, AMOUNT DUE: \$161818. CASE #34702. 5/7/2013

BORROWER: BYRAMANN & ROBERT C GIVEN, 5519 N SAINT LOUIS AVE, LOVELAND. LENDER: FIRST TECH FEDERAL CREDIT UNIO, AMOUNT DUE: \$50708. CASE #34703. 5/7/2013

BORROWER: WILLIAM DOUGLAS & JANET CHRISTINE OTTO, 3825 TRADITION DR, FORT COLLINS. LENDER: MT BANK, AMOUNT DUE: \$136829. CASE #34704. 5/7/2013

BORROWER: TROY A YOUNG, 3347 DUFFIELD AVE, LOVELAND. LENDER: US BANK, AMOUNT DUE: \$192773. CASE #34705. 5/7/2013

BORROWER: DAVID W JOHNSTON, 1811 E 15TH ST, LOVELAND.

LENDER: COLORADO COMMUNITY BANK, AMOUNT DUE: \$107027. CASE #34706. 5/7/2013

BORROWER: JIMMY L R & DORA V ALARID, 3816 CHINOOK LN, FORT COLLINS. LENDER: DEUTSCHE BANK NATIONAL TRUST C, AMOUNT DUE: \$210105. CASE #34975. 5/8/2013

BORROWER: GARY RICHEY, MULT PROP, . LENDER: FIRST NATIONAL BANK OMAHA, AMOUNT DUE: \$166425. CASE #34986. 5/8/2013

BORROWER: SCOTT M & STEFANIE E DAVIDSON, 1826 TRUMPETER SWAN DR, LOVELAND. LENDER: DEUTSCHE BANK TRUST CO AMERICA, AMOUNT DUE: \$154289. CASE #34987. 5/8/2013

BORROWER: SHARI BRAY, 950 BIG THOMPSON AVE UNIT 1112, ESTES PARK. LENDER: CITIMORTGAGE INC, AMOUNT DUE: \$86927. CASE #35092. 5/8/2013

BORROWER: CHRISTOPHER A & GINA M WHITFIELD, 1041 WISTERIA DR, LOVELAND. LENDER: AURORA BACK FSB, AMOUNT DUE: \$218532. CASE #35093. 5/8/2013

Weld County

BORROWER: GLORIA E SILVA, 1323 2ND ST, GREELEY. LENDER: WELLS FARGO BK, AMOUNT DUE: \$80717. CASE #3927208. 4/25/2013

BORROWER: JULIE H & WILLIAM A DALGLE, 7213 DEL COMMUNDO LN, LONGMONT. LENDER: CITY-WIDE HOME LOANS, AMOUNT DUE: \$277678. CASE #3927209. 4/25/2013

BORROWER: ROBERT L & SUSAN K MULLINS, 1042 PINYON CT, WINDSOR. LENDER: WELLS FARGO BK, AMOUNT DUE: \$188690. CASE #3927210. 4/25/2013

BORROWER: JUDSON L & MICHELLE R BARKER, 1160 BLACK HAWK RD, EATON. LENDER: WELLS FARGO BK, AMOUNT DUE: \$185175. CASE #3927211. 4/25/2013

BORROWER: DENISE ELIZABETH HALL, 1604 5TH ST, GREELEY. LENDER: WELLS FARGO BK, AMOUNT DUE: \$85670. CASE #3927212. 4/25/2013

BORROWER: MARIO A SAENZ, 4016 MALLARD AVE, EVANS. LENDER: WELLS FARGO BK, AMOUNT DUE: \$103773. CASE #3927213. 4/25/2013

BORROWER: RYAN R WILLIAMS, 2620 QUAY ST, EVANS. LENDER: WELLS FARGO BK, AMOUNT DUE: \$158164. CASE #3927214. 4/25/2013

BORROWER: LARS & DORENE THORGESEN, 610 62ND AVENUE CT, GREELEY. LENDER: STEARNS LENDING, AMOUNT DUE: \$196551. CASE #3927215. 4/25/2013

BORROWER: SHERRIE L SMITH, 104 N 61ST AVE, GREELEY. LENDER: FED NATL MTG ASSOC, AMOUNT DUE: \$44974. CASE #3927536. 4/26/2013

BORROWER: OLIVER W III & TERESA LUNBERY, 3310 WINDMILL CT, EVANS. LENDER: CITIMORTGAGE INC, AMOUNT DUE: \$123353. CASE #3927537. 4/26/2013

BORROWER: CALVIN R JR & DEBRA J ALLEN, 17835 COUNTY ROAD 10, BRIGHTON. LENDER: PENNYMAC MTG INVEST TRUST HOLD, AMOUNT DUE: \$227585. CASE #3927538. 4/26/2013

BORROWER: LARRY E FISKETJON, 3400 W 18TH ST, GREELEY. LENDER: WELLS FARGO BK, AMOUNT DUE: \$137138. CASE #3927539. 4/26/2013

BORROWER: ROY A & JONE A SOMMERS, 2041 CEDARWOOD PL, ERIE. LENDER: COLO COMMUNITY BK, AMOUNT DUE: \$196000. CASE #3927540. 4/26/2013

BORROWER: EUGENE D & BETTY J PHILLIPS, 15544 GOOD AVE, FORT LUPTON. LENDER: WELLS FARGO BK, AMOUNT DUE: \$106521. CASE #3927541. 4/26/2013

BORROWER: JERRY LYNN BROWN, 1740 ZEPHYR ST, LOCHBUIE. LENDER: WELLS FARGO BK, AMOUNT DUE: \$167014. CASE #3927928. 4/29/2013

BORROWER: JEFFREY S MARONE, 218 HAWTHORN ST, FREDERICK. LENDER: WELLS FARGO BK, AMOUNT DUE: \$153630. CASE #3927929. 4/29/2013

BORROWER: TRACY N & CAROL J TIPPETT, 3505 NANTUCKET BAY, EVANS. LENDER: US BK, AMOUNT DUE: \$158741. CASE #3927930. 4/29/2013

BORROWER: TIBURCIO & GRACIELA RAMIREZ, 541 35TH AVE, GREELEY. LENDER: WELLS FARGO BK, AMOUNT DUE: \$79922. CASE #3928397. 4/30/2013

BORROWER: JEFFERY M & LISA R SZYMOCZAK, 5509 W 5TH STREET RD, GREELEY. LENDER: WELLS FARGO BK, AMOUNT DUE: \$236071. CASE #3928398. 4/30/2013

BORROWER: CODY L KASTEN, 3640 HUGHES DR, MEAD. LENDER: BK AM, AMOUNT DUE: \$288511. CASE #3928399. 4/30/2013

BORROWER: MICHAEL LEWIS, 417 4TH ST, NUNN. LENDER: JPMORGAN CHASE BK, AMOUNT DUE: \$99558. CASE #3928971. 5/1/2013

BORROWER: GARY A & SHARON EIESLAND, 100 GLEN AYRE ST, DАCОNO. LENDER: MIDFIRST BK, AMOUNT DUE: \$118017. CASE #3928972. 5/1/2013

BORROWER: LARRY SCOTT, 3312 66TH AVE, GREELEY. LENDER: US BK, AMOUNT DUE: \$216545. CASE #3928973. 5/1/2013

BORROWER: TROY W ROMERO, 97 SHENANDOAH WAY, LOCHBUIE. LENDER: BK NEW YORK MELLON, AMOUNT DUE: \$157831. CASE #3928974. 5/1/2013

BORROWER: JOANNA K & PATRICK E VINING, 3641 W 29TH ST #A5 5, GREELEY. LENDER: GREEN TREE SERVICING LLC, AMOUNT DUE: \$128438. CASE #3928975. 5/1/2013

BORROWER: BENJAMIN M & DIXIE R PRESTON, 11360 DOVER ST, FIRESTONE. LENDER: PENNYMAC LOAN SERVICES LLC, AMOUNT DUE: \$232030. CASE #3929185. 5/2/2013

BORROWER: LORENZO J QUINTANA, 2152 21ST AVENUE CT,

GREELEY. LENDER: WELLS FARGO BK, AMOUNT DUE: \$128262. CASE #3929186. 5/2/2013

BORROWER: CHRISTINE H & KENNETH VOSS, 21430 COUNTY ROAD 1, BERTHOUD. LENDER: US BK, AMOUNT DUE: \$409823. CASE #3929405. 5/3/2013

BORROWER: JESSE O MILLER, 2129 6TH AVE, GREELEY. LENDER: NATIONSTAR MTG LLC, AMOUNT DUE: \$126469. CASE #3929406. 5/3/2013

BORROWER: MICHAEL W WALLS, 512 SPRUCE MOUNTAIN CT, WINDSOR. LENDER: T100824 DS IRA, AMOUNT DUE: \$38617. CASE #3929407. 5/3/2013

BORROWER: TRICIA J RUPPEL, 708 46TH AVENUE PL, GREELEY. LENDER: COLO HOUSING FIN AUTHORITY, AMOUNT DUE: \$108931. CASE #3929408. 5/3/2013

BORROWER: DONALD A & LINDA S SCHAFFER, 140 47TH AVENUE CT, GREELEY. LENDER: BK AM, AMOUNT DUE: \$110350. CASE #3929810. 5/6/2013

BORROWER: KELLY SLED, 724 LOCUST ST, WINDSOR. LENDER: NATIONSTAR MTG LLC, AMOUNT DUE: \$145080. CASE #3929811. 5/6/2013

BORROWER: JANA E SPIKER, 40901 COUNTY ROAD 27, AULT. LENDER: JPMORGAN CHASE BK, AMOUNT DUE: \$93508. CASE #3930159. 5/7/2013

BORROWER: SHAWN ROBERT & SOMMER KASTL, 2633 15TH AVE, GREELEY. LENDER: DEUTSCHE BK NATL TRUST CO, AMOUNT DUE: \$115548. CASE #3930160. 5/7/2013

BORROWER: LEE II & DORESSA M NEALS, 612 LEHIGH CIR, ERIE. LENDER: GSAMP TRUST 2006 S1, AMOUNT DUE: \$50635. CASE #3930161. 5/7/2013

BORROWER: MARK FULLING, 3352 W 19TH STREET DR, GREELEY. LENDER: ONEWEST BK, AMOUNT DUE: \$111857. CASE #3930162. 5/7/2013

BORROWER: MICHAEL ORR, 1437 S FRANCES AVE, MILLIKEN. LENDER: BK AM, AMOUNT DUE: \$161824. CASE #3930523. 5/8/2013

BORROWER: KEITH B & SARAH K FLEMING, 2011 ALPINE DR, ERIE. LENDER: ONEWEST BK, AMOUNT DUE: \$203343. CASE #3930524. 5/8/2013

BORROWER: LESLIE O & JENIFER MADSON, 2382 NORFOLK ST, ERIE. LENDER: HSBC BK USA, AMOUNT DUE: \$314719. CASE #3930525. 5/8/2013

BORROWER: GUADALUPE & AUGUSTINA SEGURA, 1120 NANTUCKET ST, WINDSOR. LENDER: JPMORGAN CHASE BK, AMOUNT DUE: \$159109. CASE #3930526. 5/8/2013

BORROWER: NICOLAS BENJAMIN GONZALEZ, 4645 N SHENANDOAH ST, GREELEY. LENDER: WELLS FARGO BK, AMOUNT DUE: \$112420. CASE #3930527. 5/8/2013

JUDGMENTS**Larimer County**

DEBTOR: CLYDE H & CHRISTIE L ROUTH, CREDITOR: COLO ST REVENUE. AMOUNT: \$627.0. CASE #D-D352012CV800534. DATE: 4/30/2017

DEBTOR: CLYDE H & CHRISTIE L ROUTH, CREDITOR: COLO ST REVENUE. AMOUNT: \$1210.0. CASE #D-D352012CV802982. DATE: 4/30/2017

DEBTOR: JOHN L JR DUNCAN, CREDITOR: COLO ST REVENUE. AMOUNT: \$1175.0. CASE #D-D352012CV800469. DATE: 4/30/2017

DEBTOR: NANCY D BERRYMAN, CREDITOR: COLO ST REV-

ENUE. AMOUNT: \$1658.81. CASE #D-D352010CV800711. DATE: 4/30/2017

DEBTOR: NANCY D BERRYMAN, CREDITOR: COLO ST REVENUE. AMOUNT: \$23005.0. CASE #D-D352012CV802882. DATE: 4/30/2017

DEBTOR: LEVI G LOVELAND, CREDITOR: COLO ST REVENUE. AMOUNT: \$1701.0. CASE #D-D352012CV803810. DATE: 4/30/2017

DEBTOR: MARK A BELEW, CREDITOR: COLO ST REVENUE. AMOUNT: \$533.0. CASE #D-D352012CV800279. DATE: 4/30/2017

DEBTOR: PAUL R MILEWSKI, CREDITOR: COLO ST REVENUE. AMOUNT: \$1976.0. CASE #D-D352011CV800684. DATE: 4/30/2017

DEBTOR: PAUL R MILEWSKI, CREDITOR: COLO ST REVENUE. AMOUNT: \$598.0. CASE #D-D352011CV800090. DATE: 4/30/2017

DEBTOR: PAUL R MILEWSKI, CREDITOR: COLO ST REVENUE. AMOUNT: \$394.0. CASE #D-D352012CV800164. DATE: 4/30/2017

DEBTOR: PAUL R MILEWSKI, CREDITOR: COLO ST REVENUE. AMOUNT: \$549.0. CASE #D-D352012CV801250. DATE: 4/30/2017

DEBTOR: PAUL R MILEWSKI, CREDITOR: COLO ST REVENUE. AMOUNT: \$259.0. CASE #D-D352013CV800425. DATE: 4/30/2017

DEBTOR: TONY L & ROSALINDA DEBOLT, CREDITOR: COLO ST REVENUE. AMOUNT: \$789.18. CASE #D-D352013CV800143. DATE: 4/30/2017

DEBTOR: PHILLIP J KINNER, CREDITOR: COLO ST REVENUE. AMOUNT: \$3630.93. CASE #D-D352010CV800298. DATE: 4/30/2017

DEBTOR: PHILLIP J KINNER, CREDITOR: COLO ST REVENUE. AMOUNT: \$752.0. CASE #D-D352012CV800948. DATE: 4/30/2017

DEBTOR: JASON R & ERICA L FOWLER, CREDITOR: COLO ST REVENUE. AMOUNT: \$733.0. CASE #D-D352013CV800427. DATE: 4/30/2017

DEBTOR: MICHAEL R HILL, CREDITOR: COLO ST REVENUE. AMOUNT: \$213.0. CASE #D-D352012CV802985. DATE: 4/30/2017

DEBTOR: JOHN M PARKER, CREDITOR: COLO ST REVENUE. AMOUNT: \$911.93. CASE #D-D352010CV801583. DATE: 4/30/2017

DEBTOR: RICHARD D HEINZE, CREDITOR: COLO ST REVENUE. AMOUNT: \$1074.17. CASE #D-D352013CV800019. DATE: 4/30/2017

DEBTOR: JOSEPH SANCHEZ, CREDITOR: GILBERT O MONTOYA. AMOUNT: \$8213.84. CASE #C-13C-035778. DATE: 4/30/2017

DEBTOR: GRANT W & ERIN S MORENO, CREDITOR: COLO ST REVENUE. AMOUNT: \$1012.0. CASE #D-D352012CV803366. DATE: 5/1/2017

DEBTOR: SANDRA L & JOHN M ARVIDSON, CREDITOR: LEGAL COLLECTION CO. AMOUNT: \$44555.98. CASE #D-10CV-001071. DATE: 5/1/2017

DEBTOR: CATHERINE E PURCELL, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$717.09. CASE #C-11C-003241. DATE: 5/2/2017

DEBTOR: LAWRENCE AISEN-

BREY, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$2416.62. CASE #C-07C-003460. DATE: 5/2/2017

DEBTOR: PAMELA BUFFINGTON, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$2250.86. CASE #C-13C-030531. DATE: 5/2/2017

DEBTOR: WILLIAM P & BARBARA A JACKSON, CREDITOR: COLO ST REVENUE. AMOUNT: \$1420.26. CASE #D-D352010CV800486. DATE: 5/2/2017

DEBTOR: JOHN C & DENISE V SCOFIELD, CREDITOR: COLO ST REVENUE. AMOUNT: \$602.0. CASE #D-D352013CV800453. DATE: 5/2/2017

DEBTOR: MARK ABER, CREDITOR: COLO ST REVENUE. AMOUNT: \$1755.66. CASE #D-D352010CV801592. DATE: 5/2/2017

DEBTOR: RAYENONA MAY, CREDITOR: COLO ST REVENUE. AMOUNT: \$881.39. CASE #D-D352010CV800600. DATE: 5/2/2017

DEBTOR: MICHAEL J MCCARTHY, CREDITOR: COLO ST REVENUE. AMOUNT: \$1870.88. CASE #D-D352012CV803122. DATE: 5/2/2017

DEBTOR: MICHAEL HOFFMAN, CREDITOR: AM EXPRESS BK. AMOUNT: \$17438.77. CASE #C-11CV-000955. DATE: 5/3/2017

DEBTOR: DAVID & EMILY KERR, CREDITOR: HECKEL CONSTR LLC. AMOUNT: \$12317.29. CASE #C-13C-030553. DATE: 5/3/2017

DEBTOR: MCWHINNEY REAL ESTATE SERVICES, CREDITOR: . AMOUNT: \$0.0. CASE #REPOST DATE 5/14/13.

DEBTOR: JOHN VETTERLING, CREDITOR: KENT E SUTHERLAND. AMOUNT: \$375000.0. CASE #D-09CV-000848. DATE: 5/4/2017

DEBTOR: LINDA MARIE & CHARLES QUIGLEY, CREDITOR: TIMBER RIDGE. AMOUNT: \$18960.0. CASE #D-11CV-002446. DATE: 5/4/2017

DEBTOR: JASON GONZALEZ, CREDITOR: AM GENERAL FIN SERVICES INC. AMOUNT: \$6992.94. CASE #C-07C-008090. DATE: 5/4/2017

DEBTOR: TINA DAVIS, CREDITOR: CAPITAL ONE AUTO FIN. AMOUNT: \$10866.49. CASE #C-12C-007278. DATE: 5/4/2017

DEBTOR: RODNEY PORTER, CREDITOR: MIDLAND CREDIT MANAGEMENT INC. AMOUNT: \$1261.5. CASE #C-11C-005823. DATE: 5/4/2017

DEBTOR: SHELLY R DAY, CREDITOR: COLO ST REVENUE. AMOUNT: \$440.0. CASE #D-12CV-803372. DATE: 5/7/2017

DEBTOR: RANDALL MEYERS, CREDITOR: INVEST RETRIEVERS INC. AMOUNT: \$10585.56. CASE #C-11C-010783. DATE: 5/8/2017

DEBTOR: M R BUSH, CREDITOR: JAMES H HEIL. AMOUNT: \$23377.36. CASE #C-08CV-000044. DATE: 5/8/2017

DEBTOR: WILLIAM T & LYNDIA L BEIERWALTES, CREDITOR: BILL R PUTMAN. AMOUNT: \$4943523.94. CASE #D-12CV-0020

GEEK from 20

delivering a knockout punch to the Apple iTunes behemoth, Google has opened the door to more Apple domination of the music world. On top of all that, it is entering a space that already is dominated by streaming services such as Pandora, Rhapsody and Spotify.

So I wanted to take a look at the “big players” in the space and how they are doing it.

Pandora Radio is the seasoned veteran in the streaming music game. Founded in 2000, this free, ad-based service lets you build “radio stations” that play the music you want to hear. Using what is known as the Music Genome Project, Pandora takes your particular song, artist or genre, and finds similar types of music which it pumps out to you for as long as you are willing to listen – except the Gangsta Death Polka genre, which, sadly, comprises just three songs at the time of this writing.

Pandora is available on almost every device imaginable. In fact, a number of automobile manufacturers are including the Pandora app in new vehicles, and an equal number of automobile sound systems are building the app directly into the radios. Pandora does offer a paid version of its service called Pandora

One. The cost is next to nothing and delivers the same service minus the advertising.

Pandora is a great service if you just want to sit back and listen to the kind of music you like without having to put a lot of thought behind it, and the Music Genome Project does a great job of selecting tracks based on your preferences.

Although it has been around for about seven years, Spotify has absolutely exploded in the last 15 months with social sharing and integration driving much of the growth. Spotify behaves a lot like iTunes; it is based on and built around playlists – the digital version of mix tapes. You simply search for songs in the music database and then add them into a playlist of your own creation. In addition, you can share or subscribe to playlists that others have created. Go and check out my playlist “Grocery Store Romance,” a collection of all those awesome adult contemporary songs subtly shaping/shifting your emotions as you peruse the dairy aisle. You’ll love it – or you’ll hate it. Either way, we’ll make a digital connection together, and that has got to be worth something. Right?

Speaking of digital connections, as I mentioned earlier, Spotify is

capable of social sharing. That means that if you enable it, Spotify will broadcast to your Facebook friends what you are listening to. So just be conscious of that when you bust out the jams; the guys at the motorcycle club might not understand or share your celebration of the Celine Dion catalog.

One drawback to Spotify is that some artists and/or record labels haven’t released their music to be consumed through the service, but if you already own digital copies of the music, Spotify’s player will allow you to play them like any other player would. You just can’t share the songs through playlists unless the other person listening to your playlist has also purchased the digital copy of the music.

Spotify comes in three flavors: Free (always awesome), Unlimited and Premium. Both of the paid versions allow you to listen to your music sans ads; premium lets you listen on all your devices and even allows you to download music so you can listen when you are offline – think road trip across Nebraska. Oh, and both paid plans are month-to-month; no contracts.

Rhapsody is just a year younger than Pandora and has a service offering that is a mix of what Pandora

and Spotify offer with some added bells and whistles – figuratively, not literally, unless you are into bell-and-whistle choirs. It is also only available as a paid service, which in turn, delivers interruption-free music to you.

For those of you who just can’t seem to get comfortable with interruption-free music or those of you who are fans of talk radio but still want to break free of the transistor, never fear. iHeart Radio’s app allows you to stream live radio through your mobile device. All that blood-pressure-raising, talk radio goodness outside of the confines of your vehicle. Is it a coincidence that there is a lower incidence of road rage being reported?

Maybe the mantra, “Things used to be a whole lot simpler...” really means that there used to be fewer choices. I can appreciate that. But when it comes to music, there are plenty of choices out there, and getting that goodness into your ears has never been easier.

Michael D. Wailes is an interactive developer at Burns Marketing and Communications in Johnstown. If you have questions or would like to suggest a topic for a future Geek Chic column, email him at news@ncbr.com.

FOR THE RECORD

\$34516.61. CASE #D-13CV-030976. DATE: 5/10/2017

DEBTOR: VICTOR JIMENEZ, CREDITOR: BY DESIGN HOMES LLC. AMOUNT: \$6276.57. CASE #C-07C-004669. DATE: 5/10/2017

DEBTOR: JAMES D DAVIS, CREDITOR: MYRA JANE SILENGO. AMOUNT: \$8773.22. CASE #C-13C-031209. DATE: 5/11/2017

DEBTOR: LISA N COBB, CREDITOR: INTEGRAL RECOVERIES INC. AMOUNT: \$10096.15. CASE #C-04C-105279. DATE: 5/11/2017

DEBTOR: JACOB L RENNINGER, CREDITOR: COLO ST REVENUE. AMOUNT: \$137.0. CASE #D-D352013CV800087. DATE: 5/14/2017

DEBTOR: ROBERT ALFARO-ARCE, CREDITOR: COLO ST REV-

ENUE. AMOUNT: \$763.56. CASE #D-D352010CV800692. DATE: 5/14/2017

DEBTOR: JAMES N DURAN, CREDITOR: COLO ST REVENUE. AMOUNT: \$670.0. CASE #D-D352010CV800940. DATE: 5/14/2017

DEBTOR: JOHN KITCHEN, CREDITOR: COLO ST REVENUE. AMOUNT: \$3146.0. CASE #D-D352013CV800625. DATE: 5/14/2017

DEBTOR: RONALD L & LINDA M PINO, CREDITOR: COLO ST REVENUE. AMOUNT: \$601.0. CASE #D-D352011CV800151. DATE: 5/14/2017

DEBTOR: RONALD L PINO, CREDITOR: COLO ST REVENUE. AMOUNT: \$755.0. CASE #D-D352011CV800043. DATE: 5/14/2017

DEBTOR: MEGAN C CALVERT, CREDITOR: COLO ST REVENUE. AMOUNT: \$802.0. CASE #D-D352013CV800273. DATE: 5/14/2017

DEBTOR: JOHN W & LISA F MALY, CREDITOR: COLO ST REVENUE. AMOUNT: \$3449.0. CASE #D-D352011CV800835. DATE: 5/14/2017

DEBTOR: HEATHER N BENE-DICT, CREDITOR: COLO ST REVENUE. AMOUNT: \$2854.0. CASE #D-D352011CV801470. DATE: 5/14/2017

DEBTOR: HEATHER N BENE-DICT, CREDITOR: COLO ST REVENUE. AMOUNT: \$823.0. CASE #D-D352012CV802994. DATE: 5/14/2017

DEBTOR: JOHN COFFEY, CREDITOR: COLO ST REVENUE. AMOUNT: \$582.0. CASE #D-D352012CV803321. DATE: 5/14/2017

DEBTOR: MICHELLE DRAHOTA, CREDITOR: COLO ST REVENUE. AMOUNT: \$1492.0. CASE #D-D352012CV802241. DATE: 5/14/2017

DEBTOR: CLAY GRAHAM, CREDITOR: CITIBANK. AMOUNT: \$0.0. CASE #. DATE: 5/9/2017

DEBTOR: CALVIN J HANNER, CREDITOR: COLO ST REVENUE. AMOUNT: \$1397.49. CASE #D-D352011CV800663. DATE: 5/14/2017

DEBTOR: CALVIN J HANNER, CREDITOR: COLO ST REVENUE. AMOUNT: \$280.0. CASE #D-D352011CV801323. DATE: 5/14/2017

DEBTOR: SUSAN R JOHNSON, CREDITOR: FIA CARD SERVICES. AMOUNT: \$0.0. CASE #C-11C9046. DATE: 5/14/2017

DEBTOR: JAMES R & PEGGY E LOONAN, CREDITOR: US BK. AMOUNT: \$476049.4. CASE #D-09CV-000111. DATE: 5/14/2017

DEBTOR: DALE J & ELAINE P CHAMBERLAIN, CREDITOR: JPMORGAN CHASE BK. AMOUNT: \$49454.34. CASE #D-12CV-001469. DATE: 5/14/2017

DEBTOR: DALE J & ELAINE P CHAMBERLAIN, CREDITOR: JPMORGAN CHASE BK. AMOUNT: \$2538.52. CASE #D-12C-001469. DATE: 5/14/2017
Weid County

DEBTOR: OCON GROUP LLC, CREDITOR: SOURCEGAS DISTRIBUTION LLC. AMOUNT: \$562.67. CASE #D-11CV-000948. DATE: 4/26/2017

DEBTOR: OCON GROUP LLC, CREDITOR: SOURCEGAS DISTRIBUTION LLC. AMOUNT: \$9926.5. CASE #D-11CV-000948. DATE: 4/26/2017

DEBTOR: OCON GROUP LLC, CREDITOR: SOURCEGAS DISTRI-

BUTION LLC. AMOUNT: \$85260.78. CASE #D-11CV-000948. DATE: 4/26/2017

DEBTOR: CAROL L REYNOLDS, CREDITOR: COLO ST REVENUE. AMOUNT: \$6052.86. CASE #D-10CV-800876. DATE: 4/27/2017

DEBTOR: MARTIN MOLINAR, CREDITOR: CAPITAL ONE BK USA. AMOUNT: \$1421.95. CASE #C-13C-005662. DATE: 4/27/2017

DEBTOR: RODNEY C SARCHET, CREDITOR: CACH LLC. AMOUNT: \$2095.15. CASE #C-13C-005279. DATE: 4/27/2017

DEBTOR: BILLIE L & BILLIE GOMER, CREDITOR: LLS FARGO BK. AMOUNT: \$10669.57. CASE #C-13C-005256. DATE: 4/27/2017

DEBTOR: VINCENT BUNT, CREDITOR: LVNV FUNDING LLC. AMOUNT: \$13088.87. CASE #D-12CV-000894. DATE: 4/27/2017

DEBTOR: HORSETOOTH FRAMING FRAMING DE, CREDITOR: COLO ST REVENUE. AMOUNT: \$125.68. CASE #D-11CV-806174. DATE: 4/30/2017

DEBTOR: JUSTIN SCHURMAN, CREDITOR: CAVALRY PORTFOLIO SERVICES LLC. AMOUNT: \$9651.16. CASE #C-07C-004729. DATE: 4/30/2017

DEBTOR: TANYA LILES, CREDITOR: CAPITAL ONE BK. AMOUNT: \$2669.42. CASE #C-07C-003176. DATE: 4/30/2017

DEBTOR: JOYCE M DOSS, CREDITOR: CAPITAL ONE BK USA. AMOUNT: \$1822.42. CASE #C-13C-030595. DATE: 4/30/2017

DEBTOR: JOHN GUILD, CREDITOR: CAPITAL ONE BK USA. AMOUNT: \$2926.13. CASE #C-13C-030359. DATE: 4/30/2017

DEBTOR: JANICE M GARDNER, CREDITOR: CAPITAL ONE BK USA. AMOUNT: \$4196.0. CASE #C-13C-

030594. DATE: 4/30/2017

DEBTOR: TIMOTHY S ORTEGA, CREDITOR: CAPITAL ONE BK USA. AMOUNT: \$10880.76. CASE #C-13C-030318. DATE: 4/30/2017

DEBTOR: RONALD KORF, CREDITOR: BBVA COMPASS BK. AMOUNT: \$2970727.14. CASE #D-10CV-000147. DATE: 5/1/2017

DEBTOR: RAMON MARQUEZ, CREDITOR: PREMIER MEMBERS FED CREDIT UNI. AMOUNT: \$13369.51. CASE #D-13CV-030024. DATE: 5/1/2017

DEBTOR: RAMON MARQUEZ, CREDITOR: PREMIER MEMBERS FED CREDIT UNI. AMOUNT: \$6374.27. CASE #D-13CV-030024. DATE: 5/1/2017

DEBTOR: RAMON MARQUEZ, CREDITOR: PREMIER MEMBERS FED CREDIT UNI. AMOUNT: \$339.55. CASE #D-13CV-030024. DATE: 5/1/2017

DEBTOR: GABRIELE BRAUN, CREDITOR: SPRINGLEAF FIN SERVICES INC. AMOUNT: \$4722.23. CASE #C-13C-030522. DATE: 5/2/2017

DEBTOR: MANDI L ROGERS, CREDITOR: MIDLAND CREDIT MANAGEMENT INC. AMOUNT: \$1786.79. CASE #C-08C-006218. DATE: 5/2/2017

DEBTOR: MANDI ROGERS, CREDITOR: ASSET ACCEPTANCE LLC. AMOUNT: \$1467.48. CASE #C-08C-010107. DATE: 5/2/2017

DEBTOR: CLARENCE SAFAR, CREDITOR: PUBLIC SERVICE CREDIT UNION. AMOUNT: \$3047.15. CASE #C-13C-006248. DATE: 5/3/2017

DEBTOR: DAVID & EMILY KERR, CREDITOR: HECKEL CONSTR LLC. AMOUNT: \$12317.29. CASE #C-13C-030553. DATE: 5/3/2017

DEBTOR: TIM SWAIN, CREDI-

PRE 2013 RODEO

Greeley Stampede
June 27 - July 7, 2013

Rodeo Family Pack
4 GS tickets, 1 parking pass, 4 soft drinks
\$50
Not Valid on July 4, 2013

Rodeo Family Super Pack
4 GS tickets, 2 one-day carnival passes, 4 soft drinks
\$80
Not Valid on July 4, 2013

Stampede Star Pass
1 GA ticket to ALL five concerts
\$50
Premium Tickets - \$50 No Longer Available

Season Carnival Pass
1 pass valid everyday for carnival
\$80
If Purchased by June 26, 2013

970.356.7787 ★ GreeleyStampede.org TicketsWest 600 North 14th Avenue Greeley, CO 80631

FOR THE RECORD

TOR: DISCOVER BK. AMOUNT: \$10810.44. CASE #C-09C-010854. DATE: 5/4/2017

DEBTOR: DEBORAH M & JOHN R WUDARCZYK, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$8442.11. CASE #C-12C-009642. DATE: 5/4/2017

DEBTOR: UBALDO RODRIGUEZ, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$691.3. CASE #C-13C-005854. DATE: 5/4/2017

DEBTOR: BERTHA A HERNANDEZ, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$9302.59. CASE #C-13C-005508. DATE: 5/4/2017

DEBTOR: JAMES & DIANNE BLAND, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$1296.11. CASE #C-13C-005507. DATE: 5/4/2017

DEBTOR: LEVI & ALLISON STRAUSS, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$21964.89. CASE #D-09CV-000498. DATE: 5/4/2017

DEBTOR: MEGHAN B & RAY BEST, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$460.54. CASE #C-12C-007751. DATE: 5/4/2017

DEBTOR: JOSE R BRAVO & BENITA TORRES, CREDITOR: COLO ST REVENUE. AMOUNT: \$1274.0. CASE #D622012CV803098. DATE: 5/4/2017

DEBTOR: TAMARA THOMAS, CREDITOR: ERIE CHAMBER COMMERCE. AMOUNT: \$29975.2. CASE #D-04CR-001765. DATE: 5/4/2017

DEBTOR: DAVID CLARK, CREDITOR: DISCOVER BK. AMOUNT: \$12169.18. CASE #C-10C-009508. DATE: 5/4/2017

DEBTOR: MARIA ESQUIVEL, CREDITOR: LIBERTY ACQUISITIONS SERVICING. AMOUNT: \$1951.07. CASE #C-13C-005237. DATE: 5/4/2017

DEBTOR: JEFFREY ROYBAL, CREDITOR: LIBERTY ACQUISITIONS SERVICING. AMOUNT:

\$5960.11. CASE #C-13C-005038. DATE: 5/4/2017

DEBTOR: BONNIE J CHRISTIANSEN, CREDITOR: FORD MOTOR CREDIT CO. AMOUNT: \$0.0. CASE #11C6183. DATE: 5/7/2017

DEBTOR: STACI LEA & STACEY DAUGHTREY, CREDITOR: DOLLARHIDE PROPERTY MANAGEMENT. AMOUNT: \$2563.49. CASE #C-13C-030732. DATE: 5/7/2017

DEBTOR: JAY GOTHIER, CREDITOR: STEVEN K MENDELL. AMOUNT: \$9633.82. CASE #C-13C-005999. DATE: 5/7/2017

DEBTOR: CLYDE HARVEY, CREDITOR: KEITH ALAN & JAN BARTHEL. AMOUNT: \$1914.86. CASE #D-13CV-000102. DATE: 5/7/2017

DEBTOR: CHEYENNE DUCHENE, CREDITOR: ELEOS SENIOR SERVICES INC. AMOUNT: \$4810.09. CASE #C-11C-002970. DATE: 5/7/2017

DEBTOR: ROGER D & PEGGY A REYNOLDS, CREDITOR: COLO ST REVENUE. AMOUNT: \$2210.0. CASE #D-D622012CV803739. DATE: 5/7/2017

DEBTOR: DAVE L HANSEN, CREDITOR: SPRINGLEAF FIN SERVICES INC. AMOUNT: \$4837.6. CASE #C-13C-005381. DATE: 5/7/2017

DEBTOR: CHARLOTTE COX, CREDITOR: CAPITAL ON BK USA. AMOUNT: \$3208.3. CASE #C-12C-006258. DATE: 5/7/2017

DEBTOR: EMMA L WATERMAN, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$3186.65. CASE #C-13C-030120. DATE: 5/7/2017

DEBTOR: BETH A SOUCY, CREDITOR: WAKEFIELD ASSOC INC. AMOUNT: \$4429.95. CASE #C-12C-009610. DATE: 5/7/2017

DEBTOR: JEFF MULLINS, CREDITOR: FIRST UNITED BK TRUST CO. AMOUNT: \$31500.0. CASE #C-CV. DATE: 5/7/2017

DEBTOR: CAROLYN M LEGG, CREDITOR: AM EXPRESS CENTURION BK. AMOUNT: \$4156.87. CASE

#C-13C-005951. DATE: 5/8/2017

DEBTOR: CHRISTOPHER CUTTER, CREDITOR: DIAMOND CITY INC. AMOUNT: \$7675.26. CASE #D-07C-002213. DATE: 5/8/2017

DEBTOR: RANDY A & SHANNON M FEWELL, CREDITOR: COLO ST REVENUE. AMOUNT: \$643.0. CASE #D-D622012CV803390. DATE: 5/8/2017

DEBTOR: JACK E PIERSON, CREDITOR: COLO ST REVENUE. AMOUNT: \$1324.0. CASE #D-12CV-803826. DATE: 5/8/2017

DEBTOR: JULIE SMITH, CREDITOR: COLO ST REVENUE. AMOUNT: \$299.27. CASE #D-12CV-803400. DATE: 5/9/2017

DEBTOR: BRIAN RICHARD CUTSHAW, CREDITOR: BRECKIN NICOLE CURTIS. AMOUNT: \$152.0. CASE #D-13JV000350. DATE: 5/9/2017

DEBTOR: ISAAC ELI CORDOVA, CREDITOR: MELISSA JANET SANCHEZ. AMOUNT: \$114.0. CASE #D-12JV000535. DATE: 5/9/2017

DEBTOR: DEREK MICHAEL DELEON, CREDITOR: LD COUNTY DEPT SOCIAL SERVIC. AMOUNT: \$1647.0. CASE #D-02JV000497. DATE: 5/9/2017

DEBTOR: HUGO L GARZA, CREDITOR: HOPE ASHLEY MILLS. AMOUNT: \$135.0. CASE #D-11JV000758. DATE: 5/9/2017

DEBTOR: BECKY A LISTER, CREDITOR: AM GENERAL FIN SERVICES INC. AMOUNT: \$11672.15. CASE #C-08C-003122. DATE: 5/9/2017

DEBTOR: DANIEL THOMAS BOLEN, CREDITOR: PREMIER MEMBERS FED CREDIT UNI. AMOUNT: \$8265.73. CASE #C-13C-030020. DATE: 5/9/2017

DEBTOR: MICHAEL HOFFMAN, CREDITOR: ST FARM BK. AMOUNT: \$24253.14. CASE #D-11CV-001227. DATE: 5/9/2017

RELEASE OF

JUDGMENT

Larimer County
DEBTOR: TERRY W & CANDACE M EDWARDS, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$0.0. CASE #. DATE: 4/30/2017

DEBTOR: STACIE HOFMAN, CREDITOR: CAPITAL ONE AUTO FIN. AMOUNT: \$0.0. CASE #. DATE: 5/11/2017

DEBTOR: WARREN & MARGARET E SCHAEFFER, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$0.0. CASE #. DATE: 5/11/2017

DEBTOR: MELODEE KAY OCHOA, CREDITOR: PORFOLIO RECOVERY ASSOC LLC. AMOUNT: \$0.0. CASE #D-13-11641-MER. DATE: 5/4/2017

DEBTOR: MELODEE KAY OCHOA, CREDITOR: DISCOVER BK. AMOUNT: \$0.0. CASE #D-13-11641-MER. DATE: 5/4/2017

DEBTOR: KENNETH & JULIE PINKSTON, CREDITOR: HSBC BK NEVADA. AMOUNT: \$0.0. CASE #D-10-41462-HRT. DATE: 5/14/2017

DEBTOR: CANDIDO & CANDIDO SR MARTINEZ, CREDITOR: FORD MOTOR CREDIT CO. AMOUNT: \$0.0. CASE #D-03CV1505. DATE: 5/14/2017

DEBTOR: MICHAEL & MICHAEL DAV BELL, CREDITOR: APOLLO CREDIT AGENCY INC. AMOUNT: \$0.0. CASE #C-12C4990. DATE: 5/14/2017

Weld County

DEBTOR: TRAVIS M & KATRINA J DIESING, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$0.0. CASE #. DATE: 4/30/2017

DEBTOR: THOMAS L & MICHELE

A BEAUDOIN, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$0.0. CASE #. DATE: 4/30/2017

DEBTOR: RICHARD J & SHARON FOBERT, CREDITOR: ELEVATIONS CREDIT UNION. AMOUNT: \$0.0. CASE #C-2013C862. DATE: 5/3/2017

DEBTOR: ANTONIO & ROSENDA RAMIREZ, CREDITOR: PROFESSIONAL FIN CO INC. AMOUNT: \$0.0. CASE #. DATE: 5/4/2017

DEBTOR: RICHARD J & SHARON FOBERT, CREDITOR: ELEVATIONS CREDIT UNION. AMOUNT: \$0.0. CASE #C-2013C862. DATE: 5/4/2017

STATE TAX LIENS

Larimer County

ABD, \$6467.0, CASE #31791, 4/29/2013.

ADVANTAGE PROPERTY MANAGEMENT, \$5285.0, CASE #31780, 4/29/2013.

AIR MASTERS II LLC, \$3496.14, CASE #33317, 5/2/2013.

BLISS AESTHETICS, \$4957.0, CASE #31787, 4/29/2013.

CABIN FEVER COMICS INC, \$3635.0, CASE #31793, 4/29/2013.

CONCRETE VISIONS LLC, \$3252.76, CASE #32370, 4/30/2013.

CREATIVE WELDING FABRICATION L, \$840.01, CASE #35279, 5/9/2013.

EQUATION RESEARCH LLC, \$3025.03, CASE #33704, 5/3/2013.

FRONT RANGE STRUCTURES LLC, \$2699.0, CASE #31786, 4/29/2013.

FT COLLINS WILD WINGS THINGS I, \$1420.75, CASE #31830,

4/29/2013.

HIGHPEAK MARKETING LLC, \$5868.0, CASE #31782, 4/29/2013.

INDULGE LLC, \$231.0, CASE #31783, 4/29/2013.

INFINITE FINISHES INC, \$4735.0, CASE #31792, 4/29/2013.

PAMELA SJOHNSON, \$6025.0, CASE #31790, 4/29/2013.

LIBERTY INK JOURNALS, \$2878.0, CASE #31784, 4/29/2013.

PLAY IT AGAIN SPORTS, \$1329.0, CASE #31785, 4/29/2013.

JAMES MRAASCH, \$1593.1, CASE #33705, 5/3/2013.

SPECIALIZED ONSITE LANDSCAPE L, \$5787.0, CASE #31779, 4/29/2013.

STONEBRIDGE LIFE INS CO, \$5262.0, CASE #31781, 4/29/2013.

SUMMITVIEW LANDSCAPESUPPLY INC, \$12495.6, CASE #31788, 4/29/2013.

SYK INDS INC, \$6520.12, CASE #31789, 4/29/2013.

TRL ENTERPRISES INC, \$191.56, CASE #34062, 5/6/2013.

Weld County

DENNIS DBURKHOLDER, \$164.22, CASE #3928328, 4/29/2013.

RAMON MENINDEZ MARCHAVEZ, \$404.15, CASE #3928327, 4/29/2013.

CISNEROS RESTAURANT INC, \$268.35, CASE #3928331, 4/29/2013.

FLATLAND HEATING AIR LLC, \$4831.0, CASE #3928330, 4/29/2013.

MORE BRIEFCASE from 22

ing practices for a healthy work environment. MCR's unit is the fourth in Colorado to earn the recognition.

Fort Collins-based **New Belgium Brewing Co.**, maker of Fat Tire Amber Ale and a wide variety of beers, received "Certified B Corporation" designation, reserved for companies that are committed to meeting high standards of social and environmental performance and accountability. B Lab, a nonprofit organization working to redefine success in business, certifies and supports B Corporations. The designation came months after New Belgium transitioned to a 100 percent employee-owned model. New Belgium joins 748 Certified B Corps from 27 countries, covering 60 industries. Its B Corp profile is online at www.bcorporation.net/community/new-belgium-brewing.

Jeanette Meyer, Principal, Meyer and Associates at RE/MAX Alliance announced the final total from her 2012 client-directed charitable donation program entitled "Make A Difference."



Meyer

Meyer and Associates at Re/Max Alliance contributed more than \$950 to local and national charities in 2012 through the client-directed "Make a Difference" program, which allows cli-

ents to select from designated philanthropic organizations to which to direct a gift. The brokerage's principal, Jeanette Meyer, then makes the gift on behalf of the client. Recipient organizations were Fort Collins Habitat for Humanity, Junior League of Fort Collins, Poudre Valley Health System Cancer Center, Children's Miracle Network, Susan G. Komen, OpenStage Theater and Animal House Rescue. The program is in its third year.

NEW PRODUCTS AND SERVICES

Fort Collins-based **MinifyMusic**, which developed proprietary audio CD transformation hardware and software for in-home use, launched a business partner program, marketing its technology to potential partners. More information is online at www.minifymusic.com.

OPENINGS

Fort Collins-based nonprofit **Neighbor to Neighbor** is expanding foreclosure-prevention services with the opening of an office at 565 N. Cleveland Ave. in Loveland. Services include homelessness-prevention counseling, assistance with first month's rent, home buyer education and counseling. It also owns and operates 26 affordable apartments in Larimer County. A ribbon-cutting will be held at 4:30 p.m. July 23 at the Loveland office. More information is online at www.n2n.org.

If you have an item to share about a promotion, job change or career news of note, email it to Dallas Heltzell at dheltzell@bcbr.com or mail it to On The Job at NCB, 1550 E. Harmony Road, Fort Collins, CO 80525.

• New Corporations
• Buy - Sell Agreements
• Asset Protection
• Trusts

Forbes Magazine Rates Nevada Onshore Trust Planning Superior to All Other States.

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Griffin Osmond, Colorado Associate Attorney. LawyersWest has Attorneys licensed in Colorado (Federal & State); Nevada (Fed. & State); Utah (Fed. & State); 9th & 10th Fed. Circuit; United States Supreme Court.

FOR THE RECORD

FRONT RANGE INSULATION INC., \$2214.18, CASE #3928281, 4/29/2013.

GENERAL HEATING AIR CONDITIONING, \$2983.44, CASE #3927849, 4/26/2013.

GILLEN WIRING AUTOMATION, \$153.27, CASE #3928727, 4/30/2013.

GREELEY PHILHARMONIC ORCHESTRA, \$2396.67, CASE #3930265, 5/7/2013.
HARD ROCK TRUCKING LLC, \$769.81, CASE #3929481, 5/3/2013.

LOOS ELECTRIC INC., \$295.18, CASE #3927473, 4/25/2013.

MARKETING MANAGEMENT SERVICES, \$858.25, CASE #3928728, 4/30/2013.

NIJJAR LLC, \$5362.0, CASE #3928329, 4/29/2013.

PEAKVIEW INVEST LLC, \$5519.98, CASE #3929480, 5/3/2013.

WINDSOR FRONT RANGE DENTISTRY, \$639.96, CASE #3930266, 5/7/2013.

RELEASE OF STATE TAX LIENS

Larimer County

WILLIAM CBLACKWELL, \$3481.57, CASE #31932, 4/29/2013.

WILLIAM CBLACKWELL, \$529.66, CASE #31933, 4/29/2013.
NATHANIELLAKE, \$762.61, CASE #31151, 4/25/2013.

UNITED CAPITAL FIN ADVIS, \$1076.92, CASE #34854, 5/8/2013.

SKINNERS LLC, \$2915.57, CASE #34853, 5/8/2013.

SHOP LOVELAND INC, \$242.83, CASE #32369, 4/30/2013.

Weld County

DONALD TTOMASEK, \$1501.76, CASE #3930615, 5/8/2013.

DONALD TTOMASEK, \$3366.25, CASE #3930616, 5/8/2013.

DONALD TTOMASEK, \$1097.76, CASE #3930617, 5/8/2013.

GREELEY PHILHARMONIC ORCHESTRA, \$1093.17, CASE #3930267, 5/7/2013.

WARRANTY DEEDS

Larimer County

Seller: MATTHEW M & NICOLE L HAHN
Buyer, Buyer's Address: DANIEL A TUTTLE, 7308 TRIANGLE DR
Address: 7308 TRIANGLE DR, FORT COLLINS
Price: \$225000
Date Closed: 4/28/2013

Seller: WILBUR D ALLEN
Buyer, Buyer's Address: JULIE

ZINN PATTI, 1503 AMBROSIA CT
Address: 1503 AMBROSIA CT, FORT COLLINS
Price: \$293000
Date Closed: 4/28/2013

Seller: SAGE HOMES LLC
Buyer, Buyer's Address: JASON J & LAURA E LAYTON, 3072 MAJESTIC VIEW DR
Address: 3072 MAJESTIC VIEW DR, TIMNATH
Price: \$537200
Date Closed: 4/28/2013

Seller: JERI C JENSEN
Buyer, Buyer's Address: KATY ANN CAYLOR, 4026 BRACADALE PL
Address: 4026 BRACADALE PL, FORT COLLINS
Price: \$173000
Date Closed: 4/28/2013

Seller: BARTRAN CONSTRUCTION INC
Buyer, Buyer's Address: MICHAEL E YOUNG, 2256 KRISRON RD
Address: 2256 KRISRON RD, FORT COLLINS
Price: \$338500
Date Closed: 4/28/2013

Seller: LOVELAND CITY COLO
Buyer, Buyer's Address: 541 N LINCOLN LLC, 2733 E PARLEYS WAY STE 300
Address: 541 N LINCOLN, LOVELAND
Price: \$
Date Closed: 4/28/2013

Seller: MELODY HOMES INC
Buyer, Buyer's Address: DEREK & BRITTANY D EWIGLEBEN, 5817 QUARRY ST
Address: 5817 QUARRY ST, TIMNATH
Price: \$359400
Date Closed: 4/28/2013

Seller: ROSE L BRINKS
Buyer, Buyer's Address: ALPHA OMEGA INVESTMENTS LLC, 2519 S SHIELDS ST # 153
Address: 824 TIMBER LN, FORT COLLINS
Price: \$163300
Date Closed: 4/28/2013

Seller: DAVID M & SIMONA LIVINGSTON
Buyer, Buyer's Address: ROBERT DEAN & MELINDA STONE VANNEST, 1062 PO BOX 2301
Address: 1062 LEXINGTON LN, ESTES PARK
Price: \$269000
Date Closed: 4/28/2013

Seller: ANDREW & KAY M W DONELSON
Buyer, Buyer's Address: DEREKA PATTERSON, 7020 WOODROW DR
Address: 7020 WOODROW DR, FORT COLLINS
Price: \$260900
Date Closed: 4/28/2013

Seller: JOSHUA & AMY RATZLAFF
Buyer, Buyer's Address: RYAN D & CORINA S CHALSTROM, 6603 AUTUMN RIDGE DR UNIT 2
Address: 6603 AUTUMN RIDGE DR UNIT 2, FORT COLLINS
Price: \$139900
Date Closed: 4/28/2013

Seller: STEVEN W & DARLENE G SEITZ
Buyer, Buyer's Address: MORGAN & NINA PEARS, 2813 MARTINGALE DR
Address: 2813 MARTINGALE DR, BERTHOUD
Price: \$326000
Date Closed: 4/28/2013

Seller: YAHYA & ROSE ANNE HARIRI
Buyer, Buyer's Address: PATRICIA LYNN JEFFRIES, 2804 W ELIZABETH ST
Address: 2804 W ELIZABETH ST, FORT COLLINS
Price: \$170000
Date Closed: 4/28/2013

Seller: LOIS HELEN HANSON TRUST
Buyer, Buyer's Address: JOHN P & LINDA J MCQUINN, 920 RAMSHORN DR
Address: 920 RAMSHORN DR, ESTES PARK
Price: \$330000
Date Closed: 4/28/2013

Seller: SHADOW CREEK HOMES LLC
Buyer, Buyer's Address: DAVID D BALHISER, 828 BROOKEDGE DR
Address: 828 BROOKEDGE DR, FORT COLLINS
Price: \$352200
Date Closed: 4/28/2013

Seller: SHADOW CREEK HOMES LLC
Buyer, Buyer's Address: CONNIE DIBELLO, 7214 CROOKED ARROW LN
Address: 7214 CROOKED ARROW LN, FORT COLLINS
Price: \$298300
Date Closed: 4/28/2013

Seller: DEBRA G & RANDY D NIESENT
Buyer, Buyer's Address: DAVID K URION, 3648 HIGGINS ST
Address: 3648 HIGGINS ST, LOVELAND
Price: \$300000
Date Closed: 4/28/2013

Seller: AMERICAN BANK BAXTER SPRINGS
Buyer, Buyer's Address: NARCIS S & ADELA F ANGHIEL, 1710 NAPLES LN
Address: 150 E RIVERSIDE DR #2, ESTES PARK
Price: \$119000
Date Closed: 4/28/2013

Seller: BENKKO LLC
Buyer, Buyer's Address: SEAN SAMMON, 910 GARFIELD AVE
Address: 910 GARFIELD AVE, LOVELAND
Price: \$183000
Date Closed: 4/28/2013

Seller: STONEBRIDGE ESTATES LLC
Buyer, Buyer's Address: HANSON HOLDINGS LLC, 5632 CONDOR DR UNIT 2
Address: 1157 FISH CREEK RD, ESTES PARK
Price: \$90000
Date Closed: 4/28/2013

Seller: FORT COLLINS HABITAT FOR HUMAN
Buyer, Buyer's Address: TERI LYNN CLARK, 3102 CHASE DR #1
Address: 3102 CHASE DR #1, FORT COLLINS
Price: \$186000
Date Closed: 4/28/2013

Seller: DAVID L ANDERSON
Buyer, Buyer's Address: JAMES C & MARILYN E VOGEL, 1811 DOT-SERO AVE
Address: 190 CARINA CIR UNIT 104, LOVELAND
Price: \$157000
Date Closed: 4/28/2013

Seller: JENNIFER P & STEPHEN E GATES
Buyer, Buyer's Address: NORMAN SEMANIK, 2221 MUIR LN
Address: 2221 MUIR LN, FORT COLLINS
Price: \$216000
Date Closed: 4/28/2013

Seller: JASON M HUITT
Buyer, Buyer's Address: HOWARD B & PAMELA A LEWIS, 6009 WILD VIEW DR
Address: 2404 STOVER ST, FORT COLLINS
Price: \$209000
Date Closed: 4/28/2013

Seller: BK AM
Buyer, Buyer's Address: HUD, 115 LORI DR
Address: 115 LORI DR, LOVELAND
Price: \$
Date Closed: 4/28/2013

Seller: KIRK BRENT & MARGARET LYNNE JOHNSON
Buyer, Buyer's Address: CARY A BEARD, 3118 PLACER ST
Address: 3118 PLACER ST, FORT COLLINS
Price: \$230000
Date Closed: 4/28/2013

Seller: SCOTT & KELLY PETERS
Buyer, Buyer's Address: CHARLES PECKHAM & SABRINA OLMSTEAD, 3453 ATWOOD CT
Address: 3453 ATWOOD CT, LOVELAND
Price: \$369000
Date Closed: 4/28/2013

Seller: TRINITY ASSETS INC
Buyer, Buyer's Address: BAESSLER HOMES LLLP, 3505 HOLMAN CT
Address: 6862 WILD SHORE DR, TIMNATH
Price: \$89000
Date Closed: 4/28/2013

Seller: FANNIE MAE
Buyer, Buyer's Address: ILENE M & DENNIS J WICAL, 4300 FERNBROOK DR
Address: 4300 FERNBROOK DR, LOVELAND
Price: \$401000
Date Closed: 4/28/2013

Seller: ZAKELY LIVING TRUST
Buyer, Buyer's Address: JAMES G & DEBORAH L ZAKELY, 2619 BROOKWOOD DR
Address: 2619 BROOKWOOD DR, FORT COLLINS
Price: \$
Date Closed: 4/28/2013

Seller: DONALD W & NATALIE S KIMBLE
Buyer, Buyer's Address: TYRELL & CHELSEA HIRCHERT, 2063 SANDHILL CRANE CIR
Address: 2063 SANDHILL CRANE CIR, LOVELAND
Price: \$225000
Date Closed: 4/28/2013

Seller: STEVE THATCHER
Buyer, Buyer's Address: RICHARD F HALTER 2001 TRUST, 8700 CROWN HILL BLVD STE 200
Address: 2601 BRADBURY CT, FORT COLLINS
Price: \$225000
Date Closed: 4/28/2013

Seller: JUSTON J & KRISTINE L ROCKWELL
Buyer, Buyer's Address: WHITNEY LEIGH HANKS, 7569 LAST CHANCE CT
Address: 7569 LAST CHANCE CT, FORT COLLINS
Price: \$345000
Date Closed: 4/28/2013

Seller: DAREN & GINA BOOK
Buyer, Buyer's Address: SETH I & ROSELEIGHA COVAIS, 326 PRIMROSE DR
Address: 326 PRIMROSE DR, LOVELAND
Price: \$232000
Date Closed: 4/28/2013

Seller: BK AM
Buyer, Buyer's Address: HUD, 3420 ADAMS DR
Address: 3420 ADAMS DR, LLLINGTON
Price: \$
Date Closed: 4/28/2013

Seller: BOISE VILLAGE SOUTHST LLC
Buyer, Buyer's Address: MELODIE JANZEN, 1508 ZINC ST
Address: 1508 ZINC ST, LOVELAND
Price: \$222800
Date Closed: 4/28/2013

Seller: ARTHUR & PATRICIA KOBER
Buyer, Buyer's Address: WILLIAM P JACOBSON, 3420 MINUTEMAN DR
Address: 3420 MINUTEMAN DR, FORT COLLINS
Price: \$300000
Date Closed: 4/28/2013

Seller: PETER C & JANICE A KOECHLEY
Buyer, Buyer's Address: KOECHLEY FAMILY TRUST, 4138 CENTER GATE CT
Address: 4138 CENTER GATE CT, FORT COLLINS
Price: \$
Date Closed: 4/28/2013

Seller: PRESTIGE HOMES LLC
Buyer, Buyer's Address: THOMAS R & ALISON CASTLES, 1412 MOUNT MEEKER AVE
Address: 1412 MOUNT MEEKER AVE, BERTHOUD
Price: \$206300
Date Closed: 4/28/2013

Seller: EAGLE CLIFFS LLC
Buyer, Buyer's Address: KINGSWOOD HOMES INC, 152 STANLEY CIRCLE DR
Address: 1027 NIGHTINGALE DR, FORT COLLINS
Price: \$88500
Date Closed: 4/28/2013

Seller: ANDREA MARIE SCOLERI
Buyer, Buyer's Address: DANIEL BRINDLEY, 2430 COMPASS CT
Address: 2430 COMPASS CT, FORT COLLINS
Price: \$250000
Date Closed: 4/28/2013

Seller: TRAVIS & CHELSEA WILSON
Buyer, Buyer's Address: RUSSELL D SMYTH, 2608 THOREAU DR
Address: 2608 THOREAU DR, FORT COLLINS
Price: \$238600
Date Closed: 4/28/2013

Seller: JACK KAY MARION LIVING TRUST
Buyer, Buyer's Address: BARTON G & JOANN THOMPSON, 1319 GATEWAY PARK DR
Address: 1319 GATEWAY PARK DR, BERTHOUD
Price: \$215900
Date Closed: 4/28/2013

Seller: KEVAN E MCNAUGHT
Buyer, Buyer's Address: MONTY & TAWNI MAJSZAK, 4648 MALIBU DR
Address: 4648 MALIBU DR, BERTHOUD
Price: \$529900
Date Closed: 4/28/2013

Seller: GLEN DEVELOPMENT LLC
Buyer, Buyer's Address: JANET D & RANDALL D TOUSLEE, 1146 S 2ND ST
Address: 1002 PRISM CACTUS CIR, LOVELAND
Price: \$75000
Date Closed: 4/28/2013

Seller: LIBERTY SVGS BANK FSB
Buyer, Buyer's Address: SUSAN CLAIRE & JOHN F BOSSERT, 1215 BROSS ST
Address: TBD,
Price: \$60000
Date Closed: 4/28/2013

Seller: STEVE W JUAREZ
Buyer, Buyer's Address: JAMES E & SHANNON R PAVEK, 2207 POLE PINE LN

Address: 2207 POLE PINE LN, FORT COLLINS
Price: \$289900
Date Closed: 4/28/2013

Seller: BERTHOUD INTERNATIONAL LLC
Buyer, Buyer's Address: RAW-HIDE UNLIMITED LLC, 1952 KESTREL CT
Address: 4775 LARIMER PKY #2 4, JOHNSTOWN
Price: \$620000
Date Closed: 4/29/2013

Seller: KENNETH D & REBECCA A KOSKI
Buyer, Buyer's Address: NICHOLAS DEAN LANCE, 551 PEYTON DR
Address: 551 PEYTON DR, FORT COLLINS
Price: \$264000
Date Closed: 4/29/2013

Seller: HOMER CRAIG JR & TERRI L NORRIS
Buyer, Buyer's Address: RANDY D & DEBRA G NIESENT, 2642 E REDBUD DR
Address: 2642 E REDBUD DR, LOVELAND
Price: \$264900
Date Closed: 4/29/2013

Seller: BARBARA J KEEGAN
Buyer, Buyer's Address: SAMUEL PAUL STERN, 3501 STOVER ST APT 144
Address: 3413 POST RD, LAPORTE
Price: \$168900
Date Closed: 4/29/2013

Seller: TRAVIS L BEALMEAR
Buyer, Buyer's Address: SHA YANG, 2900 ROSS DR APT K31
Address: 4501 BOARDWALK DR UNIT A6, FORT COLLINS
Price: \$70500
Date Closed: 4/29/2013

Seller: TIMUR MIHYAZ
Buyer, Buyer's Address: NATHAN A CLEAVER, 1109 ELGIN CT
Address: 1109 ELGIN CT, FORT COLLINS
Price: \$192500
Date Closed: 4/29/2013

Seller: DONALD JOSEPH & BRENDA FAY SCHULTZ
Buyer, Buyer's Address: WILLIAM F II & ROBIN D MANGUS, 1039 7TH ST
Address: 1039 7TH ST, BERTHOUD
Price: \$179900
Date Closed: 4/29/2013

Seller: KATHRYN D COOPER
Buyer, Buyer's Address: KATHRYN D COOPER LIVING TRUST, 1813 COTTONWOOD POINT DR
Address: 1813 COTTONWOOD POINT DR, FORT COLLINS
Price: \$
Date Closed: 4/29/2013

Seller: TR PROPERTIES LLC
Buyer, Buyer's Address: KEVIN W & JACLYN F GARDNER, 4308 CYPRESS RIDGE LN
Address: 4308 CYPRESS RIDGE LN, LLLINGTON
Price: \$280000
Date Closed: 4/29/2013

Seller: VIRGIL N & FLORICA COMSA
Buyer, Buyer's Address: COMSA FAMILY TRUST, 1163 BELLEVIEW DR
Address: 1163 BELLEVIEW DR, FORT COLLINS
Price: \$
Date Closed: 4/29/2013

Seller: KENNETH A & SANDRA K AXELSEN
Buyer, Buyer's Address: AXELSEN FAMILY TRUST, 1219 SILK OAK CT
Address: 1219 SILK OAK CT, FORT COLLINS
Price: \$
Date Closed: 4/29/2013

Seller: GLEN L LAWSON
Buyer, Buyer's Address: PATRICIA & MATTHEW GLASCOTT, 4620 PO BOX 6
Address: 4620 RIST CANYON RD, LAPORTE
Price: \$100000
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: JOHN E & REBECCA S WOLFENBARGER, 2519 BAR HARBOR DR
Address: 2519 BAR HARBOR DR, FORT COLLINS

PRCA ProRodeos
6/29 First Responders Day
6/30 School Spirit Day
7/1 Tough Enough to Wear Pink Day
7/2 Date Night
7/3 Military Day
7/4 Finals

Kids Rodeo
7/5 20+ events for ages 3-19

970.356.7787 ★ GreeleyStampede.org TicketsWest 600 North 14th Avenue Greeley, CO 80631

FOR THE RECORD

Price: \$227600
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: ROBERT D & GRACE L DAVIDSON, 2250 MAPLE HILL DR
Address: 2250 MAPLE HILL DR, FORT COLLINS
Price: \$209900
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: WILLIAM W BIELEFELDT, 646 DEL CARMEN DR
Address: 646 DEL CARMEN DR, FORT COLLINS
Price: \$384700
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: JAY E GOODE, 2214 WOODBURY LN
Address: 2214 WOODBURY LN, FORT COLLINS
Price: \$211500
Date Closed: 4/29/2013

Seller: ANDREW W MILL
Buyer, Buyer's Address: CHASE & SARAH BRUHN, 3839 ECLIPSE LN
Address: 3839 ECLIPSE LN, FORT COLLINS
Price: \$325000
Date Closed: 4/29/2013

Seller: HUD
Buyer, Buyer's Address: MATTHEW R EISENACH, 354 S 6TH ST
Address: 4033 CELTIC LN, FORT COLLINS
Price: \$
Date Closed: 4/29/2013

Seller: HUD
Buyer, Buyer's Address: COLEMAN A & KYLEA A JONES, 2205 ROCKY MOUNTAIN AVE
Address: 221 GREEN TEAL DR, LOVELAND
Price: \$
Date Closed: 4/29/2013

Seller: STEPHANE MARY
Buyer, Buyer's Address: ALEXANDER G JR & KARA L REYNOLDS, 1508 REEVES DR
Address: 1508 REEVES DR, FORT COLLINS
Price: \$300000
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: GHEORGHIE & OLATZ PASCARIU, 4770 WISCONSIN AVE
Address: 4770 WISCONSIN AVE, LOVELAND
Price: \$230500
Date Closed: 4/29/2013

Seller: BOULDER CREEK QUARRY LAKE LLC
Buyer, Buyer's Address: JENSEN REVOCABLE FAMILY TRUST, 546 SPLIT ROCK DR
Address: 546 SPLIT ROCK DR, LOVELAND
Price: \$393800
Date Closed: 4/29/2013

Seller: ERIK N & EDITH G RECKASE
Buyer, Buyer's Address: ERIK N RECKASE, 2701 MARTINGALE DR
Address: 2701 MARTINGALE DR, BERTHOUD
Price: \$
Date Closed: 4/29/2013

Seller: ANDREW & CHRISTINE P WHELCHER
Buyer, Buyer's Address: MUHAMMAD N & SELINA KARIM, 3130 TRADEWIND CT
Address: 3130 TRADEWIND CT, LOVELAND
Price: \$345500
Date Closed: 4/29/2013

Seller: STRAY DOG FARMS LLLP
Buyer, Buyer's Address: SILVER REEF FARMS HOLDING LLC, 5459 HORSESHOE TRL
Address: 12320 N CNTY R 17, FORT COLLINS
Price: \$2000000
Date Closed: 4/29/2013

Seller: JOHN A EICHMAN
Buyer, Buyer's Address: JOHN E GROSS, MULT PROP
Address: 1217 ALFORD ST, FORT COLLINS
Price: \$224700
Date Closed: 4/29/2013

Seller: MELODY HOMES INC
Buyer, Buyer's Address: JASON P & TRACI L JAMISON, 5979 BANNER ST
Address: 5979 BANNER ST, TIMNATH
Price: \$443900
Date Closed: 4/29/2013

Seller: BRIAN LEWIS ENGLEBARDT
Buyer, Buyer's Address: RODNEY L & CYNTHIA A EBERLY, 905 N JEFFERSON AVE
Address: 905 N JEFFERSON AVE, LOVELAND
Price: \$238000
Date Closed: 4/29/2013

Seller: KATHY L ROUND
Buyer, Buyer's Address: CATHY M REYNOLDS, 311 GARFIELD AVE
Address: 311 GARFIELD AVE, LOVELAND
Price: \$132000
Date Closed: 4/29/2013

Seller: RODNEY L & CYNTHIA A EBERLY
Buyer, Buyer's Address: PRESTON L & AMANDA E RANDALL, 82 MOUNT FISHER CT
Address: 82 MOUNT FISHER CT, LIVERMORE
Price: \$275000
Date Closed: 4/29/2013

Seller: KARL M & DAWN M STEWART
Buyer, Buyer's Address: LINDA G & DAVID A CRUM, 1913 CANOPY CT
Address: 1913 CANOPY CT, FORT COLLINS
Price: \$430000
Date Closed: 4/29/2013

Seller: CARA E GARRISON
Buyer, Buyer's Address: SHANA J WILSON, 3780 MOUNT MEEKER ST
Address: 3780 MOUNT MEEKER ST, LLLINGTON
Price: \$182000
Date Closed: 4/29/2013

Seller: BERT SCHULLE
Buyer, Buyer's Address: TIMOTHY J BEAVER, 1233 JULIANA DR
Address: 1233 JULIANA DR, LOVELAND
Price: \$172500
Date Closed: 4/29/2013

Seller: HIGHPOINT VISTA LLC
Buyer, Buyer's Address: KEITH J & M PATRICEBER, 2028 MAJESTIC CT
Address: 5831 LAST POINTE DR, WINDSOR
Price: \$165000
Date Closed: 4/29/2013

Seller: FEDERAL HOME LN MORTGAGE CORP
Buyer, Buyer's Address: JILL REXFORD, 6691 CRANESBILL ST
Address: 6691 CRANESBILL ST, LLLINGTON
Price: \$244900
Date Closed: 4/29/2013

Seller: BACKBONE PROPERTIES LP
Buyer, Buyer's Address: AMBER GREENOUGH, 1511 ADAMS AVE
Address: 1511 ADAMS AVE, LOVELAND
Price: \$162000
Date Closed: 4/29/2013

Seller: JOHN R & JENNIFER KLEIN
Buyer, Buyer's Address: JULIAN HENLEYCOHN, 4687 SHETLAND LN
Address: 4687 SHETLAND LN, FORT COLLINS
Price: \$372500
Date Closed: 4/29/2013

Seller: AARON O & KIMBERLY A FISCHER
Buyer, Buyer's Address: ZACHARY V & MELLISA S SMITH, 7086 MOUNT NIMBUS ST
Address: 7086 MOUNT NIMBUS ST, LLLINGTON
Price: \$180500
Date Closed: 4/29/2013

Seller: GIL KRIER
Buyer, Buyer's Address: MATTHEW W CURRY, 1809 GREENGATE DR
Address: 1809 GREENGATE DR, FORT COLLINS
Price: \$309800
Date Closed: 4/29/2013

Seller: LARRY D ANTONIO
Buyer, Buyer's Address: JOHN C CRONIN, 8332 S LOUDEN CROSSING CT

Address: 3632 LITTLE DIPPER DR, FORT COLLINS
Price: \$315000
Date Closed: 4/29/2013

Seller: CITIMORTGAGE INC
Buyer, Buyer's Address: FEDERAL NATIONAL MORTGAGE ASSN, 14221 DALLAS PKWY STE 100
Address: 5618 HARRISON AVE, LOVELAND
Price: \$
Date Closed: 4/29/2013

Seller: JOSEPH ANDREW & BEATRICE VITTORIA TAYLOR
Buyer, Buyer's Address: COURTNEY L POSEY, 1924 SOUTHDOWN CT
Address: 1924 SOUTHDOWN CT, FORT COLLINS
Price: \$185000
Date Closed: 4/29/2013

Seller: STANLEY C & SUSAN M JONES
Buyer, Buyer's Address: LAUREN ASHLEY LONEY, 2263 ROCKY MOUNTAIN AVE # 113
Address: 3313 POST RD, LAPORTE
Price: \$199900
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: DONALD A & VICKIE A HALL, 4885 LAPORTE AVE
Address: 4885 LAPORTE AVE, LOVELAND
Price: \$212400
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: NICHOLAS P & ASHLEY M DALLA, 2214 MAPLE HILL DR
Address: 2214 MAPLE HILL DR, FORT COLLINS
Price: \$203300
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: MONTE O FLOREA, 2226 MAPLE HILL DR
Address: 2226 MAPLE HILL DR, FORT COLLINS
Price: \$211200
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: CESAR A PALERMO, 2238 MAPLE HILL DR
Address: 2238 MAPLE HILL DR, FORT COLLINS
Price: \$220500
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: HENRY C & KIMBERLY S GALLEHER, 2513 BAR HARBOR DR
Address: 2513 BAR HARBOR DR, FORT COLLINS
Price: \$221900
Date Closed: 4/29/2013

Seller: JOURNEY HOMES LLC
Buyer, Buyer's Address: MARIA D REID, 2220 MAPLE HILL DR
Address: 2220 MAPLE HILL DR, FORT COLLINS
Price: \$224600
Date Closed: 4/29/2013

Seller: JERRY BLACKMORE
Buyer, Buyer's Address: LINDSAY LAMSON, 2732 CUMULUS DR
Address: 1085 MIDDLE BROADVIEW RD, ESTES PARK
Price: \$140000
Date Closed: 4/29/2013

Seller: AARON M & JACQUELINE E UNDERWOOD
Buyer, Buyer's Address: MARY C TRAD IRA MECSEJI, 1070 W CENTURY DR STE 101
Address: 6814 COLONY HILLS LN, FORT COLLINS
Price: \$186600
Date Closed: 4/29/2013

Seller: JERRY BLACKMORE
Buyer, Buyer's Address: LINDSAY LAMSON, 2732 CUMULUS DR
Address: 520 ASPEN AVE, ESTES PARK
Price: \$280000
Date Closed: 4/29/2013

Seller: LINDSAY LAMSON
Buyer, Buyer's Address: VIRGIL W SALZMAN, 2115 FALL RIVER RD
Address: 2115 FALL RIVER RD, ESTES PARK
Price: \$1050000
Date Closed: 4/29/2013

Seller: CHERINE L HENDERSON
Buyer, Buyer's Address: CATHERINE B & JAMES H BRUNER, 35 ARROWHEAD DR
Address: 1944 KEDRON CT, FORT COLLINS
Price: \$214500
Date Closed: 4/29/2013

Seller: CROSSING AT FOSSIL LAKE COND L
Buyer, Buyer's Address: MARK D & KENDRA L HANSON, 3202 LEDGESTONE CT
Address: 5850 DRIPPING ROCK LN UNIT C206, FORT COLLINS
Price: \$202100
Date Closed: 4/29/2013

Seller: DARRIN & ROBYN GOODMAN
Buyer, Buyer's Address: BOONET BREWER, 269 OSIANDER ST
Address: 269 OSIANDER ST, FORT COLLINS
Price: \$303000
Date Closed: 4/29/2013

Seller: TERRY S & KARA MCLEOD
Buyer, Buyer's Address: PETER C & AMANDA L MELBY, 3927 GRAND CANYON ST
Address: 3927 GRAND CANYON ST, FORT COLLINS
Price: \$440000
Date Closed: 4/29/2013

Seller: DEAN L & MARY P HORKEY
Buyer, Buyer's Address: DEAN L & MARY P HORKEY, 3318 RED MOUNTAIN DR
Address: 3318 RED MOUNTAIN DR, FORT COLLINS
Price: \$
Date Closed: 4/29/2013

Seller: CHRISTENE L SOLOMON REVOCABLE
Buyer, Buyer's Address: STEWART & CHRISTINA GIBBONS, 1815 THYME CT
Address: MULT PROP,
Price: \$275000
Date Closed: 4/28/2013

Seller: RUSSELL W EVELYN L PATE REVOCA
Buyer, Buyer's Address: CAITLIN ELLE SKEEN, 2110 VAN BUREN AVE
Address: 2110 VAN BUREN AVE, LOVELAND
Price: \$171900
Date Closed: 4/28/2013

Seller: JJ CONSTRUCTION NORTH-ERN COLO
Buyer, Buyer's Address: ROBBIE R & ANDREA M LAUER, 2232 MAPLE HILL DR
Address: 2232 MAPLE HILL DR, FORT COLLINS
Price: \$234500
Date Closed: 4/29/2013

Seller: CONSTANCE S DEVEREAUX
Buyer, Buyer's Address: JUDITH E BREWER, 2150 MAID MARIAN CT
Address: 2150 MAID MARIAN CT, FORT COLLINS
Price: \$205000
Date Closed: 4/30/2013

Seller: KAJSA K GIBSON
Buyer, Buyer's Address: LALIT S PANDIT, 6202 CLYMER CIR
Address: 2202 OWENS AVE UNIT 204, FORT COLLINS
Price: \$163000
Date Closed: 4/30/2013

Seller: WILLIAM ANDREW NEAL
Buyer, Buyer's Address: LORI LUND, 2312 MARSHWOOD DR
Address: 2312 MARSHWOOD DR, FORT COLLINS
Price: \$275000
Date Closed: 4/30/2013

Seller: MELODY HOMES INC
Buyer, Buyer's Address: RYAN M HERNANDEZ, 903 RIDGE RUNNER DR
Address: 903 RIDGE RUNNER DR, FORT COLLINS
Price: \$238200
Date Closed: 4/30/2013

Seller: LIBERTY SVGS BANK FSB
Buyer, Buyer's Address: MARK O & LISA M FETTERS, 1245 BUTTON ROCK DR
Address: 1868 WINDY ACRES LN, BERTHOUD
Price: \$89000
Date Closed: 4/30/2013

Seller: BAESSLER HOMES LLLP
Buyer, Buyer's Address: TANYA A & DONALD SCOTT SLAWSON, 6862 WILDSHORE DR
Address: 6862 WILDSHORE DR, TIMNATH
Price: \$89000
Date Closed: 4/30/2013

Seller: MALCOLM MORISON
Buyer, Buyer's Address: JILL S KAMON, 2997 MEINING RD
Address: 2997 MEINING RD, BERTHOUD
Price: \$545000
Date Closed: 4/30/2013

Seller: FALCON BROOK LLC
Buyer, Buyer's Address: DAVID MICHAEL HEINLE, 623 CALLISTO DR UNIT 201
Address: 623 CALLISTO DR UNIT 201, LOVELAND
Price: \$206900
Date Closed: 4/30/2013

Seller: MARSHA E ELLIS
Buyer, Buyer's Address: MARSHA E ELLIS REVOCABLE LIVIN, 1208 WRANGLER WAY
Address: 1208 WRANGLER WAY, LOVELAND
Price: \$
Date Closed: 4/30/2013

Seller: WILLIAM K HANCOCK
Buyer, Buyer's Address: GERARD J & PATSY G RUGGLES, 6678 ALGONQUIN DR
Address: 1208 SYCAMORE DR, LOVELAND
Price: \$205600
Date Closed: 4/30/2013

Seller: TALL INVESTMENT GROUP LLC
Buyer, Buyer's Address: ROBERT & JESSICA SULLIVAN, 2518 JADESTONE CT
Address: 2518 JADESTONE CT, FORT COLLINS
Price: \$367000
Date Closed: 4/30/2013

Seller: RICK D & JOAN M WILSON
Buyer, Buyer's Address: MARCEL MONTANEZ, 2016 LILY DR
Address: 2016 LILY DR, LOVELAND
Price: \$175000
Date Closed: 4/30/2013

Seller: BARBARA B W GREEN
Buyer, Buyer's Address: STANDING BEAR TRUST, 5914 ALPACA TRL
Address: 1708 PECAN ST APT A, FORT COLLINS
Price: \$
Date Closed: 4/30/2013

Seller: COLONIAL NATIONAL MORTGAGE
Buyer, Buyer's Address: FEDERAL HOME LN MORTGAGE CORP, 950 PO BOX 2988
Address: 950 HARRISON AVE, LOVELAND
Price: \$
Date Closed: 4/30/2013

Seller: JAMES L III & KARIN MACDOWELL
Buyer, Buyer's Address: TROY R PETERSON, 729 PARKVIEW DR
Address: 729 PARKVIEW DR, FORT COLLINS
Price: \$312500
Date Closed: 4/30/2013

Seller: JEREMY S MAYCROFT
Buyer, Buyer's Address: ROWDY W ROTH, 8336 PEAKVIEW DR
Address: 8316 MEDICINE BOW CIR, FORT COLLINS
Price: \$122000
Date Closed: 4/30/2013

Seller: JOHNNY SKOGLUND
Buyer, Buyer's Address: SEAN P CLOHERTY, 820 GLENWALL DR
Address: 820 GLENWALL DR, FORT COLLINS
Price: \$182000
Date Closed: 4/30/2013

Seller: SCOTT M BOYLE
Buyer, Buyer's Address: KATIE & CARL P HANSEN, 2133 KRISRON RD UNIT E-107
Address: 2133 KRISRON RD UNIT E-107, FORT COLLINS
Price: \$144900
Date Closed: 4/30/2013

Seller: PAWNEE MEADOWS LLC
Buyer, Buyer's Address: MATT VANWESTEN, 1775 GRAY HAWK CT
Address: 1775 GRAY HAWK CT,

ESTES PARK
Price: \$250000
Date Closed: 4/30/2013

Seller: DOUGLAS B & THERESA JAMES FLANAGIN
Buyer, Buyer's Address: BRANDON M & JENNY L STRONG, 5309 CASTLE PINES CT
Address: 5309 CASTLE PINES CT, FORT COLLINS
Price: \$383000
Date Closed: 4/30/2013

Seller: NVH DEVELOPMENT LLC
Buyer, Buyer's Address: CHRISTOPHER L & HEATHER R JENNINGS, 5103 STAR DUST LN
Address: 5103 STAR DUST LN, FORT COLLINS
Price: \$452400
Date Closed: 4/30/2013

Seller: AARON J & SHANNON M REA
Buyer, Buyer's Address: GARRIT A & SHANNON M VOGGESSER, 2931 HUDSON DR
Address: 2931 HUDSON DR, LOVELAND
Price: \$350000
Date Closed: 4/30/2013

Seller: ROCO PROPERTIES LLC
Buyer, Buyer's Address: MARTIN & JOAN DOOLEY, 2713 BLACKSTONE CT
Address: 3408 BUTTERNUT DR, LOVELAND
Price: \$350000
Date Closed: 4/30/2013

Seller: NVH DEVELOPMENT LLC
Buyer, Buyer's Address: ALBERT W WANG, 5153 CINQUEFOIL LN
Address: 5153 CINQUEFOIL LN, FORT COLLINS
Price: \$365500
Date Closed: 4/30/2013

Seller: LINDA A GERARD
Buyer, Buyer's Address: THERESA A PAZIER, 1685 10TH ST SW
Address: 1685 10TH ST SW, LOVELAND
Price: \$
Date Closed: 4/30/2013

Seller: STEPHEN & CHRISTINE HAYWOOD
Buyer, Buyer's Address: KEVIN HOYLAND, 4601STBURY DR
Address: 4601STBURY DR, FORT COLLINS
Price: \$380000
Date Closed: 4/30/2013

Seller: DANIEL C & JOYLLS
Buyer, Buyer's Address: ROBERT C & SHARON DIANE JONES, 8399 CASTAWAY DR
Address: 8399 CASTAWAY DR, WINDSOR
Price: \$460000
Date Closed: 4/30/2013

Seller: VELASQUEZ FAMILY
Buyer, Buyer's Address: TERRY J STEINBACK, 1320 E 8TH ST
Address: 1320 E 8TH ST, LOVELAND
Price: \$162500
Date Closed: 4/30/2013

Seller: ALBERS FAMILY TRUST
Buyer, Buyer's Address: MORGAN NICOLE JACOBS, 1763 HOFFMAN DR
Address: 1763 HOFFMAN DR, LOVELAND
Price: \$170000
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Seller: ROBERT S & JESSICA D SULLIVAN
Buyer, Buyer's Address: BRIAN D & ANGELA R WILLIAMS, 1115 HONHOLTZ DR
Address: 6963 ROSEMONT CT, FORT COLLINS
Price: \$225800
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Seller: ROBERT M & LAURYN J EVANS
Buyer, Buyer's Address: JOHN L & MONET M HAUSE, 5677 RIDGEWAY DR
Address: 5677 RIDGEWAY DR, FORT COLLINS
Price: \$655000
Date Closed: 4/30/2013

Seller: LAURA ANN N & STEVEN E JOHNSON
Buyer, Buyer's Address: HEIDI R & DANIEL H BROWN, 3002 W ELIZABETH ST UNIT 15B

Work together to keep energy production safe

Countries that control their own energy destinies are, by definition, stronger. Several forecasts indicate that the United States will reach energy independence by 2020.

Anyone who experienced the 1973 Arab oil embargo and the blackouts that accompanied it knows this is something to feel very good about.

But who knew energy independence would mean oil and gas wells in parks, back yards and school zones?

Who knew that America's technically savvy producers would find new ways to tap more resources under our soil and that these innovative approaches would bring the industry into outright combat with dozens of communities across Colorado?

This year at the state Legislature, in county commission hearing rooms and city council chambers, the war between oil and gas companies and Coloradans is in plain sight.

The result is deadlock. And that means only one thing. We have to work harder to meet our goal – to be energy independent while protecting the health and well being of all Coloradans.

EDITORIAL

Here's how we can do this:

First, oil and gas companies must be willing to release the stranglehold they have over the state Legislature. Eight measures were introduced; only two passed. None of them moved the ball forward on ending the combat between communities and oil and gas producers.

For instance, HB 1275, sponsored by Rep. Joann Ginal, D-Fort Collins, and Sen. Irene Aguilar, D-Denver, proposed a short-term, low-cost study to have the Colorado Department

of Public Health and Environment review epidemiological data on the impacts of oil and gas operations in Larimer, Weld, Boulder and Arapahoe counties. The proposal went nowhere – and it should have. Such measures will bring important insights and data that will show us what the real effects of urban oil and gas production are and whether and how to protect our communities.

Second, we have to embrace new technologies that will allow oil and gas production to be done safely much closer to home. We need look no further than the Rocky Mountain Innosphere, the Fort Collins-based incubator funded by the city, Colorado State University and several local companies. Within its walls are three start-up companies whose work, including hypersensitive monitoring systems that can detect hazardous substances released below ground,

has the potential to make oil and gas production safer and less toxic to communities – and more economical for producers. Citizens and universities have done tremendous work to support these kinds of innovative tech start-ups. Let's do more.

Third, as citizens we must tap our best local diplomats, scientists and political dealmakers – former house speaker Russell George and former U.S. Department of the Interior Secretary Ken Salazar come to mind – to help break the deadlock and bring a modicum of reasoned regulation to the state Capitol, county commissions and city councils.

Now is the time for everyone to take a deep, cleansing breath and begin the hard work of crafting a way forward that protects the health and well-being of our communities and delivers energy independence to the nation.



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NCBR Opinion Poll

Our online question:

Should rural electric co-ops be required to boost the amount of power they use from renewable sources?

Yes



No



These results reflect responses to the online poll at www.ncbr.com.

This poll is not scientific and reflects only the opinions of those Internet users who have chosen to participate. The results cannot be assumed to represent the opinions of Internet users in general, nor the public as a whole.

Next question:

Will you benefit from Fort Collins' new bus rapid transit project known as MAX?

Answer now at www.ncbr.com. Responses will be accepted through June 11.

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MOLLY ARMBRISTER

Hundreds gathered to hear the keynote speech at RECon, delivered by Randi Zuckerberg, former marketing director for Facebook.

DEVELOPERS from 31

from his company.

The overall attitude at RECon has vastly improved over previous years, according to Ginsborg, whose company was at RECon marketing several different projects, but focusing on Village at the Peaks.

A team of five employees from NewMark Merrill met with representatives from casual dining establishments, apparel retailers, specialized boutiques and entertainment companies, Ginsborg said.

Village at the Peaks has announced two large anchors for the Longmont project, Sam's Club and Whole Foods, but NewMark spent much of RECon searching for other tenants, including smaller anchors.

In recent years at RECon, retailers and developers were hesitant, even fearful, as they dealt with the Great Recession and the fallout that can still be felt today. There has been enough recovery, though, that the level of interest in new projects is back, Ginsborg said.

Along with the interest, there is also a level of caution, he said, because everyone at the conference remembers the pain of the recession that followed the no-holds-barred attitude in 2005-2007.

Moonbeam Capital Investments, developer of Greeley Mall, also attended the conference to market its recently acquired shopping center to potential tenants.

Moonbeam, as well as Bruce Biggi, Greeley's economic development director, were on the hunt for stores that will meet the needs of

younger consumers.

"The Greeley Mall is still a well-desired location for retailers," said Shawl Pryor, senior vice president of real estate at Moonbeam. "We had a great meeting with a national department store that showed tremendous interest in Greeley and filling an anchor space."

Moonbeam officials also met with smaller national retailers and junior department stores to fill in other space at the mall, according to Pryor. As of April, the occupancy rate at the mall was 65 percent.

Two days after the end of RECon, Moonbeam already had been contacted by three retailers for follow-up discussions, Pryor said.

But marketing Greeley Mall has not come without challenges, Pryor said.

One of the biggest hurdles is overcoming the stigma of the partially vacant mall, largely neglected by the former owners and purchased out of foreclosure in 2012.

Another mall emerging from years of neglect is Fort Collins' Foothills mall. A planned \$312 million overhaul of the property, recently approved by the city, is well under way.

Alberta Development Partners, Foothills' owner, was actively courting retailers in Las Vegas. Don Provost, founding principal at Alberta, said the indoor-outdoor nature of the redesign is opening the door for several potential tenants.

"We met with all of the retailers we are actively engaged with at Foothills," Provost said. Provost echoed



COURTESY NEWMARK MERRILL MOUNTAIN STATES

NewMark Merrill Mountain States will develop 73,000 square feet of commercial space on the same property as the new Woodward Inc world headquarters. The NewMark Merrill team was at RECon in Las Vegas marketing the project as Woodward Commons.

Ginsborg's thoughts about the tenor of RECon.

"General sentiment is extremely positive, but at the same time, measured," Provost said. The caution most companies are exercising will "temper new deals and keep a heightened focus on repositioning neglected assets like Foothills," he said.

Firestone town officials attended RECon for the third year in a row, intent on attracting commercial real estate development to meet the needs of its rapidly expanding population.

The need is greatest in retail and office space, according to Bruce Nickerson, town planner.

Residents of Firestone want retail close to home so they don't have to travel to such cities as Boulder, to shop or eat. Mayor Chad Auer

Can luxury on-demand and socially conscious retail co-exist?

Tomorrow's consumers say yes, according to Randi Zuckerberg

Randi Zuckerberg, former marketing director for Facebook and founder of Zuckerberg Media, delivered the keynote speech at RECon, outlining what she thinks are the top 10 consumer trends retailers need to thinking about.

Most of the trends revolve around technology and its incorporation into consumerism. Zuckerberg, sister to Facebook founder Mark Zuckerberg, noted that today's consumers want things instantaneously and aren't afraid to pay a premium for the occasional luxury.

Here are 10 top consumer trends Zuckerberg identifies as being important to retailers:

1. Luxury on-demand.
2. Mobile everything.
3. The "entre-mployee," or employees who are encouraged to think like entrepreneurs, which creates more competition.
4. Use of data to "know" shoppers and what they want.
5. Fast, fun and easy retail experiences, such as amazon.com's iPhone app.
6. Cars that have mobile phone functions.
7. "Gamification" of everything or adding a gaming aspect to every element of life.
8. Having a second online job.
9. Digital detoxing, getting away from, unplugging and putting down all of your technology.
10. Socially conscious retail, where companies use their businesses to improve the lives of those less fortunate, such as Toms Shoes, which donates shoes or glasses to a person in a third-world country for every product purchased.

— Molly Armbrister

and Town Manager Wes LaVanchy focused on "nonstop" meeting with retailers and the brokers that represent them while at RECon.

Nickerson called 2013 the "most productive" Firestone has experienced so far. Town officials have scheduled meetings with companies to visit Firestone and do site visits.

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