ECONOMIC DEVELOPMENT AUTHORITY

City Hall—Shared Vision Room, 3989 Central Ave NE
Monday, November 02, 2026
5:00 PM

AGENDA

ATTENDANCE INFORMATION FOR THE PUBLIC

Members of the public who wish to attend may do so in-person, or by using Microsoft Teams and entering ***meeting ID 267 485 298 842 513*** *and passcode* ***TM97JB29****. For questions, please call the Community Development Department at 763-706-3670.*

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. **Approve September 8, 2026 EDA Meeting Minutes. (pg. 4)**
   MOTION: Move to approve the September 8, 2026, regular EDA meeting minutes.

2. **Resolution 2026-29 to Approve the Financial Reports and Payment of the Bills for August 2026. (pg. 17)**
   MOTION: Move to waive the reading of Resolution 2026-29, there being ample copies available to the public.
   MOTION: Move to approve Resolution 2026-29 approving the financial statements for the month of August 2026 and the payment of the bills for the month of August 2026.

3. **Resolution 2026-30 to Approve the Financial Reports and Payment of the Bills for September 2026. (pg. 30)**
   MOTION: Move to waive the reading of Resolution 2026-30, there being ample copies available to the public.
   MOTION: Move to approve Resolution 2026-30 approving the financial statements for the month of September 2026 and the payment of the bills for the month of September 2026.

MOTION: Move to approve the Consent Agenda as presented.

BUSINESS ITEMS

4. **Amended Fire Suppression Grant Agreement 4065 Central Ave NE (One Reason). (pg. 42)**
   Presenting Item: CD Coordinator Emilie Voight
   MOTION: Move to approve the proposed amended Fire Suppression Grant Agreement, dated November 2nd, 2026, with the tenants of 4065 Central Ave NE (One Reason).

5. **Façade Improvement Grant Report for El Pollo Loco (4755 University Ave NE). (pg. 63)**
Presenting Item: CD Intern Nick Soldano
MOTION: Move to waive the reading of Resolution 2026-31, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-31, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with El Pollo Loco (4755 University Ave NE).

6. **Façade Improvement Grant Report for Sister Bud (dba Frosted Lakes, 4014 Central Ave NE). (pg. 82)**
Presenting Item: CD Coordinator Emilie Voight
MOTION: Move to waive the reading of Resolution 2026-32, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-32, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with Sister Bud (dba Frosted Lakes, 4014 Central Ave NE).

7. **Façade Improvement Grant Report for Greater Life Tabernacle (4000 Quincy St NE). (pg. 103)**
Presenting Item: CD Coordinator Emilie Voight
MOTION: Move to waive the reading of Resolution 2026-33, there being ample copies available to the public.
MOTION: Move to approve Resolution 2026-33, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with Greater Life Tabernacle (4000 Quincy St NE).

8. **Yellow Tree Development Concept for 800 53rd Ave NE (the Medtronic Site). (pg. 132)**
Presenting Item: Community Development Staff
This is an informational discussion item. Staff are seeking EDA feedback on Yellow Tree's concept for 800 53rd Ave NE (the Medtronic Site), in order to ensure that the proposal aligns with the EDA's goals. No official EDA approvals are necessary at this time for the Planned Unit Development proposal to move forward.

BUSINESS UPDATES

9. **Twin Cities North Chamber Business Connect Meeting Friday, Dec. 4th, 8 a.m., Columbia Heights City Hall.**

ADJOURNMENT

Auxiliary aids or other accommodations for individuals with disabilities are available upon request when the request is made at least 72 hours in advance. Please contact Administration at 763-706-3610 to make arrangements.

ECONOMIC DEVELOPMENT AUTHORITY

City Hall—Shared Vision Room, 3989 Central Ave NE
Tuesday, September 08, 2026
5:00 PM

MINUTES

The meeting was called to order at 5:00 pm by President Spriggs.

CALL TO ORDER/ROLL CALL
Members present: Micah Anderson; Connie Buesgens; Laurel Deneen (5:07 pm); Rachel James; Amáda Márquez-Simula; Justice Spriggs; Marlaine Szurek

Staff present: Aaron Chirpich, City Manager; Mitchell Forney, Community Development Director; Luann Hake, Community Development Administrative Assistant; Jesse Hauf, IT Director; Emilie Voight, Community Development Coordinator

Guest speakers: Noah Keller, Global Engagement Program Manager for Twin Cities Habitat for Humanity

PLEDGE OF ALLEGIANCE

CONSENT AGENDA

1. **Approve August 3, 2026 EDA Meeting Minutes. (pg. 3)**
   MOTION: Move to approve the August 3, 2026, regular EDA meeting minutes.

2. **Resolution 2026-24 to Approve the Financial Reports and Payment of the Bills for July 2026. (pg. 8)**
   MOTION: Move to waive the reading of Resolution 2026-24, there being ample copies available to the public.
   MOTION: Move to approve Resolution 2026-24 approving the financial statements for the month of July 2026 and the payment of the bills for the month of July 2026.

Motion by Szurek, seconded by James, to approve the Consent Agenda as presented. All ayes. MOTION PASSED.

RESOLUTION NO. 2026-24

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF JULY 2026 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF JULY 2026.

WHEREAS, the Columbia Heights Economic Development Authority (the "EDA") is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all

receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and, if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statements for the month of July 2026 have been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statements and finds them to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City-approved Budgets, Audits and similar documentation; and

WHEREAS, financial statements are held by the City's Finance Department in a method outlined by the State of Minnesota's Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made as part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 8th day of September, 2026

Offered by: Szurek
Seconded by: James
Roll Call: All ayes. MOTION PASSED.

Spriggs
President

Attest:
Voight
Secretary

BUSINESS ITEMS

3. Sale of 4510 Taylor St NE to Twin Cities Habitat for Humanity, with Associated Forgivable Loan Proposal. (pg. 21)

Voight reported that in September of 2025, the EDA purchased the property located at 4510 Taylor St NE. The single-family residence on the site had fallen into disrepair, and although the owner was interested in selling it, the house would have needed tens of thousands of dollars of repairs to make it habitable again. The EDA decided to purchase the property to ensure that the site would be responsibly renovated and to create an opportunity for a new housing unit or units. The EDA used funds from its Redevelopment Fund 408 Commercial Revitalization Program to purchase the property, demolish the structure, and prepare the site for redevelopment. Prior to building demolition, the City Fire Department used the structure for training exercises.

Voight noted that in the past, the EDA has partnered with Twin Cities Habitat for Humanity (TCHFH) to redevelop vacant properties into new affordable housing. After TCHFH completed its most recent Columbia Heights project at 4243 5th Street, Habitat staff indicated that they were looking for another redevelopment opportunity in the City. The EDA discussed possibilities for a Habitat project during its January 2026 meeting and determined that the 4510 Taylor site would be a good fit for a new TCHFH single-family home.

Voight explained that during the January 2026 discussion, the EDA also considered whether it might want to provide any gap financing-type contributions to TCHFH for a project at 4510 Taylor. At that time, the majority of commissioners informally agreed with the idea of providing TCHFH with a forgivable loan of $35,000 for a single-family home project on the Taylor site. This loan would be similar in type and size to what the EDA had provided for the 4243 5th St project.

Voight mentioned that tonight, staff is bringing forward a proposed purchase and development agreement and a forgivable loan agreement which formalize the key components previously discussed by the EDA. A representative from Twin Cities Habitat for Humanity is present to discuss potential site designs and project financing.

Voight stated that notable points in the purchase and development agreement include:

- the sale of the property to Habitat for $1.00;
- the construction of a new 3-bedroom, 2-story single-family home by Habitat for Humanity (with a floor plan endorsed by the EDA);
- the requirement that the home be sold to an income-qualifying family meeting the criteria of Habitat's affordable homeownership program;
- and a substantial completion deadline of December 31, 2027.

Voight stated notable points in the loan agreement include:

- the description of a forgivable loan in the amount of $35,000 to Twin Cities Habitat for Humanity;
- and the requirement that TCHFH satisfy its obligations under the purchase and development agreement, including that the project be substantially completed by December 31, 2027, in order to have the loan forgiven.

Voight explained that as discussed during the January 2026 EDA meeting, the forgivable loan would be funded by EDA dollars originally derived from Fund 408 and set aside as matching funds to access the MHFA Local Housing Trust Fund Grants Program grant awarded in 2025. These funds are now designated as the "MHFA Housing Fund 206." Expenditure of these earmarked matching funds will lead to MHFA's disbursement of the grant award, effectively reimbursing the City for the loan to TCHFH.

Global Engagement Program Manager for Twin Cities Habitat for Humanity, Noah Keller, reviewed the funding sources and uses for the house. He showed floor plans and exterior elevations renderings of two possible models for the home. Both models would include a driveway that would pass by the home and lead to a two-stall garage. He reviewed the site plan and the site layout. He mentioned that the desire is to work with the Planning Commission and City Forester to save the tree in the yard.

Spriggs opened the public hearing. There were no public comments.

Motion by Buesgens, seconded by Deneen, to close the public hearing. All ayes. MOTION PASSED.

Questions/Comments from Members:

Buesgens thanked Mr. Keller for trying to save the tree. She noted that she liked the floor plan that provided a bedroom on the main floor so that it is more accessible.

Szurek mentioned that she liked the design option that included four bedrooms and two full stories because it is more efficient with its use of space.

Anderson inquired about the demand for bedrooms. Mr. Keller replied that there is a demand for spacious rooms. He explained that he does not anticipate any difficulty in selling the home, but that they might sell the story-and-a-half design more quickly. Szurek pointed out how much space could be lost due to ceiling height in the one and a half story floor plan.

Márquez-Simula stated she is in favor of the two-story floor plan. Deneen stated she is in favor of the floor plan with the bedroom on the main floor for accessibility and allowing a family to age in place in a home.

Szurek mentioned that a 10-foot-by-10-foot bedroom on the ground floor is not very large and would not work well as a master bedroom, whereas the bedrooms upstairs are more spacious. Buesgens mentioned that she would be in favor of either floor plan.

Spriggs noted that he would be in favor of the floor plan with the bedroom on the main floor. The majority of the EDA agreed; the EDA reached a consensus to use the story-and-a-half design option.

Mr. Keller reviewed the sources of funding and noted that the total cost is about $610,000. He explained that they anticipate $208,121 in homebuyer's first mortgage. He highlighted

the development gap and the affordability gap. He thanked the City for its support in Habitat for Humanity projects and affordable housing in the City.

Anderson asked if contingency was built into the funding. Mr. Keller replied that there is a construction contingency of $18,250 and an inflation contingency of $10,200. Anderson asked what would happen to the contingency funds if they were not used. Mr. Keller replied that the funds would not be used and could be recaptured.

Márquez-Simula asked if Habitat for Humanity did duplexes. Mr. Keller replied that they do side-by-side duplexes that are called twin homes. He added that they also do townhomes, but typically only when there are at least twelve at a time.

Anderson inquired about the purchase agreement and asked if Habitat for Humanity has ever had to transfer to another entity in the past. Mr. Keller replied that since he has with TCHFH, he has not seen that occur.

Motion by James, seconded by Szurek, to waive the reading of Resolution 2026-25, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by James, seconded by Szurek, to approve Resolution 2026-25, a resolution approving the sale of land to and a purchase and development agreement with Twin Cities Habitat for Humanity, Inc. All ayes. MOTION PASSED.

Motion by James, seconded by Szurek, to waive the reading of Resolution 2026-26, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by James, seconded by Szurek, to approve Resolution 2026-26, a resolution approving a loan to Twin Cities Habitat for Humanity, Inc., and approving a loan agreement relating to a forgivable loan and related loan documents. All ayes. MOTION PASSED.

RESOLUTION NO. 2026-25

A RESOLUTION APPROVING THE SALE OF LAND TO AND A PURCHASE AND DEVELOPMENT AGREEMENT WITH TWIN CITIES HABITAT FOR HUMANITY, INC.

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Columbia Heights Economic Development Authority (the "Authority") as follows:

Section 1. Recitals.

1.01. The Authority may exercise all of the powers, rights, duties, and obligations set forth in Minnesota Statutes, Sections 469.090 through 469.1082, as amended (the "EDA Act"), which includes but is not limited to the powers of a housing and redevelopment authority under sections Minnesota Statutes, Sections 469.001 through 469.047, as amended (the "HRA Act").

1.02. The Authority has determined a need to exercise the powers under the EDA Act, including under Section 469.105, subdivision 1, to sell and convey property owned by it within the City of

Columbia Heights, Minnesota (the "City") for the purpose of remedying the shortage of housing in the City.

1.03. To facilitate development of certain property within the City, the Authority proposes to enter into a Purchase and Development Agreement (the "Agreement") with Twin Cities Habitat for Humanity, Inc., a Minnesota nonprofit corporation (the "Developer"), pursuant to which the Authority will sell to the Developer certain real property owned by the Authority and located in the City of Columbia Heights, Minnesota (the "City") at 4510 Taylor Street NE (PID No. 25-30-24-33-0095), which is legally described as LOT 13 & LOT 14 EX S 20 FT BLOCK 6 SHEFFIELDS 2ND SUB, EX RD SUBJ TO EASE OF REC, according to the plat on file in the Office of the Registrar of Titles of Anoka County, State of Minnesota (the "Property").

1.04. The Developer has proposed to purchase the Property for a purchase price of $1.00 for the purpose of constructing thereon a single-family home.

1.05. The Columbia Heights Planning Commission is reviewing the proposed conveyance of the Property and is expected to report in writing to the Board the finding that such conveyance is consistent with and in compliance with the City's comprehensive plan.

1.06. The proposed sale of the Property to the Developer is for housing and therefore will not constitute a business subsidy within the meaning of Minnesota Statutes, Sections 116J.993 to 116J.995, as amended.

1.07. On the date hereof, the Board conducted a duly noticed public hearing regarding the sale of the Property to the Developer pursuant to the Agreement, at which all interested persons were given an opportunity to be heard.

Section 2. Findings.

2.01. The Board hereby makes the following findings:

(a) The sale and conveyance of the Property to the Developer are in the best interests of the City and its people, and that the transaction furthers its general plan of economic development and housing goals.

(b) In certain cases, property within the City would or may not be available for development without the specific financial aid to be sought, that the Agreement will afford maximum opportunity, consistent with the needs of the City as a whole, for the development of the Property by private enterprise.

(c) The welfare of the City requires the active promotion, retention, attraction, encouragement, and development of economically sound industry and commerce through governmental action for the purpose of providing housing. It shall also be the policy of the Authority to facilitate and encourage such action as may be necessary to prevent the economic deterioration of such areas to the point where the process can be reversed only by total redevelopment. Through the use of the powers conferred on the Authority pursuant to the EDA Act, the HRA Act and other laws of the State of

Minnesota, promoting economic development may eliminate conditions which have prevented normal development of land by private enterprise and have resulted in a stagnant and unproductive condition of land potentially useful and valuable for contributing to the public health, safety, and welfare.

2.02. The Board has reviewed the Agreement and finds that the sale of the Property to the Developer pursuant to the Agreement conforms to the provisions of the Agreement. The performance of the Authority's obligations under the Agreement are in the public interest and will foster development of the Property, which is presently underutilized, to provide housing and will increase the City's tax base.

Section 3. Authority Approval; Further Proceedings.

3.01. The Agreement as presented to the Board, including the sale of the Property described therein, is hereby in all respects approved, subject to modifications that do not alter the substance of the transaction and that are approved by the President and Executive Director, provided that execution of the documents by such officials shall be conclusive evidence of approval.

3.02. The President and Executive Director are hereby authorized to execute on behalf of the Authority the Agreement and any documents referenced therein requiring execution by the Authority, including without limitation any deeds, and to carry out, on behalf of the Authority, its obligations thereunder.

3.03. Authority and City staff and consultants are authorized to take any actions necessary to carry out the intent of this resolution. Approved this 8th day of September, 2026, by the Board of Commissioners of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 8th day of September, 2026

Offered by: James
Seconded by: Szurek
Roll Call: All ayes. MOTION PASSED.

Spriggs
President

Attest:
Voight
Secretary

RESOLUTION NO. 2026-26

RESOLUTION APPROVING LOAN TO TWIN CITIES HABITAT FOR HUMANITY, INC. AND APPROVING A LOAN AGREEMENT RELATING TO A FORGIVABLE LOAN AND RELATED LOAN DOCUMENTS

DRAFT

BE IT RESOLVED by the Board of Commissioners (the "Board") of the Columbia Heights Economic Development Authority (the "Authority") as follows:

Section 1. Recitals.

1.01. The Authority may exercise all of the powers, rights, duties, and obligations set forth in Minnesota Statutes, Sections 469.090 through 469.1082, as amended (the "EDA Act"), which includes but is not limited to the powers of a housing and redevelopment authority under Minnesota Statutes, Sections 469.001 through 469.047, as amended (the "HRA Act"). Under Minnesota Statutes, Section 469.192, the Authority also has the authority to make loans for any purpose the Authority is authorized to carry out under the EDA Act and the HRA Act.

1.02. Twin Cities Habitat for Humanity, Inc., a Minnesota nonprofit corporation (the "Borrower"), has requested that the Authority loan the Borrower funds to finance the development of a single-family residential home (the "Project"), located at 4510 Taylor Street NE, Columbia Heights, Anoka County, Minnesota (the "Property").

1.03. The Board has received and reviewed a form of Loan Agreement (the "Loan Agreement") to be entered into between the Authority and the Borrower, which provides for a forgivable loan in the amount of $35,000.00 to the Borrower (the "Loan") from certain funds of the Authority set aside to access the MHFA Local Housing Trust Fund Grants Program Grant, and designated the "MHFA Housing Fund 206," which funds originally derived from EDA Fund 408.

1.04. The Board has also received and reviewed a form of Promissory Note (the "Note"), which is included as an exhibit to the Loan Agreement, to be given by the Borrower to the Authority as evidence of the Loan.

Section 2. Approvals.

2.01. The Loan Agreement and the Note (collectively, the "Loan Documents") are all approved in accordance with their terms, subject to modifications that do not alter the substance of the transaction and that are approved by the President and the Secretary of the Authority, provided that execution of the Loan Documents by such officials shall be conclusive evidence of approval.

2.02. The President and the Secretary of the Authority are authorized to execute on behalf of the Authority the Loan Documents and any documents referenced therein requiring execution by the Authority (collectively, the "Documents"), and to carry out, on behalf of the Authority, the obligations of the Authority under such Documents. In the event of absence or disability of any such officers, any of the documents authorized by this resolution to be executed may be executed without further act or authorization of the Board by any duly designated acting official, or by such other officer or officers of the Board as, in the opinion of legal counsel to the Authority, may act in their behalf.

2.03. The authority to approve, execute and deliver future amendments to the Documents or consents is hereby delegated to the Executive Director, subject to the following conditions: (a) such amendments or consents to not materially adversely affect the interests of the Authority; (b) such amendments or consents do not contravene or violate any policy of the Authority, the City of Columbia

Heights, Minnesota, or applicable provision of law; and (c) such amendments or consents are acceptable in form and substance to the counsel retained by the Authority to review such amendments. The authorization hereby given shall be further construed as authorization for the execution and delivery of such certificates and related items as may be required to demonstrate compliance with the agreements being amended and the terms of this resolution. The execution of any instrument by the Executive Director shall be conclusive evidence of the approval of such instruments in accordance with the terms hereof. In the absence of the Executive Director any instrument authorized by this paragraph to be executed and delivered may be executed by the officer of the Authority authorized to act in the Executive Director's place and stead.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 8th day of September, 2026

Offered by: James
Seconded by: Szurek
Roll Call: All ayes. MOTION PASSED.

Spriggs
President

Attest:
Voight
Secretary

4. 2027 EDA Budget Approval. (pg. 58)

Forney reported that in August, the proposed budget for the 2027 fiscal year was distributed to the City Council. Before the City Council completes its final review of the proposed budget, the Columbia Heights Economic Development Authority ("EDA") and the Housing and Redevelopment Authority in and for the City of Columbia Heights ("HRA") are required to adopt fund budgets for Fund 204: EDA Administration and Fund 408: EDA Redevelopment Projects, and to authorize their respective 2026 tax levies, payable in 2027.

Forney noted that the EDA effectively has two separate tax levies after the City Council granted the EDA certain HRA powers in 1996. One tax levy is administered by the City under Minnesota Statutes, Section 469.107 on behalf of the EDA (the "EDA Levy"), and the other is a special benefit tax levy administered by the EDA under Minnesota Statutes, Section 469.033 on behalf of the HRA (the "HRA Levy"). The proposed fund budgets reflect total levels within the statutory limits.

Forney mentioned that the chart included in the agenda packet shows the differences between the budget of 2026 and staff's proposed budget for 2027. There is an increase in the budgeted amount for 204. This is attributed to an increase in operating costs for staff time and EDA administrative costs. The budgeted 408 fund has a $2,000 decrease for 2027. While the state maximum for both levies has increased, the increase in EDA administrative

costs limits the amount of money that is available to transfer from fund 204 to fund 408. It is important to note that the difference would be more substantial if not for a $10,900 influx to Fund 204 from interest on investments. With this slight reduction in Fund 408, staff is recommending a slight shift in the expenditures budgeted for Fund 408, as identified in the agenda packet.

Forney stated that as the NOAH Loan program increases in utilization, so does the cost of its annual administration. With this fact in mind, staff is recommending an $8,000 increase in the NOAH Loan administrative costs. Due to the transfer to the NOAH Loan administrative costs and the $2,000 decrease to fund 408's budget, staff's recommendation includes a $10,000 decrease in the Façade Improvement Grant program's budget. This is the first discussion regarding the EDA's 2027 budget. Staff fully expect to revisit and possibly amend fund 408's 2027 expenditures as part of the EDA's goal-setting process in early 2027.

Forney mentioned that ultimately, staff's proposal results in a 5% increase in the EDA levy and a 1.2% decrease in the HRA levy. Similar to the process followed last year, any increase in the EDA levy must follow the public hearing and approval process identified in MN Statutes section 469.107.

Motion by Buesgens, seconded by Deneen, to waive the reading of Resolutions 2026-27 and 2026-28, there being ample copies available to the public. All ayes. MOTION PASSED.

Motion by Buesgens, seconded by Deneen, to adopt Resolution 2026-27, a resolution of the Columbia Heights Economic Development Authority, adopting a budget for the fiscal year of 2027 and setting the 2026 tax levy, payable in 2027. All ayes. MOTION PASSED.

Motion by Buesgens, seconded by Deneen, to adopt Resolution 2026-28, a resolution of the Columbia Heights Economic Development Authority, adopting a budget for the fiscal year of 2027 and authorizing a special benefit tax levy, payable in 2027. All ayes. MOTION PASSED.

RESOLUTION NO. 2026-27

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2027 AND SETTING THE 2026 TAX LEVY, PAYABLE IN 2027.

BE IT RESOLVED, by the Columbia Heights Economic Development Authority (the "EDA") as follows:

WHEREAS, the City of Columbia Heights (the "City") established the EDA by an enabling resolution adopted on January 8, 1996, pursuant to Minnesota Statutes 469.090 to 469.1081 (the "EDA Act"); and

WHEREAS, the City Council of the City has given to the EDA the responsibility for all development and redevelopment projects and programs; and

WHEREAS, under Section 469.107 of the EDA Act, the City is authorized to levy a tax for the benefit of the EDA on its area of operation for the purposes authorized under the EDA Act, subject to the approval of the City Council;

NOW, THEREFORE BE IT RESOLVED, that, after appropriate examination and due consideration, the Board of Commissioners of the Columbia Heights Economic Development Authority hereby:

1. Adopts and requests the City Council's approval of its budget in the amount of $851,900 for 2027; and
2. Adopts and requests the City Council's approval of an EDA tax levy under Section 469.107 of the EDA Act, in the amount of $416,000 for taxes payable in 2026; and
3. Authorizes the transfer of $73,000 from EDA Administration Fund 204 to EDA Redevelopment Fund 408; and
4. Instructs the Executive Director to transmit a copy of this resolution to the City Manager, Finance Director, and City Clerk of the City of Columbia Heights, Minnesota.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 8th day of September, 2026

Offered by: Buesgens
Seconded by: Deneen
Roll Call: All ayes. MOTION PASSED.

Spriggs
President

Attest:
Voight
Secretary

RESOLUTION NO. 2026-28

A RESOLUTION OF THE COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY, ADOPTING A BUDGET FOR THE FISCAL YEAR OF 2027 AND AUTHORIZING A SPECIAL BENEFIT TAX LEVY, PAYABLE IN 2027.

BE IT RESOLVED, by the Columbia Heights Economic Development Authority (the "EDA") as follows:

WHEREAS, the City of Columbia Heights (the "City") established the EDA by an enabling resolution adopted on January 8, 1996, pursuant to Minnesota Statutes 469.090 to 469.1081 (the "EDA Act"); and

WHEREAS, the City Council granted the EDA all powers and duties of a housing and redevelopment authority by an enabling resolution and ordinance adopted on October 22, 2001, pursuant to Minnesota Statutes 469.001 to 469.047 (the "HRA Act"), except certain powers that are allocated to the Housing and Redevelopment Authority in and for the City of Columbia Heights (the "HRA"); and

WHEREAS, under Section 469.033 of the HRA Act, the EDA is authorized to levy a special benefit tax, in an amount not to exceed .0185 percent of the City's estimated market value (the "HRA Levy"); and

DRAFT

WHEREAS, by separate resolution, the EDA has before it for consideration a copy of the EDA budget for the fiscal year of 2027, and the proposed amount of the HRA Levy, payable in 2027, is based on said budget;

NOW, THEREFORE BE IT RESOLVED, that, after appropriate examination and due consideration, the Board of Commissioners of the Columbia Heights Economic Development Authority hereby:

1. adopts an HRA Levy payable in 2027 of $425,000 under Section 469.033 of the HRA Act; and
2. directs staff to take such actions necessary to file with the City and certify with the County of Anoka County, the HRA Levy in the amount of $425,000 for taxes payable in 2027 under Section 469.033 of the HRA Act.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 8th day of September, 2026

Offered by: Buesgens
Seconded by: Deneen
Roll Call: All ayes. MOTION PASSED.

Spriggs
President

Attest:
Voight
Secretary

BUSINESS UPDATES

5. **NOAH Program Update. (pg. 68)**
   Voight provided an update regarding the NOAH Program. There have been three NOAH loans that have been originated. The loans range from $3,500 to $20,885. There is a window and gutter project, a front step project, and a roof and attic framing and insulation project.

6. **Twin Cities North Chamber Business Connect Meeting Friday, Sept. 11th, 8 a.m., Fridley City Hall.**
   Voight reminded the EDA that the Twin Cities North Chamber Business Connect meeting would be on Friday, September 11th at 8:00 am at Fridley City Hall.

   James inquired about the letter in the agenda packet regarding the property owner for the investment to work on the basement and whether it was beyond the scope of the NOAH loan. Voight replied that it is outside the maximum scope of the loan. The recipient of the loan could potentially request to take out a second loan from the program. She added that she would check the guidelines to ensure that it is possible for a recipient to apply for more than one loan.

DRAFT

Forney provided a department update and introduced Luann Hake as the new Community Development Administrative Assistant. He added that the Columbia Heights Building Official took a job with the City of Maplewood, and the City has hired the current Housing and Building Inspector as the new Building Official. He added that he would be on paternity leave beginning tomorrow and would henceforth be in the office one day a week.

James asked for an update regarding the economic support microloans. Voight replied that a second round of the microloans opened at the beginning of the last week of August and would remain open for applications until tomorrow at 4:00 pm. She added that she had contacted businesses directly to encourage them to apply.

ADJOURNMENT

Motion by Buesgens, seconded by Márquez-Simula, to adjourn the meeting at 5:52 pm. All ayes. MOTION PASSED.

Respectfully submitted,

EMILIE R. VOIGHT

_____

Interim Secretary

DRAFT

RESOLUTION NO. 2026-29

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF AUGUST 2026 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF AUGUST 2026.

WHEREAS, the Columbia Heights Economic Development Authority (the "EDA") is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statements for the month of August 2026 have been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statements and finds them to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

WHEREAS, financial statements are held by the City's Finance Department in a method outlined by the State of Minnesota's Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made as part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 2nd day of November, 2026

Offered by:
Seconded by:
Roll Call:

_____
Title: President

Attest:

_____
Title: Secretary

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 08/01/2026 - 08/31/2026
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 207836					
204.6314.43210	042426 - WR630GS6R COMMDEV ADMIN A	LUMEN TECHNOLOGIES CO	04/24/26	780849403	332.40
			Total For Check 207836		332.40
Check 207934					
408.6414.43050	HAZMAT & ASBESTOS REMOVAL 4217 C	SHELTERTECH CORPORATION	07/22/26	16621-I	1,920.00
			Total For Check 207934		1,920.00
Check 207945					
204.6314.43050	EDA MEETING MINUTES 070626	TIMESAVER OFF SITE SECRETA	07/14/26	32645	216.75
			Total For Check 207945		216.75
Check 207956					
204.6314.43210	072426 - WR630GS6R COMMDEV ADMIN A	LUMEN TECHNOLOGIES CO	07/24/26	792800371	1,150.06
204.6314.43210	050126 - 5-0TK0L5L COMMDEV ADMIN A	LUMEN TECHNOLOGIES CO	05/01/26	784179496	6.74
204.6314.43210	060126 - 5-0TK0L5L COMMDEV ADMIN A	LUMEN TECHNOLOGIES CO	06/01/26	788006906	20.15
204.6314.43210	070126 - 5-0TK0L5L COMMDEV ADMIN A	LUMEN TECHNOLOGIES CO	07/01/26	792005033	17.75
204.6314.43210	080126 - 5-0TK0L5L COMMDEV ADMIN A	LUMEN TECHNOLOGIES CO	08/01/26	796010085	137.34
			Total For Check 207956		1,332.04
Check 208017					
204.6314.43210	072626 - 10013121 PHONE COMMDEV	POPP.COM INC	07/26/26	992924476	41.12
			Total For Check 208017		41.12
Check 208031					
228.6317.44000	FUEL COST SUPPLEMENT	TK ELEVATOR CORPORATION	07/17/26	4800067706	100.00
			Total For Check 208031		100.00
Check 208053					
204.6314.43250	COMM DEV ADMIN (2.3%) INTERNET 0	ARVIG ENTERPRISES, INC	04/28/26	042826	3.15
204.6314.43250	COMM DEV ADMIN (2.3%) INTERNET 0	ARVIG ENTERPRISES, INC	05/28/26	052826	3.15
204.6314.43250	COMM DEV ADMIN (2.3%) INTERNET 0	ARVIG ENTERPRISES, INC	06/28/26	062826	6.30
204.6314.43250	COMM DEV ADMIN (2.3%) INTERNET 0	ARVIG ENTERPRISES, INC	07/28/26	072826	6.30
			Total For Check 208053		18.90
Check 208057					
228.6317.43050	46000-205 PA 4024/4026 CNTRL AVE	BARNA GUZY & STEFFEN LTD	06/30/26	313318	405.00
			Total For Check 208057		405.00
Check 208072					
408.6411.44600	FACADE IMPROVEMENT GRANT 4024 CN	DARRYL TILDEN	08/11/26	081126	4,175.50
			Total For Check 208072		4,175.50
Check 208080					
228.6317.43050	PROJECT 4024/4026 CENTRAL AVE NE	KURTH SURVEYING	08/04/26	4549	945.00
			Total For Check 208080		945.00
Check 208088					
408.6411.44600	FACADE IMPROVEMENT GRANT 3986 CN	NIKHOM SPA	08/13/26	081326	2,371.99
			Total For Check 208088		2,371.99
Check 208104					
204.6314.44330	MEMBERSHIP 080126-073127	TWIN CITIES NORTH CHAMBER	07/01/26	2022966	395.00
			Total For Check 208104		3
Check 208196					

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 08/01/2026 - 08/31/2026
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 208196					
228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	08/11/26	1303965227	665.17
			Total For Check 208196		665.17
Check 3159					
372.7000.46110	INTEREST	BOND TRUST SERVICES CORP	06/12/26	104629	18,975.00
			Total For Check 3159		18,975.00

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
			Fund 204 EDA ADMINISTRATION		2,336.21
			Fund 228 DOWNTOWN PARKING		2,115.17
			Fund 372 HUSET PARK AREA TIF (T6		18,975.00
			Fund 408 EDA REDEVELOPMENT PROJE		8,467.49
			Total For All Funds:		31,893.87

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
204.0000.31011	EDA CURRENT AD VALOREM	311,600.00	0.00	0.00	160,632.24	150,967.76	51.55
204.0000.31014	AREA WIDE TAX	89,400.00	0.00	0.00	43,814.71	45,585.29	49.01
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,012.72	(1,012.72)	100.00
204.0000.36210	INTEREST ON INVESTMENTS	6,000.00	0.00	0.00	0.00	6,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		407,000.00	0.00	0.00	205,459.67	201,540.33	50.48
TOTAL REVENUES		407,000.00	0.00	0.00	205,459.67	201,540.33	50.48
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
204.6314.41010	REGULAR EMPLOYEES	209,400.00	0.00	16,942.04	135,145.65	74,254.35	64.54
204.6314.41210	P.E.R.A. CONTRIBUTION	15,600.00	0.00	1,210.16	10,069.55	5,530.45	64.55
204.6314.41220	F.I.C.A. CONTRIBUTION	16,000.00	0.00	1,274.17	10,199.47	5,800.53	63.75
204.6314.41300	INSURANCE	24,000.00	0.00	1,187.30	9,493.80	14,506.20	39.56
204.6314.41410	MN PAID LEAVE TAX	900.00	0.00	81.30	677.47	222.53	75.27
204.6314.41510	WORKERS COMP INSURANCE PREM	700.00	0.00	32.16	388.44	311.56	55.49
204.6314.42000	OFFICE SUPPLIES	200.00	0.00	10.78	10.29	189.71	5.15
204.6314.42010	MINOR EQUIPMENT	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.42171	GENERAL SUPPLIES	200.00	0.00	0.00	22.97	177.03	11.49
204.6314.42175	FOOD SUPPLIES	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43045	ATTORNEY FEES-OTHER	0.00	0.00	0.00	4,909.97	(4,909.97)	100.00
204.6314.43050	EXPERT & PROFESSIONAL SERV.	13,900.00	0.00	178.00	35,668.50	(21,768.50)	256.61
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	4,500.00	0.00	0.00	0.00	4,500.00	0.00
204.6314.43210	TELEPHONE	1,200.00	3,614.71	137.34	1,998.98	(4,413.69)	467.81
204.6314.43220	POSTAGE	100.00	0.00	0.00	1,400.55	(1,300.55)	1,400.55
204.6314.43250	OTHER TELECOMMUNICATIONS	500.00	0.00	6.76	176.10	323.90	35.22
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	35.98	164.02	17.99
204.6314.43320	OUT OF TOWN TRAVEL EXPENSE	1,500.00	0.00	0.00	750.00	750.00	50.00
204.6314.43500	LEGAL NOTICE PUBLISHING	200.00	0.00	90.00	90.00	110.00	45.00
204.6314.43600	PROP & LIAB INSURANCE	3,500.00	0.00	291.67	2,333.36	1,166.64	66.67
204.6314.44000	REPAIR & MAINT. SERVICES	100.00	0.00	0.00	0.00	100.00	0.00
204.6314.44030	SOFTWARE & SOFTWARE SUBSCRIPTIONS	3,700.00	3,000.74	0.00	2,494.46	(1,795.20)	148.52
204.6314.44040	INFORMATION SYS:INTERNAL SVC	9,500.00	0.00	791.67	6,333.36	3,166.64	66.67
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	1,200.00	0.00	170.00	565.00	635.00	47.08
204.6314.44380	COMMISSION & BOARDS	800.00	0.00	0.00	385.00	415.00	48.13
204.6314.44390	TAXES & LICENSES	0.00	0.00	0.00	63.75	(63.75)	100.00
204.6314.47100	OPER. TRANSFER OUT - LABOR	25,600.00	0.00	2,133.33	17,066.64	8,533.36	66.67
204.6314.47421	TRANSFR:EDA REDEVELP PROJ FD	80,000.00	0.00	0.00	0.00	80,000.00	0.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		413,900.00	6,615.45	24,536.68	240,279.29	167,005.26	59.65
TOTAL EXPENDITURES		413,900.00	6,615.45	24,536.68	240,279.29	167,005.26	59.65
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		407,000.00	0.00	0.00	205,459.67	201,540.33	50.48
TOTAL EXPENDITURES		413,900.00	6,615.45	24,536.68	240,279.29	167,005.26	59.65
NET OF REVENUES & EXPENDITURES		(6,900.00)	(6,615.45)	(24,536.68)	(34,819.62)	34,535.07	6

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	59,900.00	0.00	4,991.67	39,933.36	19,966.64	66.67
Total Dept 0000 - NON-DEPARTMENTAL		59,900.00	0.00	4,991.67	39,933.36	19,966.64	66.67
TOTAL REVENUES		59,900.00	0.00	4,991.67	39,933.36	19,966.64	66.67
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
228.6317.42012	OTHER TECHNOLOGY EQUIPMENT	1,500.00	0.00	0.00	432.00	1,068.00	28.80
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	945.00	4,334.98	(4,334.98)	100.00
228.6317.43600	PROP & LIAB INSURANCE	3,500.00	0.00	291.67	2,333.36	1,166.64	66.67
228.6317.43800	UTILITY SERVICES	2,400.00	0.00	263.27	1,611.24	788.76	67.14
228.6317.43810	ELECTRIC	13,400.00	0.00	665.17	7,000.11	6,399.89	52.24
228.6317.44000	REPAIR & MAINT. SERVICES	37,000.00	614.30	1,350.70	6,462.10	29,923.60	19.13
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	2,000.00	0.00	0.00	10,650.00	(8,650.00)	532.50
228.6317.44390	TAXES & LICENSES	100.00	0.00	0.00	0.00	100.00	0.00
Total Dept 6317 - DOWNTOWN PARKING		59,900.00	614.30	3,515.81	32,823.79	26,461.91	55.82
TOTAL EXPENDITURES		59,900.00	614.30	3,515.81	32,823.79	26,461.91	55.82
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		59,900.00	0.00	4,991.67	39,933.36	19,966.64	66.67
TOTAL EXPENDITURES		59,900.00	614.30	3,515.81	32,823.79	26,461.91	55.82
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	1,475.86	7,109.57	(6,495.27)	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
372.0000.31010	CURRENT AD VALOREM	922,000.00	0.00	0.00	393,223.15	528,776.85	42.65
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	(40,146.93)	40,146.93	100.00
372.0000.36210	INTEREST ON INVESTMENTS	30,000.00	0.00	0.00	0.00	30,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		952,000.00	0.00	0.00	353,076.22	598,923.78	37.09
TOTAL REVENUES		952,000.00	0.00	0.00	353,076.22	598,923.78	37.09
Expenditures							
Dept 7000 - DEBT SERVICE							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	10,000.00	1,300.00	0.00	5,586.62	3,113.38	68.87
372.7000.44600	LOANS & GRANTS	700,000.00	0.00	0.00	556,973.92	143,026.08	79.57
372.7000.46010	PRINCIPAL	145,000.00	0.00	0.00	145,000.00	0.00	100.00
372.7000.46110	INTEREST	40,800.00	0.00	0.00	40,850.00	(50.00)	100.12
372.7000.46200	FISCAL AGENT CHARGES	3,500.00	700.00	0.00	0.00	2,800.00	20.00
372.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	575.00	(575.00)	100.00
Total Dept 7000 - DEBT SERVICE		899,300.00	2,000.00	0.00	748,985.54	148,314.46	83.51
TOTAL EXPENDITURES		899,300.00	2,000.00	0.00	748,985.54	148,314.46	83.51
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		952,000.00	0.00	0.00	353,076.22	598,923.78	37.09
TOTAL EXPENDITURES		899,300.00	2,000.00	0.00	748,985.54	148,314.46	83.51
NET OF REVENUES & EXPENDITURES		52,700.00	(2,000.00)	0.00	(395,909.32)	450,609.32	755.05

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 375 - TIF Z6: 47TH & GRAND							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
375.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	44,259.80	(44,259.80)	100.00
375.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	(47,763.93)	47,763.93	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	(3,504.13)	3,504.13	100.00
TOTAL REVENUES		0.00	0.00	0.00	(3,504.13)	3,504.13	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	600.00	0.00	753.27	(1,353.27)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	43,629.30	(43,629.30)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	600.00	0.00	44,382.57	(44,982.57)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	44,382.57	(44,982.57)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	(3,504.13)	3,504.13	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	44,382.57	(44,982.57)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(600.00)	0.00	(47,886.70)	48,486.70	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
391.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
TOTAL REVENUES		0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	600.00	0.00	1,699.87	(2,299.87)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	600.00	0.00	1,699.87	(2,299.87)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	1,699.87	(2,299.87)	100.00
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	1,699.87	(2,299.87)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(600.00)	0.00	32,287.12	(31,687.12)	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
392.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
TOTAL REVENUES		0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	600.00	0.00	733.94	(1,333.94)	100.00
392.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	672,609.70	(672,609.70)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	600.00	0.00	673,343.64	(673,943.64)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	673,343.64	(673,943.64)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	673,343.64	(673,943.64)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(600.00)	0.00	(337,892.79)	338,492.79	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 393 - TIF BB6 ALATUS 4300 CENTRAL							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
393.0000.36210	INTEREST ON INVESTMENTS	0.00	0.00	0.00	57.62	(57.62)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	57.62	(57.62)	100.00
TOTAL REVENUES		0.00	0.00	0.00	57.62	(57.62)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
393.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	600.00	0.00	1,611.94	(2,211.94)	100.00
393.7000.47160	TRANSFER OUT TO BONDS	0.00	0.00	0.00	403,747.69	(403,747.69)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	600.00	0.00	405,359.63	(405,959.63)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	405,359.63	(405,959.63)	100.00
Fund 393 - TIF BB6 ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	57.62	(57.62)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	405,359.63	(405,959.63)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(600.00)	0.00	(405,302.01)	405,902.01	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 394 - REUTER WALTON TIF							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
394.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
TOTAL REVENUES		0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
394.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	600.00	0.00	714.60	(1,314.60)	100.00
394.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	34,199.21	(34,199.21)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	600.00	0.00	34,913.81	(35,513.81)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	34,913.81	(35,513.81)	100.00
Fund 394 - REUTER WALTON TIF:							
TOTAL REVENUES		0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
TOTAL EXPENDITURES		0.00	600.00	0.00	34,913.81	(35,513.81)	100.00
NET OF REVENUES & EXPENDITURES		0.00	(600.00)	0.00	(16,434.42)	17,034.42	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 08/31/26	YTD BALANCE 08/31/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
408.0000.31012	HRA CURRENT AD VALOREM	314,000.00	0.00	0.00	160,419.62	153,580.38	51.09
408.0000.31014	AREA WIDE TAX	106,000.00	0.00	0.00	53,552.79	52,447.21	50.52
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	961.66	(961.66)	100.00
408.0000.39230	TRANSFER IN FROM EDA ADMIN	80,000.00	0.00	0.00	0.00	80,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		500,000.00	0.00	0.00	214,934.07	285,065.93	42.99
TOTAL REVENUES		500,000.00	0.00	0.00	214,934.07	285,065.93	42.99
Expenditures							
Dept 6411 - FACADE IMPROVEMENT GRANT							
408.6411.44600	LOANS & GRANTS	80,000.00	0.00	7,690.97	52,690.97	27,309.03	65.86
Total Dept 6411 - FACADE IMPROVEMENT GRANT		80,000.00	0.00	7,690.97	52,690.97	27,309.03	65.86
Dept 6414 - COMMERCIAL REVITALIZATION							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	20,000.00	950.00	2,900.00	15,570.00	3,480.00	82.60
408.6414.44000	REPAIR & MAINT. SERVICES	0.00	0.00	0.00	1,603.27	(1,603.27)	100.00
408.6414.44600	LOANS & GRANTS	0.00	0.00	0.00	300,000.00	(300,000.00)	100.00
408.6414.45110	LAND	300,000.00	76,902.33	0.00	228,537.41	(5,439.74)	101.81
408.6414.47435	TRANSFER OUT TO: OTHER	0.00	0.00	75,000.00	75,000.00	(75,000.00)	100.00
Total Dept 6414 - COMMERCIAL REVITALIZATION		320,000.00	77,852.33	77,900.00	620,710.68	(378,563.01)	218.30
Dept 6418 - FIRE SUPPRESSION GRANT							
408.6418.44600	LOANS & GRANTS	100,000.00	23,800.00	0.00	26,200.00	50,000.00	50.00
Total Dept 6418 - FIRE SUPPRESSION GRANT		100,000.00	23,800.00	0.00	26,200.00	50,000.00	50.00
TOTAL EXPENDITURES		500,000.00	101,652.33	85,590.97	699,601.65	(301,253.98)	160.25
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		500,000.00	0.00	0.00	214,934.07	285,065.93	42.99
TOTAL EXPENDITURES		500,000.00	101,652.33	85,590.97	699,601.65	(301,253.98)	160.25
NET OF REVENUES & EXPENDITURES		0.00	(101,652.33)	(85,590.97)	(484,667.58)	586,319.91	100.00
TOTAL REVENUES - ALL FUNDS		1,918,900.00	0.00	4,991.67	1,197,874.04	721,025.96	62.43
TOTAL EXPENDITURES - ALL FUNDS		1,873,100.00	113,882.08	113,643.46	2,881,389.79	(1,122,171.87)	159.91
NET OF REVENUES & EXPENDITURES		45,800.00	(113,882.08)	(108,651.79)	(1,683,515.75)	1,843,197.83	3,924.45

RESOLUTION NO. 2026-30

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FINANCIAL STATEMENTS FOR THE MONTH OF SEPTEMBER 2026 AND THE PAYMENT OF THE BILLS FOR THE MONTH OF SEPTEMBER 2026.

WHEREAS, the Columbia Heights Economic Development Authority (the "EDA") is required by Minnesota Statutes Section 469.096, Subd. 9, to prepare a detailed financial statement which shows all receipts and disbursements, their nature, the money on hand, the purposes to which the money on hand is to be applied, the EDA's credits and assets and its outstanding liabilities; and

WHEREAS, said Statute also requires the EDA to examine the statement and treasurer's vouchers or bills and if correct, to approve them by resolution and enter the resolution in its records; and

WHEREAS, the financial statements for the month of September 2026 have been reviewed by the EDA Commission; and

WHEREAS, the EDA has examined the financial statements and finds them to be acceptable as to both form and accuracy; and

WHEREAS, the EDA Commission has other means to verify the intent of Section 469.096, Subd. 9, including but not limited to Comprehensive Annual Financial Reports, Annual City approved Budgets, Audits and similar documentation; and

WHEREAS, financial statements are held by the City's Finance Department in a method outlined by the State of Minnesota's Records Retention Schedule,

NOW, THEREFORE BE IT RESOLVED by the Board of Commissioners of the Columbia Heights Economic Development Authority that it has examined the referenced financial statements including the check history, and they are found to be correct, as to form and content; and

BE IT FURTHER RESOLVED the financial statements are acknowledged and received and the check history as presented in writing is approved for payment out of proper funds; and

BE IT FURTHER RESOLVED this resolution is made as part of the permanent records of the Columbia Heights Economic Development Authority.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Passed this 2nd day of November, 2026

Offered by:
Seconded by:
Roll Call:

_____
Title: President

Attest:

_____
Title: Secretary

INVOICE GL DISTRIBUTION REPORT FOR CITY OF COLUMBIA HEIGHTS
EXP CHECK RUN DATES 09/01/2026 - 09/30/2026
BOTH JOURNALIZED AND UNJOURNALIZED
PAID

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Check 208199					
408.6411.44600	FACADE IMPROVEMENT GRANT 2026	37TH & JOHNSON HAIR & TANN	08/21/26	082126	1,143.48
			Total For Check 208199		1,143.48
Check 208218					
228.6317.44000	TROUBLESHOOT PARKING RAMP ALLEYW	COLLINS ELECTRICAL CONSTRU	08/11/26	2631716.01	195.70
			Total For Check 208218		195.70
Check 208265					
228.6317.44000	SWEEPING - VAN BUREN RAMP	RTD POWER WASHING, INC	08/21/26	IN26080522	1,155.00
			Total For Check 208265		1,155.00
Check 208313					
204.6314.43500	PHN SEPT 8 PH HABITAT FOR HUMANI	ECM PUBLISHERS INC	08/21/26	1111371	90.00
			Total For Check 208313		90.00
Check 208362					
204.6314.43050	EDA MINUTES 080326	TIMESAVER OFF SITE SECRETF	08/14/26	32786	178.00
			Total For Check 208362		178.00
Check 208463					
204.6314.43250	COMM DEV ADMIN (2.3%) INTERNET 0	ARVIG ENTERPRISES, INC	08/28/26	082826	6.76
			Total For Check 208463		6.76
Check 208475					
372.7000.43050	2016A HUSET TIF REVENUE BONDS	EHLERS & ASSOCIATES INC	09/15/26	INV108301	162.50
372.7000.46200	2016A HUSET TIF REVENUE BONDS	EHLERS & ASSOCIATES INC	09/15/26	INV108090	500.00
			Total For Check 208475		662.50
Check 208511					
228.6317.43810	ELECTRIC	XCEL ENERGY (N S P)	09/08/26	1310924234	699.29
			Total For Check 208511		699.29
Check 3212					
204.6314.42000	KEY ME LOCK SMITHS TAX REFUND	WELLS FARGO BANK	07/14/26	CQSEDE	(0.49)
204.6314.44330	BUSINESS JOURNAL SUBSCRIPTION	BUSINESS JOURNAL/THE	08/12/26	INV2026-0815757	170.00
			Total For Check 3212		169.51

GL Number	Invoice Line Desc	Vendor	Invoice Date	Invoice	Amount
Fund Totals:					
			Fund 204 EDA ADMINISTRATION		444.27
			Fund 228 DOWNTOWN PARKING		2,049.99
			Fund 372 HUSET PARK AREA TIF (T6		662.50
			Fund 408 EDA REDEVELOPMENT PROJE		1,143.48
			Total For All Funds:		4,300.24

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 204 - EDA ADMINISTRATION							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
204.0000.31011	EDA CURRENT AD VALOREM	311,600.00	0.00	0.00	160,632.24	150,967.76	51.55
204.0000.31014	AREA WIDE TAX	89,400.00	0.00	0.00	43,814.71	45,585.29	49.01
204.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	1,012.72	(1,012.72)	100.00
204.0000.36210	INTEREST ON INVESTMENTS	6,000.00	0.00	0.00	0.00	6,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		407,000.00	0.00	0.00	205,459.67	201,540.33	50.48
TOTAL REVENUES		407,000.00	0.00	0.00	205,459.67	201,540.33	50.48
Expenditures							
Dept 6314 - ECONOMIC DEVELOPMENT AUTH							
204.6314.41010	REGULAR EMPLOYEES	209,400.00	0.00	16,942.03	152,087.68	57,312.32	72.63
204.6314.41210	P.E.R.A. CONTRIBUTION	15,600.00	0.00	1,210.17	11,279.72	4,320.28	72.31
204.6314.41220	F.I.C.A. CONTRIBUTION	16,000.00	0.00	1,274.16	11,473.63	4,526.37	71.71
204.6314.41300	INSURANCE	24,000.00	0.00	1,187.30	10,681.10	13,318.90	44.50
204.6314.41410	MN PAID LEAVE TAX	900.00	0.00	81.32	758.79	141.21	84.31
204.6314.41510	WORKERS COMP INSURANCE PREM	700.00	0.00	32.16	420.60	279.40	60.09
204.6314.42000	OFFICE SUPPLIES	200.00	0.00	0.00	10.29	189.71	5.15
204.6314.42010	MINOR EQUIPMENT	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.42171	GENERAL SUPPLIES	200.00	0.00	0.00	22.97	177.03	11.49
204.6314.42175	FOOD SUPPLIES	200.00	0.00	0.00	0.00	200.00	0.00
204.6314.43045	ATTORNEY FEES-OTHER	0.00	0.00	0.00	4,909.97	(4,909.97)	100.00
204.6314.43050	EXPERT & PROFESSIONAL SERV.	13,900.00	0.00	1,835.00	37,503.50	(23,603.50)	269.81
204.6314.43105	TRAINING & EDUCATION ACTIVITIES	4,500.00	0.00	0.00	28.52	4,471.48	0.63
204.6314.43210	TELEPHONE	1,200.00	3,135.88	43.19	2,085.36	(4,021.24)	435.10
204.6314.43220	POSTAGE	100.00	0.00	0.00	1,400.55	(1,300.55)	1,400.55
204.6314.43250	OTHER TELECOMMUNICATIONS	500.00	0.00	32.69	208.79	291.21	41.76
204.6314.43310	LOCAL TRAVEL EXPENSE	200.00	0.00	0.00	35.98	164.02	17.99
204.6314.43320	OUT OF TOWN TRAVEL EXPENSE	1,500.00	0.00	0.00	750.00	750.00	50.00
204.6314.43500	LEGAL NOTICE PUBLISHING	200.00	0.00	0.00	90.00	110.00	45.00
204.6314.43600	PROP & LIAB INSURANCE	3,500.00	0.00	291.67	2,625.03	874.97	75.00
204.6314.44000	REPAIR & MAINT. SERVICES	100.00	0.00	0.00	0.00	100.00	0.00
204.6314.44030	SOFTWARE & SOFTWARE SUBSCRIPTIONS	3,700.00	3,000.74	0.00	2,494.46	(1,795.20)	148.52
204.6314.44040	INFORMATION SYS:INTERNAL SVC	9,500.00	0.00	791.67	7,125.03	2,374.97	75.00
204.6314.44330	SUBSCRIPTION, MEMBERSHIP	1,200.00	0.00	0.00	565.00	635.00	47.08
204.6314.44380	COMMISSION & BOARDS	800.00	0.00	29.95	414.95	385.05	51.87
204.6314.44390	TAXES & LICENSES	0.00	0.00	0.00	63.75	(63.75)	100.00
204.6314.47100	OPER. TRANSFER OUT - LABOR	25,600.00	0.00	2,133.33	19,199.97	6,400.03	75.00
204.6314.47421	TRANSFR:EDA REDEVELP PROJ FD	80,000.00	0.00	0.00	0.00	80,000.00	0.00
Total Dept 6314 - ECONOMIC DEVELOPMENT AUTH		413,900.00	6,136.62	25,884.64	266,235.64	141,527.74	65.81
TOTAL EXPENDITURES		413,900.00	6,136.62	25,884.64	266,235.64	141,527.74	65.81
Fund 204 - EDA ADMINISTRATION:							
TOTAL REVENUES		407,000.00	0.00	0.00	205,459.67	201,540.33	50.48
TOTAL EXPENDITURES		413,900.00	6,136.62	25,884.64	266,235.64	141,527.74	65.81
NET OF REVENUES & EXPENDITURES		(6,900.00)	(6,136.62)	(25,884.64)	(60,775.97)	60,012.59	9

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 228 - DOWNTOWN PARKING							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
228.0000.39247	TRANSFER IN-SPECIAL PROJ REV	59,900.00	0.00	4,991.67	44,925.03	14,974.97	75.00
Total Dept 0000 - NON-DEPARTMENTAL		59,900.00	0.00	4,991.67	44,925.03	14,974.97	75.00
TOTAL REVENUES		59,900.00	0.00	4,991.67	44,925.03	14,974.97	75.00
Expenditures							
Dept 6317 - DOWNTOWN PARKING							
228.6317.42012	OTHER TECHNOLOGY EQUIPMENT	1,500.00	0.00	0.00	432.00	1,068.00	28.80
228.6317.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	4,334.98	(4,334.98)	100.00
228.6317.43600	PROP & LIAB INSURANCE	3,500.00	0.00	291.67	2,625.03	874.97	75.00
228.6317.43800	UTILITY SERVICES	2,400.00	0.00	0.00	1,611.24	788.76	67.14
228.6317.43810	ELECTRIC	13,400.00	0.00	699.29	7,699.40	5,700.60	57.46
228.6317.44000	REPAIR & MAINT. SERVICES	37,000.00	614.30	1,155.00	7,617.10	28,768.60	22.25
228.6317.44020	BLDG MAINT CONTRACTUAL SERVICES	2,000.00	0.00	0.00	10,650.00	(8,650.00)	532.50
228.6317.44390	TAXES & LICENSES	100.00	0.00	0.00	0.00	100.00	0.00
Total Dept 6317 - DOWNTOWN PARKING		59,900.00	614.30	2,145.96	34,969.75	24,315.95	59.41
TOTAL EXPENDITURES		59,900.00	614.30	2,145.96	34,969.75	24,315.95	59.41
Fund 228 - DOWNTOWN PARKING:							
TOTAL REVENUES		59,900.00	0.00	4,991.67	44,925.03	14,974.97	75.00
TOTAL EXPENDITURES		59,900.00	614.30	2,145.96	34,969.75	24,315.95	59.41
NET OF REVENUES & EXPENDITURES		0.00	(614.30)	2,845.71	9,955.28	(9,340.98)	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 372 - HUSET PARK AREA TIF (T6)							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
372.0000.31010	CURRENT AD VALOREM	922,000.00	0.00	0.00	393,223.15	528,776.85	42.65
372.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	(40,146.93)	40,146.93	100.00
372.0000.36210	INTEREST ON INVESTMENTS	30,000.00	0.00	0.00	0.00	30,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		952,000.00	0.00	0.00	353,076.22	598,923.78	37.09
TOTAL REVENUES		952,000.00	0.00	0.00	353,076.22	598,923.78	37.09
Expenditures							
Dept 7000 - DEBT SERVICE							
372.7000.43050	EXPERT & PROFESSIONAL SERV.	10,000.00	0.00	162.50	5,749.12	4,250.88	57.49
372.7000.44600	LOANS & GRANTS	700,000.00	0.00	0.00	556,973.92	143,026.08	79.57
372.7000.46010	PRINCIPAL	145,000.00	0.00	0.00	145,000.00	0.00	100.00
372.7000.46110	INTEREST	40,800.00	0.00	0.00	40,850.00	(50.00)	100.12
372.7000.46200	FISCAL AGENT CHARGES	3,500.00	0.00	500.00	500.00	3,000.00	14.29
372.7000.46210	MISCELLANEOUS FISCAL CHARGES	0.00	0.00	0.00	575.00	(575.00)	100.00
Total Dept 7000 - DEBT SERVICE		899,300.00	0.00	662.50	749,648.04	149,651.96	83.36
TOTAL EXPENDITURES		899,300.00	0.00	662.50	749,648.04	149,651.96	83.36
Fund 372 - HUSET PARK AREA TIF (T6):							
TOTAL REVENUES		952,000.00	0.00	0.00	353,076.22	598,923.78	37.09
TOTAL EXPENDITURES		899,300.00	0.00	662.50	749,648.04	149,651.96	83.36
NET OF REVENUES & EXPENDITURES		52,700.00	0.00	(662.50)	(396,571.82)	449,271.82	752.51

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 375 - TIF Z6: 47TH & GRAND							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
375.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	44,259.80	(44,259.80)	100.00
375.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	(47,763.93)	47,763.93	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	(3,504.13)	3,504.13	100.00
TOTAL REVENUES		0.00	0.00	0.00	(3,504.13)	3,504.13	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
375.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	753.27	(753.27)	100.00
375.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	43,629.30	(43,629.30)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	0.00	0.00	44,382.57	(44,382.57)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	44,382.57	(44,382.57)	100.00
Fund 375 - TIF Z6: 47TH & GRAND:							
TOTAL REVENUES		0.00	0.00	0.00	(3,504.13)	3,504.13	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	44,382.57	(44,382.57)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(47,886.70)	47,886.70	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 391 - SCATTERED SITE TIF W3/W4							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
391.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
TOTAL REVENUES		0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
391.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,699.87	(1,699.87)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	0.00	0.00	1,699.87	(1,699.87)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,699.87	(1,699.87)	100.00
Fund 391 - SCATTERED SITE TIF W3/W4:							
TOTAL REVENUES		0.00	0.00	0.00	33,986.99	(33,986.99)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	1,699.87	(1,699.87)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	32,287.12	(32,287.12)	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 392 - TIF BB2 ALATUS 40TH AV							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
392.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
TOTAL REVENUES		0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
392.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	733.94	(733.94)	100.00
392.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	672,609.70	(672,609.70)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	0.00	0.00	673,343.64	(673,343.64)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	673,343.64	(673,343.64)	100.00
Fund 392 - TIF BB2 ALATUS 40TH AV:							
TOTAL REVENUES		0.00	0.00	0.00	335,450.85	(335,450.85)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	673,343.64	(673,343.64)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(337,892.79)	337,892.79	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 393 - TIF BB6 ALATUS 4300 CENTRAL							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
393.0000.36210	INTEREST ON INVESTMENTS	0.00	0.00	0.00	57.62	(57.62)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	57.62	(57.62)	100.00
TOTAL REVENUES		0.00	0.00	0.00	57.62	(57.62)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
393.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	1,611.94	(1,611.94)	100.00
393.7000.47160	TRANSFER OUT TO BONDS	0.00	0.00	0.00	403,747.69	(403,747.69)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	0.00	0.00	405,359.63	(405,359.63)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	405,359.63	(405,359.63)	100.00
Fund 393 - TIF BB6 ALATUS 4300 CENTRAL:							
TOTAL REVENUES		0.00	0.00	0.00	57.62	(57.62)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	405,359.63	(405,359.63)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(405,302.01)	405,302.01	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 394 - REUTER WALTON TIF							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
394.0000.31010	CURRENT AD VALOREM	0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
Total Dept 0000 - NON-DEPARTMENTAL		0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
TOTAL REVENUES		0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
Expenditures							
Dept 7000 - DEBT SERVICE							
394.7000.43050	EXPERT & PROFESSIONAL SERV.	0.00	0.00	0.00	714.60	(714.60)	100.00
394.7000.44600	LOANS & GRANTS	0.00	0.00	0.00	34,199.21	(34,199.21)	100.00
Total Dept 7000 - DEBT SERVICE		0.00	0.00	0.00	34,913.81	(34,913.81)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	34,913.81	(34,913.81)	100.00
Fund 394 - REUTER WALTON TIF:							
TOTAL REVENUES		0.00	0.00	0.00	18,479.39	(18,479.39)	100.00
TOTAL EXPENDITURES		0.00	0.00	0.00	34,913.81	(34,913.81)	100.00
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	(16,434.42)	16,434.42	100.00

GL NUMBER	DESCRIPTION	2026 AMENDED BUDGET	ENCUMBERED YEAR-TO-DATE	ACTIVITY FOR MONTH 09/30/26	YTD BALANCE 09/30/2026	UNENCUMBERED BALANCE	% BDGT USED
Fund 408 - EDA REDEVELOPMENT PROJECT FD							
Revenues							
Dept 0000 - NON-DEPARTMENTAL							
408.0000.31012	HRA CURRENT AD VALOREM	314,000.00	0.00	0.00	160,419.62	153,580.38	51.09
408.0000.31014	AREA WIDE TAX	106,000.00	0.00	0.00	53,552.79	52,447.21	50.52
408.0000.31020	DELNQ. AD VALOREM	0.00	0.00	0.00	961.66	(961.66)	100.00
408.0000.39230	TRANSFER IN FROM EDA ADMIN	80,000.00	0.00	0.00	0.00	80,000.00	0.00
Total Dept 0000 - NON-DEPARTMENTAL		500,000.00	0.00	0.00	214,934.07	285,065.93	42.99
TOTAL REVENUES		500,000.00	0.00	0.00	214,934.07	285,065.93	42.99
Expenditures							
Dept 6411 - FACADE IMPROVEMENT GRANT							
408.6411.44600	LOANS & GRANTS	80,000.00	0.00	5,000.00	57,690.97	22,309.03	72.11
Total Dept 6411 - FACADE IMPROVEMENT GRANT		80,000.00	0.00	5,000.00	57,690.97	22,309.03	72.11
Dept 6414 - COMMERCIAL REVITALIZATION							
408.6414.43050	EXPERT & PROFESSIONAL SERV.	20,000.00	8,950.00	0.00	15,570.00	(4,520.00)	122.60
408.6414.44000	REPAIR & MAINT. SERVICES	0.00	0.00	0.00	1,603.27	(1,603.27)	100.00
408.6414.44600	LOANS & GRANTS	0.00	0.00	0.00	300,000.00	(300,000.00)	100.00
408.6414.45110	LAND	300,000.00	76,902.33	1,567.40	230,104.81	(7,007.14)	102.34
408.6414.47435	TRANSFER OUT TO: OTHER	0.00	0.00	0.00	75,000.00	(75,000.00)	100.00
Total Dept 6414 - COMMERCIAL REVITALIZATION		320,000.00	85,852.33	1,567.40	622,278.08	(388,130.41)	221.29
Dept 6418 - FIRE SUPPRESSION GRANT							
408.6418.44600	LOANS & GRANTS	100,000.00	23,800.00	23,800.00	50,000.00	26,200.00	73.80
Total Dept 6418 - FIRE SUPPRESSION GRANT		100,000.00	23,800.00	23,800.00	50,000.00	26,200.00	73.80
TOTAL EXPENDITURES		500,000.00	109,652.33	30,367.40	729,969.05	(339,621.38)	167.92
Fund 408 - EDA REDEVELOPMENT PROJECT FD:							
TOTAL REVENUES		500,000.00	0.00	0.00	214,934.07	285,065.93	42.99
TOTAL EXPENDITURES		500,000.00	109,652.33	30,367.40	729,969.05	(339,621.38)	167.92
NET OF REVENUES & EXPENDITURES		0.00	(109,652.33)	(30,367.40)	(515,034.98)	624,687.31	100.00
TOTAL REVENUES - ALL FUNDS		1,918,900.00	0.00	4,991.67	1,202,865.71	716,034.29	62.69
TOTAL EXPENDITURES - ALL FUNDS		1,873,100.00	116,403.25	59,060.50	2,940,522.00	(1,183,825.25)	163.20
NET OF REVENUES & EXPENDITURES		45,800.00	(116,403.25)	(54,068.83)	(1,737,656.29)	1,899,859.54	4,048.16

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	11/02/2026

ITEM:	**Amended Fire Suppression Grant Agreement 4065 Central Ave NE (One Reason).**
Presenting Item: CD Coordinator Emilie Voight	
DEPARTMENT: Community Development	**BY/DATE:** CD Coordinator / October 21, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity
_High Quality Public Spaces
X Safe, Accessible and Built for Everyone
_Engaged, Effective and Forward-Thinking
_Resilient and Prosperous Economy
_Inclusive and Connected Community

BACKGROUND

In July, the EDA approved a Fire Suppression Grant for the tenant of the property at 4065 Central Ave NE, One Reason church and dance studio. The tenant was relocating from a different building in Columbia Heights and planned to update the sprinkler system in the new location as part of their tenant improvements to the space.

One Reason provided the required two quotes at the time of their application, one bid amounting to $27,214 (Summit) and one amounting to $8,200 (Pye-Barker). Based on these estimates, the project was eligible for a maximum grant award of $4,100. The EDA approved the application at the maximum grant award amount of $4,100.

The applicants recently contacted Community Development staff to express that although they had moved ahead with the less expensive contractor (Pye-Barker), the final price of the work had slightly exceeded the original estimate. The final cost of the work was $10,906.42, a difference of $2,706.42. The applicant is requesting that the EDA approve an increase in the total grant award to cover 50% of the difference in price from the original quote.

Out of an initial 2026 budget of $100,000 for the Fire Suppression Grant Program, there are currently $22,100 remaining. Approving the proposed amended grant agreement for this applicant would increase their grant award by $1,353.21, which would leave $20,746.79 remaining in the 2026 program budget.

STAFF RECOMMENDATION

Staff recommend approval of the amended grant agreement as written, for a cumulative Fire Suppression Grant award to One Reason of $5,453.21.

RECOMMENDED MOTION(S):

MOTION: Move to approve the proposed amended Fire Suppression Grant Agreement, dated November 2nd, 2026, with the tenants of 4065 Central Ave NE (One Reason).

ATTACHMENT(S)

1. Final Fire Suppression Invoice from Pye-Barker for 4065 Central Ave NE (One Reason)
2. Reference – Original 4065 Central Ave NE (One Reason) Fire Suppression Grant Application (watermarked)
3. Draft Amended Fire Suppression Grant Agreement dated November 2nd, 2026

Customer Stat

405 County Road E W
Saint Paul, MN 55126
(651) 483-[redacted] Phone
(651) 483-[redacted] Fax

Print Date: 10/07/2026

[redacted]

Bill-To: **One Reason Church**
2305 37th Ave NE
COLUMBIA HEIGHTS, MN 55421

Date	Ref. Type	Reference	PO Num	Effective Date	Due Date	Amount	Amt Open
08/26/2026	Invoice	IVN00393988	DEMAND	08/26/2026	09/10/2026	200.00	200.00
08/31/2026	Invoice	IVN00394981	INSTALL PENDANTS	08/31/2026	09/15/2026	8,199.15	4,099.15
09/23/2026	Invoice	IVN00397452	Q00009043	09/23/2026	10/08/2026	2,507.27	2,507.27

Current:	**2,507.27**
0-30 Days:	**4,299.15**
30-60 Days:	**0.00**
60-90 Days:	**0.00**
Over 90 Days:	**0.00**
Sub Total:	**6,806.42**
Finance Charges:	**0.00**
Total:	**6,806.42**

Introducing our customer portal!
Customers can now use the portal to make payments and view inspection reports. Send an email [redacted]@nardinifire.com to register or visit [redacted].nardinifire.com

THE CITY OF COLUMBIA HEIGHTS

COMMUNITY DEVELOPMENT

FIRE SUPPRESSION GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED:	AMOUNT REQUESTED:
DATE REVIEWED:	PLANNED EDA MEETING:

PROPERTY OWNER INFORMATION

☐ Check if Applicant

Name: Columbia Heights Center, LLC Year Purchased: Leased 2026

Address: 4065 Central Ave NE, Columbia Heights, MN

Telephone: 612-910-[redacted] Email Address: [redacted]@grootwassink.com

BUSINESS INFORMATION

☒ Check if Applicant

Business Name: One Reason Dance Studio

Primary Contact: Jose & Jenna Perez

Address: 4065 Central Ave NE, Columbia Heights, MN

Telephone: 612-532[redacted] Email Address: [redacted]@onereasonchurch.com

Type of Business/Businesses in the Building: dance studio, church, coffee shop, playground.

If Leased, Lease Expiration Date 5/31/2032 Renewal Term 5 years

Check the appropriate type of ownership:

☐ The business owns the property ☑ The business leases the property

PROJECT INFORMATION

Describe the proposed scope of work to be completed:

Changing sprinkler heads.

Estimated Cost of Improvements: $8,500

REFERENCE

Have you engaged the services of a Contractor, Designer, or Architect: ☑ Yes ☐ No

If so, which services have you engaged: Architect, and contractor hired

Estimated time needed for the completion of the project: 4 weeks

APPLICATION PROCESS

1. **The following documents must accompany a completed application:**

   a. A complete application sent to the attention of the Columbia Heights Economic Development Authority at the following location: 3989 Central Ave NE, Columbia Heights, MN 55421

   b. Proof of ownership or signed letter from the property owner acknowledging the scope of work and giving the renter permission to apply for the grant and to complete the proposed work.

   c. A detailed scope of work

   d. Electronic copy of drawings or designs

   e. Submit 2 or more competitive proposals from licensed and bonded contractors. These proposals should give detailed information about the work to be done, the costs, and the project completion schedule. Any contractor that has submitted a competitive detailed estimate may be used. Contractors cannot be changed unless new proposals have been submitted and approved by the EDA.

   f. Other supporting documents may be requested by staff or the EDA.

2. Applications will be open and accepted until the initial allocation of funding is exhausted

3. Upon the Receipt of a complete application Community Development staff will review the planned project with the Building Official and Fire Department prior to bringing it before the EDA. During the review staff may request more information or documents related to the project.

4. After the EDA's decision applicants will be notified via email correspondence. A Grant Agreement must be approved and signed before commencement of any improvements.

5. Once the Grant Agreement is executed, the Recipient of the grant may begin the project improvements. The Grantee is responsible for obtaining all necessary permits and inspections throughout the process.

6. The grant recipient or its contractor must commence the improvements within sixty (60) days after an executed Grant Agreement. The project specified in the agreement must be completed within ten (10) months after the signing of the agreement.

7. Once the project is complete, the grant funds will be disbursed for reimbursement to the applicant after all the following pieces of information have been submitted:
   a. Proof of Final Inspection by the Building Official and Fire Department
   b. A Copy of the Final Invoice Received from the Contractor
   c. Before and After Photographs
   d. Proof of Payment to the Licensed Fire Suppression Contractor (i.e. receipt, invoice, etc.)
   e. Copies of all applicable permits

REFERENCE

APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.

2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.

3. The Applicant acknowledges that they have read the Fire Suppression Grant Program application and guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

Jenna Perez — 5/21/2026

APPLICANT'S SIGNATURE — DATE

PROPERTY OWNER'S SIGNATURE — 5-22-26 — DATE

REFERENCE

May 22, 2025

Re: The City of Columbia Heights
Fire Suppression Grant Program

Columbia Heights Center LLC acknowledges that approval has been given for One Reason Dance Studio at 4065 Central Ave NE, Columbia Heights, MN to apply for the fire suppression grant.

Tim McLaughlin
Operations Manager

REFERENCE

LEASE AGREEMENT

ONE REASON DANCE STUDIO L.L.C,
A MINNESOTA LIMITED LIABILITY COMPANY
AND
ONE REASON CHURCH,
A MINNESOTA NON-PROFIT CORPORATION

AND

COLUMBIA HEIGHTS CENTER, LLC,
A MINNESOTA LIMITED LIABILITY COMPANY

(LANDLORD)

FOR SPACE AT:

4065 CENTRAL AVE NE
COLUMBIA HEGHTS, MINNESOTA

REFERENCE

LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made, entered and effective as of January 8, 2026 (the "Effective Date"), by and between **Columbia Heights Center, LLC, a Minnesota limited liability company** (hereinafter referred to as "LANDLORD"), and **One Reason Dance Studio L.L.C., a Minnesota limited liability company, and One Reason Church, a Minnesota non-profit corporation** (collectively hereinafter referred to as "TENANT").

1. **Leased Premises.** LANDLORD, in consideration of the rents and covenants herein contained, to be paid, kept and performed by TENANT, does hereby demise, lease and let unto TENANT and TENANT does hereby hire and take from LANDLORD the following (the "Leased Premises"):

> Approximately **17,360** square feet of space in the shopping center located at **4065 Central Ave NE, Columbia Heights, Minnesota** (the "Building"), such space being measured from the outside walls to the center of the partition wall; all according to the floor plan attached hereto marked **Exhibit A** and made a part hereof.

The real property upon which the Building is situated shall be referred to herein as the "Land". The Building and Land are collectively referred to herein as the "Shopping Center".

2. **Term.** This Lease shall be for a term of seventy six months (the "Term"), commencing on February 1, 2026 (the "Commencement Date"), and ending May 31, 2032 (the "Termination Date"). In the event that TENANT commences its occupancy of the Leased Premises on a day other than the first day of a month (whether before or after the Commencement Date), the Rent for that month shall be pro-rated and adjusted accordingly.

3. **Use of Premises.** It is agreed that the Leased Premises shall be used by TENANT as a dance studio, church and certain ancillary office uses, as approved by LANDLORD and subject to all local, state, and federal regulations regarding the use of the Leased Premises and such rules and regulations as LANDLORD may enact from time-to-time that are generally applicable to all tenants of the Shopping Center. TENANT will not use or permit any part of the Leased Premises to be used for any dangerous, noxious, or offensive purpose, or cause or maintain any nuisance on the Leased Premises or the Shopping Center. TENANT agrees to confine its business activities to the Leased Premises and further agrees to use the Leased Premises in such manner so as not to disturb other tenants of the Shopping Center by excessive noise, emission of odors or fumes, or other disruptive or disagreeable activities. Notwithstanding any other term of this Lease, LANDLORD may terminate this Lease upon thirty (30) days' prior written notice upon TENANT's breach of this Section 3. Tenant must receive permission from Landlord prior to each band or concert event.

4. **Common Areas.** The term "Common Areas" shall be defined as that portion of Land and the Shopping Center improvements excepting that area which is presently or hereinafter available for lease to tenants. LANDLORD has made no representation as to identity, type, size or number of other tenancies in the Shopping Center, and LANDLORD reserves the unrestricted right to change the building perimeters, driveways, parking areas, and identity and type of other tenancies and add buildings and other structures provided only that the size of the Leased Premises and reasonable access to the Leased Premises shall not be substantially or materially impaired, subject to the provisions of Section 18 hereof.

LANDLORD hereby grants to TENANT, its employees, agents, customers and invitees, the nonexclusive right for and during the Term of this Lease and any renewal hereof to use the Common Areas from time to time constituted. Such use is to be in common with LANDLORD and all tenants of LANDLORD, its and their employees, agents, customers, invitees and others to whom LANDLORD has or may hereafter grant rights, except when the same are being repaired. LANDLORD agrees to manage, operate and maintain during the Term of this Lease all Common Areas. The manner in which such Common Areas shall be maintained shall be at the sole and absolute discretion of LANDLORD. LANDLORD shall have

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REFERENCE

IN WITNESS WHEREOF, the respective parties hereto have executed this instrument as of the Effective Date.

LANDLORD:

COLUMBIA HEIGHTS CENTER, LLC,
a Minnesota limited liability company

By: Lynette M. G. McLaughlin
Its: Vice President

TENANT:

ONE REASON DANCE STUDIO L.L.C.,
a Minnesota limited liability company

Jenna Perez

By: Jenna Perez
Its: Manager

ONE REASON CHURCH,
a Minnesota non-profit corporation

Jenna Perez

By: Jenna Perez
Its: Manager

By: Jose Perez
Its: Registered Agent

[Signature Page to Lease Agreement]

REFERENCE

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SUMMIT FIRE PROTECTION

Fire Sprinkler Proposal and Contract

Summit Fire Protection Co. ("Summit Fire Protection") makes the following proposal (the "Proposal"):

Date of Proposal: June 18, 2026

Proposal Submitted To: Jose
Address: 4065 Central Ave NE
Columbia Heights, MN 55421

Attention: Jose

Regarding: 4065 Central Ave NE - Tenant Finish

Opportunity #: 0607937

Specifications: The equipment to be provided by Summit Fire Protection as part of this Proposal, as well as design and installation services, are sometimes collectively referred to in this Proposal as the "Project". NFPA 13, together with the Specifications, and the City of Columbia Heights requirements are incorporated herein and made part of this proposal.

SCOPE OF WORK – Fire Sprinkler

Summit Fire Protection shall provide the necessary labor and materials for the following scope items:

- Remove 69 pendent sprinkler heads and re-pipe to install brass uprights within 12" of the roof deck, in the coffee shop, dance studio, House of Worship, and indoor playground area.
- Add 10 brass upright sprinkler heads in the dance studio for proper coverage.
- Remove 8 brass uprights in a corridor and install pendent sprinkler heads in a new drop ceiling. Relocate 4 other pendent sprinkler heads for proper coverage
- Remove 1 pendent sprinkler head, in the house of worship, and plug off at the branch line.
- Chrome semi-recessed pendent sprinkler heads to be installed in areas with drop ceilings. Brass upright sprinkler heads to be installed in areas with exposed structure.
- Threaded piping used will be Schedule 40 black pipe with ductile black fittings.
- Install hangers per NFPA 13 standards.
- Sales tax, fabrication, and freight charges are included.
- Permit application and associated permit fees.
- Design for permit and plan to the City of Columbia Heights. AutoCAD backgrounds shall be provided, at no additional charge, for us to design the fire sprinkler system changes.
- Perform all inspections with the City of Columbia Heights.
- Work to be done during normal working hours and days (7:00 AM to 3:30 PM).

EXCLUSIONS

- Overtime or after-hours labor
- Raising and existing sprinkler piping.
- Painting of sprinkler piping or fittings

PREFERENCE

- Centering of sprinkler heads in the ceiling tiles
- Installation of sprinkler protection above and below the ceiling. All the ceiling tiles are required to be installed, in all areas as not to expose the structure above.
- Special color cover plates or finishes for the sprinkler heads.
- Fire extinguishers
- Fire watch
- Fire alarm work

Total Contract Price: Summit Fire Protection shall perform the above-described work at the following price: **$27,214.00** (the "Contract Price").

Completion of the Project: Summit Fire Protection offers to provide to Owner with the equipment, supplies and materials, as well as the design and installation services and labor to complete the Project, as described in the Specifications. This Proposal shall be null and void, at Summit Fire Protection's option, if Summit Fire Protection does not receive a signed acceptance of this Proposal by Owner after 30 days. To guarantee pricing, Owner may be required to pay for materials at the time of acceptance of this Proposal.

General Conditions: The General Conditions attached to this Proposal are a part of this Proposal. Upon acceptance of this Proposal by Owner, the General Conditions will be a part of the contract between Summit Fire Protection and Owner.

Tariff Adjustment Clause:
Quoted prices are based on current tariff rates and material costs as of the date of this proposal. In the event that new tariffs are imposed, or existing tariffs are increased after the date of this quote/proposal—resulting in a cost increase to components, systems, or materials included in herein—we reserve the right to adjust pricing accordingly. Any such adjustment will be supported with documentation from our suppliers or manufacturers and will be communicated prior to order placement or scheduling.

SUMMIT FIRE PROTECTION CO.

By: *David Lodermeier*
Signature

David Lodermeier
Print Name

Project Manager/ Sales
Summit Fire Protection

REFERENCE

OWNER ACCEPTANCE OF PROPOSAL

Summit Fire's Proposal is hereby accepted and agreed to by Owner. Owner acknowledges that Owner received and read the Proposal and the attached General Conditions. Upon acceptance by Owner, this Proposal, along with the attached General Conditions, will be a binding contract between Summit Fire Protection and Owner.

OWNER:
By: _____
Signature

_____
Print Name

_____
Date

REFERENCE

SUMMIT FIRE PROTECTION CO PROPOSAL AND CONTRACT GENERAL CONDITIONS

These General Conditions are attached to and made a part of the Summit Fire Protection Proposal and Contract to which they are attached (collectively, the "Contract") as if fully set forth on the front page of the Contract. As used in these General Conditions, "Summit Fire Protection," "Owner," "Project," and "Contract Price" shall have the same meanings as those terms have in the Contract.

1. Payment. Owner agrees to pay the Contract Price for the Project as and when required in the Contract. If Owner fails to pay the Contract Price, or any installment thereof, within ten (10) days after the date the same is due and payable, Owner shall automatically be assessed and shall pay a late charge equivalent to three percent (3%) of the amount of such late payment, together with interest on such late payment at the lower of the maximum rate allowed by applicable law or the rate of eighteen percent (18%) per annum.

2. Changes. Except for substitutions, as described below in this paragraph, any alteration or modification to the Project must be documented and approved by Summit Fire Protection and Owner by a written change order signed by Summit Fire Protection and Owner. Summit Fire Protection reserves the right to require Owner to pay for all change order items (labor, equipment and any other materials) at the time of signing the change order. In the event of discontinuations, changes or the unavailability of specific equipment or materials described in the Specifications, Summit Fire Protection will have the right to substitute equipment and materials with substantially similar quality and features; provided, however, that if the replacement items are more expensive, then Summit Fire Protection shall notify Owner and Owner may elect whether to pay the additional expense (as an increase to the Contract Price) or to modify the Proposal to include less expensive items, if available, that would not increase the Contract Price.

3. Limited Warranty. All materials and labor supplied by Summit Fire Protection will be warranted for one (1) year from the date of completion of the Project. Upon request, Summit Fire Protection will supply a signed warranty letter to Owner, which states the completion date of the Project and the warranty termination date. Certain equipment may include manufacturer's warranties. Summit Fire Protection provides no additional warranty on such equipment. Owner shall have the right to seek enforcement of any such manufacturer's warranty. Summit Fire Protection shall have no obligation to seek enforcement of any such manufacturer's warranty against the manufacturer. Any labor or other services requested by Owner of Summit Fire Protection in connection with Summit Fire Protection's warranty after the one (1) year warranty termination date shall be paid by Owner to Summit Fire Protection based on Summit Fire Protection's standard fees and charges at the time. No other express or implied warranties are made by Summit Fire Protection. Summit Fire Protection's warranty shall not apply with respect to misuse, abuse or any use that is not in conformity with all applicable specifications and instructions. Except as specifically set forth in this Contract, Summit Fire Protection, and/or its agents and representatives makes no warranty or representation, express or implied, with respect to use, construction standards, workmanship, materials, merchantability or fitness for a particular purpose.

4. Taxes. Any taxes or other governmental charges related to the Project shall be paid by Owner to Summit Fire Protection and shall be in addition to the Contract Price. In addition, if any fees or permits (such as one or more building permits) are required in connection with the Project, Owner shall secure and pay for any such fees and permits, the cost of which shall be in addition to the Contract Price

5. Unavoidable Delays. To the extent any time period for performance by Summit Fire Protection applies, Summit Fire Protection shall not be responsible for any delays due to federal, state or municipal actions or regulations, strikes or other labor shortages, equipment or other materials delays or shortages, acts or omissions of Owner, or any other events or causes beyond the control of Summit Fire Protection.

6. Access. Owner shall allow Summit Fire Protection to have reasonable access to the job site to allow the completion of the Project on the dates and at the times requested by Summit Fire Protection personnel.

7. Risk of Loss. Risk of loss shall pass to Owner at the time the equipment and other materials that are part of the Project are delivered to the job site. This means that, for example, in the event of damage or destruction due to casualty, or in the event of theft, Owner shall be responsible for payment for such equipment and materials even if the Project has not been completed. Title to the equipment and other materials shall be held by Summit Fire Protection until payment in full of the Contract Price, at which time title shall pass to Owner. Summit Fire Protection shall have the right to remove the equipment and other materials that are a part of the Project if payment of the full Contract Price is not made by Owner immediately upon completion of the Project. That right shall be in addition to, and not in limitation of, Summit Fire Protection other rights and remedies.

8. **MECHANIC LIEN NOTICE. YOU ARE ENTITLED UNDER MINNESOTA LAW TO THE FOLLOWING NOTICE:**
   - **(a) ANY PERSON OR COMPANY SUPPLYING LABOR OR MATERIALS FOR THIS IMPROVEMENT TO YOUR PROPERTY MAY FILE A LIEN AGAINST YOUR PROPERTY IF THAT PERSON OR COMPANY IS NOT PAID FOR THEIR CONTRIBUTIONS.**
   - **(b) UNDER MINNESOTA LAW, YOU HAVE THE RIGHT TO PAY PERSONS WHO SUPPLIED LABOR OR MATERIALS FOR THIS IMPROVEMENT DIRECTLY AND DEDUCT THIS AMOUNT FROM OUR CONTRACT PRICE, OR WITHHOLD THE AMOUNTS DUE THEM FROM US UNTIL 120 DAYS AFTER COMPLETION OF THE IMPROVEMENT UNLESS WE GIVE YOU A LIEN WAIVER SIGNED BY PERSONS WHO SUPPLIED ANY LABOR OR MATERIAL FOR THE IMPROVEMENT AND WHO GAVE YOU TIMELY NOTICE."**

9. Limitation of Liability and Remedies. The Project is not an insurance policy or a substitute for an insurance policy. In the event of any breach, default or negligence by Summit Fire Protection under this Contract, Owner agrees that the maximum liability of Summit Fire Protection shall not exceed an amount equal to the Contract Price. Owner expressly waives any right to make any claim in excess of that amount. Further, Owner waives any right to any claims for punitive, exemplary or consequential damages. Owner shall provide Summit Fire Protection with reasonable notice of any claim and a reasonable opportunity to cure the alleged breach or default. Owner shall indemnify, defend and hold Summit Fire Protection harmless from and against claims, actions, costs and expenses, including reasonable legal fees and costs, arising out of any injury, death or damage occurring on or about the job site unless caused by the gross negligence or willful misconduct of Summit Fire Protection.

10. Owner's Failure to Pay. If Owner fails to pay any amount due to Summit Fire Protection as and when required, Summit Fire Protection shall have the right, but not the obligation, to immediately stop work on the Project and Summit Fire Protection may pursue any and all available remedies, including the right to place a lien against the Project site. In addition, Owner shall be obligated to reimburse Summit Fire Protection for reasonable legal fees and costs incurred by Summit Fire Protection in the enforcement of this Contract.

11. Binding Arbitration Agreement. Except as otherwise set forth in Section 10 above, in the event of any dispute between Owner and Summit Fire Protection, whether during the performance of the work and services contemplated under this Contract or after, Owner and Summit Fire Protection agree to negotiate in good faith towards the resolution of the dispute. If Owner and Summit Fire Protection are unable to resolve the dispute within twenty (20) days after the date the dispute arises, then Owner and Summit Fire Protection agree to resolve the dispute through binding arbitration. All disputes arising out of or relating to this Contract including, without limitation, claims relating to the formation, performance or interpretation of this Contract, and claims of negligence, breach of contract and breach of warranty, which are not resolved either through direct negotiation as provided above, shall be resolved by binding arbitration under the Construction Industry Arbitration Rules of the American Arbitration Association then in effect. This arbitration agreement will be governed by the Federal Arbitration Act and the Minnesota Uniform Arbitration Act. Arbitration will be commenced by written demand for arbitration filed with the American Arbitration Association and the notice of filing, together with a copy of the written demand for arbitration, be provided to the other party in accordance with the notice provisions of this Contract. However, no arbitration or legal action will be commenced following expiration of the application statute of limitations or repose. Judgment on the arbitration award will be confirmed in any court with jurisdiction. Owner and Summit Fire Protection agree that any subcontractor, material supplier, or sub-subcontractor may be made a party to the arbitration proceeding. Venue for the arbitration will be Ramsey County, Minnesota. Summit Fire Protection expressly reserves all mechanics lien rights under Chapter 514 of the Minnesota Statutes and may take such other legal action as is needed to perfect such rights. The provisions contained in this paragraph will survive the completion of construction and termination of this Contract.

12. Miscellaneous. The headings used herein are for convenience only and are not to be used in interpreting this Contract. This Contract shall be construed, enforced and interpreted under the laws of the State of Minnesota. This Contract may not be modified, amended or changed orally, but only by an agreement in writing signed by the parties hereto. Neither party shall be deemed to have waived any rights under this Contract unless such waiver is given in writing and signed by such party. If any provision of this Contract is invalid or unenforceable, such provision shall be deemed to be modified to be within the limits of enforceability or validity, if feasible; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Contract in all other respects shall remain valid and enforceable. This Contract is not assignable by Owner. This Contract is the entire agreement between the parties regarding the subject matter of this Contract; any prior or simultaneous oral or written agreement regarding the subject matter hereof is superseded by this Contract.

PREFERENCE

405 County Rd. E West – Saint Paul, MN 55126
651.483.[redacted] / 888.627.[redacted]

Date: 5/20/2026	**Quote Proposal #:** STP-26-038073
Proposal Submitted To:	**Job Name:** 4065 Central
3646 162nd Ln NW	4065 Central Ave Ne
Andover MN 55304	Columbia Heights MN 55421
Attn: [redacted]@gmail.com	**Contact:**
Phone: 612.532.[redacted] **Fax:**	**Phone:** **Fax:**
E-Mail: [redacted]@gmail.com	

PROPOSAL

Scope of work:

- **Remove (46) pendant sprinkler heads**
- **Turn drops up and recut for sprigs**
- **Install (46) upright sprinkler heads**
- **Remove (10) upright sprinkler heads**
- **Turn sprigs down and recut for drops**
- **Install (10) pendant sprinkler heads**
- **Return system to service**

LIFT TO BE PROVIDED BY CUSTOMER

Exclusions:

Cut, patch or paint of ceilings or walls
Any equipment or labor not listed in proposal.
Unforeseen conditions, due to a non-destructive survey
Does not include after hours or overtime labor.
Does not include cost of permit; fees required by ahj will be borne by client.
Does not include fire watch where required or necessary.
Protecting existing assets left in work area is the responsibility of customer.
Custom painted heads/escutcheons repair of leaks unassociated with work in this proposal
Special lifts or scaffolding
Hydraulic calculations local water department shutdown fee if necessary
Tax not included in quote.
Electrical/alarm work or materials other than specified

Quotation:

- **base bid:**

Material, labor, and permit……..……..……..……..$8,200.00

This proposal is subject to the Pye-Barker General Terms and Conditions located at pyebarkerfs.com/generalterms. By signing or receiving services under this proposal, you acknowledge that you have reviewed such terms and conditions and that they will be incorporated into the proposal by reference. This proposal, including the incorporated General Terms and Conditions, contains the complete and final agreement between the parties with respect to the subject matter hereof. For the avoidance of doubt, any additional terms that you provide, including terms included in purchase orders or similar documents, shall be void and shall not be binding on the parties, unless expressly agreed to and incorporated by Pye-Barker. In the event of a conflict between the General Terms and Conditions and the other documents comprising of this proposal, the terms of such other documents shall control over the General Terms and Conditions.

Thank you for the opportunity to offer our products and services. If you have any questions, please call.
Note: This PB proposal may be withdrawn if not accepted within 30 days.

Acceptance of Proposal: The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made within 30 days.

Sam Reeves	5/20/26		
Pye-Barker Signature	**Date**	**Signature of Acceptance**	**Date**

E-Mail Address [redacted]**@pyebarkerfs.com**

PREFERENCE

FIRE SUPPRESSION GRANT AGREEMENT
AMENDED NOVEMBER 2nd, 2026

THIS AMENDED FIRE SUPPRESSION GRANT AGREEMENT ("**Agreement**"), dated this ___ day of _____, 2026 (the "**Effective Date**"), is entered into by and between the tenants of 4065 Central Ave NE, One Reason (the "**Grantee**"), and the Columbia Heights Economic Development Authority (the "**EDA**").

RECITALS

WHEREAS, Grantee is the tenant of certain Property located at 4065 Central Ave NE in the City of Columbia Heights (the "**City**"), Anoka County, Minnesota, and legally described in Exhibit A hereto (the "**Property**");

WHEREAS, the EDA has instituted a Fire Suppression Grant Program (the "**Program**") for the purpose of revitalizing existing commercial spaces, increasing business vitality, and bolstering public safety;

WHEREAS, as part of the Program, the EDA has proposed to make grants of money in the maximum amount of Fifty Thousand Dollars ($50,000.00) per parcel of real property, to property owners, tenants, or nonprofit organizations, in order to promote safety, attract new businesses, and revitalize commercial buildings within the City; and

WHEREAS, Grantee desires to participate in the Program, on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and of the agreements hereinafter contained, the parties agree as follows:

1. Fire Suppression Improvements: Grantee agrees to complete the fire suppression improvements at the Property that are identified on Exhibit B attached hereto (the "**Improvements**"), subject to the following terms and conditions:

    a. Grantee shall provide plans and specifications to the EDA, detailing the Improvements to be completed (the "**Plans**"). If Grantee wishes to revise the Plans, Grantee must submit the revised Plans to the EDA at the address provided herein. The EDA shall give written notice of its approval or disapproval of the revisions to the Plans, and if the EDA does not give such written approval or disapproval within thirty (30) business days after receipt of Grantee's revised Plans, the EDA shall be deemed to have approved the revisions to the Plans.

    b. The Improvements shall be constructed consistently with the Plans, as the same may be revised pursuant to Section 1(a) herein. The cost to complete construction of the Improvements shall be defined as the "**Improvement Costs**." The Improvements shall be completed in a first-class manner,

consistent with the Plans, if any, and in compliance with all applicable laws, rules, and regulations. Grantee shall obtain all required permits and approvals from the City and any other governing authority with jurisdiction over the Property related to the construction of the Improvements. The out-of-pocket costs for such permitting and approvals shall be the responsibility of Grantee, provided the same shall be included in the definition of "Improvement Costs," and subject to the provisions of Section 2 of this Agreement.

c. Grantee agrees to commence the Improvements within sixty (60) days following the signing of the Agreement, and to complete the Improvements within ten (10) months but may request a six (6) month extension provided there is demonstrated hardship.

2. Payment of Grant Funds: Grantee shall be responsible for making initial payment to all contractors involved in the construction of the Improvements. Upon final completion of the Improvements, Grantee shall make a written request to the EDA for reimbursement of one-half (1/2) of the actual Improvement Costs incurred by Grantee, but in no event shall the reimbursement exceed Four Thousand and One Hundred Dollars ($4,100.00). The written request shall include:

   a. Proof of all inspections of the Improvements by the City Building Official and Fire Department;
   b. Before and after photographs of Improvements made (as well as follow-up transmission of electronic files of such photographs), and reflecting that the Improvements were completed consistently with any approved Plans;
   c. A copy of the final invoice(s) received from the licensed fire protection contractor(s) who completed the Improvements;
   d. Proof of payment of invoice(s) that comprised the Improvement Costs; and
   e. Copies of all applicable permit(s).

   Following Grantee's written request for reimbursement, Grantee shall cooperate with the EDA in delivering to the EDA such follow-up information as is reasonably requested by the EDA in order to review the Improvements and Improvement Costs reimbursement request. Within twenty-one (21) days following receipt of Grantee's written request for reimbursement of Improvement Costs, the EDA shall: (i) make payment of the reimbursement, (ii) send Grantee written explanation of such other items of information as are needed by the EDA to evaluate the reimbursement request, or (iii) send Grantee written explanation of the EDA's reasons for denial of repayment of any of Grantee's requested reimbursement.

3. Liability for Improvements: Neither the City nor the EDA shall in any event be liable to the Grantee, nor to any of its agents, employees, guests or invitees at the Property for, and the Grantee shall indemnify, save, defend, and hold harmless the City and the EDA from, any claims or causes of action, including attorney's fees incurred by the City or the EDA, arising from defect or claimed defect of any of the Improvements,

or arising from any action of the City or the EDA under this Agreement. This section shall survive the termination or expiration of this Agreement.

4. Written Notice: Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or regardless of whether actually received or not, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at their respective addresses, as set forth below, or at such other address as they may subsequently specify by written notice.

If to the EDA:	If to Grantee:
Columbia Heights EDA Community Development Department 3989 Central Ave NE Columbia Heights, MN 55421	One Reason Attn: Jose & Jenna Perez 4065 Central Ave NE Columbia Heights, MN 55421

5. Captions; Choice of Law; Etc. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. This Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the subject matter contained herein. There are no verbal agreements that change this Agreement. This Agreement binds and benefits the parties hereto and their successors and assigns. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

[*Signatures to Appear on Following Page*]

IN WITNESS WHEREOF, Grantee and the EDA have signed this Agreement as of the day and year first above written.

GRANTEE: ONE REASON (4065 CENTRAL AVE NE), THE TENANT

By:_____
Name: _____
Its:_____

Date:_____

EDA: COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

By:_____
Name: _____
Its:_____

Date:_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

TAXABLE PORTION OF ALL THAT PRT OF BLK 4 RESERVOIR HILLS & VAC 41ST AVE DESC AS FOL; E 11 FT OF S 103.5 FT OF LOT 31 & S 103.5 FT OF LOTS 32 & 33, TOG/W ADJ VAC 41ST AVE & TOG/W THAT PRT OF LOT 34 & 4 1ST AVE DESC AS FOL: BEG AT SW COR OF LOT 34, TH N ALG W LINE OF SD LOT 34 103.5 FT, TH E PRLL/W S LINE OF SD LOT 34 89.00 FT, TH S PRLL/W SD W LINE 92.00 FT, TH SWLY TO A PT 6.50 FT N OF S LINE OF 41 ST AVE & ON NLY EXT OF E LINE OF W 13.0 FT OF LOT 13 BLK 5 SD RESERVOIR HILLS, TH S ON SD E LINE OF W 13 FT OF LOT 13 TO S LINE OF SD 41ST AVE, TH W ON SD S LINE OF 41ST AVE TO A PT ON SLY EXT OF SD W LINE OF LOT 34 BLK 4, TH N TO POB EX THEREFROM THOSE PRTS OF E1/2 OF LOT 31 & LOT 32 BLK 4 RESERVOIR HILLS LYG NLY & WLY OF FOL DESC LINE; COM AT NW COR OF BLK 5 RESERVOIR HILLS, TH ELY ALG N LINE OF SD BLK 5 259.00 FT, TH NLY ON A LINE 11 FT W OF & PRLL/W E LINE OF SD LOT 31 64.04 FT TO POB OF SD LINE, TH ON A TAN CUR CONC TO E HAV A CEN ANG OF 22 DEG 23 MIN 49 SEC & A RAD OF 114 FT 44.56 FT TO A PT OF COMPOUND CURVATURE, TH ALG SD COMPOUND CUR CONC TO SW HAV A CEN ANG OF 47 DEG 12 MIN 26 SEC & A RAD OF 34 FT 28.01 FT TO A PT OF COMPOUND CURVATURE, TH ALG SD COMPOUND CUR TO S HAV A CEN ANG O F 20 DEG 22 MIN & A RAD OF 114 FT 40.52 FT TO INTER/W A LINE BEING 103.50 FT N OF & PRLL/W S LINE OF SD BLK 4, TOG/W THAT PRT OF BLK 5 SD ADD DESC AS FOL, THE W 13 FT OF N1/2 OF LOT 13, LOT 14 EX S 24 1 FT THEREOF, THE N1/2 OF LOTS 15 & 16, ALL OF LOTS 17 THRU 38 INCL, LOT 39 EX E 10 FT THEREOF, S1/2 OF LOT 16 EX E 40 FT THEREOF, EX N 25 FT OF W 259 FT OF SD BLK 5, SUBJ TO EASE OF REC

EXHIBIT B

PROPERTY IMPROVEMENTS SUBJECT TO A 50% REIMBURSEMENT

This attachment contains a summary of the project identified in the application for the Fire Suppression Grant Program. The summary reflects the Grantee's proposed project as approved by the EDA on July 6th, 2026 and amended on November 2nd, 2026 and may reflect minor changes to the total cost and minor changes in the proposed project that occurred subsequent to application submission. The application is incorporated into this grant agreement by reference and is made a part of this grant agreement as follows. If the application or any provision in this application conflicts with or is inconsistent with other provisions of this agreement or the project summary contained in this Exhibit B, the terms and descriptions contained in this grant agreement and the project summary shall prevail.

Project summary: Remove and reinstall sprinkler heads, re-pipe as necessary, resulting in a fully functioning and complete fire suppression system in the tenant space, at a total cost not to exceed $10,906.42.

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	11/02/2026

ITEM:	**Façade Improvement Grant Report for El Pollo Loco (4755 University Ave NE).**
Presenting Item: CD Intern Nick Soldano	
DEPARTMENT: Community Development	**BY/DATE:** CD Intern, 10/27/26

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity
_Engaged, Effective and Forward-Thinking
_High Quality Public Spaces
X Resilient and Prosperous Economy
_Safe, Accessible and Built for Everyone
_Inclusive and Connected Community

BACKGROUND

This report pertains to the 2026 Façade Improvement Grant application for El Pollo Loco (4755 University Avenue NE). The property owner and operator of a restaurant and mini-mart is applying for grant funds to furnish and install new storefront signage on the exterior façade and on the existing pylon sign. Photos of the existing conditions and renderings of the proposal have been included in the packet.

The applicant received two bids for the work, amounting to approximately $12,000 (BMS) and $9,795.06 (Edes Minnesota). This sets them up for a grant amount of $4,897.53. Community Development staff recommend funding this project in that full amount as the new signage will reflect the new occupancy and attract customers.

This is the seventh Façade Improvement Grant application in 2026. If this Façade Improvement Grant were to be approved, it would leave approximately $14,937 remaining in the annual program budget.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-31, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-31, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with El Pollo Loco (4755 University Ave NE).

ATTACHMENT(S)

1. Resolution 2026-31
2. Sample Façade Improvement Grant Agreement
3. El Pollo Loco (4755 University Ave NE) Façade Improvement Grant Application

RESOLUTION NO. 2026-31

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO A FAÇADE IMPROVEMENT GRANT AGREEMENT WITH EL POLLO LOCO (4755 UNIVERSITY AVE NE).

WHEREAS, the City of Columbia Heights (the "City") and the Columbia Heights Economic Development Authority (the "Authority") have collaborated to create a certain Façade Improvement Grant Program (the "Program"); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast and in the City's Business districts, pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants; and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority

1. approves the form and substance of the Grant Agreement, and approves the Authority entering into the Agreement with El Pollo Loco (4755 University Ave NE).
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered, and directed for and on behalf of the Authority to enter into the Grant Agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 2nd day of November, 2026.

Offered by:
Seconded by:
Roll Call:

_____
President

Attest:

_____
Secretary

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT ("**Agreement**"), dated this ___ day of November, 2026 (the "**Effective Date**"), is entered into by and between El Pollo Loco (4755 University Ave NE), the owner (the "**Grantee**"), and the Columbia Heights Economic Development Authority (the "**EDA**").

RECITALS

WHEREAS, Grantee is the owner of certain Property located at 4755 University Ave NE in the City of Columbia Heights (the "**City**"), Anoka County, Minnesota, and legally described in Exhibit A hereto (the "**Property**");

WHEREAS, the EDA, in cooperation with the City and its police department, has instituted a Façade Improvement Grant Program (the "**Program**") for the purpose of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity;

WHEREAS, as part of the Program, the EDA has proposed to make grants of money in the maximum amount of Five Thousand Dollars ($5,000.00) per parcel of real property in the City, or the maximum amount of Ten Thousand Dollars ($10,000.00) per parcel of real property located in the Central Business Zoning District in the City (the **"CBD"**), to property owners, tenants, or nonprofit organizations, in order to revitalize, rehabilitate, and restore exterior storefronts, increase business vitality and economic performance, and in certain instances, to provide monitored surveillance;

WHEREAS, the Property concerned by this Agreement is not located within the CBD; and

WHEREAS, Grantee desires to participate in the Program, on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and of the agreements hereinafter contained, the parties agree as follows:

1. Property Improvements: Grantee agrees to complete the improvements at the Property that are identified on Exhibit B attached hereto (the "**Improvements**"), subject to the following terms and conditions:

    a. If requested by the EDA, Grantee shall provide plans and specifications to the EDA, detailing the Improvements to be constructed (the "**Plans**"). If Grantee wishes to revise the Plans, Grantee must submit the revised Plans to the EDA at the address provided herein. The EDA shall give written notice of its approval or disapproval of the revisions to the Plans, and if the EDA does not give such written approval or disapproval within ten (10) business days after

receipt of Grantee's revised Plans, the EDA shall be deemed to have approved the revisions to the Plans.

b. The Improvements shall be constructed consistently with the Plans, as the same may be revised pursuant to Section 1(a) herein. The cost to complete construction of the Improvements shall be defined as the "**Improvement Costs**." The Improvements shall be completed in a first-class manner, consistent with the Plans, if any, and in compliance with all applicable laws, rules, and regulations. Grantee shall obtain all required permits and approvals from the City and any other governing authority with jurisdiction over the Property related to the construction of the Improvements. The out-of-pocket costs for such permitting and approvals shall be the responsibility of Grantee, provided the same shall be included in the definition of "Improvement Costs," and subject to the provisions of Section 2 of this Agreement.

c. Grantee agrees to commence the Improvements within sixty (60) days following the Effective Date, and to complete the Improvements within six (6) months following the issuance of all necessary building permits, but in no event later than eight (8) months following the Effective Date.

2. Payment of Grant Funds: Grantee shall be responsible for making initial payment to all contractors involved in the construction of the Improvements. Upon final completion of the Improvements, Grantee shall make a written request to the EDA for reimbursement of one-half (1/2) of the actual Improvement Costs incurred by Grantee, but in no event shall the reimbursement Five Thousand Dollars ($5,000.00). The written request shall include:

   a. Proof of final inspection of the Improvements by the City building inspector;
   b. Before and after photographs of the Property, reflecting the Improvements made (as well as follow-up transmission of electronic files of such photographs), and reflecting that the Improvements were completed consistently with any approved Plans;
   c. A copy of the final invoice(s) received from the contractor(s) who completed the Improvements; and
   d. Proof of payment of invoice(s) that comprised the Improvement Costs.

   Following Grantee's written request for reimbursement, Grantee shall cooperate with the EDA in delivering to the EDA such follow-up information as is reasonably requested by the EDA in order to review the Improvements and Improvement Costs reimbursement request. Within twenty-one (21) days following receipt of Grantee's written request for reimbursement of Improvement Costs, the EDA shall: (i) make payment of the reimbursement, (ii) send Grantee written explanation of such other items of information as are needed by the EDA to evaluate the reimbursement request, or (iii) send Grantee written explanation of the EDA's reasons for denial of repayment of any of Grantee's requested reimbursement.

3. Liability for Improvements: Neither the City nor the EDA shall in any event be liable to the Grantee, nor to any of its agents, employees, guests or invitees at the Property for, and the Grantee shall indemnify, save, defend, and hold harmless the City and the EDA from, any claims or causes of action, including attorney's fees incurred by the City or the EDA, arising from defect or claimed defect of any of the Improvements, or arising from any action of the City or the EDA under this Agreement. This section shall survive the termination or expiration of this Agreement.

4. Written Notice: Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or regardless of whether actually received or not, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at their respective addresses, as set forth below, or at such other address as they may subsequently specify by written notice.

If to the EDA:	If to Grantee:
Columbia Heights EDA Community Development Department 3989 Central Avenue NE Columbia Heights, MN 55421	El Pollo Loco Attn: Julio Orellana 4755 University Ave NE Columbia Heights, MN 55421

5. Captions; Choice of Law; Etc. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. This Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the subject matter contained herein. There are no verbal agreements that change this Agreement. This Agreement binds and benefits the parties hereto and their successors and assigns. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

[*Signatures to Appear on Following Page*]

IN WITNESS WHEREOF, Grantee and the EDA have signed this Agreement as of the day and year first above written.

GRANTEE: EL POLLO LOCO (4755 UNIVERSITY AVE NE), THE OWNER

By:_____
Name: _____
Its:_____

Date:_____

EDA: COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

By:_____
Name: _____
Its:_____

Date:_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOTS 29 & 30, BLK 21, ROSLYN PARK EX RD; SUBJ TO EASE OF REC

EXHIBIT B

PROPERTY IMPROVEMENTS SUBJECT TO 50% REIMBURSEMENT

This attachment contains a summary of the project identified in the application for the Façade Improvement Grant Program. The Summary reflects the Grantee's proposed project as approved by the EDA on November 2nd, 2026, and may reflect minor changes to the total cost and minor changes in the proposed project that occurred subsequent to application submittal. The application is incorporated into this Grant Agreement by reference and is made a part of this Grant Agreement as follows. If the application or any provision in this application conflicts with or is inconsistent with other provisions of this Agreement or the project summary contained in this Exhibit B, the terms and descriptions contained in this Grant Agreement and the project summary shall prevail.

Project summary: furnish and install new storefront and pylon signage, totaling an amount not to exceed $9,795.06.

THE CITY OF COLUMBIA HEIGHTS

COMMUNITY DEVELOPMENT

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED:	AMOUNT REQUESTED:
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION

☒ Check if Applicant

Name: Julio Orellana Year Purchased: 2025

Address: [redacted]

Telephone: 612-730-[redacted] Email Address: [redacted]@gmail.com

BUSINESS INFORMATION

☒ Check if Applicant

Business Name: El Pollo Loco

Primary Contact: Julio Orellana

Address: 4755 University Ave NE

Telephone: 612-730-[redacted] Email Address: [redacted]@gmail.com

Type of Business: Restaurant/mini mart

Check the appropriate type of ownership:

☒ The business owns the property ☐ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

new Signage

Describe any other improvements, if applicable:

Estimated Cost of Improvements: $ 12,000

Have you engaged the services of a Contractor, Designer, or Architect: ☒ Yes ☐ No

Would you be able to complete the improvements this year: ☒ Yes ☐ No

Would you allow the placement of surveillance cameras on your property or business: ☒ Yes ☐ No

APPLICATION PROCESS

1. **The following documents must accompany a completed application:**

   a. Proof of property ownership or lease.

   b. Written consent from the property owner giving permission to conduct the façade improvements.

   c. Color photographs of existing storefront façade conditions.

   d. Two or more competitive proposals from contractors.

   e. Other supporting documentation deemed necessary by the Columbia Heights Economic Development Authority (the "EDA"), the Columbia Heights Police Department, or the Applicant.

2. **Process after application submission:**

   a. A meeting will take place to go over the submitted improvement proposal to discuss grant expectations and to address grant concerns.

   b. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement.

   c. After façade improvements are complete, the grant funds will be disbursed for reimbursement to the applicant after all of the following pieces of information have been submitted: Proof of Final Inspection by the Building Official or his or her designee, A copy of the Final Invoice Received from Contractor, Photographs of improvements, Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)

APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.

2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.

3. The Applicant acknowledges that they have read the Façade Improvement Grant Program and Design Guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed. Additionally, if identified by the Police Department that an Applicant qualifies for the installation of surveillance cameras, the Applicant shall be required to allow the City to place surveillance cameras on the front façade of certain buildings.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

APPLICANT'S SIGNATURE — DATE 10/13/26

PROPERTY OWNER'S SIGNATURE — DATE 10/13/26

EDES

QUOTE

Pollo Loco University

Date
Oct 13, 2026

Expiry
Oct 27, 2026

Quote Number
QU-0217

Edes Minnesota

Description	Quantity	Unit Price	Tax	Amount USD
Post Totem sign 1 LED SPEED Lamp 48. in 8	8.00	72.00	8.125%	576.00
Cabinet Sign 1 Red Acrylic	2.00	298.00	8.125%	596.00
Cabinet Sign 1 power supply GEPS24-300U-GLX2	1.00	160.00	8.125%	160.00
Cabinet Sign 1 France LED Single Power Supply	1.00	40.97	8.125%	40.97
Cabinet Sign 1 Output Sockets Flush Mount Spring	18.00	8.00	8.125%	144.00
Cabinet Sign 2 Vynil	2.00	250.00	8.125%	500.00
Cabinet Sign 1 Metal Strip 16 Gauge	6.00	29.00	8.125%	174.00
Cabinet Sign 12 hinge	1.00	120.00	8.125%	120.00
Sing Permit Aproximado base en los permiso de la ciudad.	1.00	350.00	8.125%	350.00
Boomlift	1.00	575.00	8.125%	575.00
			Subtotal	3,235.97
			TOTAL TAX	262.96
			TOTAL USD	**3,498.93**

EDES

QUOTE

Pollo Loco University

Date
Oct 13, 2026

Expiry
Nov 12, 2026

Quote Number
QU-0216

Edes Minnesota

Description	Quantity	Unit Price	Tax	Amount USD
Vinyl lateral mini market 368 inch x 68 inch	1.00	1,855.00	8.125%	1,855.00
			Subtotal	1,855.00
			TOTAL TAX	150.72
			TOTAL USD	**2,005.72**

Terms

This quote remains valid for 30 days and reflects our best estimate based on the current project scope. Work begins with a 50% deposit, and any adjustments or extra requests will be quoted separately to ensure transparency. Final pricing and production will follow the standard payment terms under Minnesota law.

EDES

QUOTE

Pollo Loco University

Date
Oct 9, 2026

Expiry
Oct 23, 2026

Quote Number
QU-0214

Edes Minnesota

Description	Quantity	Unit Price	Tax	Amount USD
Cabinet Sign 1 LED SPEED Lamp 96. in 9	9.00	132.00	8.125%	1,188.00
Cabinet Sign 1 Red Acrylic	3.00	298.00	8.125%	894.00
Cabinet Sign 1 power supply GEPS24-300U-GLX2	1.00	160.00	8.125%	160.00
Cabinet Sign 1 France LED Single Power Supply	1.00	40.97	8.125%	40.97
Cabinet Sign 1 Output Sockets Flush Mount Spring	18.00	8.00	8.125%	144.00
Cabinet Sign 1 Vynil	1.00	750.00	8.125%	750.00
Cabinet Sign 1 Metal Strip 16 Gauge	6.00	29.00	8.125%	174.00
Cabinet Sign 12 hinge	1.00	120.00	8.125%	120.00
Sing Permit Aproximado base en los permiso de la ciudad.	1.00	497.00	8.125%	497.00
			Subtotal	3,967.97
			TOTAL TAX	322.44
			TOTAL USD	**4,290.41**

BMS
SIGNS & PRINTING
3125 84th Lane NE, Blaine, MN 55449

PROPOSAL

260223-02
Date: 09/18/2026
Expires: 10/18/2026
Drawing Numbers:

Project: El Pollo Loco
4755 University Av Sev Rd,
Columbia Heights, MN 55421

Client: El Pollo Loco
4755 University Av Sev Rd,
Columbia Heights, MN 55421

Contact: Johanna Espinoza 612-247-[redacted] [redacted]@hotmail.com

We are pleased to offer this proposal for the following services at the above location.

Project Description:	Price:	Qty:	Item Total:
1: Rooftop Cabinet Sign Reface Fabricate a replacement face for existing wall sign cabinet, including: • Face Size: 336" W x 52" H each • Face Material: .118" White Polycarbonate • Face Type: Standard Pan-Formed Face • Graphics: Custom Full-Color, First-Surface Digitally Printed Vinyl • Existing Retainer: Approximately 1"	5,750.00	1	5,750.00
1: Illuminated Sign Cabinet on Pylon | Approx. 8' x 5' Fabricate ONE (1) Double-Faced LED Illuminated Cabinet Sign for Pylon including: • Overall Dimensions: Approx. 8' H x 5' W x 8" D • Custom Welded Aluminum Sign Frame & Retainer System • White Polycarbonate Faces w/ Full-Color Vinyl Overlay • Premium Internal UL-Listed LED Illumination • 5-Year Warranty: Parts & Labor	2,750.00	1	2,750.00
Pylon & Rooftop Sign Removal, Disposal & Installation Service Supply all labor and equipment necessary to: • Dispose of the existing rooftop sign and associated sign materials. • Remove and dispose of the existing top 2 pylon cabinets (leaving the bottom cabinet). • Install the new pylon sign faces/signage described above. *Includes 1–2 professional installers with standard lift truck and necessary installation equipment.*	3,250.00	1	3,250.00

Salesperson: Jordan Szabla

Buyer_____Seller_____

BMS
SIGNS & PRINTING
3125 84th Lane NE, Blaine, MN 55449

PROPOSAL

260223-02
Date: 09/18/2026
Expires: 10/18/2026
Drawing Numbers:

Project: El Pollo Loco
4755 University Av Sev Rd,
Columbia Heights, MN 55421

Client: El Pollo Loco
4755 University Av Sev Rd,
Columbia Heights, MN 55421

Contact: Johanna Espinoza 612-247-[redacted] [redacted]@hotmail.com

Sign Permit Procurement Fee Fee covers the preparation and submission of the necessary documentation required to process the permits for the signs listed above. This fee does not include final permit fees charged by the city. Any municipal permit fees will be added to the final invoice at cost. Proposal includes all costs except local sales tax and city permit fees.	250.00	1	250.00

Deposit Rate: 50%
Deposit: 6,000.00

Subtotal: 12,000.00

Total: 12,000.00

Company (BMS Signs & Printing) and Customer enter into the following contractual agreement ("Contract") regarding services provided for the Job Number identified above and more specifically described in the Customer-approved Quote provided alongside this Contract, hereafter collectively referred to as "Project", and agree to the following terms and conditions regarding said Project:

STANDARD SPECIFICATIONS: The Project shall be completed in accordance with the sign drawing and elevation specifications corresponding to the Job Number listed above which are approved by Customer ("Standard Specifications"), unless changes to the Standard Specifications are approved by the parties in writing in accordance with the Change Order process described below.

CONTRACT AMOUNT: Customer shall pay Company for the Project as invoiced by Company in the amount and in increments listed above ("Contract Amount"). Unless the Customer agrees to pay the Contract Amount in full, a 50% deposit is required to begin permitting and fabrication with the remaining balance due within 15 days of installation. Time is of the essence with regard to Customer's payment obligation. The Contact Amount applies only to the job referenced above and described in the Customer-approved quote. Void if not accepted within 30 days.

ADDITIONAL WORK: Unless stated as part of the Contract Amount on the reverse side of this Contract, Customer shall pay an additional amount for the Project in the event that: (i) abnormal soil conditions or underground obstructions exist, including, without limitation, existence of solid rock, pipes, underground wires, etc.; (ii) Company must perform services related to obtaining a variance; (iii) Company is required to provide

Salesperson: Jordan Szabla

Buyer_____Seller_____

El Pollo Loco - images (before)





El Pollo Loco - renderings (after)





Printable page

PARID: 26-30-24-31-0110

ORELLANA JULIO RAUL 4755 UNIVERSITY AVE NE

Parcel

Tax Year:	2026
Active/Inactive:	Active
Property Address:	4755 UNIVERSITY AVE NE
City State Zip:	COLUMBIA HEIGHTS MN 55421
Multiple Addresses:	No
NBHD:	CH-C/I -
Class:	233 – 3A COMMERCIAL LAND AND BUILDING
Record Type:	**ABSTR**
Property Use Code:	06 – Commercial
Acres	
Lot Size	W75*130
Plat	34448-ROSLYN PARK
Lot/Unit	29
Block/Tract/Outlot	21
Sect-Twp-Range-Qtr/Qtr	- - -
Tax District:	19 - 14013I
Town/City	COLUMBIA HEIGHTS
School District:	COLUMBIA HEIGHTS SD13
Commissioner District:	07 – Mandy Meisner
TIF Project #:	-
DNR Water Ind:	N – NONE
Resd Year Built:	
Comm Year Built:	1940

Current Owner

Name:	ORELLANA JULIO RAUL
In Care Of:	
Owner Address:	[redacted]
City State Zip:	COLUMBIA HEIGHTS MN 55421
% Owned:	100%
Owner Type Code 1:	O – OWNER

All Owners

Ownership Type	Name	Address
O – OWNER	ORELLANA JULIO RAUL	[redacted] COLUMBIA HEIGHTS MN 55421
O – OWNER	ESPINOZA ORTIZ JOHANNA MARIBEL	[redacted] COLUMBIA HEIGHTS MN 55421

Parcel Status

Delinquent	No
In Redemption	No
Forfeiture Parcel	No
Payment Contract	No
In Bankruptcy	No
Homestead	No
Relative	None
Use Program	None
Petition Date	
MH Park Name	
MH Pad #	

Legal

Legal	LOTS 29 & 30, BLK 21, ROSLYN PARK EX RD; SUBJ TO EASE OF REC
Legal Description	LOTS 29 & 30, BLK 21, ROSLYN PARK EX RD; SUBJ TO EASE OF REC

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	11/02/2026

ITEM:	**Façade Improvement Grant Report for Sister Bud (dba Frosted Lakes, 4014 Central Ave NE).**
Presenting Item: CD Coordinator Emilie Voight	
DEPARTMENT: Community Development	**BY/DATE:** CD Coordinator 10/22/2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity
_Engaged, Effective and Forward-Thinking
_High Quality Public Spaces
X Resilient and Prosperous Economy
_Safe, Accessible and Built for Everyone
_Inclusive and Connected Community

BACKGROUND

This report pertains to the 2026 Façade Improvement Grant application for Sister Bud (dba Frosted Lakes, 4014 Central Ave NE). The property owners are currently renovating their building with the intent of establishing a new cannabis grow and retail business. They are applying for grant funds to furnish and install new storefront signage on the exterior façade. Photos of the existing conditions and renderings of the proposal have been included in the packet.

The applicant was able to receive two bids for the work, amounting to approximately $8,903.75 (BMS) and $10,110.73 (FastSigns). This sets them up for a grant amount of $4,451.87. Community Development staff recommend funding this project in full as the new signage will reflect the new occupancy, improve the aesthetics of the storefront, and attract customers.

This is the eighth Façade Improvement Grant application in 2026. If this Façade Improvement Grant were to be approved, it would leave approximately $10,485 remaining in the annual program budget.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-32, there being ample copies available to the public.
MOTION: Move to adopt Resolution 2026-32, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with Sister Bud (dba Frosted Lakes, 4014 Central Ave NE).

ATTACHMENT(S)

1. Resolution 2026-32
2. Sample Façade Improvement Grant Agreement
3. Sister Bud (dba Frosted Lakes, 4014 Central Ave NE) Façade Improvement Grant Application

RESOLUTION NO. 2026-32

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO A FAÇADE IMPROVEMENT GRANT AGREEMENT WITH SISTER BUD (DBA FROSTED LAKES, 4014 CENTRAL AVE NE).

WHEREAS, the City of Columbia Heights (the "City") and the Columbia Heights Economic Development Authority (the "Authority") have collaborated to create a certain Façade Improvement Grant Program (the "Program"); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast and in the City's Business districts, pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants; and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority

1. approves the form and substance of the Grant Agreement, and approves the Authority entering into the Agreement with Sister Bud (dba Frosted Lakes, 4014 Central Ave NE).
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered, and directed for and on behalf of the Authority to enter into the Grant Agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 2nd day of November, 2026

Offered by:
Seconded by:
Roll Call:

_____
President

Attest:

_____
Secretary

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT ("**Agreement**"), dated this ___ day of November, 2026 (the "**Effective Date**"), is entered into by and between Sister Bud (dba Frosted Lakes, 4014 Central Ave NE), the owner (the "**Grantee**"), and the Columbia Heights Economic Development Authority (the "**EDA**").

RECITALS

WHEREAS, Grantee is the owner of certain Property located at 4014 Central Ave NE in the City of Columbia Heights (the "**City**"), Anoka County, Minnesota, and legally described in Exhibit A hereto (the "**Property**");

WHEREAS, the EDA, in cooperation with the City and its police department, has instituted a Façade Improvement Grant Program (the "**Program**") for the purpose of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity;

WHEREAS, as part of the Program, the EDA has proposed to make grants of money in the maximum amount of Five Thousand Dollars ($5,000.00) per parcel of real property in the City, or the maximum amount of Ten Thousand Dollars ($10,000.00) per parcel of real property located in the Central Business Zoning District in the City (the **"CBD"**), to property owners, tenants, or nonprofit organizations, in order to revitalize, rehabilitate, and restore exterior storefronts, increase business vitality and economic performance, and in certain instances, to provide monitored surveillance;

WHEREAS, the Property concerned by this Agreement is located within the CBD; and

WHEREAS, Grantee desires to participate in the Program, on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and of the agreements hereinafter contained, the parties agree as follows:

1. Property Improvements: Grantee agrees to complete the improvements at the Property that are identified on Exhibit B attached hereto (the "**Improvements**"), subject to the following terms and conditions:

    a. If requested by the EDA, Grantee shall provide plans and specifications to the EDA, detailing the Improvements to be constructed (the "**Plans**"). If Grantee wishes to revise the Plans, Grantee must submit the revised Plans to the EDA at the address provided herein. The EDA shall give written notice of its approval or disapproval of the revisions to the Plans, and if the EDA does not give such written approval or disapproval within ten (10) business days after receipt of Grantee's revised Plans, the EDA shall be deemed to have approved the revisions to the Plans.

b. The Improvements shall be constructed consistently with the Plans, as the same may be revised pursuant to Section 1(a) herein. The cost to complete construction of the Improvements shall be defined as the "**Improvement Costs**." The Improvements shall be completed in a first-class manner, consistent with the Plans, if any, and in compliance with all applicable laws, rules, and regulations. Grantee shall obtain all required permits and approvals from the City and any other governing authority with jurisdiction over the Property related to the construction of the Improvements. The out-of-pocket costs for such permitting and approvals shall be the responsibility of Grantee, provided the same shall be included in the definition of "Improvement Costs," and subject to the provisions of Section 2 of this Agreement.

c. Grantee agrees to commence the Improvements within sixty (60) days following the Effective Date, and to complete the Improvements within six (6) months following the issuance of all necessary building permits, but in no event later than eight (8) months following the Effective Date.

2. Payment of Grant Funds: Grantee shall be responsible for making initial payment to all contractors involved in the construction of the Improvements. Upon final completion of the Improvements, Grantee shall make a written request to the EDA for reimbursement of one-half (1/2) of the actual Improvement Costs incurred by Grantee, but in no event shall the reimbursement exceed Ten Thousand Dollars ($10,000.00). The written request shall include:

   a. Proof of final inspection of the Improvements by the City building inspector;
   b. Before and after photographs of the Property, reflecting the Improvements made (as well as follow-up transmission of electronic files of such photographs), and reflecting that the Improvements were completed consistently with any approved Plans;
   c. A copy of the final invoice(s) received from the contractor(s) who completed the Improvements; and
   d. Proof of payment of invoice(s) that comprised the Improvement Costs.

   Following Grantee's written request for reimbursement, Grantee shall cooperate with the EDA in delivering to the EDA such follow-up information as is reasonably requested by the EDA in order to review the Improvements and Improvement Costs reimbursement request. Within twenty-one (21) days following receipt of Grantee's written request for reimbursement of Improvement Costs, the EDA shall: (i) make payment of the reimbursement, (ii) send Grantee written explanation of such other items of information as are needed by the EDA to evaluate the reimbursement request, or (iii) send Grantee written explanation of the EDA's reasons for denial of repayment of any of Grantee's requested reimbursement.

3. Liability for Improvements: Neither the City nor the EDA shall in any event be liable to the Grantee, nor to any of its agents, employees, guests or invitees at the Property

for, and the Grantee shall indemnify, save, defend, and hold harmless the City and the EDA from, any claims or causes of action, including attorney's fees incurred by the City or the EDA, arising from defect or claimed defect of any of the Improvements, or arising from any action of the City or the EDA under this Agreement. This section shall survive the termination or expiration of this Agreement.

4. Written Notice: Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or regardless of whether actually received or not, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at their respective addresses, as set forth below, or at such other address as they may subsequently specify by written notice.

If to the EDA:	If to Grantee:
Columbia Heights EDA Community Development Department 3989 Central Avenue NE Columbia Heights, MN 55421	Sister Bud dba Frosted Lakes Attn: Diane & Damar Jackson 4014 Central Ave NE Columbia Heights, MN 55421

5. Captions; Choice of Law; Etc. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. This Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the subject matter contained herein. There are no verbal agreements that change this Agreement. This Agreement binds and benefits the parties hereto and their successors and assigns. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

[*Signatures to Appear on Following Page*]

IN WITNESS WHEREOF, Grantee and the EDA have signed this Agreement as of the day and year first above written.

GRANTEE: SISTER BUD (DBA FROSTED LAKES, 4014 CENTRAL AVE NE), THE OWNER

By:_____
Name: _____
Its:_____

Date:_____

EDA: COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

By:_____
Name: _____
Its:_____

Date:_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS,ANOKA COUNTY, MINNESOTA LOT 9 BLK 61 COL HTS ANNEX -EX NLY 25 FT THEREOF- TOG WITH TH CERTAIN STRIP OF LAND LYING S OF & ADJ SD LOT 9 & BOUNDED & DES AS FOL BE G AT SE COR OF SD LOT 9, TH S A DIST OF 7 FT ALONG E LINE OF SD LOT 9 EXTENDED & PRODUCED S, TH W ON A LINE PRLL WITH N LINE OF LOT 10 IN SD BLK 61 TO A PT ON W LINE OF SD LOT 10 EXTENDED & PRO DUCED N 7 FT N OF NW COR OF SD LOT 10, TH N A DIST OF 17 FT MORE OR LESS ON W LINE OF SD LOT 10 EXTENDED & PRODUCED N OF JUNCTURE THEREOF WITH MOST WLY LINE OF LOT 9, TH SELY& ELY ON SWLY & SLY LINES RESPECTIVELY OF SD LOT 9 TO PL OF BEG

EXHIBIT B

PROPERTY IMPROVEMENTS SUBJECT TO 50% REIMBURSEMENT

This attachment contains a summary of the project identified in the application for the Façade Improvement Grant Program. The Summary reflects the Grantee's proposed project as approved by the EDA on November 2nd, 2026, and may reflect minor changes to the total cost and minor changes in the proposed project that occurred subsequent to application submittal. The application is incorporated into this Grant Agreement by reference and is made a part of this Grant Agreement as follows. If the application or any provision in this application conflicts with or is inconsistent with other provisions of this Agreement or the project summary contained in this Exhibit B, the terms and descriptions contained in this Grant Agreement and the project summary shall prevail.

Project summary: furnish and install new exterior storefront signage in the form of flush mount LED channel letter sign, totaling an amount not to exceed $8,903.75.

THE CITY OF COLUMBIA HEIGHTS

COMMUNITY DEVELOPMENT

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED: 10/22/2026	AMOUNT REQUESTED: $4,451.87
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION

☒ Check if Applicant

Name: DIANE JACKSON
DAMAR JACKSON

Year Purchased: 2026

Address: [redacted]

Telephone: 763.377.[redacted]

Email Address: [redacted]@GMAIL.COM

BUSINESS INFORMATION

☐ Check if Applicant

Business Name: SISTER BUD DBA FROSTED LAKES

Primary Contact: DIANE JACKSON

Address: 4014-4016 Central Ave NE, Columbia Heights, MN

Telephone: 763.377.[redacted]

Email Address: [redacted]@GMAIL.COM

Type of Business: CANNABIS GROW AND RETAIL

Check the appropriate type of ownership:

☒ The business owns the property

☐ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

INSTALL A NEW, FLUSH MOUNT LED CHANNEL LETTER SIGN TO ENHANCE THE STOREFRONTS APPEARANCE, IMPROVE BUSINESS VISABILITY, AND CONTRIBUTE TO AN ATTRACTIVE PROFESSIONAL COMMERCIAL CORRIDOR IN DOWNTOWN DISTRICT.

Describe any other improvements, if applicable:

Estimated Cost of Improvements: $8903.75

Have you engaged the services of a Contractor, Designer, or Architect: (BIDS) ☒ Yes ☐ No

Would you be able to complete the improvements this year: ☒ Yes ☐ No

Would you allow the placement of surveillance cameras on your property or business: ☒ Yes ☐ No

APPLICATION PROCESS

1. **The following documents must accompany a completed application:**
   a. Proof of property ownership or lease.
   b. Written consent from the property owner giving permission to conduct the façade improvements.
   c. Color photographs of existing storefront façade conditions.
   d. Two or more competitive proposals from contractors.
   e. Other supporting documentation deemed necessary by the Columbia Heights Economic Development Authority (the "EDA"), the Columbia Heights Police Department, or the Applicant.

2. **Process after application submission:**
   a. A meeting will take place to go over the submitted improvement proposal to discuss grant expectations and to address grant concerns.
   b. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement.
   c. After façade improvements are complete, the grant funds will be disbursed for reimbursement to the applicant after all of the following pieces of information have been submitted: Proof of Final Inspection by the Building Official or his or her designee, A copy of the Final Invoice Received from Contractor, Photographs of improvements, Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)

APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.

2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.

3. The Applicant acknowledges that they have read the Façade Improvement Grant Program and Design Guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed. Additionally, if identified by the Police Department that an Applicant qualifies for the installation of surveillance cameras, the Applicant shall be required to allow the City to place surveillance cameras on the front façade of certain buildings.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

Deane [illegible] — APPLICANT'S SIGNATURE — 10/22/26 — DATE

Deane [illegible] — PROPERTY OWNER'S SIGNATURE — 10/26/26 — DATE


FROSTED Lakes
CRAFT CANNABIS
OPENING 2026



BMS

Frosted Lakes

Mockup	Project Manager	Designed by	Initial Design	Revision 1	Revision 2	Page
	Julian C.	Abe	10/19/26	10/21/26		01



BMS

Frosted Lakes

Mockup	Project Manager	Designed by	Initial Design	Revision 1	Revision 2	Page
	Julian C.	Abe	10/19/26			02

FASTSIGNS
Make Your Statement

300 Central Avenue
Osseo-Maple Grove, MN 55369
(763) 503-[redacted]

ESTIM[redacted]
E392-107460

www.fastsigns.com/392

Payment Terms: Cash Customer

Created Date: 7/23/2026

DESCRIPTION: Exterior LED Channel Letter Sign

Bill To: Frosted Lakes Dispensary
4016 Central Ave N
Columbia Heights, MN 55421
US

Installed: Frosted Lakes Dispensary
4016 Central Ave N
Columbia Heights, MN 55421
US

Requested By: Demar Jackson
Email: [redacted]@gmail.com
Work Phone: (612) 940-[redacted]

Salesperson: Andy Lewis
Email: [redacted]@fastsigns.com
Cell Phone: 320982[redacted]

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Exterior Channel Letters - Flush Mount	1	$6,616.88	$6,616.88
2	Installation Of Channel Letters	1	$2,260.00	$2,260.00
3	City Permitting Fees **Final fees determined at time of City approval**	1	$360.00	$360.00

Subtotal:	$9,236.88
Taxes:	$579.36
Grand Total:	$9,816.24
Deposit Required:	$4,908.12
Credit Card Surcharge:	*3.00%*
Total with Surcharge:	*$10,110.73*
Deposit with Surcharge:	*$5,055.36*

This FASTSIGNS location is independently owned and operated.

Estimates are valid for 30 calendar days from the date stated at the top of the estimate sheet. Proofing will begin after receipt of signed estimate and the required down payment is received (100% payment on orders under $1,000 and 50% payment on orders over $1,000).

If you have established Net 30 terms, the deposit will not apply. To apply for Net 30 terms, please contact your sales representative to get started. Payment on your first order will still require down payment while your request for terms is being processed.

Turnaround times will be stated up front by your sales representative. Turnaround times listed are only for estimating purposes and are not a guarantee of delivery or installation date for any project. Due dates are dependent on final proof approvals.

If you have any questions, please contact us.

BMS SIGNS & PRINTING

PROPOSAL

260273-01

Date: 10/09/2026
Expires: 11/08/2026
Drawing Numbers:

Project: Frosted Lakes
4016 Central Ave N
Columbia Heights, MN 55421

Client: Frosted Lakes
4016 Central Ave N
Columbia Heights, MN 55421

Contact: Damar Jackson (612) 940-[redacted] [redacted]@gmail.com

We are pleased to offer this proposal for the following services at the above location.

Project Description:	**Item Total:**
1: Illuminated Channel Letter Sign Fabricate ONE (1) Set of Flush-Mount Illuminated Channel Lettering including: • Overall Size: 156" x 36" • 5" Black aluminum returns, 1" Black aluminum trim • White Acrylic Faces w/ Full-Color Vinyl Overlay • Premium Internal UL-Listed LED Illumination • 5-Year Warranty: Parts & Labor • Mounting: Flush to Building	6,200.00
Sign Installation Supply all the labor and equipment necessary to install the sign(s) described above. Installation Service generally includes 1-2 professional installers with standard lift truck.	1,900.00
Sign Permit Procurement Fee Fee covers the cost to prepare all the necessary documentation required to process the permits for the sign(s) listed above. Fee does *not* cover the final permit fees charged by the city, which will be added to the final invoice at cost.	300.00

Proposal inclusive of all costs *except*: Final Electrical, Local Taxes and City Permit Fees

Deposit Rate: 50%
Deposit: 4,451.88

Subtotal:	**8,400.00**
Tax:	**503.75**
Total:	**8,903.75**

Company (BMS Signs & Printing) and Customer enter into the following contractual agreement ("Contract") regarding services provided for the Job Number identified above and more specifically described in the Customer-approved Quote provided alongside this Contract, hereafter collectively referred to as "Project", and agree to the following terms and conditions regarding said Project:

Salesperson: Abshir Abdi

Buyer_____Seller_____

BMS SIGNS & PRINTING

PROPOSAL

260273-01

Date: 10/09/2026
Expires: 11/08/2026
Drawing Numbers:

Project: Frosted Lakes
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Columbia Heights, MN 55421

Client: Frosted Lakes
4016 Central Ave N
Columbia Heights, MN 55421

Contact: Damar Jackson (612) 940-[redacted] [redacted]@gmail.com

STANDARD SPECIFICATIONS: The Project shall be completed in accordance with the sign drawing and elevation specifications corresponding to the Job Number listed above which are approved by Customer ("Standard Specifications"), unless changes to the Standard Specifications are approved by the parties in writing in accordance with the Change Order process described below.

CONTRACT AMOUNT: Customer shall pay Company for the Project as invoiced by Company in the amount and in increments listed above ("Contract Amount"). Unless the Customer agrees to pay the Contract Amount in full, a 50% deposit is required to begin permitting and fabrication with the remaining balance due within 15 days of installation. Time is of the essence with regard to Customer's payment obligation. The Contact Amount applies only to the job referenced above and described in the Customer-approved quote. Void if not accepted within 30 days.

ADDITIONAL WORK: Unless stated as part of the Contract Amount on the reverse side of this Contract, Customer shall pay an additional amount for the Project in the event that: (i) abnormal soil conditions or underground obstructions exist, including, without limitation, existence of solid rock, pipes, underground wires, etc.; (ii) Company must perform services related to obtaining a variance; (iii) Company is required to provide documentation to obtain permits and approvals for the Project other than the Standard Specifications described above, including, without limitation, shop drawings, samples, design layouts and modifications to architectural site plans; (iv) Company is required to remove free-standing signs or prior signs on a structure located on or near the installation site; (v) Company must obtain permits or approvals; or (vi) Company is requested or required to do any other additional work related to the Project that is not described in the Services section on the reverse side of this Contract. The Customer shall not be obligated to pay for any of the additional work specified in this paragraph unless the Company has received the Customer's advance written agreement to pay for such additional work.

TAXES: Customer agrees to pay all taxes that are due or may become due by Customer or that may be levied upon Company in connection with the Project, including without limitation, all sales, use, and rental taxes levied by any federal, state, county or municipal authority or political subdivision thereof.

LATE FEES: Customer agrees that all amounts not paid by due date stated on invoice sent by Company are subject to a late fee of 18% per annum or the maximum rate allowable by law, and Customer agrees to pay

Salesperson: Abshir Abdi

Buyer_____Seller_____

BMS SIGNS & PRINTING

PROPOSAL

260273-01

Date: 10/09/2026
Expires: 11/08/2026
Drawing Numbers:

Project:	Frosted Lakes 4016 Central Ave N Columbia Heights, MN 55421	**Client:**	Frosted Lakes 4016 Central Ave N Columbia Heights, MN 55421
Contact:	Damar Jackson (612) 940-[redacted]	[redacted]@gmail.com	

such late fee.

OWNERSHIP OF SIGNAGE PROPERTY: Company shall contribute parts and materials to manufacture the signage related to the Project ("Signage Property"). Customer acknowledges and agrees that all Signage Property is owned by the Company until receipt of final payment for the Project. Customer expressly agrees that title to the Signage Property is retained by Company and in Company's name until Customer's full payment for the Project is received. Customer further agrees that if Customer fails to make payment in full for the Project within 90 days of completion of the Project, then Company, or Company's representative, in its sole discretion, shall have the right, and is hereby authorized and empowered to take and remove the Signage Property from the installation site and resume possession of the Signage Property, wherever found, without any liability for damages or other claim whatsoever, with or without process of law, and without prejudice to further enforcement of any balance of such obligation or expenses remaining due.

OWNERSHIP OF COMPANY DESIGNS: Company may provide Customer with designs and artwork created by the Company in connection with the Project ("Company Designs"). All right, title and interest in and to the Company Designs is owned exclusively, through the world, and in perpetuity by the Company (including all copyrights and patents, derivatives, renewals and extensions thereof). Any and all use of the Company Designs by Customer, its employees or agents is expressly prohibited without the written consent of the Company; and such written consent is subject to payment in full for the Project and the Company's design service. Until payment in full is received, the Company shall have the sole and exclusive right to use the Company Designs, in whole or in part, in whatever manner the Company may desire, including without limitation, the right to cut, edit, revise, alter and/or otherwise modify the Company Designs and to freely use, perform, distribute, exhibit and exploit such materials and license others to do so in any and all media now known or hereafter devised and shall have the sole and exclusive right to copyright or patent the Contract Work Product in the Company's name, as the owner and author thereof. PERMITS AND LICENSES: Unless otherwise stated on the reverse side of this Contract, the Company shall obtain all necessary installation permits related to the Project. Customer shall be responsible for maintaining all necessary permits or variances from public authorities.

CHANGE ORDERS: Any changes to the Standard Specifications that are requested by Customer shall be agreed to by the parties in a Client Change Order Contract, which, upon signature by all parties shall be made part of this Contract. Company may, in its sole discretion, stop all work in connection with the Project until the Client

Salesperson: Abshir Abdi

Buyer_____Seller_____

BMS
SIGNS & PRINTING

PROPOSAL

260273-01

Date: 10/09/2026
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Drawing Numbers:

Project: Frosted Lakes
4016 Central Ave N
Columbia Heights, MN 55421

Client: Frosted Lakes
4016 Central Ave N
Columbia Heights, MN 55421

Contact: Damar Jackson (612) 940-[redacted] [redacted]@gmail.com

Change Order Contract is signed by Customer.

CUSTOMER DELAY: Company shall not be liable for any delay in the performance of this Contract caused by or resulting from Customer's acts, omissions, or delays in its obligations under this Contract.

TERMINATION: In the event that this Contract is terminated by customer, Customer shall pay Company for all work in progress related to the Project up to date of termination plus a cancellation fee of 25% of the total Contract Amount.

LIMITED WARRANTY: ALL SIGNAGE PROPERTY AND SERVICES PROVIDED BY COMPANY IS GUARANTEED FOR A PERIOD OF FIVE YEARS AGAINST ELECTRICAL AND MECHANICAL DEFECTS. The warranty period begins at the date of installation. Expressly excluded from this warranty are acts of God, vandalism, customer modification or defects due to Customer negligence and any other causes beyond the control of the Company. All warranties are void with respect to portions of Project not manufactured, performed or serviced by Company, its employees or agents. The Company recommends the Customer any signage to their business or property insurance policy to cover accidental damages. Lighting components including LED modules, LED power supplies and wiring is backed up by a 5-year manufacturer warranty which the Company passes on to the client. Should any of the aforementioned issues occur within the period covered in the warranty mentioned above, the Company will service the aforementioned sign(s) within a timely manner free of charge. Any service required after the aforementioned warranty has expired, will be billed to the Customer in accordance with the materials and labor necessary to complete the job upon the clients request and approval.

DISCLAIMER OF WARRANTIES: THIS CONTRACT IS MADE WITH THE UNDERSTANDING THAT THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES OTHER THAN THOSE CONTAINED IN THIS CONTRACT AND THAT THERE ARE NO WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, THAT THE GOODS SHALL BE MERCHANTABLE OR FIT FOR ANY PARTICULAR USE OR PURPOSE OTHER THAN THOSE SPECIFICALLY MENTIONED HEREIN.

FORCE MAJEURE: Company shall not be liable for failure of or delays in the performance of the terms of this Contract resulting from strikes, breakage, fire, labor disputes, unforeseen commercial delays, war, acts of God, or other causes beyond the control of the Company. In addition, the Customer shall not hold the Company responsible, and Company shall not be liable for any damage to landscaping that occurs during installation.

Salesperson: Abshir Abdi

Buyer_____Seller_____

BMS
SIGNS & PRINTING

PROPOSAL

260273-01

Date: 10/09/2026
Expires: 11/08/2026
Drawing Numbers:

Project: Frosted Lakes
4016 Central Ave N
Columbia Heights, MN 55421

Client: Frosted Lakes
4016 Central Ave N
Columbia Heights, MN 55421

Contact: Damar Jackson (612) 940-[redacted] [redacted]@gmail.com

MECHANICS LIEN: Customer acknowledges and agrees that the Company shall provide services and furnish materials and labor to manufacture signage related to the Project and further agrees that such materials or labor is for improvement of real property. Therefore, unless otherwise prohibited by state law, Customer authorizes Company to file a Mechanic's Lien for any amounts due under this Contract. The Customer further agrees to pay Company an administration fee for all costs incurred in filing of a Mechanic's Lien, and further agrees to pay all legal fees and court costs in connection with the enforcement of a Mechanic's Lien.

INDEMNIFICATION: The Customer shall indemnify and hold Company, and its employees and agents harmless from and against any and all claims, damages, losses expenses, including, without limitation, attorneys' fees and court costs arising out of or resulting from the performance of the services, if any claims, damage, loss or expense is caused in whole or in part by any act or omission of the Customer, or Customer's employees or agents.

INDEPENDENT CONTRACTOR STATUS: In this Contract, Company shall be deemed an independent contractor. It is the intention of the parties that: (i) the Company shall specifically not occupy the status of an agent, servant, or employee of the Customer; and (ii) the relationship between the Company and the Customer shall specifically not be that of a partnership, joint venture, or other similar association. During the progress of performance of the Project, Customer will not, without Company's prior written consent, direct or attempt to direct the employees, agents, or subcontractors involved in performance of services related to the Project or the installation of the Signage Property.

MISCELLANEOUS: The parties hereby agree that: (i) This Contract shall be governed by and construed in accordance with the laws of the State of principal office (Minnesota) without regard to choice of law principles, and Customer hereby irrevocably submits to the jurisdiction of the state and federal courts in such state for all disputes or legal claims arising from this Contract; (ii) In any legal action brought by or against the Company in relation to this Contract, the prevailing party shall be entitled to recover its costs and reasonable attorney fees in addition to any other relief that may be awarded; (iii) If a court should find one or more of the terms of this Contract unenforceable, the remaining terms will nonetheless remain binding on the parties; (iv) This Contract is the complete agreement between the parties regarding the subject matter set forth herein, and this Contract supersedes all previous oral or written agreements regarding this subject matter; (v) This Contract cannot be voided or amended without the written agreement by an officer of the Company; and (vi) Customer shall not

Salesperson: Abshir Abdi

Buyer_____Seller_____

BMS SIGNS & PRINTING

PROPOSA

260273-01

Date: 10/09/2026
Expires: 11/08/2026
Drawing Numbers:

Project:	Frosted Lakes 4016 Central Ave N Columbia Heights, MN 55421	**Client:**	Frosted Lakes 4016 Central Ave N Columbia Heights, MN 55421
Contact:	Damar Jackson (612) 940-[redacted] [redacted]@gmail.com		

make any assignment of this Contract, but the Company may assign this Contract in its sole discretion.

AGREEMENT: If the Terms and Conditions outlined above are agreeable to the Customer ("Buyer"), the Company ("Seller") requests they sign and date below. It is understood that in doing so, the terms and condition of this Contract become legally binding upon both parties.

Salesperson: Abshir Abdi

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____

Seller

PROJECT 4014 LLC

By: _____
Michael H. Carus
Its: Authorized Agent

Purchaser

SISTER BUD LLC

By: _____
Diane Jackson
Its: Manager

By: _____
Damar Jackson
Its: Manager

State of Minnesota, County of RAMSEY

This instrument was acknowledged before me on 5/5/2026 (month/day/year), by MICHAEL H. CARUS (insert name of authorized signer for Seller)

as AUTHORIZED AGENT (insert type of authority for Seller) of PROJECT 4014 LLC (insert name of Seller)

(Stamp)

JULIE ANN THORUD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2031

(signature of notarial officer)

Title (and Rank): NOTARY PUBLIC

My commission expires: 1/31/2031 (month/day/year)

State of Minnesota, County of RAMSEY

This instrument was acknowledged before me on 5/5/2026 (month/day/year), by DIANE JACKSON (insert name of authorized signer for Purchaser)

as MANAGER (insert type of authority for Purchaser) and

DAMAR JACKSON (insert name of authorized signer for Purchaser) as MANAGER (insert type of authority for Purchaser r) of

SISTER BUD LLC (insert name of Purchaser)

(Stamp)

JULIE ANN THORUD
NOTARY PUBLIC - MINNESOTA
MY COMMISSION EXPIRES 01/31/2031

(signature of notarial officer)

Title (and Rank): NOTARY PUBLIC

My commission expires: 1/31/2031 (month/day/year)

THIS INSTRUMENT WAS DRAFTED BY:
(insert name and address)

Mitchell A. Faas
Arctos Law PLLC
214 4th St E Ste 200
Saint Paul, MN 55101

TAX STATEMENTS FOR THE REAL PROPERTY DESCRIBED IN THIS INSTRUMENT SHOULD BE SENT TO:
(insert legal name and residential or business address of Grantee)

Sister Bud LLC
4014 Central Ave NE
Columbia Heights, MN 55421

Note: Failure to record this contract for deed may give other parties priority over Purchaser's interest in the Property.

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	11/02/2026

ITEM:	**Façade Improvement Grant Report for Greater Life Tabernacle (4000 Quincy St NE).**
Presenting Item: CD Coordinator Emilie Voight	
DEPARTMENT: Community Development	**BY/DATE:** CD Coordinator 10/23/2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

_Community that Grows with Purpose and Equity
_Engaged, Effective and Forward-Thinking
_High Quality Public Spaces
X Resilient and Prosperous Economy
_Safe, Accessible and Built for Everyone
_Inclusive and Connected Community

BACKGROUND

This report pertains to the 2026 Façade Improvement Grant application for Greater Life Tabernacle (4000 Quincy St NE). The property owners are looking to replace their existing exterior sign with a new, larger sign, and to add an electrical installation to illuminate the signage. Photos of the existing conditions and renderings of the proposal have been included in the packet.

The applicants have applied to the City Planning Commission for a variance because the proposed new signage would exceed the maximum size allowance in the land use code. The Planning Commission will review their application and make a determination on November 4th. City planning staff are recommending denial of the sign variance. If the sign variance were to be denied, the applicants would need to revise their signage proposal to comply with land use code size standards.

The applicant was able to receive two bids for the work, amounting to approximately $9,850.00 (Signarama) and $11,449.00 (BMS). However, it is important to note that these two bids were developed based on different size proposals, so they are not comparable to one another. Because the sign variance has not yet been reviewed by the Planning Commission, it is unclear what size sign will eventually be installed. The maximum possible grant allowance for this site is $5,000. This is the ninth Façade Improvement Grant application in 2026.

Community Development staff recommend that the EDA deny this application and direct the applicants to reapply once their sign variance has been reviewed by the Planning Commission and either approved or denied. This will enable the applicants to update the application package with new quotes and renderings accurately reflecting the size and design of the proposed signage.

RECOMMENDED MOTION(S):

MOTION: Move to waive the reading of Resolution 2026-33, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-33, a resolution approving the form and substance of the Façade Improvement Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into a Façade Improvement Grant Agreement with Greater Life Tabernacle (4000 Quincy St NE).

ATTACHMENT(S)

1. Resolution 2026-33
2. Sample Façade Improvement Grant Agreement
3. Greater Life Tabernacle (4000 Quincy St NE) Façade Improvement Grant Application

RESOLUTION NO. 2026-33

A RESOLUTION OF THE ECONOMIC DEVELOPMENT AUTHORITY OF COLUMBIA HEIGHTS, MINNESOTA, APPROVING THE FORM AND SUBSTANCE OF THE FAÇADE IMPROVEMENT GRANT AGREEMENT, AND APPROVING AUTHORITY STAFF AND OFFICIALS TO TAKE ALL ACTIONS NECESSARY TO ENTER THE AUTHORITY INTO A FAÇADE IMPROVEMENT GRANT AGREEMENT WITH GREATER LIFE TABERNACLE (4000 QUINCY ST NE).

WHEREAS, the City of Columbia Heights (the "City") and the Columbia Heights Economic Development Authority (the "Authority") have collaborated to create a certain Façade Improvement Grant Program (the "Program"); and

WHEREAS, pursuant to guidelines established for the Program, the Authority is to award and administer a series of grants to eligible commercial property owners and/or tenants for the purposes of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity along Central Avenue Northeast and in the City's Business districts, pursuant to a Façade Improvement Grant Agreement with various property owners and/or tenants; and

WHEREAS, pursuant to the Program, the City is to coordinate a surveillance camera monitoring program by placing surveillance cameras on some of the storefronts that are part of the Program for the purposes of improving public safety in and around the Central Business District; and

WHEREAS, the Authority has thoroughly reviewed copies of the proposed form of the Grant Agreement.

NOW, THEREFORE BE IT RESOLVED that, after appropriate examination and due consideration, the Authority

1. approves the form and substance of the Grant Agreement, and approves the Authority entering into the Agreement with Greater Life Tabernacle (4000 Quincy St NE).
2. that the City Manager, as the Executive Director of the Authority, is hereby authorized, empowered, and directed for and on behalf of the Authority to enter into the Grant Agreement.
3. that the City Manager, as the Executive Director of the Authority, is hereby authorized and directed to execute and take such action as they deem necessary and appropriate to carry out the purpose of the foregoing resolution.

ORDER OF ECONOMIC DEVELOPMENT AUTHORITY

Adopted this 2nd day of November, 2026

Offered by:
Seconded by:
Roll Call:

_____
President

Attest:

_____
Secretary

FAÇADE IMPROVEMENT GRANT AGREEMENT

THIS FAÇADE IMPROVEMENT GRANT AGREEMENT ("**Agreement**"), dated this ___ day of November, 2026 (the "**Effective Date**"), is entered into by and between Greater Life Tabernacle (4000 Quincy St NE), the owner (the "**Grantee**"), and the Columbia Heights Economic Development Authority (the "**EDA**").

RECITALS

WHEREAS, Grantee is the owner of certain Property located at 4000 Quincy St NE in the City of Columbia Heights (the "**City**"), Anoka County, Minnesota, and legally described in Exhibit A hereto (the "**Property**");

WHEREAS, the EDA, in cooperation with the City and its police department, has instituted a Façade Improvement Grant Program (the "**Program**") for the purpose of revitalizing existing storefronts, increasing business vitality and economic performance, and decreasing criminal activity;

WHEREAS, as part of the Program, the EDA has proposed to make grants of money in the maximum amount of Five Thousand Dollars ($5,000.00) per parcel of real property in the City, or the maximum amount of Ten Thousand Dollars ($10,000.00) per parcel of real property located in the Central Business Zoning District in the City (the **"CBD"**), to property owners, tenants, or nonprofit organizations, in order to revitalize, rehabilitate, and restore exterior storefronts, increase business vitality and economic performance, and in certain instances, to provide monitored surveillance;

WHEREAS, the Property concerned by this Agreement is not located within the CBD; and

WHEREAS, Grantee desires to participate in the Program, on the terms and conditions set forth below.

NOW, THEREFORE, in consideration of the premises and of the agreements hereinafter contained, the parties agree as follows:

1. Property Improvements: Grantee agrees to complete the improvements at the Property that are identified on Exhibit B attached hereto (the "**Improvements**"), subject to the following terms and conditions:

    a. If requested by the EDA, Grantee shall provide plans and specifications to the EDA, detailing the Improvements to be constructed (the "**Plans**"). If Grantee wishes to revise the Plans, Grantee must submit the revised Plans to the EDA at the address provided herein. The EDA shall give written notice of its approval or disapproval of the revisions to the Plans, and if the EDA does not give such written approval or disapproval within ten (10) business days after

receipt of Grantee's revised Plans, the EDA shall be deemed to have approved the revisions to the Plans.

b. The Improvements shall be constructed consistently with the Plans, as the same may be revised pursuant to Section 1(a) herein. The cost to complete construction of the Improvements shall be defined as the "**Improvement Costs**." The Improvements shall be completed in a first-class manner, consistent with the Plans, if any, and in compliance with all applicable laws, rules, and regulations. Grantee shall obtain all required permits and approvals from the City and any other governing authority with jurisdiction over the Property related to the construction of the Improvements. The out-of-pocket costs for such permitting and approvals shall be the responsibility of Grantee, provided the same shall be included in the definition of "Improvement Costs," and subject to the provisions of Section 2 of this Agreement.

c. Grantee agrees to commence the Improvements within sixty (60) days following the Effective Date, and to complete the Improvements within six (6) months following the issuance of all necessary building permits, but in no event later than eight (8) months following the Effective Date.

2. Payment of Grant Funds: Grantee shall be responsible for making initial payment to all contractors involved in the construction of the Improvements. Upon final completion of the Improvements, Grantee shall make a written request to the EDA for reimbursement of one-half (1/2) of the actual Improvement Costs incurred by Grantee, but in no event shall the reimbursement exceed Five Thousand Dollars ($5,000.00). The written request shall include:

   a. Proof of final inspection of the Improvements by the City building inspector;
   b. Before and after photographs of the Property, reflecting the Improvements made (as well as follow-up transmission of electronic files of such photographs), and reflecting that the Improvements were completed consistently with any approved Plans;
   c. A copy of the final invoice(s) received from the contractor(s) who completed the Improvements; and
   d. Proof of payment of invoice(s) that comprised the Improvement Costs.

   Following Grantee's written request for reimbursement, Grantee shall cooperate with the EDA in delivering to the EDA such follow-up information as is reasonably requested by the EDA in order to review the Improvements and Improvement Costs reimbursement request. Within twenty-one (21) days following receipt of Grantee's written request for reimbursement of Improvement Costs, the EDA shall: (i) make payment of the reimbursement, (ii) send Grantee written explanation of such other items of information as are needed by the EDA to evaluate the reimbursement request, or (iii) send Grantee written explanation of the EDA's reasons for denial of repayment of any of Grantee's requested reimbursement.

3. Liability for Improvements: Neither the City nor the EDA shall in any event be liable to the Grantee, nor to any of its agents, employees, guests or invitees at the Property for, and the Grantee shall indemnify, save, defend, and hold harmless the City and the EDA from, any claims or causes of action, including attorney's fees incurred by the City or the EDA, arising from defect or claimed defect of any of the Improvements, or arising from any action of the City or the EDA under this Agreement. This section shall survive the termination or expiration of this Agreement.

4. Written Notice: Wherever any notice is required or permitted hereunder, such notice shall be in writing. Any notice or document required or permitted to be delivered hereunder shall be deemed to be delivered when actually received by the designated addressee or regardless of whether actually received or not, when deposited in the United States Mail, postage prepaid, certified mail, return receipt requested, addressed to the parties hereto at their respective addresses, as set forth below, or at such other address as they may subsequently specify by written notice.

If to the EDA:	If to Grantee:
Columbia Heights EDA Community Development Department 3989 Central Avenue NE Columbia Heights, MN 55421	Greater Life Tabernacle 4000 Quincy St NE Columbia Heights, MN 55421

5. Captions; Choice of Law; Etc. The paragraph headings or captions appearing in this Agreement are for convenience only, are not a part of this Agreement, and are not to be considered in interpreting this Agreement. This Agreement constitutes the complete agreement between the parties and supersedes any prior oral or written agreements between the parties regarding the subject matter contained herein. There are no verbal agreements that change this Agreement. This Agreement binds and benefits the parties hereto and their successors and assigns. This Agreement has been made under the laws of the State of Minnesota, and such laws will control its interpretation.

[*Signatures to Appear on Following Page*]

IN WITNESS WHEREOF, Grantee and the EDA have signed this Agreement as of the day and year first above written.

GRANTEE: GREATER LIFE TABERNACLE (4000 QUINCY ST NE), THE OWNER

By:_____
Name: _____
Its:_____

Date:_____

EDA: COLUMBIA HEIGHTS ECONOMIC DEVELOPMENT AUTHORITY

By:_____
Name: _____
Its:_____

Date:_____

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

LOT 11, EX N 22.4 FT THERE- OF, LOTS 12 THRU 23 INCL & LOT 24, EX N 20 FT THEREOF, ALL IN BLK 58 COLUMBIA HEIGHTS ANNEX TO MPLS TOG/W ADJ VAC ALLEY, SUBJ TO EASE OF REC

EXHIBIT B

PROPERTY IMPROVEMENTS SUBJECT TO 50% REIMBURSEMENT

This attachment contains a summary of the project identified in the application for the Façade Improvement Grant Program. The Summary reflects the Grantee's proposed project as approved by the EDA on November 2nd, 2026, and may reflect minor changes to the total cost and minor changes in the proposed project that occurred subsequent to application submittal. The application is incorporated into this Grant Agreement by reference and is made a part of this Grant Agreement as follows. If the application or any provision in this application conflicts with or is inconsistent with other provisions of this Agreement or the project summary contained in this Exhibit B, the terms and descriptions contained in this Grant Agreement and the project summary shall prevail.

Project summary: furnish and install new exterior signage including new electrical installation, totaling an amount not to exceed $11,449.00.

THE CITY OF COLUMBIA HEIGHTS

COMMUNITY DEVELOPMENT

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED: 10/22/2026	AMOUNT REQUESTED:
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION

☑ Check if Applicant

Name: Greater Life Tabernacle Year Purchased: _____

Address: 4000 Quincy St. NE, Columbia Heights, MN 55421

Telephone: 763-789-[redacted] Email Address: [redacted]@yourgreaterlife.org

BUSINESS INFORMATION

☐ Check if Applicant

Business Name: Greater Life Tabernacle

Primary Contact: _____

Address: 4000 Quincy St. NE, Columbia Heights, MN 55421

Telephone: 763-789-[redacted] Email Address: [redacted]@yourgreaterlife.org

Type of Business: Church

Check the appropriate type of ownership:

☑ The business owns the property ☐ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

Changing out old church sign name to a more updated and bigger sign. Adding electrical for sign to light up at night for more easy viewing for finding location.

Describe any other improvements, if applicable:

Future, we want to update our parking lot sign, re-do parking lot.

Estimated Cost of Improvements: $11,449.00

Have you engaged the services of a Contractor, Designer, or Architect: ☒ Yes ☐ No

Would you be able to complete the improvements this year: ☒ Yes ☐ No

Would you allow the placement of surveillance cameras on your property or business: ☒ Yes ☐ No

APPLICATION PROCESS

1. **The following documents must accompany a completed application:**
   a. Proof of property ownership or lease.
   b. Written consent from the property owner giving permission to conduct the façade improvements.
   c. Color photographs of existing storefront façade conditions.
   d. Two or more competitive proposals from contractors.
   e. Other supporting documentation deemed necessary by the Columbia Heights Economic Development Authority (the "EDA"), the Columbia Heights Police Department, or the Applicant.
2. **Process after application submission:**
   a. A meeting will take place to go over the submitted improvement proposal to discuss grant expectations and to address grant concerns.
   b. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement.
   c. After façade improvements are complete, the grant funds will be disbursed for reimbursement to the applicant after all of the following pieces of information have been submitted: Proof of Final Inspection by the Building Official or his or her designee, A copy of the Final Invoice Received from Contractor, Photographs of improvements, Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)

APPLICANT ACKNOWLEDGEMENTS

1. The Applicant shall hold the EDA, its officers, consultants, attorneys, and agents harmless from any and all claims arising from or in connection with the Grant Program or its Application, including but not limited to, any legal or actual violations of any State or Federal laws.
2. The Applicant recognizes and agrees that the EDA retains absolute authority and discretion to decide whether or not to accept or deny any particular Grant Application, and that all expenditures, obligations, costs, fees, or liabilities incurred by the Applicant in connection with the Grant Application are incurred by the Applicant at its sole risk and expense.
3. The Applicant acknowledges that they have read the Façade Improvement Grant Program and Design Guidelines, and understands that if the proposal is approved, they will make the above referenced improvements to the property within the specific time allowed. Additionally, if identified by the Police Department that an Applicant qualifies for the installation of surveillance cameras, the Applicant shall be required to allow the City to place surveillance cameras on the front façade of certain buildings.

The undersigned, a duly authorized representative of the Applicant, hereby certifies that the foregoing information is true, correct, and complete as of the date hereof and agrees that the Applicant shall be bound by the terms and provisions herein.

Tiffany Langer — 10/21/26

APPLICANT'S SIGNATURE — DATE

[signature] — 10/21/26

PROPERTY OWNER'S SIGNATURE — DATE


GREATER
LIFE
TABERNACLE

Twin Cities Signarama
The way to grow your business.

2400 Prior Ave North
Roseville, MN 55113
(651) 649-[redacted]

We make it EASY to get signs you need!
www.sarsigns.com

ESTIMA
EST-43067

Payment Terms: Pay on Order Entry

Created Date: 8/29/2025

DESCRIPTION: Exterior Signage - Larger size

Bill To: Greater Life
4000 Quincy Street Northeast
Minneapolis, MN 55421
US

Installed: Greater Life
4000 Quincy Street Northeast
Minneapolis, MN 55421
US

Requested By: Tiffany Langer
Email: [redacted]@yourgreaterlife.org
Work Phone: (763) 789[redacted]
Cell Phone: (763) 789-[redacted]

Salesperson: House Signarama Twin Cities

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	**Channel letters**	1	$9,850.00	$9,850.00

1.1	**Channel Letters, LED Illuminated, Installed - Channel Letters** **Part Qty:** 1 **Height:** 30.00" **Text:** Greater Life **Notes:** 1 Set(s) of Preformed Front Lit reading GREATER LIFE with LED lighting • Letter Copy 1: 30 in Letters: G, 18.5 in Letters: REATER LIFE • 11 Block (Customer Artwork) • : 7328 White .177" - 7328 72 x 120 Acrylic UV Print with GF23160 2.4mil Gloss ClearUV 60", Black Day/Night • Trimcap: Gemini - 3/4 " Black Trimcap #2025 • 3 in return Aluminum CL Coil 3.5" 040 Black/White • Aluminum Sheet Backs: ACM - 3MM (.125) white/whiteUL 60 x 120 • LEDs: 1 Row of LED- Principal QwikMod PLQM2-TW150-P • Logo 1: Qty 1 - 24 in (H) x 33.6 in (W) Custom Logo • Faces: 7328 White 3/16" (.177) 7328 72 x 120 Acrylic • Cut Vinyls Include: Arlon 2500-022 Black Trans Cast 48" Translucent Vinyls, , • Trimcap: Gemini - 1 " Black Trimcap # 2025 • 3 in return Aluminum CL Coil 3.5" 040 Black/White • Aluminum Sheet Backs: ACM - 3MM (.125) white/whiteUL 60 x 120 • LEDs: of LED- Principal QwikMod PLQM2-TW150-P • Mounting 1: Extrusion Raceway 7"x4.5" Raceway Extrusion-TE-RW4.5.7: 33.6 in (L) - TBD Akzo Satin • Mounting 2: Extrusion Raceway 7"x4.5" Raceway Extrusion-TE-RW4.5.7: 179.43 in (L) - TBD Akzo Satin • Power Supply: LED Power Sup-Principal P-OH060-12-EC 100-277VAC • Other Electrical Parts: 2 - Electrical Toggle Switch- 15A, 120V • Mount Type: Raceway • Mounting Hardware: Mounting Clips-WE-MT-6 - Adjustable • Pattern : No Pattern • Outdoor UL Listed			
1.2	**Installation - Channel letter installation** - # of Hours: 4 **Notes:** Final electrical hookup not included			
1.3	**Custom Item - Lift rental** **Part Qty:** 1			
2	**Custom cabinet 60"**	**1**	**$7,468.70**	**$7,468.70**

2.1	**Channel Letters, LED Illuminated, Installed - Custom cabinet** **Part Qty:** 1 **Height:** 60.00" **Text:** <Logo> **Notes:** • 1 Set(s) of Reverse Back Lit Remote reading (GREATER LIFE) Logo with LED lighting • Logo 1: Qty 1 - 60 in (H) x 80 in (W) Custom Logo • Faces: Aluminum - .080 Mill Finish 60 x 120 • Cut Vinyls Include: Arlon 2500 Color TBD Trans Cast 60" Translucent Vinyls, , • 3 in return Aluminum - .063 Return Mill Finish 60 x 120 • Paint: Exterior - TBD Akzo Satin w/ Color Match , Interior - White High Reflective VOC • Polycarbonate Backs: Polycarbonate - Clear .118 x 76 x 120 • LEDs: of LED- Principal QwikMod PLQM2-TW150-P • Power Supply: LED Power Sup- Principal P-OH060-12-EC 100-277VAC • Prewired with 5 ft Leads, Snap in Bushings, and Junction Boxes • Mount Type: Remote • Mounting Hardware: Reverse Channel Poly back 3/8" Nutsert Assembly, 3/8" x 1.5" Spacer- aluminum, 3/8" x 6" All Thread- aluminum • Pattern : Paper Pattern • Outdoor UL Listed			
2.2	**Installation - Channel letter installation** - # of Hours: 6 **Notes:** Final electrical hookup not included			
2.3	**Custom Item - Lift Rental** **Part Qty:** 1			
3	**City permit and processing**	1	$300.00	$300.00
3.1	**Permit Acquisitions -** - Retail Price: $300.00			

Subtotal:	$17,618.70
Taxes:	$952.75
Grand Total:	$18,571.45

Terms and Conditions:
All orders under $2,000 must be pre-paid unless credit has been established based on payment history. Orders over $2,000 require a 50% down payment before starting production. The customer is solely responsible for proofreading and approving a production proof. Sign and Design remain the property of Signarama until the invoice is paid in full. Thirty (30) days from the due date, invoices are considered delinquent and may accrue late fees.

A 3% surcharge will be applied to all credit card transactions. To avoid this fee, you can pay by check or ACH.

Get this for as little as $681.57 per month. Ask us for details.

We agree to your terms and conditions. Please proceed with the order.

Signarama Twin Cities is individually owned and operated.

Signature: _____ **Date:** _____

This Quote is valid for 30 days

BMS SIGNS & PRINTING
3125 84th Lane NE, Blaine, MN 55449

PROPOSAL

250316-03

Date: 10/09/2025
Expires: 11/08/2025
Drawing Numbers:

Project: Greater Life
4000 Quincy St. NE
Columbia Heights, MN 55421

Client: Greater Life
4000 Quincy St. NE
Columbia Heights, MN 55421

Contact: Tiffany Langer 763-789[redacted] [redacted]@yourgreaterlife.org

We are pleased to offer this proposal for the following services at the above location.

Project Description:	Price:	Qty:	Item Total:
21.5-Ft Illuminated Channel Letter Sign | OPTION B Fabricate ONE (1) Set of Illuminated Channel Lettering including: • Logo | Custom Shape | 103 1/2" x 62" • Letters | GREATER LIFE | 271" x 31 1/4" ◦ Perforated Black Vinyl Overlay • Overall Size: 387 1/4" x 62" • 5" Black aluminum returns, 1" Black aluminum trim • White Acrylic Faces w/ Premium Vinyl Overlay • Premium Internal UL-Listed LED Illumination • 5-Year Warranty: Parts & Labor • Mounting: Raceway Painted to Match Wall	6,950.00	1	6,950.00
Old Sign Removal Supply all the labor and equipment necessary to remove the old lettering. Service includes 1-2 professional installers with standard lift truck.	600.00	1	600.00
New Sign Installation Supply all the labor and equipment necessary to install the sign(s) described above. Service includes 1-2 professional installers with standard lift truck.	3,750.00	1	3,750.00
Sign Permit Procurement Fee Fee covers the cost to prepare all the necessary documentation required to process the permits for the sign(s) listed above. Fee does *not* cover the final permit fees charged by the city, which will be added to the final invoice at cost.	149.00	1	149.00

Salesperson: Julian Chippendale

Buyer_____Seller_____

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Contact: Tiffany Langer 763-789[redacted] [redacted]@yourgreaterlife.org

Proposal inclusive of all costs *except*: Final Electrical, Local Taxes and City Permit Fees

Deposit Rate: 50%
Deposit: 5,724.50

Subtotal: 11,449.00

Total: 11,449.00

Company (BMS Signs & Printing) and Customer enter into the following contractual agreement ("Contract") regarding services provided for the Job Number identified above and more specifically described in the Customer-approved Quote provided alongside this Contract, hereafter collectively referred to as "Project", and agree to the following terms and conditions regarding said Project:

STANDARD SPECIFICATIONS: The Project shall be completed in accordance with the sign drawing and elevation specifications corresponding to the Job Number listed above which are approved by Customer ("Standard Specifications"), unless changes to the Standard Specifications are approved by the parties in writing in accordance with the Change Order process described below.

CONTRACT AMOUNT: Customer shall pay Company for the Project as invoiced by Company in the amount and in increments listed above ("Contract Amount"). Unless the Customer agrees to pay the Contract Amount in full, a 50% deposit is required to begin permitting and fabrication with the remaining balance due within 15 days of installation. Time is of the essence with regard to Customer's payment obligation. The Contact Amount applies only to the job referenced above and described in the Customer-approved quote. Void if not accepted within 30 days.

ADDITIONAL WORK: Unless stated as part of the Contract Amount on the reverse side of this Contract, Customer shall pay an additional amount for the Project in the event that: (i) abnormal soil conditions or underground obstructions exist, including, without limitation, existence of solid rock, pipes, underground wires, etc.; (ii) Company must perform services related to obtaining a variance; (iii) Company is required to provide documentation to obtain permits and approvals for the Project other than the Standard Specifications described above, including, without limitation, shop drawings, samples, design layouts and modifications to architectural site plans; (iv) Company is required to remove free-standing signs or prior signs on a structure located on or near the installation site; (v) Company must obtain permits or approvals; or (vi) Company is

Salesperson: Julian Chippendale

Buyer_____Seller_____

BMS SIGNS & PRINTING
3125 84th Lane NE, Blaine, MN 55449

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Columbia Heights, MN 55421

Client: Greater Life
4000 Quincy St. NE
Columbia Heights, MN 55421

Contact: Tiffany Langer 763-789[redacted] [redacted]@yourgreaterlife.org

requested or required to do any other additional work related to the Project that is not described in the Services section on the reverse side of this Contract. The Customer shall not be obligated to pay for any of the additional work specified in this paragraph unless the Company has received the Customer's advance written agreement to pay for such additional work.

TAXES: Customer agrees to pay all taxes that are due or may become due by Customer or that may be levied upon Company in connection with the Project, including without limitation, all sales, use, and rental taxes levied by any federal, state, county or municipal authority or political subdivision thereof.

LATE FEES: Customer agrees that all amounts not paid by due date stated on invoice sent by Company are subject to a late fee of 18% per annum or the maximum rate allowable by law, and Customer agrees to pay such late fee.

OWNERSHIP OF SIGNAGE PROPERTY: Company shall contribute parts and materials to manufacture the signage related to the Project ("Signage Property"). Customer acknowledges and agrees that all Signage Property is owned by the Company until receipt of final payment for the Project. Customer expressly agrees that title to the Signage Property is retained by Company and in Company's name until Customer's full payment for the Project is received. Customer further agrees that if Customer fails to make payment in full for the Project within 90 days of completion of the Project, then Company, or Company's representative, in its sole discretion, shall have the right, and is hereby authorized and empowered to take and remove the Signage Property from the installation site and resume possession of the Signage Property, wherever found, without any liability for damages or other claim whatsoever, with or without process of law, and without prejudice to further enforcement of any balance of such obligation or expenses remaining due.

OWNERSHIP OF COMPANY DESIGNS: Company may provide Customer with designs and artwork created by the Company in connection with the Project ("Company Designs"). All right, title and interest in and to the Company Designs is owned exclusively, through the world, and in perpetuity by the Company (including all copyrights and patents, derivatives, renewals and extensions thereof). Any and all use of the Company Designs by Customer, its employees or agents is expressly prohibited without the written consent of the Company; and such written consent is subject to payment in full for the Project and the Company's design service. Until payment in full is received, the Company shall have the sole and exclusive right to use the Company Designs,

Salesperson: Julian Chippendale

Buyer_____Seller_____

BMS SIGNS & PRINTING
3125 84th Lane NE, Blaine, MN 55449

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Contact: Tiffany Langer 763-789-[redacted] [redacted]@yourgreaterlife.org

in whole or in part, in whatever manner the Company may desire, including without limitation, the right to cut, edit, revise, alter and/or otherwise modify the Company Designs and to freely use, perform, distribute, exhibit and exploit such materials and license others to do so in any and all media now known or hereafter devised and shall have the sole and exclusive right to copyright or patent the Contract Work Product in the Company's name, as the owner and author thereof. PERMITS AND LICENSES: Unless otherwise stated on the reverse side of this Contract, the Company shall obtain all necessary installation permits related to the Project. Customer shall be responsible for maintaining all necessary permits or variances from public authorities.

CHANGE ORDERS: Any changes to the Standard Specifications that are requested by Customer shall be agreed to by the parties in a Client Change Order Contract, which, upon signature by all parties shall be made part of this Contract. Company may, in its sole discretion, stop all work in connection with the Project until the Client Change Order Contract is signed by Customer.

CUSTOMER DELAY: Company shall not be liable for any delay in the performance of this Contract caused by or resulting from Customer's acts, omissions, or delays in its obligations under this Contract.

TERMINATION: In the event that this Contract is terminated by customer, Customer shall pay Company for all work in progress related to the Project up to date of termination plus a cancellation fee of 25% of the total Contract Amount.

LIMITED WARRANTY: ALL SIGNAGE PROPERTY AND SERVICES PROVIDED BY COMPANY IS GUARANTEED FOR A PERIOD OF FIVE YEARS AGAINST ELECTRICAL AND MECHANICAL DEFECTS. The warranty period begins at the date of installation. Expressly excluded from this warranty are acts of God, vandalism, customer modification or defects due to Customer negligence and any other causes beyond the control of the Company. All warranties are void with respect to portions of Project not manufactured, performed or serviced by Company, its employees or agents. The Company recommends the Customer any signage to their business or property insurance policy to cover accidental damages. Lighting components including LED modules, LED power supplies and wiring is backed up by a 5-year manufacturer warranty which the Company passes on to the client. Should any of the aforementioned issues occur within the period covered in the warranty mentioned above, the Company will service the aforementioned sign(s) within a timely manner free of charge. Any service required after the aforementioned warranty has expired, will be billed to the Customer in accordance with the

Salesperson: Julian Chippendale

Buyer_____Seller_____

BMS SIGNS & PRINTING
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Columbia Heights, MN 55421

Contact: Tiffany Langer 763-789-[redacted] [redacted]@yourgreaterlife.org

materials and labor necessary to complete the job upon the clients request and approval.

DISCLAIMER OF WARRANTIES: THIS CONTRACT IS MADE WITH THE UNDERSTANDING THAT THERE ARE NO EXPRESSED OR IMPLIED WARRANTIES OTHER THAN THOSE CONTAINED IN THIS CONTRACT AND THAT THERE ARE NO WARRANTIES OF ANY KIND, EXPRESSED OR IMPLIED, THAT THE GOODS SHALL BE MERCHANTABLE OR FIT FOR ANY PARTICULAR USE OR PURPOSE OTHER THAN THOSE SPECIFICALLY MENTIONED HEREIN.

FORCE MAJEURE: Company shall not be liable for failure of or delays in the performance of the terms of this Contract resulting from strikes, breakage, fire, labor disputes, unforeseen commercial delays, war, acts of God, or other causes beyond the control of the Company. In addition, the Customer shall not hold the Company responsible, and Company shall not be liable for any damage to landscaping that occurs during installation.

MECHANICS LIEN: Customer acknowledges and agrees that the Company shall provide services and furnish materials and labor to manufacture signage related to the Project and further agrees that such materials or labor is for improvement of real property. Therefore, unless otherwise prohibited by state law, Customer authorizes Company to file a Mechanic's Lien for any amounts due under this Contract. The Customer further agrees to pay Company an administration fee for all costs incurred in filing of a Mechanic's Lien, and further agrees to pay all legal fees and court costs in connection with the enforcement of a Mechanic's Lien.

INDEMNIFICATION: The Customer shall indemnify and hold Company, and its employees and agents harmless from and against any and all claims, damages, losses expenses, including, without limitation, attorneys' fees and court costs arising out of or resulting from the performance of the services, if any claims, damage, loss or expense is caused in whole or in part by any act or omission of the Customer, or Customer's employees or agents.

INDEPENDENT CONTRACTOR STATUS: In this Contract, Company shall be deemed an independent contractor. It is the intention of the parties that: (i) the Company shall specifically not occupy the status of an agent, servant, or employee of the Customer; and (ii) the relationship between the Company and the Customer shall specifically not be that of a partnership, joint venture, or other similar association. During the progress of performance of the Project, Customer will not, without Company's prior written consent, direct or attempt to direct the employees, agents, or subcontractors involved in performance of services related to the Project or

Salesperson: Julian Chippendale

Buyer_____Seller_____

BMS SIGNS & PRINTING
3125 84th Lane NE, Blaine, MN 55449

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Client: Greater Life
4000 Quincy St. NE
Columbia Heights, MN 55421

Contact: Tiffany Langer 763-789-[redacted] [redacted]@yourgreaterlife.org

the installation of the Signage Property.

MISCELLANEOUS: The parties hereby agree that: (i) This Contract shall be governed by and construed in accordance with the laws of the State of principal office (Minnesota) without regard to choice of law principles, and Customer hereby irrevocably submits to the jurisdiction of the state and federal courts in such state for all disputes or legal claims arising from this Contract; (ii) In any legal action brought by or against the Company in relation to this Contract, the prevailing party shall be entitled to recover its costs and reasonable attorney fees in addition to any other relief that may be awarded; (iii) If a court should find one or more of the terms of this Contract unenforceable, the remaining terms will nonetheless remain binding on the parties; (iv) This Contract is the complete agreement between the parties regarding the subject matter set forth herein, and this Contract supersedes all previous oral or written agreements regarding this subject matter; (v) This Contract cannot be voided or amended without the written agreement by an officer of the Company; and (vi) Customer shall not make any assignment of this Contract, but the Company may assign this Contract in its sole discretion.

AGREEMENT: If the Terms and Conditions outlined above are agreeable to the Customer ("Buyer"), the Company ("Seller") requests they sign and date below. It is understood that in doing so, the terms and condition of this Contract become legally binding upon both parties.

Salesperson: Julian Chippendale

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____

BMS SIGNS & PRINTING

BMS

612-545[redacted] • printbms.com

3125 84th Ln NE, Blaine, MN 55449

PROJECT NAME

Scope of work:
- Fabricate
- Permit
- Installation

PROJECT ADDRESS

Address
4000 Quincy St. NE |
Columbia Heights, MN 55421

County
United States

CLIENT INFO

NAME
Tiffany Langer

NUMBER
763-789-[redacted]

EMAIL
[redacted]@yourgreaterlife.org

CLIENT INFO

Wind Speed 140 mph
Mean Height 60 ft

These drawings are complied by NEC2017

Wind Code ASCE 7-16 Exposure C Risk Category II
Wind Pressure (WP) 48.19 psf
GCp =1.40 Total Pressure = WP*SF 67.47 psf

Quality Control and UL certification
All products are subject to quality control inspection prior to leaving our facility.

Project Schedule

- Mockup
- Revisions
- Full-drawing
- Quote
- Acceptance / Deposit
- Landlord approval
- Permitting
- Fabrication
- Installation

Index

1.0 / Cover
2.0 / Mockups
3.0 / 3D Renderings
4.0 / Measurements & Resolution
5.0 / Electrical & Equipment

Estimated Installation

2025 November

01	02	03	04	05	06	07
08	09	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					

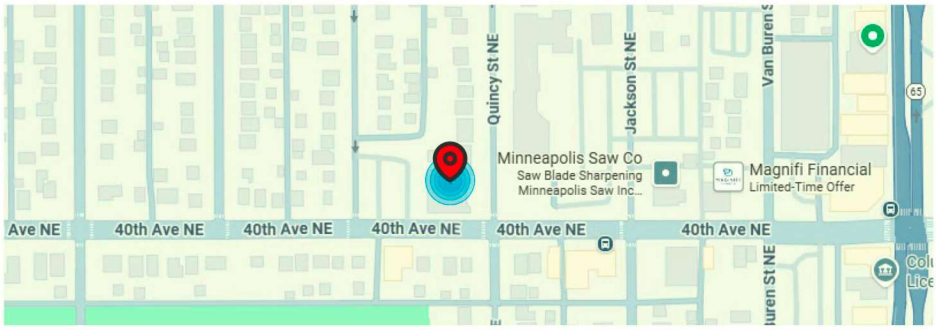
Greater Life

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PLEASE REVIEW THIS PROOF CAREFULLY
We do our best to make sure things are correctly, but is your responsabillity to review all spelling and content for accuracy. BMS Signs & Printing will not be responsible for any errors in spelling, acurracy, or layout after a proof has been approved.

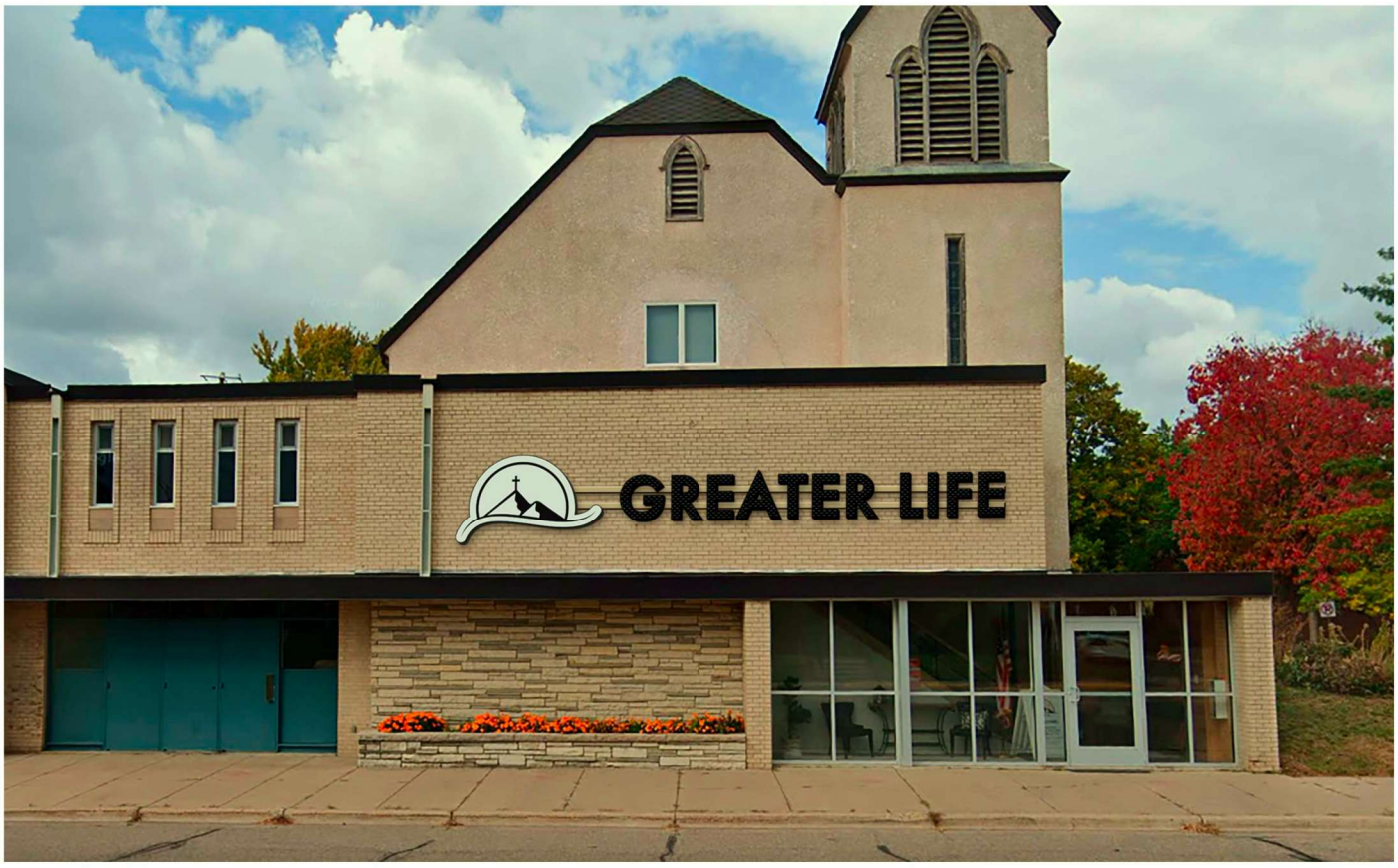
Colors on finished product may vary slightly from electronic proof.





JOB#250316	Project Manager Julian C.	Designed by Sebastian G.	PROOF OUT 08/25/2025	PROOF-2 08/26/2025	PROOF-3 10/09/2025	PROOF-4	Page 01

Greater Life - Channel Letters w/ raceway (DAY)



BMS SIGNS & PRINTING

3125 84th Ln NE
Blaine, MN 55449
612-545[redacted]
printbms.com

Project Name
Greater Life

Project Address
4000 Quincy St. NE | Columbia Heights, MN 55421 United States

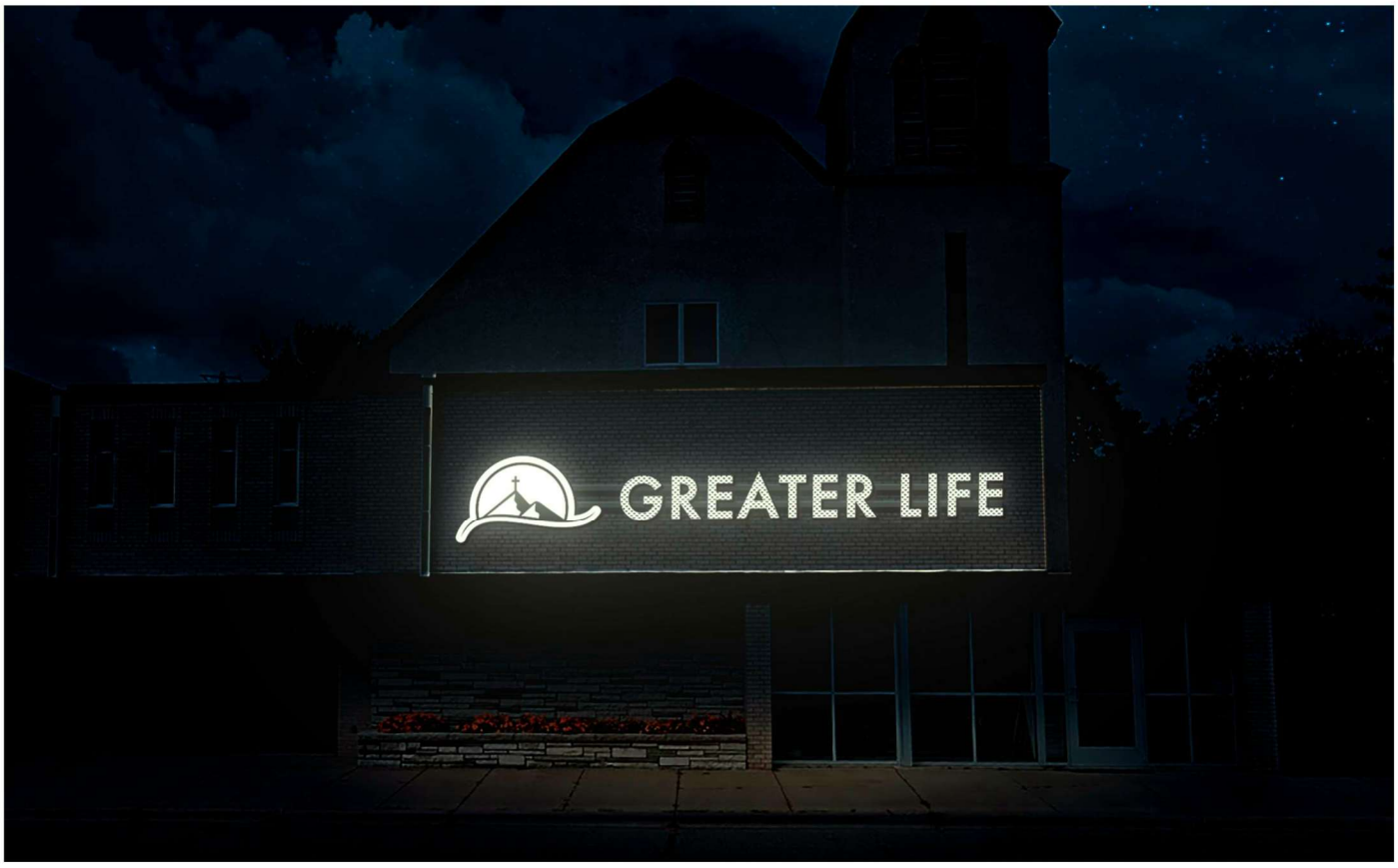
Property Owner
Tiffany Langer

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All Rights Reserved.

PROOF#3	Project Manager Julian C.	Designed by Sebastian G.	PROOF OUT 08/25/2025	PROOF-2 08/26/2025	PROOF-3 10/09/2025	PROOF-4	Page 02

Greater Life - Channel Letters w/ raceway (NIGHT)



BMS SIGNS & PRINTING

3125 84th Ln NE
Blaine, MN 55449
612-545-[redacted]
printbms.com

Project Name
Greater Life

Project Address
4000 Quincy St. NE | Columbia Heights, MN 55421 United States

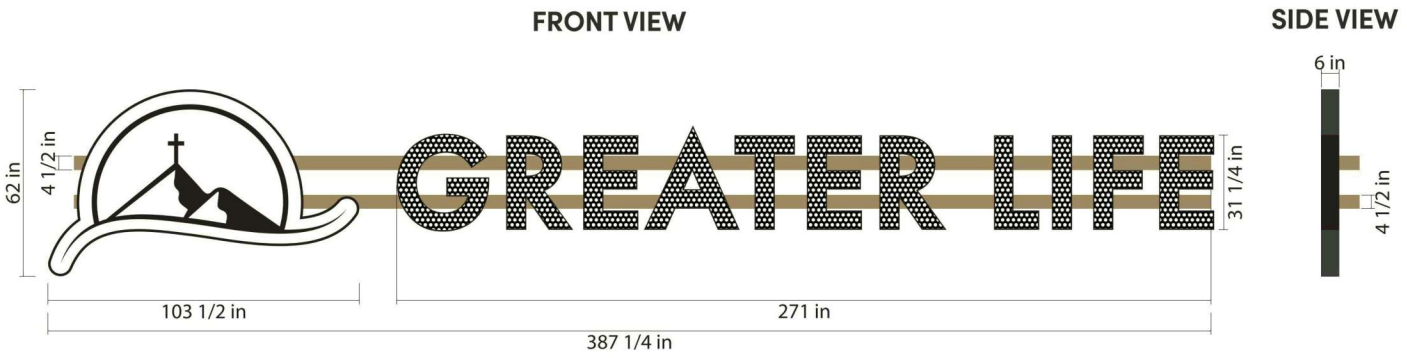
Property Owner
Tiffany Langer

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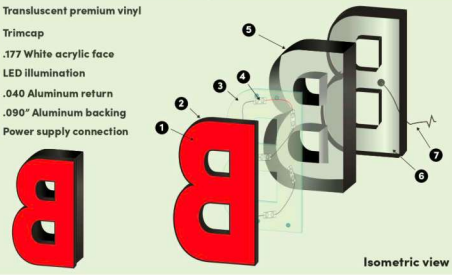
PROOF#3	Project Manager Julian C.	Designed by Sebastian G.	PROOF OUT 08/25/2025	PROOF-2 08/26/2025	PROOF-3 10/09/2025	PROOF-4	Page 03

Greater Life - Cloud Sign w/ raceway (DETAILS)

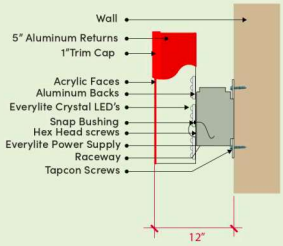


Front lit channel letter sign

1. Transluscent premium vinyl
2. Trimcap
3. .177 White acrylic face
4. LED illumination
5. .040 Aluminum return
6. .090" Aluminum backing
7. Power supply connection



Section details - letters / capsules on raceway

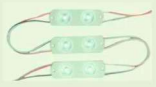


Color specifications



Lighting

PRINCIPAL SLOAN



True White QM2
CCT/Wavelength: 7100 K
Intesity: 94.1 lm/mod (160 lm/ft)
Efficacy: 118 lm/W

UL LISTED E341351 c UL us CE RoHS Compliant

BMS SIGNS & PRINTING

BMS SIGNS & PRINTING
3125 84th Ln NE
Blaine, MN 55449
612-545[redacted]
printbms.com

Project Name
Greater Life

Project Address
4000 Quincy St. NE |
Columbia Heights, MN
55421 United States

Property Owner
Tiffany Langer

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PROOF#3	Project Manager Julian C.	Designed by Sebastian G.	PROOF OUT 08/25/2025	PROOF-2 08/26/2025	PROOF-3 10/09/2025	PROOF-4	Page 04

Printable page

PARID: 35-30-24-41-0165

GREATER LIFE TABERNACLE 4000 QUINCY ST NE

Parcel

Tax Year:	2026
Active/Inactive:	Active
Property Address:	4000 QUINCY ST NE
City State Zip:	COLUMBIA HEIGHTS MN 55421
Multiple Addresses:	No
NBHD:	CH-C/I -
Class:	915 – 5E CHURCH
Record Type:	**PTRRN**
Property Use Code:	30 – Exempt
Acres	
Lot Size	IRREGULAR
Plat	33365-COLUMBIA HEIGHTS ANNEX
Lot/Unit	11
Block/Tract/Outlot	58
Sect-Twp-Range-Qtr/Qtr	- - -
Tax District:	19 - 14013I
Town/City	COLUMBIA HEIGHTS
School District:	COLUMBIA HEIGHTS SD13
Commissioner District:	07 – Mandy Meisner
TIF Project #:	-
DNR Water Ind:	N – NONE
Resd Year Built:	
Comm Year Built:	1970

Current Owner

Name:	GREATER LIFE TABERNACLE
In Care Of:	
Owner Address:	4000 QUINCY ST NE
City State Zip:	COL HEIGHTS MN 55421-0000
% Owned:	100%
Owner Type Code 1:	O – OWNER

All Owners

Ownership Type	Name	Address
O – OWNER	GREATER LIFE TABERNACLE	4000 QUINCY ST NE COL HEIGHTS MN 55421-0000

Parcel Status

Delinquent	No
In Redemption	No
Forfeiture Parcel	No
Payment Contract	No
In Bankruptcy	No
Homestead	No
Relative	None
Use Program	None
Petition Date	
MH Park Name	
MH Pad #	

Legal

Legal	LOT 11, EX N 22.4 FT THERE- OF, LOTS 12 THRU 23 INCL & LOT 24, EX N 20 FT THEREOF, ALL IN BLK 58 COLUMBIA HEIGHTS ANNEX TO MPLS TOG/W ADJ VAC ALLEY, SUBJ TO EASE OF REC
Legal Description	LOT 11, EX N 22.4 FT THERE- OF, LOTS 12 THRU 23 INCL & LOT 24, EX N 20 FT THEREOF, ALL IN BLK 58 COLUMBIA HEIGHTS ANNEX TO MPLS TOG/W ADJ VAC ALLEY, SUBJ TO EASE OF REC

GREATER LIFE CHURCH
4000 Quincy St. NE
Columbia Heights, MN 55421

To: City of Columbia Heights
Subject: Property Owner Consent for Façade Improvements – Church Sign Update

To Whom It May Concern,

I, **Nathan Kirk, Lead Pastor of Greater Life Church**, hereby provide written consent and authorization for façade improvements to be made to the church property, specifically the updating and improvement of the existing exterior church sign located at the front of the property.

Greater Life Church supports these proposed improvements and grants permission for the sign update to move forward as part of the City of Columbia Heights Façade Improvement Grant application.

We appreciate the opportunity to enhance the appearance of our property and contribute to the beautification and improvement of the Columbia Heights community.

Please accept this letter as formal written consent from Greater Life Church for the proposed façade improvement project.

If additional information or documentation is needed, please feel free to contact Greater Life.

Sincerely,

Nathan Kirk
Lead Pastor
Greater Life Church (763-789-[redacted])
[redacted]@yourgreaterlife.org

Signature: _____

Date: 10/21/26

THE CITY OF COLUMBIA HEIGHTS
REDISCOVER THE HEIGHTS

ECONOMIC DEVELOPMENT AUTHORITY

AGENDA SECTION	BUSINESS ITEMS
MEETING DATE	11/02/2026

ITEM:	**Yellow Tree Development Concept for 800 53rd Ave NE (the Medtronic Site).**
Presenting Item: Community Development Staff	
DEPARTMENT: Community Development	**BY/DATE:** CD Coordinator / October 21, 2026

CORE CITY STRATEGIES: *(please indicate areas that apply by adding an "**X**" in front of the selected text below)*

X Community that Grows with Purpose and Equity
_High Quality Public Spaces
X Safe, Accessible and Built for Everyone
X Engaged, Effective and Forward-Thinking
X Resilient and Prosperous Economy
_Inclusive and Connected Community

BACKGROUND

Earlier this year, the developer Yellow Tree approached the City to express interest in redeveloping the approximately 12-acre former Medtronic campus at 800 53rd Ave NE. Representatives from Yellow Tree engaged in an introductory conversation with the City Council during its July work session. Since then, City staff have continued working with Yellow Tree to address questions, align timelines, and further advance the overall development concept.

Currently, Yellow Tree intends to submit a Planned Unit Development application to the City on or before November 2nd, in order to be heard at the December 1st Planning Commission meeting. Following a recommendation from the Planning Commission, Yellow Tree will then take its P.U.D. application to the City Council for a first reading on December 14th, followed by a second reading on January 11th.

Yellow Tree also intends to submit a Tax Increment Financing application to the City for this proposal. If the current timeline were to proceed as planned, the TIF application would be reviewed by the EDA during its upcoming January 2027 regular meeting.

Tonight, Yellow Tree will present its draft redevelopment concept for the site to the EDA.

Requested EDA Action / Discussion Topics / Key Questions

This is an informational discussion item. Staff are seeking EDA feedback on Yellow Tree's concept for 800 53rd Ave NE (the Medtronic Site), in order to ensure that the proposal aligns with the EDA's goals. No official EDA approvals are necessary at this time for the Planned Unit Development proposal to move forward.

ATTACHMENT(S)

1. Draft Site Plan

DRAFT



SITE PARKING

126 SURFACE

PHASE I :
209 STALLS
UNDERGROUND

PHASE II :
203 STALLS
UNDERGROUND

TOTAL: 538 STALLS

38 TOWNHOMES

NORTH

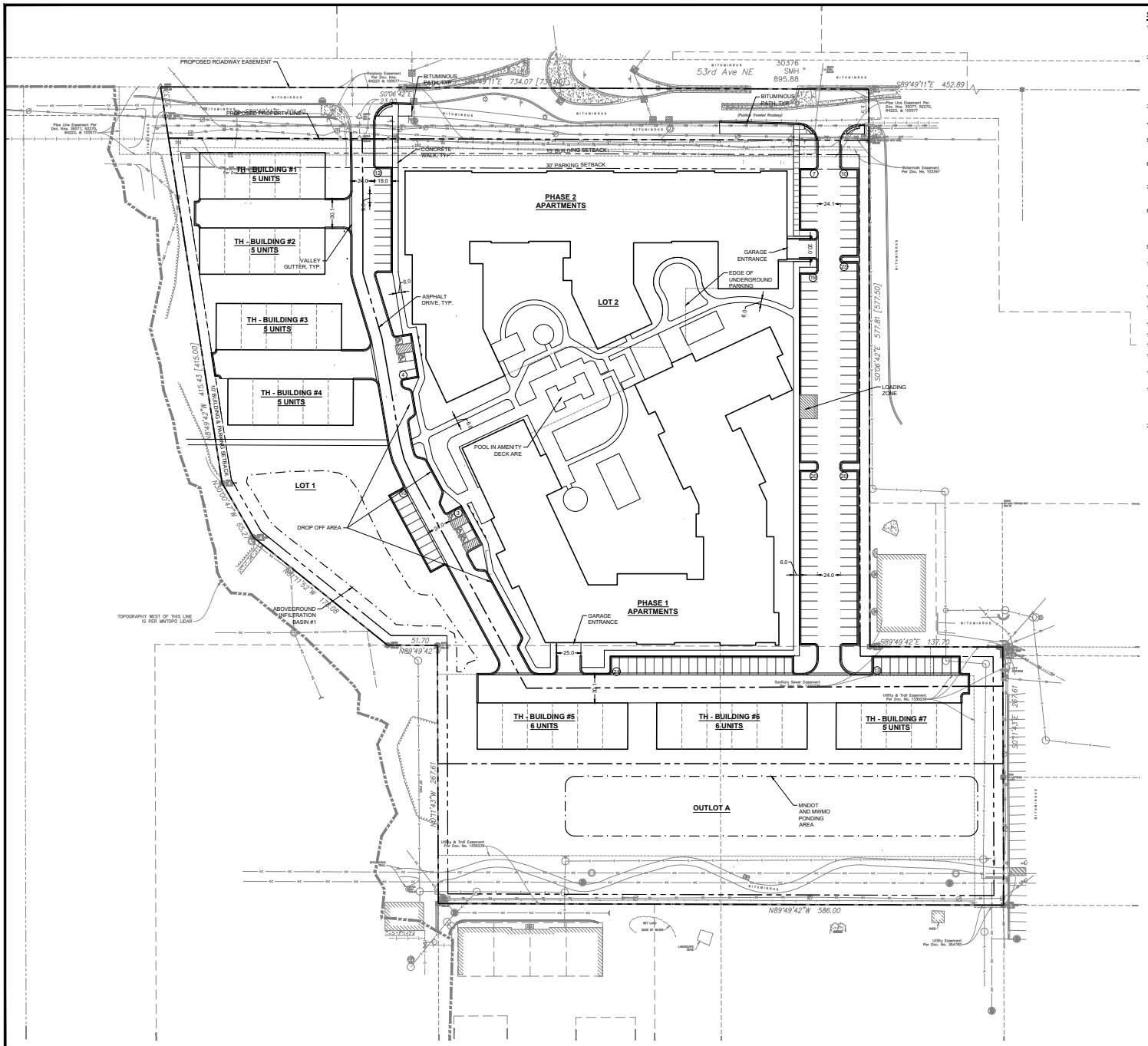
pope DESIGN GROUP

YELLOW TREE - COLUMBIA HEIGHTS 800 53RD AVE NE | SITE PLAN

COLUMBIA HEIGHTS, MN | 11/02/26 | 82445-26195

0' 25 50 100 SCALE 1:50

YELLOW TREE



SITE LAYOUT NOTES:

1. ALL EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE. CONTACT "GOPHER STATE ONE CALL" (651-454-0002 OR 800-252-1166) FOR UTILITY LOCATIONS, 48 HOURS PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REPAIR OR REPLACE ANY UTILITIES THAT ARE DAMAGED DURING CONSTRUCTION AT NO COST TO THE OWNER.
2. CONTRACTOR SHALL VERIFY LOCATIONS AND LAYOUT OF ALL SITE ELEMENTS PRIOR TO BEGINNING CONSTRUCTION, INCLUDING BUT NOT LIMITED TO, LOCATIONS OF EXISTING AND PROPOSED PROPERTY LINES, EASEMENTS, SETBACKS, UTILITIES, BUILDINGS AND PAVEMENTS. CONTRACTOR IS RESPONSIBLE FOR FINAL LOCATIONS OF ALL ELEMENTS FOR THE SITE. ANY REVISIONS REQUIRED AFTER COMMENCEMENT OF CONSTRUCTION, DUE TO LOCATIONAL ADJUSTMENTS SHALL BE CORRECTED AT NO ADDITIONAL COST TO OWNER. ADJUSTMENTS TO THE LAYOUT SHALL BE APPROVED BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF MATERIALS. STAKE LAYOUT FOR APPROVAL.
3. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS PRIOR TO CONSTRUCTION, INCLUDING A RIGHT-OF-WAY AND STREET OPENING PERMIT.
4. THE CONTRACTOR SHALL VERIFY RECOMMENDATIONS NOTED IN THE GEO TECHNICAL REPORT PRIOR TO INSTALLATION OF SITE IMPROVEMENT MATERIALS.
5. CONTRACTOR SHALL FIELD VERIFY COORDINATES AND LOCATION DIMENSIONS & ELEVATIONS OF THE BUILDING AND STAKE FOR REVIEW AND APPROVAL BY THE OWNERS REPRESENTATIVE PRIOR TO INSTALLATION OF FOOTING MATERIALS.
6. LOCATIONS OF STRUCTURES, ROADWAY PAVEMENTS, CURBS AND GUTTERS, BOLLARDS, AND WALKS ARE APPROXIMATE AND SHALL BE STAKED IN THE FIELD, PRIOR TO INSTALLATION, FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT.
7. CURB DIMENSIONS SHOWN ARE TO FACE OF CURB. BUILDING DIMENSIONS ARE TO FACE OF CONCRETE FOUNDATION. LOCATION OF BUILDING IS TO BUILDING FOUNDATION AND SHALL BE AS SHOWN ON THE DRAWINGS.
8. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS OR SAMPLES AS SPECIFIED FOR REVIEW AND APPROVAL BY THE ENGINEER/LANDSCAPE ARCHITECT PRIOR TO FABRICATION FOR ALL PREFABRICATED SITE IMPROVEMENT MATERIALS SUCH AS, BUT NOT LIMITED TO THE FOLLOWING, FURNISHINGS, PAVEMENTS, WALLS, RAILINGS, BENCHES, FLAGPOLES, LANDING PADS FOR CURB RAMPS, AND LIGHT AND POLES. THE OWNER RESERVES THE RIGHT TO REJECT INSTALLED MATERIALS NOT PREVIOUSLY APPROVED.
9. PEDESTRIAN CURB RAMPS SHALL BE CONSTRUCTED WITH TRUNCATED DOME LANDING AREAS IN ACCORDANCE WITH A.D.A. REQUIREMENTS-SEE DETAIL.
10. CROSSWALK STRIPING SHALL BE 24" WIDE WHITE PAINTED LINE, SPACED 48" ON CENTER PERPENDICULAR TO THE FLOW OF TRAFFIC. WIDTH OF CROSSWALK SHALL BE 9' WIDE. ALL OTHER PAVEMENT MARKINGS SHALL BE WHITE IN COLOR UNLESS OTHERWISE NOTED OR REQUIRED BY ADA OR LOCAL GOVERNING BODIES.
11. SEE SITE PLAN FOR CURB AND GUTTER TYPE. TAPER BETWEEN CURB TYPES-SEE DETAIL.
12. ALL CURB RADII ARE MINIMUM 3' UNLESS OTHERWISE NOTED.
13. CONTRACTOR SHALL REFER TO FINAL PLAT FOR LOT BOUNDARIES, NUMBERS, AREAS AND DIMENSIONS PRIOR TO SITE IMPROVEMENTS.
14. FIELD VERIFY ALL EXISTING SITE CONDITIONS, DIMENSIONS.
15. PARKING IS TO BE SET PARALLEL OR PERPENDICULAR TO EXISTING BUILDING UNLESS NOTED OTHERWISE.
16. ALL PARKING LOT PAINT STRIPING TO BE WHITE, 4" WIDE TYP.
17. BITUMINOUS PAVING TO BE "LIGHT DUTY" UNLESS OTHERWISE NOTED. SEE DETAIL SHEETS FOR PAVEMENT SECTIONS.
18. ALL TREES THAT ARE TO REMAIN ARE TO BE PROTECTED FROM DAMAGE WITH A CONSTRUCTION FENCE AT THE DRIP LINE. SEE LANDSCAPE DOCUMENTS.
19. CONTRACTOR IS RESPONSIBLE TO INSTALL ANY SIDEWALK AND CURBING PER DESIGN PLAN. CONTRACTOR TO VERIFY ALL CURBS AND SIDEWALKS WILL DRAIN PROPERLY IN FIELD CONDITIONS. **CONTRACTOR MUST CONTACT THE CIVIL ENGINEER 24-HOURS PRIOR TO ANY CURB AND/OR SIDEWALK INSTALLATION TO REVIEW AND INSPECT CURB STAKES. CONTRACTOR IS RESPONSIBLE FOR ANY CURB OR SIDEWALK REPLACEMENT IF THIS PROCEDURE IS NOT FOLLOWED.**
20. FINISH GRADING FOR HARDSCAPE AREAS IE. PARKING LOTS, CURBS, SIDEWALKS SHALL BE WITHIN 0.05 FEET. ADA AREAS MUST COMPLY WITH REQUIREMENTS ON PLANS AND ADA REGULATIONS. TOLERANCE WITHIN ADA AREAS IS 0.00 FEET DISCUSS ANY DEVIATIONS WITH ENGINEER PRIOR TO CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR ANY CURB, SIDEWALK AND/OR PAVEMENT REPLACEMENT THAT DOES NOT MEET TOLERANCE/ADA REQUIREMENTS.

CITY OF COLUMBIA HEIGHTS SITE SPECIFIC NOTES:

1. RESERVED FOR CITY SPECIFIC SITE NOTES.

OPERATIONAL NOTES

SNOW REMOVAL	ALL SNOW SHALL BE STORED ON-SITE OUTSIDE PARKING LOT. WHEN FULL, REMOVAL CO. SHALL REMOVE EXCESS OFF-SITE.
TRASH REMOVAL	TRASH SHALL BE PLACED IN EXTERIOR TRASH AREA AND REMOVED BY COMMERCIAL CO. WEEKLY.
DELIVERIES	DELIVERIES SHALL OCCUR AT THE FRONT DOOR VIA STANDARD COMMERCIAL DELIVERY VEHICLES (UPS, FED-EX, USPS).

SITE PLAN LEGEND:

- LIGHT DUTY BITUMINOUS PAVEMENT (IF APPLICABLE) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & WEAR COURSE DEPTH, SEE DETAIL.
- CONCRETE PAVEMENT (IF APPLICABLE) AS SPECIFIED (PAD OR WALK) SEE GEOTECHNICAL REPORT FOR AGGREGATE BASE & CONCRETE DEPTHS, WITHIN ROW SEE CITY DETAIL, WITHIN PRIVATE PROPERTY SEE CSG DETAIL **HATCH PATTERN DENOTES MATERIAL TYPE ONLY. JOINT LOCATIONS AND LAYOUT TO BE CONSTRUCTED BY CONTRACTOR IN THE FIELD**
- PROPERTY LINE
- CONSTRUCTION LIMITS
- CURB AND GUTTER-SEE NOTES (T.O.) TIP OUT GUTTER WHERE APPLICABLE-SEE PLAN
- CURB TAPER
- TRAFFIC DIRECTIONAL ARROW PAVEMENT MARKINGS
- SIGN AND POST ASSEMBLY. SHOP DRAWINGS REQUIRED. HC = ACCESSIBLE SIGN NP = NO PARKING FIRE LANE ST = STOP CP = COMPACT CAR PARKING ONLY
- ACCESSIBILITY ROUTE ARROW (IF APPLICABLE) DO NOT PAINT.

Know what's **below.** **Call** before you dig.

1" = 40'-0"
20'-0" 0 40'-0"

OWNER INFORMATION

YELLOW TREE CORP
1834 E 38TH ST
MINNEAPOLIS, MN 55407
BRYAN WALTERS
612-275-7210
BRYAN@YELLOWTREECORP.COM

CivilSite GROUP
Civil Engineering | Surveying | Landscape Architecture
5000 Glenwood Avenue
Golden Valley, MN 55422
civilsitegroup.com 612-615-0060

PRELIMINARY: NOT FOR CONSTRUCTION

PROJECT: MEDTRONIC REDEVELOPMENT
800 53RD AVE NE, COLUMBIA HEIGHTS, MN 55421

OWNER: YELLOW TREE GROUP
1834 38TH ST - MINNEAPOLIS, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

David J. Knuebbe
DATE: XX/XX/XX LICENSE NO.: 48776

ISSUE/SUBMITTAL SUMMARY

DATE	DESCRIPTION
11/22/2022	60 SET

REVISION SUMMARY

DATE	DESCRIPTION

SITE PLAN

C2.0

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