

FACADE IMPROVEMENT GRANT PROGRAM

**COMMUNITY
DEVELOPMENT**

FOR OFFICE USE ONLY:

DATE RECEIVED: 07/11/2025	AMOUNT REQUESTED: \$2,922.05
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION Check if Applicant

Name: C.N & H.H. LLC Year Purchased: _____
 Address: 4050 Central AVE NE Columbia Heights MN 55421
 Telephone: _____ Email Address: _____

BUSINESS INFORMATION Check if Applicant

Business Name: Juancho Barber
 Primary Contact: Juan Bosco Jimenez ikiam
 Address: 4050 Central AVE NE Columbia Heights MN 55421
 Telephone: 6127076403 Email Address: ikiamjuan4@gmail.com
 Type of Business: Barber shop

Check the appropriate type of ownership:

- The business owns the property The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

El dinero lo voy a invertir en el letrero y en la fachada
en las ventanas, en la pintura
The money will be used to invest in a new sign and the
front, windows, and paint.

Describe any other improvements, if applicable:

Estimated Cost of Improvements: \$ 5.500 **\$5,844.09**

- 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.

A handwritten signature in black ink, appearing to read "Jim [unclear]", written over a horizontal line.

APPLICANT'S SIGNATURE

A handwritten date "7/11/25" in black ink, written over a horizontal line.

DATE

A handwritten signature in black ink, appearing to read "Adam [unclear]", written over a horizontal line.

PROPERTY OWNER'S SIGNATURE

A handwritten date "7/10/25" in black ink, written over a horizontal line.

DATE



4050

401510

Nutrition Center
Centro de nutrición
Welcome to our club
For more info call at:
612-407-6256
763-203-9941
4052 Central Ave

OPEN

SIGNMINDS INC.

854 7th Ave NW
New Brighton, MN 55112
6127676340
shelly@signminds.com
www.signminds.com



ESTIMATE # 10114
DATE 07/15/2025

Estimate

ADDRESS
Juanchito Barber

SHIP TO
Juanchito Barber

PLEASE DETACH TOP PORTION AND RETURN WITH YOUR PAYMENT.

ACTIVITY	DATE	QTY	RATE	AMOUNT
Channel letters Channel Letters sign on panel - "Juanchito Barber" - Includes barber pole logo - Installed - Includes City permit		1	4,300.00	4,300.00

50% deposit required; balance due upon completion	SUBTOTAL	4,300.00
	TAX	0.00
A 3% surcharge will be added if paying by credit card We do not keep credit card numbers on file.	TOTAL	\$4,300.00

All Electrical permits and hookups must be done by a licensed electrician.

Accepted By

Accepted Date



PROPOSAL

250245-01

Date: 07/11/2025

Expires: 08/10/2025

Drawing Numbers:

Project: Juanchito Barber
4050 Central Ave NE
Columbia Heights, MN 55421

Client: Juanchito Barber
4050 Central Ave NE
Columbia Heights, MN 55421

Contact: Juan 6127076403

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

Project Description: **Item Total:**

1: Illuminated Channel Letter Sign | Qty: 1 Fabricate ONE (1) Set of Raceway-Mounted 4,235.00

Illuminated Channel Lettering including:

- Letters | 109" x 29"
- Logo | 30"
- 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: Extruded Aluminum Raceway Painted to Match Wall

Sign Installation 1,115.00

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.

Sign Permit Procurement Fee 150.00

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.

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

Deposit Rate: 50%	Subtotal:	5,500.00
Deposit: 2,922.05	Tax:	344.09
	Total:	5,844.09

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

Salesperson: Julian Chippendale

Buyer _____ Seller _____

Juanchito Barber - Channel Letters (DAY)

BMS SIGNS & PRINTING

3125 84th Ln NE
Blaine, MN 55449
612-545-6636
printbms.com

Project Name
Juanchito Barber

Project Address
4050 Central Ave NE
Columbia Heights, MN
55421 United States

Property Owner
Juan

All drawings and documents appearing hereign are the property of BMS Signs & Printing and may not be used, duplicated or disclosed without the written consent from BMS Signs & Printing.
All Rights Reserved.



Juanchito Barber - Channel Letters (NIGHT)



BMS SIGNS & PRINTING

3125 84th Ln NE
Blaine, MN 55449
612-545-6636
printbms.com

Project Name

Juanchito Barber

Project Address

4050 Central Ave NE
Columbia Heights, MN
55421 United States

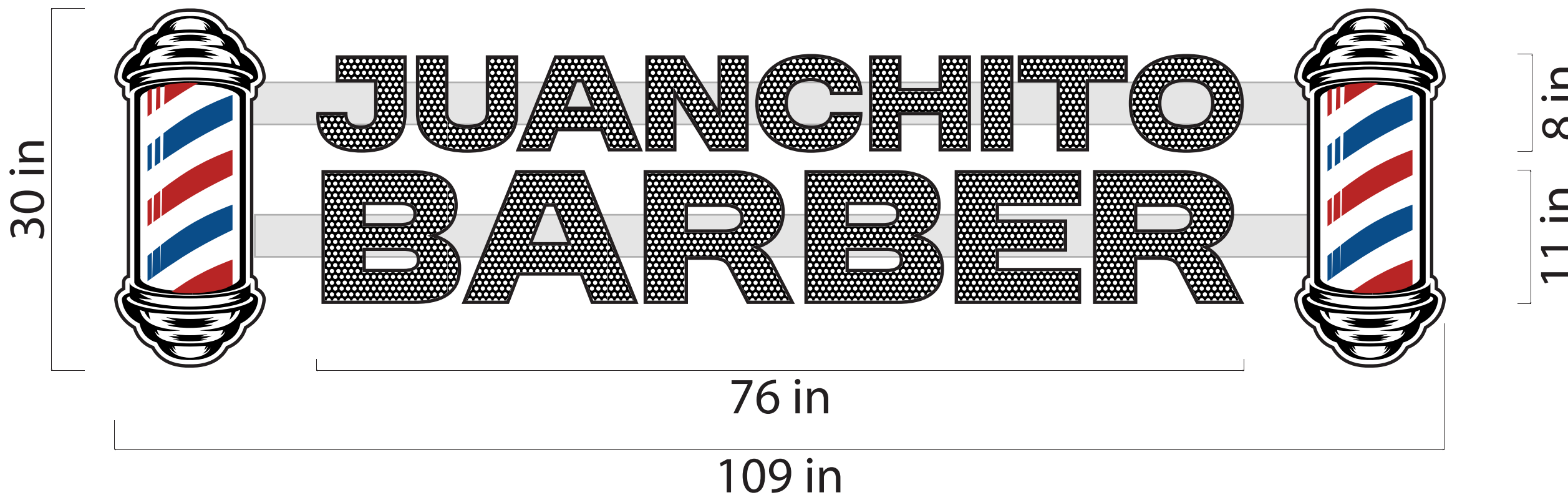
Property Owner

Juan

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All Rights Reserved.

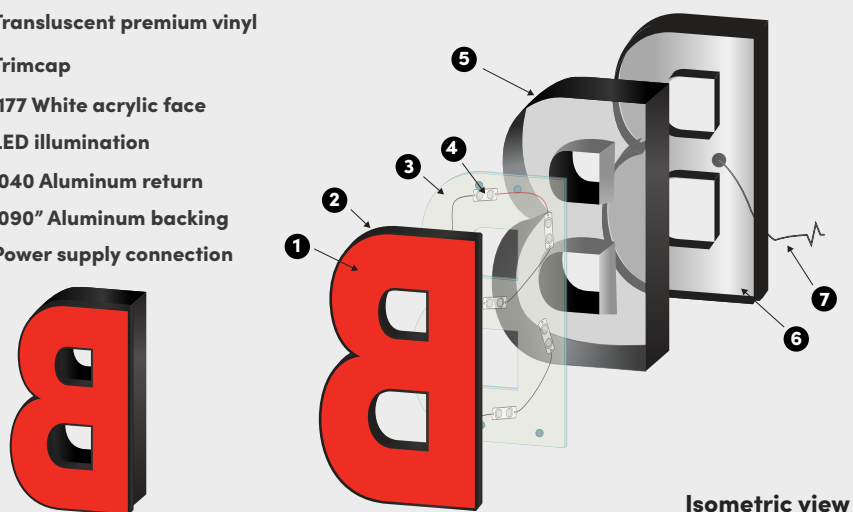


Juanchito Barber - Channel Letters (DETAILS)

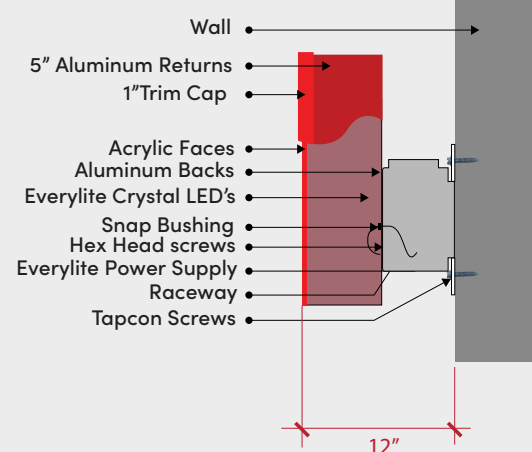


Front lit channel letter sign

- 1 Translucent 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

 PANTONE PMS 301 C Blue	 PANTONE PMS 2350 C Red	 Dual Color Day: Black Night: White Illum.	 Faces White Standard .177 Lexan
 Trimcap Standard Black	 Returns Standard Black	 Raceway To match Wall	 PANTONE PMS BLACK C

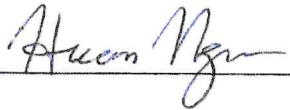
Lighting



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



We, at CN & HH LLC, give Juan Jimpikit authorization to build a large illuminated shop sign, paint the facade, and change the glass of the property at 4050 Central Ave NE.

Property Manager:  Date: 7/3/25

Commercial Gross Lease

This lease is made between C.N. & H.H. LLC of 4050 Central Ave NE Columbia Heights, MN 55421, herein called Lessor, and Juan Jimpikit of 1613 NE 2nd St. Minneapolis, MN 55413, herein called Lessee. Lessee hereby offers to lease from Lessor the premises situated in the City of Columbia Heights, County of Anoka, State of Minnesota, described as Juanchito Barber upon the following TERMS and CONDITIONS:

1. Term of Lease. This lease shall be for a term of 36 months which commences on the 15th day of June, 2025 and ends on the 15th day of June, 2028.

2. Rent. Lessor demises the above premises for a term of 36 months, commencing June, 2025, and terminating on June, 2028 or sooner as provided herein at the annual rental rate of Twenty One Thousand and Six Hundred Dollars (\$ 21,600) payable in equal installments in advance on the first day of each month for that month's rental, during the term of this lease. All rental payments shall be made to Lessor, at the address specified above.

3. Option to Renew. Provided that Lessee is not in default in the performance of this lease, Lessee shall have the option to renew the lease for an additional term of 36 months commencing at the expiration of the initial lease term. The option shall be exercised by written notice given to Lessor not less than 60 days prior to the expiration of the initial lease term. If notice is not given in the manner provided herein within the time specified, this option shall expire. If Lessee chooses to renew this lease, the monthly rent shall be a sum of One Thousand and Eight Hundred Dollars (\$ 1,800). All of the terms and conditions of the lease shall apply during the renewal term except as follows:

4. Security Deposit. Lessee shall deposit with Lessor on the signing of this lease the sum of One Thousand and Eight Hundred Dollars (\$ 1,800) as security for the performance of Lessee's obligations under this lease, including without limitation the surrender of possession of the premises to Lessor as herein provided. If Lessor applies any part of the deposit to cure any default of Lessee, Lessee shall on demand deposit with Lessor the amount so applied so that Lessor shall have the full deposit on hand at all times during the term of this lease. Should Lessee comply with all of the covenants and conditions of this

Agreement and maintain the condition of the premises (excluding normal wear and tear), the Security Deposit or any balance thereof shall be returned to Lessee within 5 days of the expiration of the lease.

5. Use. Lessee shall use and occupy the premises for Barbershop. Lessor represents that the premises may lawfully be used for such purpose. The premises shall be used for no other purpose. Lessee shall not use the premises for the purposes of storing, manufacturing, or selling any explosives, flammables, or other inherently dangerous substance, chemical, thing, or device.

6. Care and Maintenance of Premises. Lessee shall be responsible for all repairs required, excepting the roof, interior and exterior walls, structural foundations, and _____

_____, which shall be maintained by Lessor. Lessor shall keep the common areas in safe condition. Lessor shall also routinely clean and maintain such portions adjacent to the premises, such as sidewalks, parking lots, driveways, lawns and shrubbery, and external areas of the building. Lessee acknowledges that the premises are in good order and repair, unless otherwise indicated herein. Lessee shall, at their own expense and at all times, maintain the premises in good and safe condition, including plate glass, ventilation, electrical wiring, plumbing and heating installations and any other system or equipment upon the premises and shall surrender the same, at termination hereof, in as good condition as received, normal wear and tear excepted.

7. Utilities. All applications and connections for necessary utility services on the demised premises shall be made in the name of Lessee only, and Lessee shall be solely liable for utility charges as they become due, including those for: Lessee covers Gas and Electricity
Lessor covers the water bill, unless if Lessee overuses water in a month, then must help share some of the bill.

In the event that any utility or service provided to the premises is not separately metered, Lessor shall pay the amount due and separately invoice Lessee for Lessee's pro rata share of the charges. Lessee shall pay such amounts within 30 days of invoice. Lessee acknowledges that the leased premises are designed to provide standard office use electrical facilities and standard office lighting. Lessee shall not use any equipment or devices that utilize excessive electrical energy or that may, in Lessor's reasonable opinion, overload the wiring or interfere with electrical services to other tenants.

8. Insurance. Lessee, at their expense, shall maintain plate glass and public liability insurance including bodily injury and property damage insuring Lessee and Lessor with minimum coverage as follows:

Lessee shall provide Lessor with a Certificate of Insurance showing Lessor as additional insured. The Certificate shall provide for a ten-day written notice to Lessor in the event of cancellation or material change of coverage. To the maximum extent permitted by insurance policies which may

sufficient quantities, may present health risks to persons who are exposed to it over time. Levels of radon that exceed federal and state guidelines have been found in buildings in _____
_____. Additional information regarding radon and radon testing may be obtained from your county public health unit.

28. Governing Law. This Agreement shall be construed and governed by the laws of the State of Minnesota.

29. Severability. If any part or provision of this lease is found to be prohibited or invalid, only that part of the lease, and none of the remaining parts, will be considered invalid. This part or provision shall be revised to the extent that said part or provision becomes valid and enforceable.

30. Modification. The parties hereby agree that this document contains the entire agreement between the parties and this Agreement shall not be modified, changed, altered, or amended in any way except through a written amendment signed by all of the parties hereto.


31. Additional Agreement. Below are any additional agreements between the parties or provisions with respect to the premises:

Lessee has agreed to give Lessor a down payment of \$4,300 upon lease signing, which will cover the first 3 months rent and Security Deposit. If Lessee misses 2 months in a row, this contract is terminated, and Lessee will be Evicted immediately.

32. Entire Agreement. The foregoing constitutes the entire agreement between the parties and may be modified only by a writing signed by both parties. The following Exhibits, if any, have been made a part of this lease before the parties' execution hereof:

Lessee's first payment for rent begins on September 15th, 2025 and every 15th of the month after that until lease end:

Signed this 13th day of June, 2025.

Lessor: 

Lessee: 