

FIRE SUPPRESSION GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED: 07/14/2026	AMOUNT REQUESTED:
DATE REVIEWED:	PLANNED EDA MEETING: 08/03/2026

PROPERTY OWNER INFORMATION

☒ Check if Applicant

Name: Julio Raul Orellana Year Purchased: 2025
 Address: 4755 University Ave NE/5041 Washington St. NE
 Telephone: 612-730- [REDACTED] Email Address: [REDACTED]@gmail.com

BUSINESS INFORMATION

☒ Check if Applicant

Business Name: El Pollo Loco LLC
 Primary Contact: Julio Raul Orellana
 Address: 4755 University Ave NE
 Telephone: 612-730- [REDACTED] Email Address: [REDACTED]@gmail.com
 Type of Business/Businesses in the Building: grocery store/restaurant

If Leased, Lease Expiration Date _____ Renewal Term _____

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:

Disconnect existing 3/4" copper water line per city code. Install new 1/2" copper water line and new 2" copper water line from building to city main per city code.

Estimated Cost of Improvements: \$52,500 - \$80,000

Have you engaged the services of a Contractor, Designer, or Architect:

☒ Yes ☐ No

If so, which services have you engaged:

general contractor, architect, engineer

Estimated time needed for the completion of the project:

1 - 2 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

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.



APPLICANT'S SIGNATURE



DATE



PROPERTY OWNER'S SIGNATURE



DATE

Business Record Details »

Print

Order Certificate

File Amendment / Renewal

Order Copies

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Minnesota Business Name
El Pollo Loco LLC

Business Type Limited Liability Company (Domestic)	MN Statute 322C
File Number 1587937800028	Home Jurisdiction Minnesota
Filing Date 10/9/2025	Status Active / In Good Standing
Renewal Due Date 12/31/2026	Registered Office Address 4755 UNIVERSITY AVE NE COLUMBIA HEIGHTS, MN 55421-2107 USA
Registered Agent(s) Julio Raul Orellana Ilda Espinoza	

Filing History

Select the item(s) you would like to order: Order Selected Copies

☐	Filing Date	Filing	Effective Date
☐	10/9/2025	Original Filing - Limited Liability Company (Domestic) (Business Name: El Pollo Loco LLC)	

Printable page

PARID: 26-30-24-31-0110
ORELLANA JULIO RAUL

4755 UNIVERSITY AVE NE

Parcel

Tax Year:	2025
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:

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	COLUMBIA HEIGHTS MN 55421

O – OWNER ESPINOZA ORTIZ JOHANNA
MARIBEL

55421

COLUMBIA HEIGHTS MN

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

LVLD LLC

2448 49th St E

Inver Grove Heights, MN 55076-

1157

██████████@gmail.com

+1 (651) 253-██████████



Bill to

Fredy

Budget Construction LLC

Ship to

Fredy

Budget Construction LLC

Estimate details

Estimate no.: 235

Estimate date: 07/09/2026

#	Product or service	Description	Qty
1.	Utilities Install	Disconnect existing 3/4 water tap	1
2.	Utilities Install	Wet tap city water main in NW green space. Install new 6" ductile CL 52 water main for fire suppression, into building. Fire riser to be installed in NW corner. Riser to be installed with 6"x2" blind flange, 18" off the north wall and 18" above floor. Hydro testing and bug test included.	1
3.	Utilities Install	Wet tap city watermain in NW green space. Install new 2" copper domestic waterline. New curb box. Domestic waterline to be installed in same trench as fire line. Plumber to determine final location for efficient meter set.	1
4.	Excavation	Backfill and compact utility trenches with existing soils from onsite.	1
5.	Demo	Saw cut and remove interior concrete floor section for waterline install. GC to pour back after testing and backfill.	1
6.	Admin	Utility permit.	1
Total			\$52,500.00

Note to customer

Backfill with existing material, No soil correction, No haul out, No restoration, No Subgrade stabilization Dewatering extra if required, Not responsible for private Utilites, Not responsible for unforeseen circumstances

Price proposed for Fredy at Budget Construction LLC 7/9/26.

Proposal 235 good for 30 days.

Inter City Water & Sewer Co. Inc.



807 Vendell Street
Buffalo, MN 55313

763 498 [REDACTED]

[REDACTED]@gmail.com

Date: 6/30/2026

Proposal Submitted to: Fredy Alvarado/Budget Construction

Job Location: 4755 University Avenue

Minneapolis, MN

Type of work to be done: Disconnect existing $\frac{3}{4}$ " copper water line, per city code. Install new 6" copper water line and new 2" copper water line from bldg. to city main, per city code.

We Propose to furnish all permits, material, labor, complete - for the sum of: Eighty Thousand Dollars and 00/100.....\$80,000.00 (cost breakdown below)

-6" Water Line: \$51,000.00

-2" Water Line: \$22,500.00

-Tapping: \$4,500.00

-Shoring: \$2,000.00

Total: \$80,000.00

We are authorized by law to provide you with this NOTICE. You are therefore notified that: Persons or companies furnishing labor or material for the improvement of real property may enforce a lien upon the improved land if they are not paid for their contributions, even if the parties have no direct contractual relationship with the owner. Please note that all final landscape and concrete restoration is the property owner's responsibility unless otherwise agreed upon.

Acceptance Signature _____

Thank-you!