

**THE
CITY OF
COLUMBIA
HEIGHTS**

FACADE IMPROVEMENT GRANT PROGRAM

**COMMUNITY
DEVELOPMENT**

FOR OFFICE USE ONLY:

DATE RECEIVED: 04/22/2026	AMOUNT REQUESTED: \$2,371.99
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION Check if Applicant

Name: Karol Dingman Year Purchased: _____
Address: 3986 Central Ave NE Columbia Heights MN 55421
Telephone: 651-231- [REDACTED] Email Address: _____

BUSINESS INFORMATION Check if Applicant

Business Name: Nikhom Spa
Primary Contact: Nicky Maniseng
Address: 3986 Central Ave NE Columbia Heights MN 55421
Telephone: _____ Email Address: _____
Type of Business: Spa

Check the appropriate type of ownership:

- The business owns the property The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

new awning signage

Describe any other improvements, if applicable:

Estimated Cost of Improvements: _____

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

Karol Dominguez

PROPERTY OWNER'S SIGNATURE

2-17-2024

DATE

3/3/2024

DATE

WAIVER: Waiver by Lessor of a default under this Lease shall not constitute a waiver of subsequent default of any nature.

GOVERNING LAW: This Lease shall be governed by the laws of the State of Minnesota.

NOTICES: Notices shall be addressed to the following:

Lessor: Karol Dingman, [REDACTED]

Lessee: Nicky Maniseng, Nikhom Spa 3984 Central Ave. NE, Columbia Heights MN 55421

AMENDMENT(S): No amendment of this Lease shall be effective unless reduced to writing and subscribed by the parties with all the formality of the original.

SEVERABILITY: If any term or provision of this Lease Agreement is illegal, invalid or unenforceable, such term shall be limited to the extent necessary to make it legal and enforceable and if necessary, severed from this Lease. All other terms and provisions of this Lease Agreement shall remain in full force and effect.

BINDING EFFECT: This Lease and any amendments thereto shall be binding upon the Lessor and the Lessee and/or their respective successors, heirs, assigns, executors and administrators.

LESSOR SIGNATURE

Signature Karol Dingman Date 30 Jan 26

Karol Dingman

LESSEE SIGNATURE

Signature [Signature] Date 30 1-26-26

Nicky Maniseng



Royal RESTORATION

ZENTRAL MASSAGE
612-369-8641

3988

OPEN



8:08

5G

12 Messages
Royal Restorat...  



"Times New Roman" font is one of our two most commonly used fonts.



Tim Holdgrafer

Director of Sales - Shade Products

Canvas Craft, Inc.

763-428- [REDACTED]

www.canvascraftinc.com

[REDACTED]@[canvascraftinc.com](mailto:[REDACTED]@canvascraftinc.com)



See More





Quote

Quote #:	QUO22255
DATE	4/17/2026
Quote is valid for 30 days.	

Remit Payment To:
Canvas Craft, Inc.
5781 Queens Ave NE
Otsego, MN 55330
Phone: 763-428- [REDACTED]

Sold To: Attn: Nicky Maniseng Nikhom Spa 3986 Central Ave NE Columbia Heights MN 55421 United States	Ship To: Attn: Nicky Maniseng Nikhom Spa 3986 Central Ave NE Columbia Heights MN 55421 United States
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Project / Job #	Terms	Rep	Customer P.O. No.
Nikhom Spa - Reskin 1x Awnings + Graphics	Due on receipt	Tim Holdgrafer	
Item	Qty	Rate	Amount
Awning, RECOVER Awning, RECOVER Replace Fabric + Backlit Graphics on existing Commercial Waterfall/Convex Style Awning Size: 24' Width x 48" Height x 24" Depth Includes: -Remove and reuse existing steel awning frame. -Replace awning fabric with Cooley Brite Lite w/ 8 Year Warranty - Color: Royal Blue -Up to 40 SQFT of Single Color backlit white graphics -Installation of completed awning project in Columbia Heights, MN. Quote does NOT include: -Awning Frame Repairs (additional cost, if required) -New Eggcrate Louvers (additional cost, if required) -Permits or other municipal fees (by customer/property owner, if required) -Graphic Design - Customer must provide vector art file for all logo graphics and/or confirm all font details. -Lighting/Electrical (MUST be completed by others. All lighting, electrical conduit, or any other wiring must be disconnected and removed from the awning frame prior to the start of the awning project. Customer will be liable for any additional trip charges due to rescheduling if the lighting, electrical conduit, or other wiring is not properly disconnected from the awning frame prior to start of the awning project, including removal and/or installation.)	1	\$4,875.00	\$4,875.00





Quote

Quote #:	QUO22255
DATE	4/17/2026
Quote is valid for 30 days.	

Item	Qty	Rate	Amount
Sales Tax Sales Tax Sales Tax Note: Sales Tax may be adjusted on the final invoice based on the customer's business address and/or the shade project address. Sales tax can be waived on the final invoice if the customer, general contractor, or sign company provides a current year Minnesota ST-3, verifying their current tax exempt status, if applicable.	1	\$0.00	\$0.00

	Subtotal: \$4,875.00
	Discount Total: (\$487.50)
WARRANTY: Canvas Craft, Inc. provides a 2 year warranty on most products with additional fabric manufacturer's warranty where applicable. Contact Canvas Craft for more information.	Sales Tax(8.125%): \$356.48
*A 1.5% finance charge per month (18% per annum) will be assessed on all past due invoices.*Storage Fees will be assessed on any completed jobs left over 5 business days.	Shipping:
*A 3% surcharge will be added for all transactions if using a credit card.	Payments / Credits:
If state and local sales taxes were not included in this Sales Order, you are responsible for any applicable taxes required by state and local authorities.	Balance Due: \$4,743.98

Thank you for doing business with
Canvas Craft, Inc.





PROPOSAL

260066-01

Date: 04/01/2026

Expires: 05/01/2026

Drawing Numbers:

Project: Nikhom Spa
3988 Central Ave NE
Columbia Heights, MN 55449

Client: Nikhom Spa
3988 Central Ave NE
Columbia Heights, MN 55449

Contact: Nicki 763-807-████████████████████@yahoo.com

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

Project Description:	Item Total:
Awning Recover - Existing Waterfall/Convex Style Size: 24' W x 48" H (includes 24' sign band for graphics) x 24" D Includes: Removal and reuse of existing steel awning frame Replacement of awning fabric with Cooley Brite Lite (Royal Blue, 8-year warranty) Installation of up to 40 sq. ft. of single-color translucent backlit graphics	3,895.00
2A. Awning Removals & Installations Supply all labor and equipment necessary to remove existing awnings and frames, transport them to our shop for reskinning, and return them to the job site for reinstallation. Services generally include 1-2 professional installers with a lift truck and trailer for both removal and reinstallation. -Does not include additional costs should frame damage or unforeseen structural issues be discovered during removal.	4,750.00
Deposit Rate: 50% Deposit: 4,480.73	Subtotal: 8,645.00 Tax: 316.47 Total: 8,961.47

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.

Salesperson: Abshir Abdi

Buyer _____ Seller _____



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Client: Nikhom Spa
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Columbia Heights, MN 55449

Contact: Nicki 763-807- [REDACTED] [REDACTED]@yahoo.com

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 Contract 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 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

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Contact: Nicki 763-807- [REDACTED] [REDACTED]@yahoo.com

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 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.

Salesperson: Abshir Abdi

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Contact: Nicki 763-807- [REDACTED] [REDACTED]@yahoo.com

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.

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

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Contact: Nicki 763-807- [REDACTED] [REDACTED]@yahoo.com

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 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

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Buyer _____ Seller _____



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condition of this Contract become legally binding upon both parties.

Salesperson: Abshir Abdi

Buyer's Acceptance _____ Title _____ Date _____

Seller's Acceptance _____ Title _____ Date _____