



**ECONOMIC DEVELOPMENT AUTHORITY**

<b>AGENDA SECTION</b>	<b>BUSINESS ITEMS</b>
<b>MEETING DATE</b>	03/02/2026

<b>ITEM:</b>	<b>Fire Suppression Grant Application 4755 University Ave NE (El Pollo Loco LLC).</b>		
<i>Presenting Item:</i> CD Coordinator Emilie Voight			
<b>DEPARTMENT:</b> Community Development		<b>BY/DATE:</b> CD Coordinator, 02/24/2026	
<b>CORE CITY STRATEGIES:</b> <i>(please indicate areas that apply by adding an "X" in front of the selected text below)</i>			
<input type="checkbox"/> Community that Grows with Purpose and Equity		<input type="checkbox"/> Engaged, Effective and Forward-Thinking	
<input type="checkbox"/> High Quality Public Spaces		<input type="checkbox"/> Resilient and Prosperous Economy	
<input checked="" type="checkbox"/> Safe, Accessible and Built for Everyone		<input type="checkbox"/> Inclusive and Connected Community	

**BACKGROUND**

In 2022, the EDA created the Fire Suppression Grant Program to assist local businesses with the expenses incurred when installing fire suppression systems within commercial buildings. Many of the commercial properties in Columbia Heights do not have fire suppression systems. Certain businesses and changes of use require the addition of fire suppression systems to existing buildings. The price of adding fire suppression systems is often cost prohibitive for small businesses.

The owners of the property at 4755 University Ave NE, Julio Orellana and Johanna Espinoza, have submitted an application for this grant program. The property owners are currently working to establish a new business in the building: a grocery/deli called El Pollo Loco. In order to modernize the building and expand its potential future uses, the owners intend to install a fire suppression system.

The applicants have provided the required two quotes from licensed fire protection contractors. One bid amounts to \$42,030 (LifeSaver) and the other amounts to \$51,863 (Nova). The quotes have been included in the meeting packet. Based on these quotes, the project would be eligible to receive a maximum grant award of \$25,931.50. In the 2026 budgeting process, the EDA allocated \$100,000 to the Fire Suppression Grant program. This is the first Fire Suppression Grant application in 2026.

**STAFF RECOMMENDATION**

Staff recommend approval of the grant application at the maximum reimbursement allowance of \$25,931.50. Installation of a fire suppression system in the structure will modernize the building and improve its safety.

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**RECOMMENDED MOTION(S):**

MOTION: Move to waive the reading of Resolution 2026-10, there being ample copies available to the public.

MOTION: Move to approve Resolution 2026-10, a resolution of the Economic Development Authority of Columbia Heights, Minnesota, approving the form and substance of the Fire Suppression Grant Agreement, and approving authority staff and officials to take all actions necessary to enter the authority into the Fire Suppression Grant Agreement with the owners of 4755 University Ave NE (El Pollo Loco).

**ATTACHMENT(S)**

1. Resolution 2026-10
2. 4755 University Ave NE (El Pollo Loco) Fire Suppression Grant Application
3. Draft Fire Suppression Grant Agreement