

**THE CITY OF COLUMBIA HEIGHTS**

**FIRE SUPPRESSION GRANT PROGRAM**

COMMUNITY DEVELOPMENT

FOR OFFICE USE ONLY:

DATE RECEIVED: 05/21/2026	AMOUNT REQUESTED: \$28,100
DATE REVIEWED:	PLANNED EDA MEETING:

**PROPERTY OWNER INFORMATION**

Check if Applicant

Name: DIANE JACKSON  
DAMAR JACKSON Year Purchased: 5-5-2026  
Address: [REDACTED] BROOKLYN PARK MN 55316  
Telephone: 763.377. [REDACTED] Email Address: [REDACTED]@GMAIL.COM

**BUSINESS INFORMATION**

Check if Applicant

Business Name: SISTER BUD, LLC  
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/Businesses in the Building: CANNIBUS GROW/RETAIL

If Leased, Lease Expiration Date OWNERS 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:

Upgrading the existing water service MAIN TO PROVIDE the water flow AND PRESSURE NECESSARY for the INSTALLATION and operation of a code compliant fire suppression sprinkler system at property.

Estimated Cost of Improvements: \$59,900.00

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

Yes  No

If so, which services have you engaged: Architect- Contractor

Estimated time needed for the completion of the project: 60 days

### 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.

Deane Jackson  
APPLICANT'S SIGNATURE

May 20, 2026  
DATE

Deane Jackson  
PROPERTY OWNER'S SIGNATURE

May 20, 2026  
DATE

Date: 2.10.26  
Bid: #26053 M



Project: 4016 Central Ave – 6" Water Line  
Location: Columbia Heights, MN

#### Site Utilities

Valley-Rich Co., Inc. will provide all labor, equipment, and materials needed to install a new 6" water line from the main in Central Ave to a point "just" inside the building. Restoration of curb, sidewalk, and asphalt in Central Ave is included. Cut and patch of floor inside the building is included. All other restoration is excluded. See alternates for temporary restoration and extending line to the back of the building. **Note: Work will take place in State Highway, ROW permit may have longer lead time.**

Base Bid: \$59,900

#### Alternate(s):

Alternate #1 – Add \$14,500 to provide installation and removal of temporary concrete in Central Ave if work need to take place before permanent restoration is available (temperature dependent typically mid April).

Alternate #2 – Add \$40,100 to install 6" water line and replace existing 1" copper line to the back of the building in existing utility basement. Price includes cut and patch of approximately 100'x4' of concrete floor and core drill through existing block wall.

#### Note:

This proposal is good for 30 days from the bid date in order to lock in our material prices with our vendors. Maximum depth of trenches and structures is assumed to be 10 feet when information is not provided.

Respectfully,

Matt Miklya

#### Exclusions:

Land/Lane use permits, SAC and/or other connection charges, water meters, dewatering, soil correction and/or replacement, pipe support, removal of buried obstructions, jacking, frost charges, rock excavation, construction staking, restoration (other than listed above), compaction tests, hauling of excess soils, erosion control/inlet protection, hazardous material handling, wall sleeves, utility cut-offs and/or removals, cut and patch floors, culverts, irrigation, trench drains, perimeter drain tile, tree removal and/or replacement, grubbing, sheeting, shoring, bracing, and private utility locates.

147 Jonathan Blvd. N., Ste. 4  
Office: (952) 448- [REDACTED]

Chaska, Minnesota 55318  
Fax: (952) 448- [REDACTED]



**TRIPLE E**  
WATER AND SEWER, LLC

5121 Winnetka Avenue North | Suite 290 | Minneapolis, Minnesota 55428  
763-207- | eee-ws.com

RECIPIENT:

**Damar Jackson**  
4016 Central Avenue Northeast  
Columbia Heights, Minnesota 55421

**Estimate #6209**

Sent on Feb 06, 2026

**Total \$86,700.00**

Product/Service	Description	Total
New Fire Suppression line "Spring Installation"	-Set up Traffic Control to close the parking lane and one southbound lane of Central Avenue -Excavate from the front of the building to the 12" Watermain in Central Avenue approximately 36 feet -Install a wet tap at the main then bring 6"-inch ductile iron pipe inside the front wall of the basement -MNDOT also requires the 6"-inch Ductile iron pipe to be installed inside of a steel casing -Pressure test, flush, backfill, compact, restore road, sidewalk, curb, and gutter.	\$86,700.00
Price includes	Parts Labor Permits Traffic Control Mobilization	\$0.00
Price Excludes	Dewatering Winter Conditions Wac/Sac Fees Soil Corrections Trench Drains As-Builts Bonding Surveys SWPP Inside Plumbing Final Grading Vac Truck (may be required if excavation conflicts with existing utilities)  Restoration of the following (if applicable): Sidewalk Curb/gutter Lawn/Landscaping	\$0.00

**Total \$86,700.00**

This quote is valid for the next 30 days, after which values may be subject to change.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Date: 3/16/2026

195 Swendra Blvd NE  
Cokato, MN 55321  
Phone: 763-443- [REDACTED]

**4016 Central Ave Water Main Installation (Columbia Heights, MT)**

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**6" Watermain Installation:**

Includes traffic control to shut down MN65 southbound down to one lane, Columbia Heights permitting allowance (\$1,000), asphalt / concrete demo, 1" service abandonment, 12x6 wet tap, 6" DIP water main stubbed into building, sand backfill, Class V, Asphalt patching including MNDOT bond for settlement, concrete curb and sidewalk patching, and bacteria testing if required.

**Total Investment: \$56,200**

**Does not include:** \_\_\_\_\_

Temporary impact attenuator as MNDOT will not outlay requirements until permit is applied for.  
Temporary impact attenuator if required is an additional \$2,500.

Accepted by: \_\_\_\_\_

Date: \_\_\_\_\_

Seller

Purchaser

PROJECT 4014 LLC

SISTER BUD LLC

By: [Signature]  
Michael H. Carus

By: [Signature]  
Diane Jackson

Its: Authorized Agent

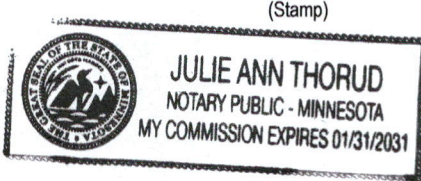
Its: Manager

By: [Signature]  
Damar Jackson

Its: Manager

State of Minnesota, County of RAMSEY

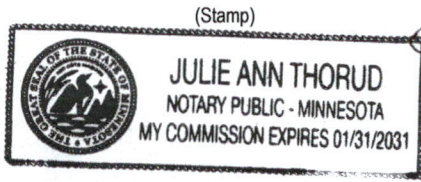
This instrument was acknowledged before me on 5/5/2006, by MICHAEL H. CARUS  
(month/day/year) (insert name of authorized signer for Seller)  
as AUTHORIZED AGENT of PROJECT 4014 LLC  
(insert type of authority for Seller) (insert name of Seller)



[Signature]  
(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 5/5/2006, by DIANE JACKSON  
(month/day/year) (insert name of authorized signer for Purchaser)  
as MANAGER and  
(insert type of authority for Purchaser) (insert name of authorized signer for Purchaser)  
DAMAR JACKSON of  
(insert name of authorized signer for Purchaser) (insert type of authority for Purchaser)  
SISTER BUD LLC  
(insert name of Purchaser)



[Signature]  
(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 4<sup>th</sup> 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.**

May 26, 2026

City of Columbia Heights  
Attn: Emily Voigt

RE: Fire Suppression System Installation Attestation  
4001 Central Avenue NE  
Columbia Heights, MN

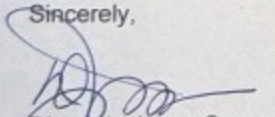
I, Diane Jackson, Owner of Sister Bud, LLC hereby attest that I have an immediate plan to install a complete fire suppression system at 4016 Central Avenue NE, Columbia Heights, Minnesota.

The fire suppression system installation will commence directly following the completion of the required water mainline extension and connection work. The fire suppression system will be fully installed, inspected, approved, and operational prior to the opening of the business to the public.

I understand that compliance with all applicable City of Columbia Heights, State of Minnesota, and Fire Code requirements are required before the business may commence operations.

I certify that the information provided in this attestation is true and correct to the best of my knowledge.

Sincerely,



Diane Jackson, Owner  
4016 Central Ave NE  
Columbia Heights, MN