

**THE
CITY OF
COLUMBIA
HEIGHTS**

**COMMUNITY
DEVELOPMENT**

mforney@columbiaheights.mn.gov

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

DATE RECEIVED:	AMOUNT REQUESTED:
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION

☒ Check if Applicant

Name: Lachowitz Investments LLC Year Purchased: 2022
Address: 4501 N.E. Central Ave. Columbia Heights, MN 55421
Telephone: 701-491-7952 Email Address: matte@mattsauto servicecenter.com

BUSINESS INFORMATION

☐ Check if Applicant

Business Name: Matt's Automotive Service Center, LLC
Primary Contact: Matthew Lachowitz
Address: 4501 N.E. Central Ave. Columbia Heights, MN 55421
Telephone: 701-491-7952 Email Address: matte@mattsauto servicecenter.com
Type of Business: Auto Repair + Service

Check the appropriate type of ownership:

☐ The business owns the property

☒ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

New siding, O/H Doors, windows, entry doors, signage

Describe any other improvements, if applicable:

update office, waiting area + bathrooms

Estimated Cost of Improvements: 150,000

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

8-1-2022

DATE



PROPERTY OWNER'S SIGNATURE

8-1-2022

DATE

PROGRAM OVERVIEW

In a collaborative effort with the Columbia Heights Police Department (the “CHPD”), the Columbia Heights Economic Development Authority (the “EDA”) offers a Façade Improvement Grant Program (the “Grant Program”). The purpose of the Grant Program is to encourage businesses and commercial property owners to revitalize, rehabilitate, and restore exterior store fronts, but also for the CHPD to provide monitored surveillance in the City to reduce the incident rate of criminal activity, as well as increase business vitality and economic performance. The Grant Program reimburses businesses or commercial property owners for eligible improvements up to fifty percent (50%) of the total project cost; for a maximum reimbursement of \$5,000. Moreover, if determined by the CHPD that an exterior surveillance system is warranted, the EDA will install surveillance equipment to monitor adjacent businesses and properties, as well as parks and open spaces.

ELIGIBLE APPLICANTS

Applicants must be an owner of a commercial property, a commercial tenant with approval from the property owner(s), or a 501(c)(3) organization in the City of Columbia Heights (the “City”) located along 37th Avenue NE, 37th Place NE, 40th Avenue NE, University Avenue NE, or Central Avenue NE between 37th and 47th Avenue NE. Applicants must be in good standing with the City, including but not limited to, legally operating with proper licensure; and current on property taxes, utility bills, and special assessments.

ELIGIBLE FAÇADE IMPROVEMENTS

Façade improvements must be visible from a public street, completed by a licensed contractor, and comply with one or more of the following eligible façade improvements:

- Architectural Improvements
- Canopy or Awning Installation or Repair
- Exterior lighting
- Exterior Painting, Re-siding, or Professional Cleaning
- Green Façade Improvement (i.e. Living Wall, ecofriendly [non-VOC] paint, reclaimed wood, etc.)
- Installation of New or Renovated Attached Signage (Excluding LED)
- Masonry Repairs or Tuck-pointing
- Replacement of Windows and Doors
- Restoration of Exterior Finishes and Materials
- Any other exterior façade improvement physically attached to the primary structure approved by the EDA

Please note: Labor costs of a contractor, including necessary design work are eligible costs for reimbursement through the Grant Program. Ineligible costs include, but are not limited to, new construction, interior renovations, repair or replacement of a roof, improvements to an alley façade, improvements started prior to receiving a signed grant agreement from the EDA, and any other improvements not listed above.

EXTERIOR SURVEILLANCE SYSTEM IMPROVEMENTS

The CHPD shall review all Grant Program applications submitted to determine if the installation of an exterior surveillance system is warranted. If it is determined that an exterior surveillance system is warranted, the applicant will then be required to enter into a Lease Agreement with the EDA. The Lease Agreement will allow the EDA to (1) install security cameras on the exterior of the primary structure; (2) install recording equipment inside of the primary structure in a locked and secured location to prevent destruction or tampering; and (3) allow for annual maintenance inspections for a period of five (5) years. All surveillance system equipment shall be installed by a consultant selected by the EDA, and reviewed by the CHPD. Since specifications of the surveillance system equipment may vary based on desired coverage, configuration, and size of the commercial

property, the following are minimum specifications to be installed:

Cameras:

- IP - Enabled
- Ability to operate in all resolutions up to HDTV 720p/ 1MP
- Ability to record thirty (30) frames per second
- Capable of recording optimal images in all lighting conditions
- Vandal-resistant
- Weather-proof in extreme temperatures from -40° to 131 °F

Network Video Recorder:

- Sufficient memory to retain data from all cameras for a period of fifteen (15) days
- Capacity to deliver thirty (30) frames per second, per camera
- Ability to produce a DVD-R copy of desired data

APPLICATION PROCESS

1. Applications will be open and accepted until annual allocation of funding is exhausted.
2. Grants will be awarded, and applicants will be notified via email correspondence. A Grant Agreement and if necessary a Lease Agreement for the exterior surveillance system must be approved and signed before commencement of any improvements. Please be sure to obtain all necessary Building Permits.
3. Upon being awarded, a meeting will be established to go over the submitted improvement plan to discuss grant expectations and to address grant concerns.
4. The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement. The façade improvements must be completed within six (6) months after the issuance of the necessary Building Permits.
5. 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:
 - a. Proof of Final Inspection by the Building Official
 - b. A Copy of the Final Invoice Received from the Contractor
 - c. Before and After Photographs
 - d. Proof of Payment to the Contractor (i.e. receipt, invoice, etc.)

ADDITIONAL INFORMATION

Required Application Materials:

- A complete application sent to the attention of the Columbia Heights Economic Development Authority at following location: **590 40th Ave NE, Columbia Heights, MN 55421**
- Clear and colored BEFORE photographs of exterior building
- A detailed improvement plan of new exterior façade improvements including design (sketches), color scheme, materials, project execution timeline, and overall budget for plan
- Proof of good standing with the City
- Submit 2 or more competitive proposal 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.

DESIGN GUIDELINES

This Design Guidelines outline the standards, which must be followed when renovating buildings using a façade grant. These design guidelines take into consideration a building's historic significance in determining what would be appropriate treatment and the overall vision for the City. Architectural styles are diverse, from historic commercial or Mediterranean Revival to 20th century modern. The vision for the district is a commercial area that highlights the historical nature of Columbia Heights that stays in touch with dynamic changes of the City and is always pedestrian-friendly.

FAÇADE IMPROVEMENTS ENCOURAGED

Windows & Doors:

- Window and door openings shall comprise at least 30% of the area of the ground floor of the primary street façade
- No tinted windows, only clear glass
- Windows and doors free of clutter and obstructions, allowing clear views between the business and the street

Historical Preservation:

- Historic building repair or replacement should match current design of building
- Stay traditional to the character of the building
- Maintain similar color scheme

Structure & Materials:

- Use durable materials such as brick, stone, stucco, etc.
- The base (ground floor) should appear visually distinct from the upper stories of the building

Painting & Lighting:

- Unpainted brick stay unpainted, previously painted masonry may be painted
- Use of non-VOC paint encouraged
- No more than two principal colors (neutral or muted colors like browns, grays, dark blue) may be used on a façade or individual storefront
- Bright or primary colors should be used only as accents
- Spot or flood lighting to highlight the architectural detailing of a building should be inconspicuous and blend with the wall on which it is mounted
- Lighting recessed doorways is encouraged
- Energy saving light bulbs encouraged
- Light fixtures that complement the entire façade

Awnings/Signage:

- Attach awnings to the building at or below the lower edge of the sign band
- Awnings made of canvas and waterproof cloth designed to resist fading and tearing
- Colors that coordinate with the building and area
- Awning that's proportional to the building
- Awnings with thin profiles that do not obscure the building and storefront

Signs:

- Projecting/hanging signs: are double-sided and project from a building over the sidewalk
- Wall signs: are attached to the primary façade and best viewed looking straight at the building from across the street
- Are encouraged to be rectangular shaped
- Type fonts and colors that legible from a distance

FAÇADE IMPROVEMENTS PROHIBITED

- Covering, obscuring, or removing cornices, trim, or other architectural details
- Alterations that have no historical basis for historical buildings
- Covering brick or stone with vinyl, aluminum, or wood siding
- Sandblasting brick, which removes a protective exterior
- Reducing existing window size to accept standard residential window sizes
- Replacing windows with wall surface, wood, metal, or other materials
- Rigid materials like aluminum, vinyl, fiberglass, asphalt, or plastics that are sensitive to weather conditions
- No lights should move, flash or make noise
- Signs that are: blocking storefront windows, too large, small font making it difficult to read, using banners as permanent signage



Trio Design and Build

License Number: BC782354

ACTUAL COSTS WILL BE BASED ON CHARGE AS A COST PLUS (Time and Material and 30% Overhead & Profit)

4501 Central Ave Auto Shop Remodel

CATEGORY	PROJECTED	DESCRIPTION
Group A: Pre-Con Costs		
PERMIT	975.00	
DUMPSTER	780.00	
DEMOLITION	3250.00	remove old tile, ceiling tile, ordering desk, bathroom coverings
Group B: Excavation/Footings/Foundation		
none	0.00	
Group C: Waterproofing/Drain Tile/ Ground Insulation		
Group D: Framing		
FRAMING LABOR	1820.00	furring out wall for decorative wall, frame ordering desk
FRAMING MATERIALS	650.00	

Trio Design and Build
Lic # BC782354

5115 Excelsior Blvd #235
Saint Louis Park, MN 55416

612.276.2060
triodesignandbuild.com

Group E: Exterior		
SIDING LABOR/MATERIALS	29900.00	based on material that is \$500/square and a total of 25 squares, and LP accent pieces and trim
MISC EXTERIOR	1300.00	remove awning
ROOFING MATERIALS	0.00	
EXTERIOR DOORS	17550.00	front door, office door, 2 exterior doors
METAL ROOF/FLAT ROOF	0.00	option to replace metal fascia around building
ELECTRICAL	1300.00	demo old lights on top of building
Group F: Trades		
ELECTRICAL	8450.00	light fixtures for bathrooms, office, and lobby, demo old wiring above ceiling tiles
LIGHT FIXTURES	1950.00	allowance
LOW VOLTAGE	0.00	
PLUMBING	7150.00	bathroom remodel
PLUMBING FINISH FIXTURE	3900.00	allowance for fixtures
Group G: INTERIOR FINISHES: Drywall/Paint/Cabintry/Countertops/Millwork/Flooring/Tile		
DRYWALL and FRP	5850.00	
INTERIOR Paint	3250.00	walls, trim, doors, ceilings, stain decorative wood
EXTERIOR Paint	9750.00	Paint brick areas and fascia

TILE AND MATERIAL	6500.00	allowance for floor tile and decorative stone
TILE LABOR	8450.00	
CABINETS	1950.00	Ordering countertop build out
HARDWARE ~ PULLS AND KNOBS	650.00	allowance
COUNTERTOPS	7150.00	allowance
MILLWORK MATERIALS	3250.00	trim and decorative beams and shiplap
MILLWORK LABOR	5200.00	trim work and distressed wood wall
Group H: FINALS: Mirrors/Shelving/Shower Doors/Appliances/Cleaning/Landscaping/Staging		
GARAGE OVERHEAD NON-INSULATED DOOR AND OPENER "ALLOWANCE"	26000.00	allowance
FINAL CLEANING	390.00	
TOTAL =	157365.00	

Hammer Industries, LLC

1420 25th St S
Moorhead, MN 56560

Invoice

Date	Invoice #
8/22/2022	1289

Bill To
Matts Automotive Service Center 4501 Central Ave NE Columbia Heights, MN 55421

Ship To
Matts Automotive Service Center 4501 Central Ave NE Columbia Heights, MN 55421

P.O. Number		Terms	Rep	Ship	Via	F.O.B.	Project
Siding Replacement		Net 15		8/22/2022			
Quantity	Item Code	Description				Price Each	Amount
1	Permit	Permit				500.00	500.00
1	Demolition	Removal of Siding				1,350.00	1,350.00
1	Construction Dump...	Dumpster				1,000.00	1,000.00
1	Removal of Awning	Removal of Awning				1,500.00	1,500.00
1	Installation	Install Vinyl Siding				14,750.00	14,750.00
1	Materials	Siding Materials				13,000.00	13,000.00
1	Materials	Paint Back Wall of Building				10,000.00	10,000.00
		Minnesota State Tax				7.375%	0.00



Self Service

Your Government

Departments

Services

Business

Parks

Libraries

Basic Search

Sales Search

Map Search

Multi Year Search

Advanced Search

Property Overview

Aerial View / Pictometry

GIS Map

Multiple Parcel Group

Property Taxes Due

Pay Taxes Online

Property Transfer History

Property Values

Split History

Recorded Documents

Tax Summary

Special Assessments

PARID: 25-30-24-33-0064

LACHOWITZER INVESTMENTS LLC

4501 CENTRAL AVE NE

Parcel

Tax Year: 2022
 Active/Inactive: Active
 Property Address: 4501 CENTRAL AVE NE
 City State Zip: COLUMBIA HEIGHTS MN 55421
 Multiple Addresses: No
 NBHD: CH-C/I -
 Class: 233 – 3a COMMERCIAL PREFERENTIAL
 Record Type: **TRRNS**
 Property Use Code: 3410 – COMMERCIAL / GOLF COURSE-IMPROVED
 Acres
 Lot Size: W177*125
 Plat: 35172-SHEFFIELDS 2ND SUBDIVISION
 Lot/Unit: 16
 Block/Tract/Outlot: 4
 Sect-Twp-Range-Qtr/Qtr: - - -
 Tax District: 19 - 14013I
 Town/City: 0500-COLHEIGHTS
 School District: 0013-COLHTSSD13
 Commissioner District: 04 – Mandy Meisner
 TIF Project #: -
 DNR Water Ind: N – NONE
 Resd Year Built:
 Comm Year Built:

Current Owner

Name: LACHOWITZER INVESTMENTS LLC
 In Care Of:
 Owner Address: 1321 CENTER AVE
 City State Zip: MOORHEAD MN 56560
 % Owned: 100%
 Owner Type Code 1: O – OWNER

All Owners

Ownership Type	Name	Address
O – OWNER	LACHOWITZER INVESTMENTS LLC	1321 CENTER AVE MOORHEAD MN 56560

Parcel Status

Delinquent: No
 In Redemption: No
 Forfeiture Parcel: No
 Payment Contract: No
 In Bankruptcy: No
 Homestead: No
 Relative: None
 Senior Deferral: No
 Use Program: None
 Petition Date:
 MH Park Name:
 MH Pad #:

Legal

1 of 1

Return to Search Results

Actions

Printable Version

Reports

 Valuation Notice
 Tax Statement

Go

Legal	LOTS 16 THRU 20 INCL BLK 4 SHEFFIELDS 2ND SUB; EX N1/2 OF SD LOT 20 & EX RD; SUBJ TO EASE OF REC
Legal Description	LOTS 16 THRU 20 INCL BLK 4 SHEFFIELDS 2ND SUB; EX N1/2 OF SD LOT 20 & EX RD; SUBJ TO EASE OF REC

Anoka County
Property Records & Taxation Division
2100 3rd Avenue, Room 119
Anoka, MN 55303

Contact Us
Phone: (763) 323-5400
Email: proptax@co.anoka.mn.us
Hours: Monday-Friday 8:00am-4:30pm

Location [Google Map](#) [Privacy Policy & Disclaimer](#)

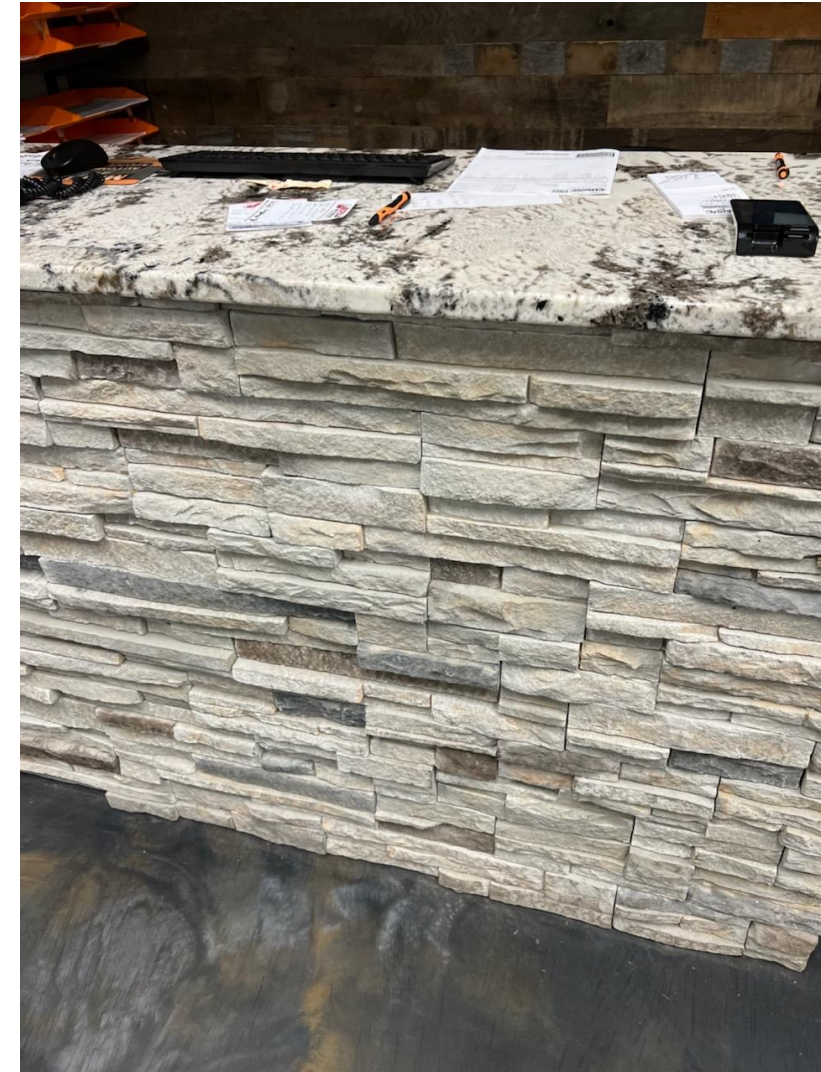


Matt's Automotive Service Center



Lobby and Office

- On site counter build – Stone face with wood shelving and interior. Alpine Echo Ridge Stone. L shape
- Floor Tile: Sligo Taupe Porcelain Wood-Look Wall and Floor Tile - 6 x 35 in.
- Weathered wood – supplied buy owner



Lobby and Office Continued

- White ceiling tiles
- In stock cabinet for coffee bar – ‘Owner will pick something up
- White ceiling tiles
- New LED lights
- Sherwin Williams Mindful Gray Walls



Lobby Bathroom

- Lobby bathroom floor tile to match Lobby floor tile
- Tile Base Trim
- Half wall tile TBD – Owner will pick something up
- Kohler Wall Mount White Sink
- Kohler White Toilet
- Kohler Faucet – Brushed Nickel



Shop Bathroom

- Lobby bathroom floor tile to match Lobby floor tile
- Tile Base Trim
- FRP Walls
- Kohler White Toilet
- Mustee Utility Tub

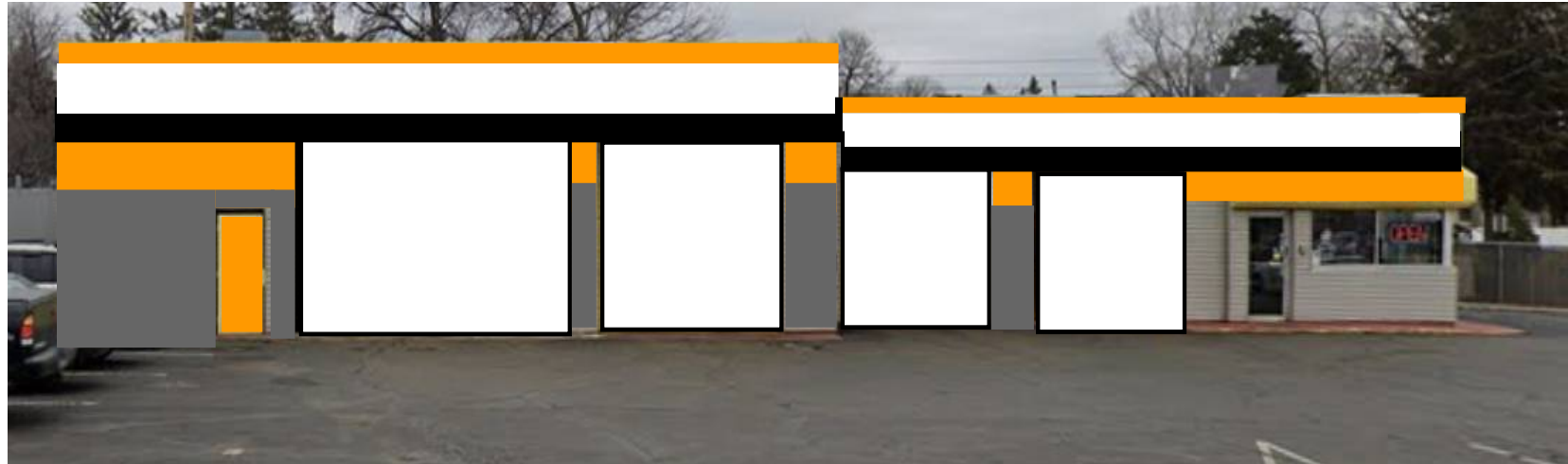
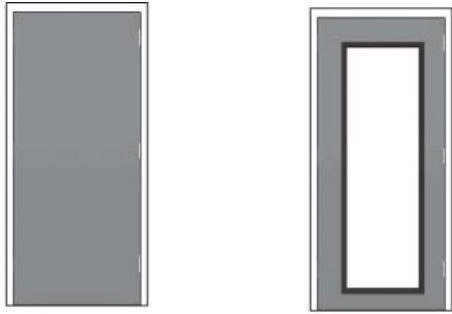


Frp texture, white



Exterior

- Vinyl Siding for grey and white portions
- LP Siding for orange accent color
- Paint masonry portions black
- Remove 1 front steel door (middle, front) and side over and 1 lobby to shop door build wall
- Replace 1 front door (full view), 1 office/lobby door (solid), 1 back door (solid), 1 front garage door (solid)



Upper Section: White vinyl with painted orange fascia and black trim piece

Middle Section: Orange LP Strip

Lower Section: Gray vinyl

Overhead Doors: White with no windows

Meal Doors: Replace 1 and paint orange, remove middle one.