

THE
CITY OF
COLUMBIA
HEIGHTS

COMMUNITY
DEVELOPMENT

FACADE IMPROVEMENT GRANT PROGRAM

FOR OFFICE USE ONLY:

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

PROPERTY OWNER INFORMATION

☐ Check if Applicant

Name: Schiele Properties LLC Year Purchased: 2021
Address: 4457 University Ave NE Columbia Heights MN 55421
Telephone: 763-571-9969 Email Address: SchieleAutoRepairLLC@gmail.com

BUSINESS INFORMATION

☐ Check if Applicant

Business Name: Schiele Auto Repair LLC dba Lowell's Auto Repair
Primary Contact: Lee Schiele
Address: 4457 University Ave NE Columbia Heights MN 55421
Telephone: 763-571-9969 Email Address: SchieleAutoRepairLLC@gmail.com
Type of Business: Auto Repair

Check the appropriate type of ownership:

☐ The business owns the property

☒ The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

New Metal Siding on Second Story

Describe any other improvements, if applicable:

* Other - New Second Story Windows, Paint Entire Building,
New Awning, New lot lights
* Not included in Grant Request

Estimated Cost of Improvements: 18988

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:

- Proof of property ownership or lease. — *listed on County Tax Site*
- Written consent from the property owner giving permission to conduct the façade improvements.
- Color photographs of existing storefront façade conditions.
- Two or more competitive proposals from contractors.
- 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 meeting will take place to go over the submitted improvement proposal to discuss grant expectations and to address grant concerns.
- The grant recipient or its contractor must commence the improvements sixty (60) days after an approved Grant Agreement.
- 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

- 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.
- 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.
- 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.

Lee Schiel, member, Schiel Auto Repair LLC

APPLICANT'S SIGNATURE

3-22-22

DATE

Lee Schiel, member, Schiel Properties LLC
PROPERTY OWNER'S SIGNATURE

3-22-22
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

Façade Grant Application

Lee Schiele, Member, Schiele Properties LLC agrees to the proposed improvements to the property at 4457 University Ave NE, Columbia Heights MN 55421.

Improvements: New Siding on the second story.

Lee Schiele, Member, Schiele Properties LLC

Lee Schiele

3-25-22

Lee Schiele, Member, Schiele Auto Repair LLC

Lee Schiele

3-25-22









Honest Exteriors
4737 County Road 101 #207
Minnetonka, MN 55345
Phone: 612-800-6580
Fax: 612-230-3983

Company Representative
Chris Stinton
Phone: (612) 800-6578
cstinton@honestexteriors.com

Steel Siding Estimate

04/13/2022

Lee Schiele
AutoCare Center
4457 University Avenue Northeast
Minneapolis, MN 55421
(651) 283-5337

Job: Lee Schiele

Siding Section

ADDITIONAL INFORMATION:

- ✓ Remove existing down to sheathing.
- ✓ Re-nail any loose wood. If bad or rotten wood/buffalo board is discovered, it will be replaced at a price of \$100 per sheet.
- ✓ Will take photos of any rott or challenging areas.
- ✓ Clean up all job related debris
- ✓ Provide 10 YEAR Workmanship warranty.
- ✓ Permit cost will be added to the final invoice with a 20% Admin fee.
- ✓ If lights don't have a junction box or need box work, an additional \$200 will be added per light.
- ✓ All estimates have a guaranteed price for 30 days.

- 1 Separate front section would be an additional \$2,600
- 2 Upper wall with failing roof membrane will be stopped in a straight line about 12" higher then membrane.
- 3 Owner will take care of detaching lights and awning.

- Many financing options are available at no cost.

Siding Labor - Tear off & Install

Siding - House wrap

Additional Ladder Jacks Labor

Dumpster- Large- Approx 4-7 tons of debris

No access/Labor to carry to Dumpster

Siding - Steel

Materials

EDCO Steel-Kore Vertical Siding - Entex - 12" (10')

EDCO Steel Starter Strip (10')

EDCO Steel J-Channel - 5/8" (12')

EDCO Steel-Kore Undersill Trim - 5/8" (12')

Edco Steel Outside Corner Post Cap - Entex Painted (12')

EDCO Steel Entex Finish Trim - 3/4" (12')

EDCO Entex Painted Aluminum Trim Coil - 24"x50'

EDCO Snap-On Steel Outside Corner Post Cap - 29GA - 3 1/4" (12')

Accessories

OSI Quad Sealant - Color Code 425

Siding Nails 2" (50# BOX)

Trim Nails

Generic Stainless Steel Staples 1/2" x 5/16"

Accessories Touch-up Paint 1 QT

Economy House Wrap - 9' x 100'

Economy Tape 1-7/8" x 164'

DuPont Tyvek FlexWrap NF Flashing - 6"x75'

\$16,923.21

Windows Section

ADDITIONAL INFORMATION:

- ✓Remove existing.
- ✓Will take photos of any rott or challenging areas.
- ✓Clean up all job related debris.
- ✓Provide 10 YEAR Workmanship warranty.
- ✓Permit cost will be added to the final invoice with a 20% Admin fee.
- ✓Any rotted framing or wood will have to be charged at \$14/ LF or \$100 per 4x8 ft sheet.
- ✓Will confirm with city if we need to test for any paint behind old window or window wrap (additional cost may be incurred if so)
- ✓All estimates have a guaranteed price for 30 days.
- ✓Can't guarantee paint line changes. Client is responsible for paint touch ups.

Extra Information:

Customer is responsible for any smoke or CO2 detector upgrade necessary by code to pass the permit. If HE then performs this work it will be billed on the final invoice at \$75/hr plus materials.

1 No dumpster included as siding one would be used.

► Many financing options are available at no cost.

Labor

Remove and Replace Full Frame

Caulking All Units

Interior Caulking

Includes Caulking and install

Labor Cost for 2 Story

1 Jamb and Casing

Materials

Target Vinyl Full frame Sliders White

366 Neat Low E, Argon Double pane, Clear, Lifetime, Non Prorated Warranty is the Best Available and is transferable to the second property owner. Includes Lifetime Glass Breakage. Heavy-Duty, Solid Vinyl Construction .080" – .085"

Window Wrap Flex - 9"x50'

OSI VOC Quad Sealant (10 oz)

Nails, Fiberglass, and Spray foam

\$3,651.43

TOTAL

\$20,574.64

Minnetonka Office
601 Carlson Parkway Suite 1050
Minnetonka, MN 55305
Office: 763-200-6064



Edina Office
5201 Eden Ave. Suite 300
Edina, MN 55436
Office: 612-222-5838

GC License # BC780076

EPA # NAT-F222892-1

Owner Lee Schiele		Home Phone	Date 11/16/2021
Address 4457 University Ave. NE		Cell Phone 651-283-5337	
City, State, Zip Columbia Heights, MN 55421		Owner Email Schieleautorepairllc@gmail.com	
Project Manager Jake Iskierka	PM Phone 763-228-0324	PM Email Jake@10kmn.com	Year Built

Estimate

Remove existing vertical wood siding on entire building and replace with new Edco vertical board and batten steel siding. Color to be selected by client prior to ordering materials.
Includes installation of new house wrap and also proper flashings as required by code.
Does not include any repairs or replacement of rotten or damage sheathing or framing.
Does not include removal or reinstallation of roof perimeter flashing.
Electrical repairs needed to replace siding to be done by others.
Dumpster fees and disposal are included in this estimate.

Total Cost (Includes Cash/Check Discount) = \$18,988.20

Remove and replace 2 upper level windows on front and left elevation of building. New windows to be Hayfield white vinyl windows. Includes proper installation to meet manufacturer guidelines and code requirements.

Total Cost (Includes Cash/Check Discount) = \$5,792.36

NOTE: Permit fees will be paid as incurred and added to client's final invoice.

NOTE: Lead times on materials may be extended due to raw material shortages in our industry so arrival of materials is unclear at this time and will not be able to be confirmed until materials are ordered.

Total Estimate Amount: \$ 24,780.56

***Pricing is subject to change at any time due to the volatility of our current market conditions.**

Estimate is valid for 30 days

PARID: 35-30-24-21-0098
SCHIELE PROPERTIES LLC

4457 UNIVERSITY AVE NE

Parcel

Tax Year:	2022
Active/Inactive:	Active
Property Address:	4457 UNIVERSITY AVE NE
City State Zip:	COLUMBIA HEIGHTS MN 55421
Multiple Addresses:	No
NBHD:	CH-C/I -
Class:	233 – 3a COMMERCIAL PREFERENTIAL
Record Type:	ABSTR
Property Use Code:	3410 – COMMERCIAL / GOLF COURSE-IMPROVED
Acres	
Lot Size	W119*120
Plat	33365-COLUMBIA HEIGHTS ANNEX
Lot/Unit	28
Block/Tract/Outlot	20
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:	1955

Current Owner

Name:	SCHIELE PROPERTIES LLC
In Care Of:	
Owner Address:	5454 ERICKSON RD
City State Zip:	MOUNDSVIEW MN 55112-0013
% Owned:	100%
Owner Type Code 1:	O – OWNER

All Owners

Ownership Type	Name	Address
O – OWNER	SCHIELE PROPERTIES LLC	5454 ERICKSON RD MOUNDSVIEW MN 55112-0013

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

Legal	COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA LOTS 28 29 & 30 BLK 20 COL HTS ANNEX
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Legal Description	COLUMBIA HEIGHTS ANNEX TO MINNEAPOLIS, ANOKA COUNTY, MINNESOTA LOTS 28 29 & 30 BLK 20 COL HTS ANNEX
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