

**THE  
CITY OF  
COLUMBIA  
HEIGHTS**

**FACADE IMPROVEMENT GRANT PROGRAM**

**COMMUNITY  
DEVELOPMENT**

FOR OFFICE USE ONLY:

DATE RECEIVED: <b>06/27/2025</b>	AMOUNT REQUESTED: <b>\$5,000</b>
DATE REVIEWED:	TAX ID NUMBER:

**PROPERTY OWNER INFORMATION**  Check if Applicant

Name: Morgan V LLC Year Purchased: 2018  
 Address: 5126 Central Ave NE, Columbia Heights, MN 55421  
 Telephone: 612-490-9161 Email Address: spunjani@aol.com

**BUSINESS INFORMATION**  Check if Applicant

Business Name: T5 Columbia Heights LLC | 5126 Central Ave NE  
 Primary Contact: Tim Eaton | Columbia Heights, MN  
 Address: 15706 Highland Heights Dr, Minnetonka, MN 55345 | 55421  
 Telephone: 612-404-8373 Email Address: tim.eaton@garageholdingllc.com  
 Type of Business: Quick lube/oil change

Check the appropriate type of ownership:

- The business owns the property  The business leases the property

**PROPOSED IMPROVEMENTS**

Describe the Storefront Façade Improvements:

Painting of New Siding

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Describe any other improvements, if applicable:

New Siding & Painting  
New Signage  
New Lighting & Landscaping

Estimated Cost of Improvements: \$10,000

- 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.

TEQ. Est  
APPLICANT'S SIGNATURE

6/25/25  
DATE

[Signature]  
PROPERTY OWNER'S SIGNATURE

6/25/25  
DATE

I Give Permission on my Building To work.

## LEASE AGREEMENT

THIS LEASE AGREEMENT (the "Lease") is made effective as of the 1st day of November, 2024 (the "Effective Date"), and is made by and between Morgan V, LLC, a Minnesota limited liability company, hereinafter referred to as "Landlord" and T5 Columbia Heights LLC, a Minnesota limited liability company, EIN # 33-1803660 hereinafter referred to as "Tenant".

WITNESSETH:

1. **LEASEHOLD PREMISES:**

Landlord hereby leases and grants to Tenant, and Tenant hereby leases and takes from Landlord, that certain premises owned by Landlord, addressed at 5126 Central Ave. NE, Columbia Heights, MN 55421 described in the attached **Exhibit A**. The premises shall hereafter be referred to as the "Demised Premises", and it contains approximately 5,000 square feet of building area (the "Building"), together with a non-exclusive use of the entire lot, with an Anoka County PID of, **26-30-24-11-0004**, including but not limited to, sidewalks, parking and driving areas, grass areas and all rights and privileges, easements and appurtenances within the lot boundary.

2. **TERM OF LEASE:**

The term of this Lease shall be for a period of fifteen (15) years, commencing on the day following the expiration of the Construction Period (as defined below) (the "Commencement Date") and expiring at 12:59 p.m. one hundred and eighty (180) months after the Commencement Date. The parties hereto agree to enter into a separate writing to confirm the end of the Construction Period, the Commencement Date and the term of this Lease at the end of the Construction Period.

3. **APPROVAL PERIOD:**

The "Approval Period" shall be ninety (90) days from the Effective Date. During the Approval Period, Tenant shall obtain, review and approve, in its sole discretion, title work for the Demised Premises, any surveys which Tenant deems necessary, and any environmental reports, geotechnical reports or the similar. Landlord also represents and warrants that the Property will be free and clear of the items of all personal property except as provided for herein prior to the Construction Period.

Additionally, during the period beginning on the Effective Date and ending on the Approval Date, Tenant and its agents shall have the right to reasonable access to the Demised Premises to make physical, mechanical, structural and environmental inspections, investigations and testing

IN WITNESS WHEREOF, Landlord and Tenant have caused this Lease to be executed in form and manner sufficient in law.

LANDLORD:

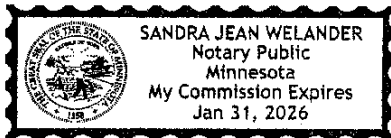
MORGAN V, LLC

By: Sadiq Punjani  
Its: Officer

STATE OF MINNESOTA )  
  )ss.  
COUNTY OF Anoka )

The foregoing was acknowledged before me this 7 day of March, 2024 by Sadiq Punjani, an officer of Morgan V, LLC a Minnesota limited liability company, on behalf of the company.

Sandra Welander  
Notary Public



\*Tenant Signature page is on the next page.

TENANT:

T5 Columbia Heights LLC

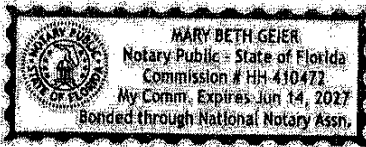
KS Bergman

By: Kevin S. Bergman

Its: Chief Manager

STATE OF FL )  
COUNTY OF Collier ) ss.

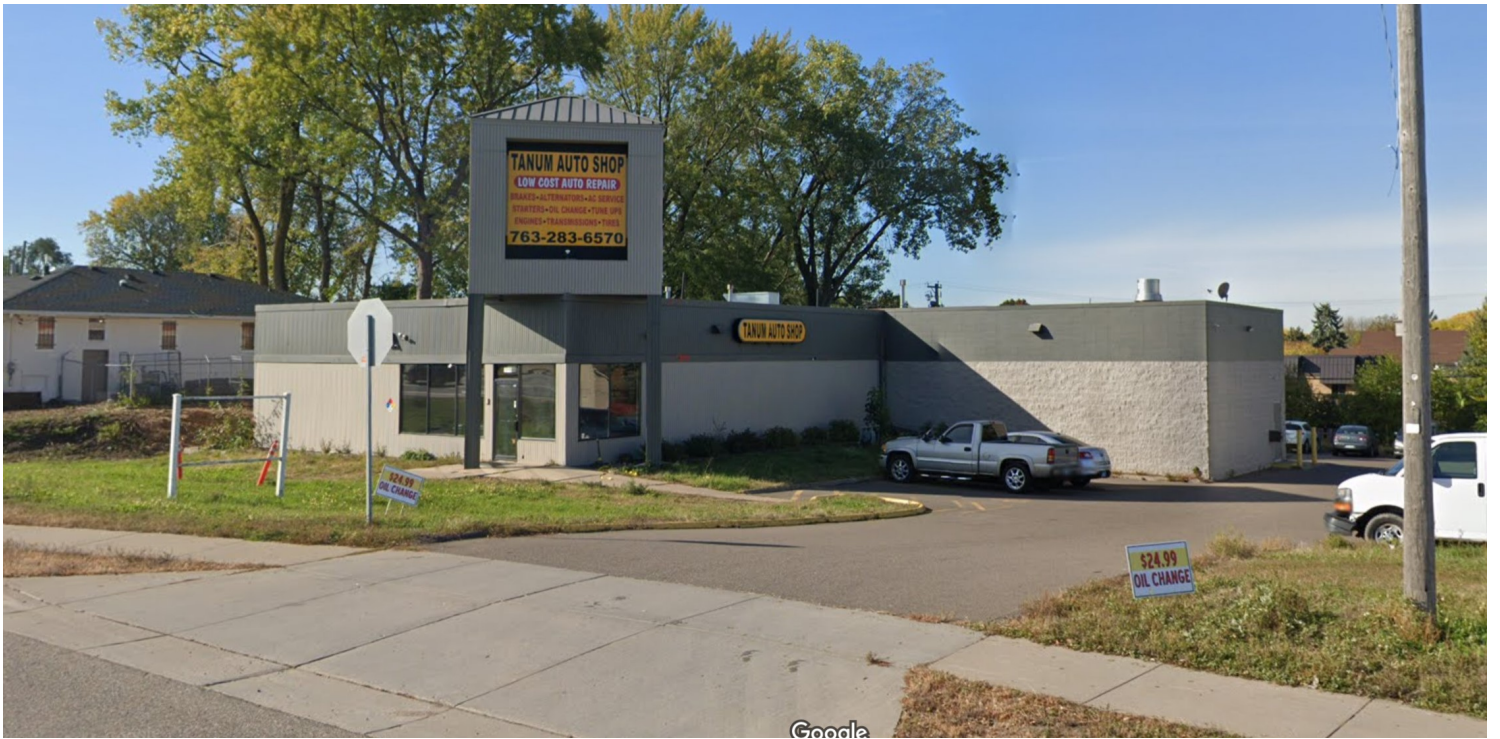
The foregoing was acknowledged before me this 8<sup>th</sup> day of November, 2024 by Kevin S. Bergman.



M. Geier

Notary Public, Collier County

My commission expires: 6/14/27



# ESTIMATE



CMC Construction Inc.  
7500 Tower Avenue,  
Superior Wi, 54880  
715-579-9712  
[Tyler@cmcunionbuilt.com](mailto:Tyler@cmcunionbuilt.com)  
cmcunionbuilt.com

4/28/2025

ESTIMATE NO.

1

## Take 5 Columbia Heights

Zach Leischke  
Campbell Construction & Management  
49717 State Hwy 112  
(715)209-5387  
[zach@ccmconstruction.us](mailto:zach@ccmconstruction.us)

DESCRIPTION	TOTAL
Painting Exterior Shop	\$ 17,300.00
	\$ -
Painting Interior Shop	\$ 12,900.00
	\$ -
→ Painting Exterior Office	\$ 14,000.00
	\$ -
Painting Interior Office	\$ 9,200.00
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

\*See attached Inclusions & Exclusions\*

Price is good for 14 Days

Estimate Total \$ **53,400.00**



**COLOR WORKS**  
PAINTING & DECORATING

April 3, 2025

RE: Take 5- Columbia Heights

Dear Zach,

We would like to propose the following price for the finishes 5126 Central Ave NE, Columbia Heights, MN 55421. This bid includes the following:

- Paint walls as specified on room finish schedule
- Paint exterior brick as specified on elevations
- Paint new & existing HM frames in area of work only
- Paint new HM doors as specified
- Paint exposed deck (keynote #3)
- Paint existing stairs & components
- Paint existing trash enclosure (keynote #24 & #25)
- Paint new & existing bollards as specified on elevations
- No work new Fiber Cement Siding
- No work on wood
- No major wall prep- pull/skim
- No after- hours labor
- No phasing

Bid Total Interior Shop Space: \$13,025

Bid Total Interior Office Space: \$1,700

Bid Total Exterior Shop Space: \$14,550

Bid Total Exterior Office Space Bollards only: \$200

See page 2 for alternates

**This proposal was prepared by Travis Feldick and is valid for 60 days.**



**8071 Ranchers Road NE**



**Fridley, MN 55432**



**Mobile: 320-674-0138**

Alternate #1 Paint new wall in Storage 117 & 118 (Corner to corner for seamless finish)

Add: \$1,000

Alternate #2 Paint infill between open office 106 & storage 118 (includes HM frame & door)

Add: \$625

**This proposal was prepared by Travis Feldick and is valid for 60 days.**



**8071 Ranchers Road NE**



**Fridley, MN 55432**



**Mobile: 320-674-0138**



Zachary Leischke <zach@ccmconstruction.us>

**TAKE 5 COLUMBIA HEIGHTS**

Travis Feldick <travis@colorworksdecor.com>  
To: Zachary Leischke <zach@ccmconstruction.us>

Good afternoon, Zach, I had Laura help me out with pricing the siding for the office. She said we can do the work for you for \$10,000. Let me know if you have any questions.

Thank you,

Travis Feldick

Mobile: 320-674-0138



**COLOR WORKS**  
PAINTING & DECORATING

8071 Ranchers Road NE

Fridley, MN 55432

From: Zachary Leischke <zach@ccmconstruction.us>  
Sent: Friday, April 4, 2025 12:51 PM  
To: Travis Feldick <travis@colorworksdecor.com>  
Subject: Re: TAKE 5 COLUMBIA HEIGHTS

Thanks, I'll take a look.

On Thu, Apr 3, 2025 at 3:34 PM Travis Feldick <travis@colorworksdecor.com> wrote:

Good afternoon, Zach, please see attached PDF with our proposal for the project "Take 5- Columbia Heights." If you have any questions or need anything else for this project, please let me

Thank you,

Travis Feldick

Mobile: 320-674-0138



**COLOR WORKS**  
PAINTING & DECORATING

8071 Ranchers Road NE

Fridley, MN 55432

Zach Leischke

Project Manager

Campbell Construction & Management

p: 715-682-0075 m: 715-209-5387

w: ccmincwi.com e: zach@ccmconstruction.us