

**THE
CITY OF
COLUMBIA
HEIGHTS**

FACADE IMPROVEMENT GRANT PROGRAM

**COMMUNITY
DEVELOPMENT**

FOR OFFICE USE ONLY:

DATE RECEIVED: 05/29/2025	AMOUNT REQUESTED: \$4,601.75
DATE REVIEWED:	TAX ID NUMBER:

PROPERTY OWNER INFORMATION

Check if Applicant

Name: _____ Year Purchased: _____
Address: _____
Telephone: _____ Email Address: _____

BUSINESS INFORMATION

Check if Applicant

Business Name: CAPATI-BERMEO INC. (Mr Fuego Grill)
Primary Contact: LUIS CUENCA.
Address: 4001 UNIVERSITY AVE. COLUMBIA. H. MN 55421
Telephone: 2182218256 Email Address: lcuencag782@gmail.com.
Type of Business: Restaurant.

Check the appropriate type of ownership:

The business owns the property The business leases the property

PROPOSED IMPROVEMENTS

Describe the Storefront Façade Improvements:

21 Sing
Storefront signage on two sides of building

Describe any other improvements, if applicable:

Painting

Estimated Cost of Improvements: 10000⁰⁰

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

5-16-2025

DATE

PROPERTY OWNER'S SIGNATURE

DATE

People raphicDesign

125 27 Ave. NE.
 Minneapolis, MN 55418
 (612) 296-9391

5/20/25

TO: Fuego Restaurant

Luis Cuenca

JOB DESCRIPTION

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ITEMIZED ESTIMATE: TIME AND MATERIALS

AMOUNT

(2) sets – No raceway 60" x 37" cabinet sign w/ digital print as per drawing provided White LED, Black trim, Black return	\$ 7,100.00
(2) 9.5" x 60" small cabinets to say: FUEGO GRILL w/ vinyl graphic copy White LED, Black trim, Black return	
6" x 44" cabinet sign w/ vinyl graphic copy to say: Authentic Ecuadorian Food White LED, Black trim, Black return	
city permits not included	

TOTAL ESTIMATED JOB COST \$7,100.00

sales tax **\$603.50**

Electric inst

Installation \$1,500.00

permits

total \$9,203.50

We request 50% for any job and the other 50% at delivering time

This is an estimate only, not a contract. This estimate is for completing the job described above, based on our evaluation. It does not include unforeseen price increases or additional labor and materials which may be required should problems arise.

Any Question Please Contact Me

This Estimate is Valid for ten (10) Days.

Ramon Alfaro (612) 296 9391

ramon@PeopleGraphicDesign.com

125 27 Ave N
NE Minneapolis MN 55418
612 296 9391

52"

Contour lighting box
White Polycarbonate
Full color printed vinyl
Black trim-cap
LED lights



37.8"

53.5"

Contour lighting box
White Polycarbonate
Full color printed vinyl
Black trim-cap
LED lights

FUEGO GRILL

9.5"

Autentic Ecuadorian Food

6.5"

44"

60"

Lighting box
White Polycarbonate
Full color printed vinyl
Black trim-cap
LED lights



Afandina Cafe
MEDITERRANEAN AMERICAN

Afandina Cafe
MEDITERRANEAN AMERICAN

KEY OPEN
NEW ECUADORIAN MENU
BREAKFAST LUNCH DINNERS

CANNING SOUP
NEW ECUADORIAN MENU
BREAKFAST LUNCH DINNERS

TAXES

Legacy Title
ALTA Universal ID: 11777406
3200 Main St NW
Suite 210
Coon Rapids, MN 55448

File No./Escrow No.: MN46772
 Print Date & Time: April 15, 2025 8:59 pm
 Officer/Escrow Officer: Pam Becker
 Settlement Location: 3200 Main St NW, Suite 210
 Coon Rapids, MN 55448
 Property Address: 4001 University Ave. NE
 Columbia Heights, MN 55421
 4006 4th St. NE
 Columbia Heights, MN 55421
 Borrower: CAPATI-BERMEO COMPANY LLP
 Seller: AFANDINA CAFE LLC
 520 Lake Elmo Ave N
 Lake Elmo, MN 55042
 Lender:
 Settlement Date : April 18, 2025
 Disbursement Date : April 18, 2025

Description	Borrower	
	Debit	Credit
Financial		
Sale Price of Property	1,600,000.00	
Deposit		15,000.00
Contract for Deed		1,450,000.00
Prorations/Adjustments		
County Taxes - 35-30-24-31-0008 04/18/25-06/30/25	4,765.43	
County Taxes - 35-30-24-31-0006 04/18/25-06/30/25	335.33	
Title Charges and Escrow/Settlement Charges		
Closing Fee to Legacy Title	595.00	
Title Search & Exam to Legacy Title	850.00	
Owner's Title Insurance to Legacy Title Coverage: \$1,600,000.00 Premium: \$3,638.00 Version: ALTA Owner's Policy 2021	3,638.00	

Description	Borrower	
	Debit	Credit
Government Recording and Transfer Charges		
Recording Fee Contract for Deed to Anoka County Recorder Abstract and Torrens	92.00	
Conservation Fee to	0.00	
Recording Fee Mortgage to Anoka County Recorder	0.00	
State Deed Tax to Anoka County Recorder	0.00	
	Debit	Credit
Subtotals	1,610,275.76	1,465,000.00
Due from Borrower		145,275.76
Totals	1,610,275.76	1,610,275.76

Acknowledgement

We/I have carefully reviewed the ALTA Settlement Statement and find it to be a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction and further certify that I have received a copy of the ALTA Settlement Statement. We/I authorize Legacy Title to cause the funds to be disbursed in accordance with this statement.

Borrower

CAPATI-BERMEJO COMPANY LLP

BY: 

Luis Alberto Cuenca Gahuancela
President/CEO

Legacy Title

BY: 

Pam Becker

Executive Closer

Attachment to Purchase agreement date 03/4/2025 Between Afandina Café LLC and Capati- Bermeo Company LLP.

4001 University Ave NE, COLUMBIA HEIGHTS, MN 55421

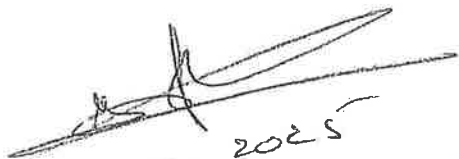
PID:35-30-24-31-0008

Legal address: Lots 4,5 and 6 ADITORS SUBDIVISION NO. 38 together with the South 45 feet of that part of Lot 8, Block 1 REAR OF BLOCK D, COLUMBIA HEIGHTS ANNEX lying East of University Avenue and West of a line 128 feet West of the East line of said Lot 8, except road subject to easements of record.


And Second Vacant Lot 4006 4th St NE Columbia Heights MN

PID: 35-30-24-31-0006

Legal address: Lot 2, Auditors Subdivision Number 38, Anoka County Minnesota


3-11-2025

Yahya abukhudeer


3-11-2025


Luis A. CUENCA

Addition: All items checked and disclosed on the contract for deed signed at closing on April 18, 2025 are added as an agreement to this contract as additional terms to the contract for deed financing.

Seller:

AFANDINA CAFE LLC


BY:


Yahya Yusef Abukhudeer
Chief Manager

Buyer:

CAPATI-BERMEO COMPANY LLP

BY:


Luis Alberto Cuenca Gahuancela
President/CEO