

**LICENSES AND CONSUMER SERVICES
LICENSE INSPECTOR'S REPORT**

License Number: L180-50208 **Police File Number:** 13645

Date of Application: February 19, 2015

Inspector: Michele Harvet, 612-673-5484

Applicant/Legal Entity: Merritt Hospitality, LLC

DBA/Trade Name: Westin Minneapolis

Complete Address: 88 South 6th Street, Minneapolis, MN 55402

License Requested: On-Sale Liquor Class B with Sunday Sales

Purpose of Application: New proprietor applying for same licenses as were previously held at this location.

Responsible person within 75 miles of Minneapolis City Hall: Daniel Fine

Public Hearing Requirement: Not Required

License Conditions: No

Neighborhood/Ward: Downtown West / 3

Zoning: B4-2 This is a permitted use in the Downtown Business District.

7 acre requirement: Met

Off-Street Parking: No parking requirement

Churches or schools within 300 feet of the proposed premises: N/A

Seating: Inside: 159 Outside: N/A

Fire Occupancy: Inside: 611 Maximum Outside Capacity: N/A

Food Service Requirement: The applicant will operate a full service restaurant and provide room service within the hotel.

Hours of Operation: 6:00 AM-11:00 PM Daily for food service
24 Hours Daily for Hotel

Metropolitan Council Service Availability Charges: There are no additional SAC units being charged for this new proprietor in an existing hotel.

HISTORY OF LOCATION

The hotel has operated and has held an On-Sale Liquor with Sunday Sales, Class B license at this location since its inception in 2007.

APPLICANT

The applicant is Merritt Hospitality, LLC, a Delaware organization authorized to transact business in Minnesota on March 16, 2010, under Chapter 322B (Charter Number 3760136-2) and having the required restriction on the transfer of shares and has the following shareholders:

<u>Name</u>	<u>DOB</u>	<u>Title</u>	<u>Shares</u>
HEI Hospitality, LLC			99.9%
Gary Mendell	2/12/57	Member/Manager	0.1%
Theodore Darnall	11/7/57	President	0%
Stephen Mendell	11/28/58	Vice President	0%
Anthony Rutledge	12/30/71	Vice President	0%

Corporate Structure of HEI Hospitality, LLC

<u>Name</u>	<u>Shares</u>
The Gary Mendell Revocable Trust	57.77%
The Stephen Mendell Revocable Trust	38.51%
Stephen Rushmore	3.72%

MANAGER

The general manager of Westin Minneapolis will be Daniel Fine. Mr. Fine has been employed in the food/lodging and alcohol service industry for at least twenty years. He has been managing the food and alcohol service at this hotel since November, 2014. He has passed the criminal background check.

POLICE REVIEW

Police Licensing and this inspector have reviewed the expenses and source of funds reported in this application. The applicant has provided documentation showing adequate legal and traceable funding for this venture and has passed the criminal background check. The applicant has also undergone a security review with the First Precinct of the Minneapolis Police Department.

PREMISES

The licensed premises will consist of the same physical space as the currently licensed establishment. The hotel operates a restaurant, The Bank Restaurant, on the main level of the hotel. The hotel consists of 214 guest rooms on eleven floors. The applicant will also provide food and beverage service to the hotel’s banquet rooms and provide room service. The square footage for the hotel is 214,000 and the square footage for the restaurant and bar is 4,000.

BUSINESS PLAN/OPERATIONS

The applicant plans to operate in the same manner as the previous licensee. All restaurant and bar staff are TIPS certified. The applicant will operate as a full-service hotel with an on-site restaurant, The Bank Restaurant. The restaurant will be open to the public for food

service from 6:00 AM to 11:00 PM Sunday through Thursday and 7:00 AM to 1:00 Am Friday and Saturday. Room service for food will be available from 11:00 AM to 11:00 PM. Room service for beverage alcohol will be available during all legally-permitted hours. This business will have a permit to operate until 2:00 AM, when necessary. Hotel rooms will include mechanical dispensing devices, or minibars, as allowed and approved by the State Alcohol & Gambling Enforcement Division. The applicant indicates that it will not sponsor sports teams, offer charitable gambling or offer amusement devices on the premises.

RECOMMENDATION

Business Licenses recommends approving this application for an On-Sale Liquor with Sunday Sales, Class B License.