

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

License Numbers: L233-50066 & L170-50017

Police File Numbers: 13670

Date of Application: April 15, 2015

Inspector: Nicole Anderson

Applicant/Legal Entity: Tattersall Companies, LLC

DBA/Trade Name: Tattersall Distilling Company

Complete Address: 1620 Central Avenue NE Ste. 150, Minneapolis, MN
55413

Licenses Requested: On-Sale Liquor Class C-1, Cocktail Room and Off-Sale
Distilled Spirits

Current Licenses: None

Responsible person within 75 miles of Minneapolis City Hall: Jon Kreidler

Public Hearing Requirement: Required

License Conditions: None at this time

Neighborhood/Ward: Logan Neighborhood / 01

Zoning: I1/IL – This is a permitted use in the Light Industrial
District/Industrial Living Overlay District.

7 acre requirement: Met

Off-Street Parking: The Office of the Zoning Administrator has determined
that eight spaces are required to be provided on site.
This requirement has been met

Churches or schools within 300 feet of the proposed premises: No

Seating: Inside: 92
Outside: 76

Fire Occupancy: Inside: 230
Max Capacity Outside: 100

Alcohol Server Training requirement: ServSafe online course and exam.

Hours of operation proposed: Interior: Wednesday-Thursday 4:00 p.m. to 11:00 p.m.,
Friday 4:00 p.m. to 12:00 midnight, and
Saturday 12:00 noon to 12:00 midnight

Exterior: same as interior

Metropolitan Council Service Availability Charges: Eight SAC units are owed for this project and were paid on April 13, 2015.

HISTORY OF LOCATION

This location previously housed a warehouse/manufacturing facility.

APPLICANT

The applicant is Tattersall Companies, LLC, a Minnesota corporation formed on July 15, 2014 under Chapter 322B (File Number 769750600023), having the required restriction on the transfer of shares and has the following shareholders:

<u>Name</u>	<u>Title</u>	<u>Shares</u>
Jon W. Kreidler	Chief manager	40.75%
Daniel J. Oskey	Secretary	40.75%
Keven M. Cavanaugh	Shareholder	3.33%
Michael S. Kreidler	Shareholder	1.67%
Kate M. Cole	Shareholder	1.67%
David A. Therkelsen	Shareholder	1.67%
Neil S. Weinstein	Shareholder	1.67%
Martin Kalish	Shareholder	1.67%
Chill Rock Holdings, LLC	Shareholder	1.33%
Benjamin & Jamie Ehrhart	Shareholder	1.00%
Bruce & Sandra North	Shareholder	0.83%
Christopher J. Khoury	Shareholder	0.83%
Jason G. Freund	Shareholder	0.83%
John W. Whitaker	Shareholder	0.83%
Amber N. Burnett	Shareholder	0.83%
Louis P. Kohl	Shareholder	0.33%

The main shareholders have extensive experience in the food service industry. The applicants meet all minimum requirements including criminal background check.

MANAGER

The manager of Tattersall Distilling will be Jon Kreidler, an owner. Mr. Kreidler has experience in investment banking and will be assisted by his business partner, Daniel Oskey, who has worked in the alcohol industry since 2005.

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 Second Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

PREMISES

Tattersall Distilling Company is awaiting approval from the State of Minnesota for their Distillers license and this application will not be approved by the license inspector until such State license is approved.

The lease shows exclusive use of premises as required. The premises occupy approximately 8,824 square feet of interior space on the main street level in Suite 150 of the Thorp Building. The cocktail room will consist of approximately 1975 net square feet with seating for 92 patrons, along with approximately 1500 net square feet for the outdoor patio with seating for 76 patrons. There will be a small stage for occasional live music performances. The rest of the facility consists of the distillery, storage area, restrooms, and private offices. The space is compact and contiguous.

BUSINESS PLAN/OPERATIONS

Tattersall Distilling Company will be using their cocktail room for the sale of drinks, samples, and occasional entertainment to promote their distilled products.

Tattersall will provide annual alcohol serving training for all employees. All managers, bartenders, servers and anyone else who is in a position to sell alcohol must complete an online ServSafe course and exam; employees will also be required to read and sign the companies Alcohol Awareness Handbook and refresher courses will be required intermittently. Their policy is to card everyone who appears to be under 30 years of age. No one under the age of 21 will be allowed on the premise at any time and patrons purchasing a cocktail will be required to show their identification for each beverage purchase.

Tattersall is located at the rear of the Thorp Building and backs up to the railroad tracks. They will be introducing lighting and security cameras to the rear parking lot area for the safety and security of their patrons and staff. Employees will be responsible for litter pick up before, during, and after cocktail room and distilling hours.

Hours of operation for the cocktail room and outdoor patio will be Wednesday-Thursday 4:00 p.m. to 11:00 p.m., Friday 4:00 p.m. to 12:00 midnight, and Saturday 12:00 noon to 12:00 midnight.

An Off-Sale Distilled Spirits license is proposed for this establishment as well with the passing of the 2015 Liquor Omnibus Bill that allows off-sale of distilled spirits produced and packaged on site in 375 milliliter bottles for consumption of the premises, per person per day. No brand may be sold at the microdistillery unless it is also available for distribution by wholesalers.

Entertainment at Tattersall will include mostly background music with a playlist determined by the owners on the interior. They will have light indoor speakers to amplify the music. On occasion, Tattersall will offer a small stage for live music performers, but it is not a main aspect of their business. Music equipment will be controlled from the manager's office which the public cannot access.

Tattersall will have an outdoor patio consisting of 75 seats for patrons at tables; there will be no standing only room on the patio. The location of the distillery, cocktail room, and outdoor patio are located in an industrial area with no residential properties nearby and active railroad tracks within 25 feet of the space. They will have small speakers outside

that face downward, along with cushioned seats and planters to absorb extra sound. Any background music outside will be shut off one hour prior to closing.

Food Service will consist of pickled herring, cheese balls, prosciutto stuffed peppers, olive plate, garlic chips, and salted nut rolls. No food will be cooked on site but will be all prepackaged. Kitchen equipment will consist of coolers, freezers, and prep tables. There are no sports sponsorships at this time however Tattersall would be interested in getting involved with any softball or kickball teams that may approach them.

There will be no charitable gambling, or mechanical amusement devices.

PUBLIC HEARING SUMMARY

A public hearing is required for this license application. 81 notices were mailed to residents and property owners within 600 feet of the premises and emailed to the Logan Park Neighborhood Association, the Northeast Minneapolis Chamber of Commerce, and Council Member Reich's office on May 6, 2015. The public hearing will be held on May 19, 2015 at the Community Development & Regulatory Services Committee meeting.

RECOMMENDATION

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor Class C-1, Cocktail Room and Off-Sale Distilled Spirits license.

LICENSE CONDITIONS

None at this time.

EXTERIOR

Sq Footage: 740 sq ft

Dining Sq Footage: 740 sq ft

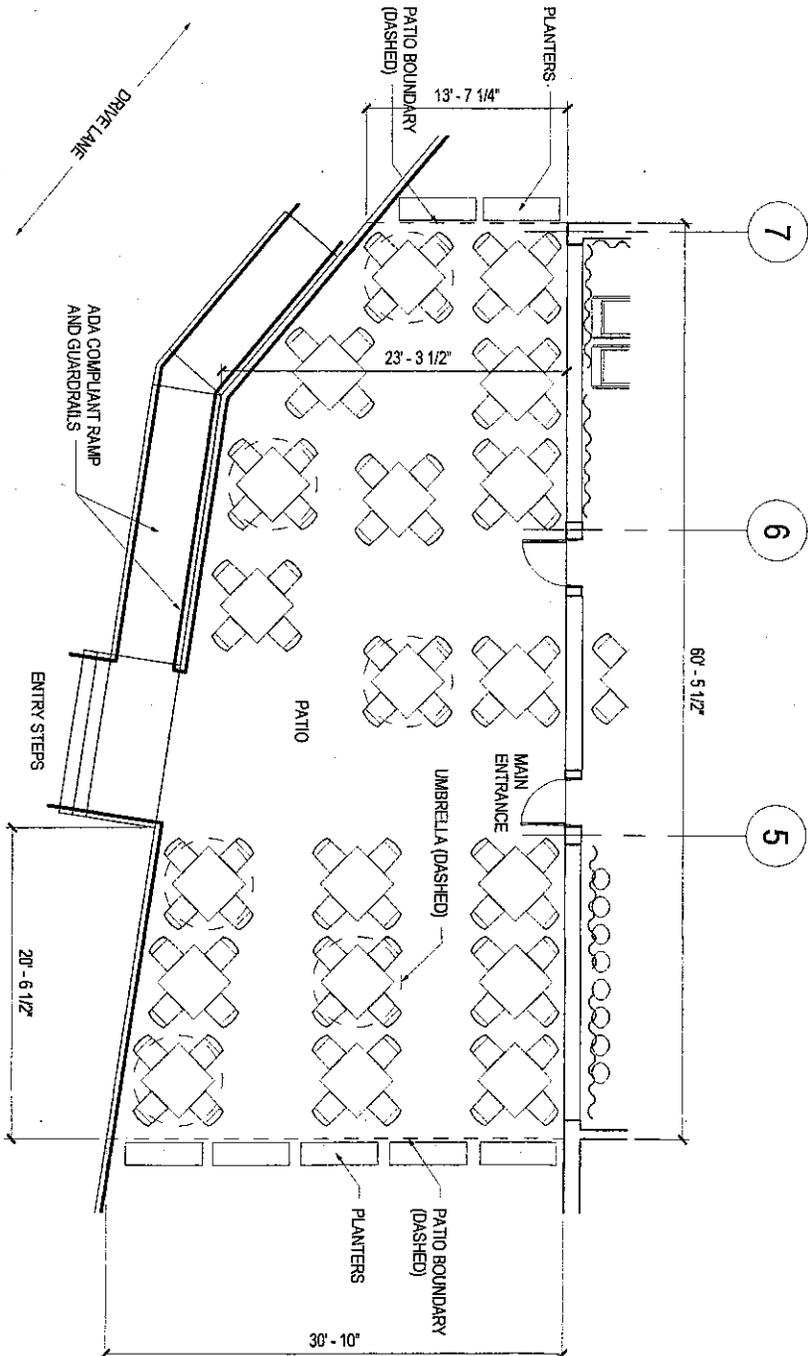
Seating Capacity: 76 Seats

19 Tables (3.5' x 3.5') - all accessible
76 Chairs

Occupant Load 100

Prepared By: Gensler

Scale: 1/8" = 1'-0"



1620 Central Ave. NE, Ste 150, Minneapolis, MN 55403 | 03/26/2015
| 02 EXTERIOR PLAN