

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

**License Number:** L200-50188

**Police File Number:** F13842

**Date of Application:** May 19, 2016

**Inspector:** Julie Casey

**Applicant/Legal Entity:** Five Deco, LLC

**DBA/Trade Name:** Five Deco

**Complete Address:** 2917 Bryant Avenue, Minneapolis, MN 55408

**Responsible person within 75 miles of Minneapolis City Hall:** Paul Dzubnar

**License(s) Requested:** On Sale Liquor with Sunday Sales, Class B

**Current License at Location:** Location is presently vacant.  
Previous license was On Sale Liquor with Sunday Sales Class B

**License History of Location:** This location was originally the 5<sup>th</sup> Police Precinct.  
The previous ownership was Five Event Center.

**Purpose of Application:** The applicant is applying to operate a full service event center with full liquor.

**Public Hearing Required:** A public hearing is not required as this is a new proprietor taking over a business at a previously held licensed location.

**Neighborhood/Ward:** Lowry Hill East/Ward 10

**Zoning:** C2

**7 Acre Requirement:** Met

**Off-Street Parking:** The Zoning administrator has determined that off street parking is not required.

**Seating:** Interior: 325 Exterior: 30

Total Square feet: 3,000

**Fire Occupancy:** Interior: 325 Maximum Capacity of Exterior: 30

**Food Service Requirement:** Restaurant is required  
Health Risk: One

**Alcohol Server Training:** National Restaurant Association Liquor Liability videos

**Hours of Operation Proposed:** Interior: 8:00 a.m. to 1:00 a.m.  
Exterior: 8:00 a.m. to 1:00 a.m.  
Hours of Food Service: All hours of operation  
Reduced Menu Hours: All hours of operation

**Metropolitan Council Service Availability Charges:** A determination is not required

**Applicant**

The applicant is Five Deco, LLC. It is registered under Minn. Stat. Chapter 322C. The owners and shareholders of Five Deco, LLC are as follows:

<u>Name</u>	<u>Title</u>	<u>Shares</u>
Paul Dzubnar	Chief Manager	27.28%
Drummer Development, Inc	Member	27.28%
CPP Lyndale LLC	Member	27.28%
John Hinz	Member	9.75%
Mary Jule Erickson	Member	5.85%
Heikkei Rouvinen	Member	2.56%

Paul Dzubnar, Drummer Development, Inc and CPP Lyndale LLC are experienced and currently licensed Minneapolis alcohol establishment owners. Their ownership includes Crooked Pint, Harriet’s Inn, Scena on Lake, Green Mill, Town Hall Brewery, Town Hall Lanes and numerous other establishments.

**Manager**

Mr. Paul Dzubnar will be the chief manager of Five Deco, LLC

**Police review**

Minneapolis Police Licenses and 5<sup>th</sup> Precinct officers have reviewed the financial, criminal and security plan for the applicants. They have determined that the application meets all minimum ordinance requirements.

**Premises**

Five Deco, LLC is located at 2719 Bryant Avenue South. It was formerly the Minneapolis Police 5<sup>th</sup> Precinct. They have two floors in which they hold events. On the top floor is a reception area with a cocktail area. This area is mainly standing room with a few bar stools. The reception room on this floor has seating for 100. The bottom floor is the dining area for events. It has seating capacity of up to 225 people. The outdoor area is located off the entrance on the bottom floor. It has seating capacity for 30 people.

**Business Plan/Operations**

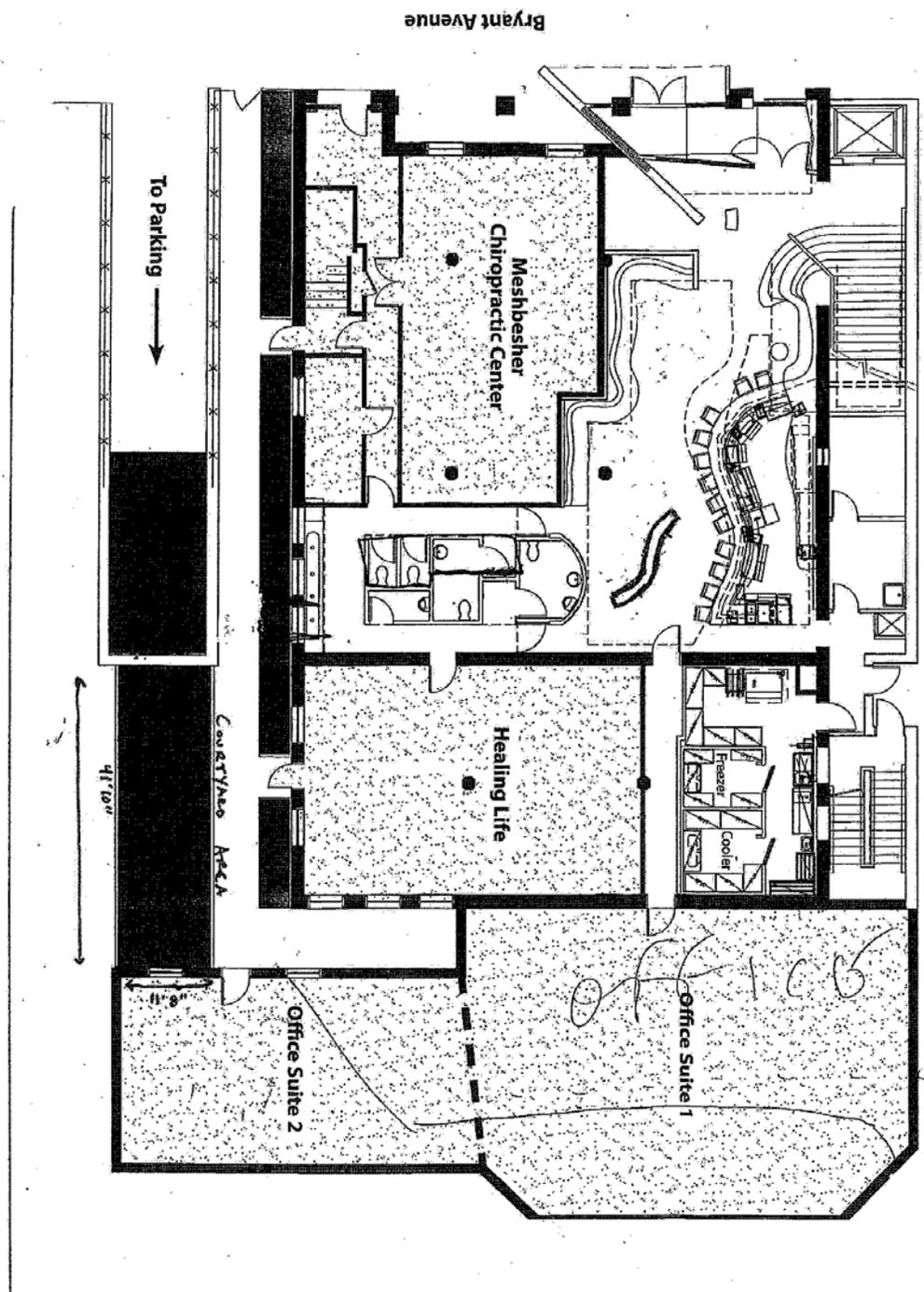
Five Deco, LLC's business will be entirely events. Those events include weddings, corporate parties and meetings. They will not be using the space as a nightclub or entertainment center. They have applied for a Class B license to allow their guests to provide live music at their private events. Their outdoor area only has seating for 30 people and has no outdoor speakers. A detailed noise and security plan was provided under a separate document.

**RECOMMENDATION**

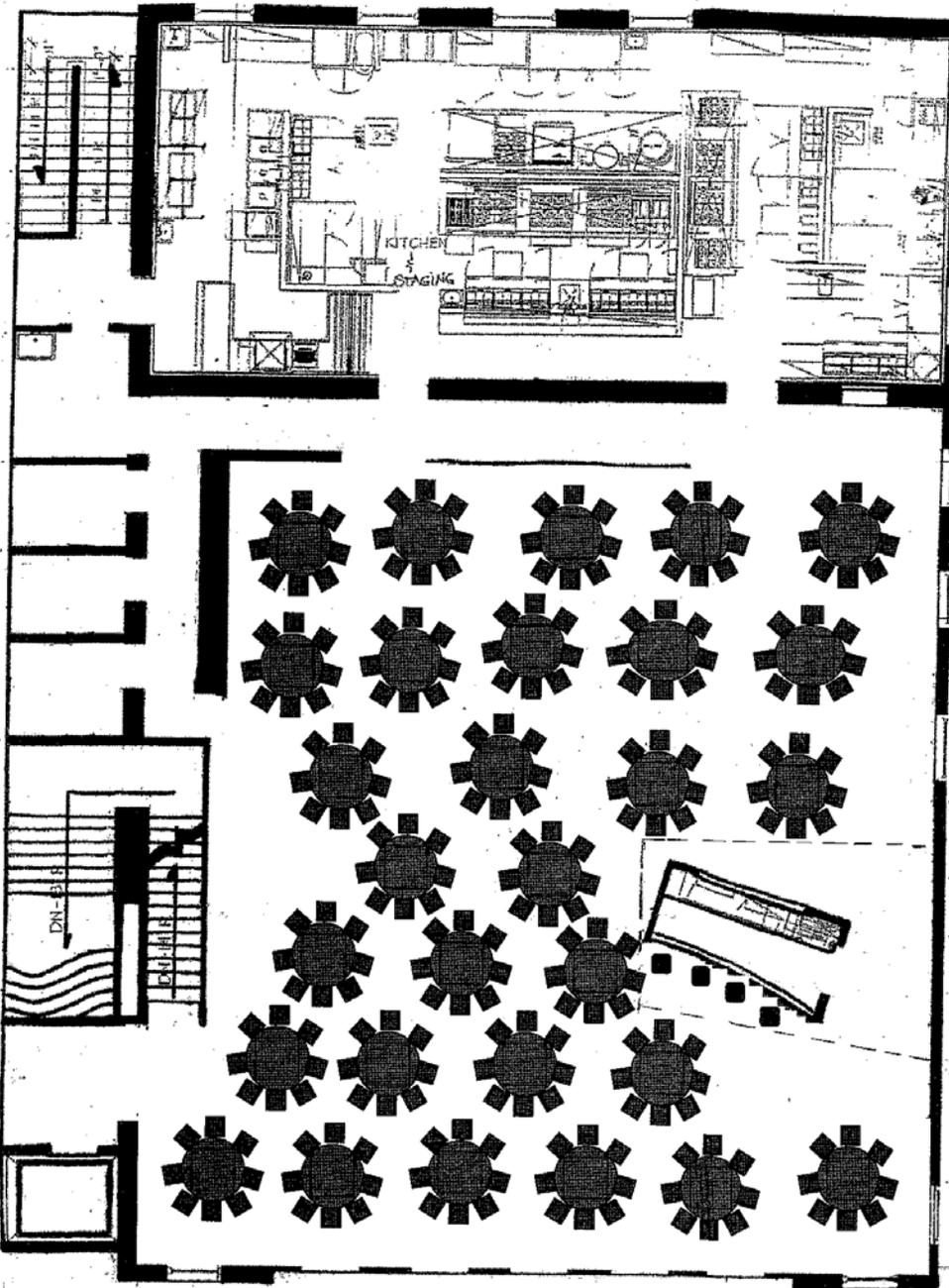
Licenses and Consumer Services recommend approval of an On Sale Liquor with Sunday Sales, Class B license.

**Diagram**

FLOOR PLAN - FIRST FLOOR



1. Five Deco, LLC DBA Deco Catering Address: 2917 Bryant Avenue South, Mpls., MN 55408 Building name: Five Event Ctr. Contact Person: Mary Jule Erickson Phone: 651-203-3100



2. FUNCTION OF SPACE IS FOR EVENTS, IE WEDDINGS, CORPORATE MEETINGS, ETC)  
SEATING SPACE IS APPROX 56 x 59.  
ALL SEATING IS MOVEABLE  
CAN SEAT UP TO 225.  
TABLES ARE 6" ROUNDS AND SEAT UP TO 8 PEOPLE.  
UPSTAIRS BAR AREA IS APPROX. 16 x 11 FEET.

50 56'