

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

**License Number:** L200-50196

**Police File Number:** 13864

**Date of Application:** July 11, 2016

**Inspector:** Michele Harvet, 612-673-5484

**Applicant/Legal Entity:** HRIL Laker Beverage, LLC

**DBA/Trade Names:** Embassy Suites Minneapolis Downtown

**Complete Address:** 12 South 6<sup>th</sup> Street, Minneapolis, MN 55402

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

**Current License at Location:** None

**License History of Location:** This location has held an On-Sale Liquor with Sunday Sales, Class E license from 2003 to 2004, 2007-2008, and has held a Class B license from 2008 to 2010.

**Purpose of Application:** To approve a new On-Sale Liquor with Sunday Sales, Class B license

**Responsible person within 75 miles of Minneapolis City Hall:** Donald Cook

**Public Hearing Required:** No

**Neighborhood/Ward:** Downtown West / 3

**Zoning:** B4-2/DP – This is a permitted use in the Downtown Business / Downtown Parking Overlay Districts.

**7 Acre Requirement:** Met

**Off-Street Parking:** The Office of the Zoning Administrator has determined that zero spaces are required to be provided on site.

**Hotel Seating:** 445 Seats total in the dining, lounge, breakfast and ballroom areas which are located on the 1<sup>st</sup> and 2<sup>nd</sup> floors of the hotel.

**Number of Rooms:** 290 Hotel Suites      **Total Hotel Fire Occupancy:** 2772

**Hours of operation proposed:** 24 hours daily for the Hotel  
6:00am to 11:00pm for Food Service

**Food Service Requirement:** This establishment meets the minimum food service requirements set forth in MCO 360.65.

**Alcohol Server Training:** Training will be provided by Training for Intervention Procedures (TIPS).

**Metropolitan Council Service Availability Charges:** In a SAC determination letter dated May 28, 2015, it was determined that 56 SAC units are required for this project. This has already been paid under BIRE-3098232.

### **Applicant**

The applicant is HRI Laker Beverage, LLC, a Louisiana limited liability company authorized to transact business in Minnesota on June 14, 2016, under Chapter 322C (File Number 892027800031), having the required restriction on the transfer of shares, and has the following owners/managers:

<b><u>Name</u></b>	<b><u>Title</u></b>	<b><u>Shares</u></b>
HRI Lodging, LLC	Owner	100%
Darlene Marcello	LLC Manager	0%
Alan Thomas Leonard Jr.	LLC Manager	0%

### **HRI Lodging, LLC**

HRI Properties, LLC	Owner	100%
Darlene Marcello	VP-Food and Beverage & Procurement	0%
Alan Thomas Leonard Jr.	Chief Executive Officer	0%

HRI Lodging, LLC operates 24 hotels with over 4,000 keys across 12 states, employs over 1,500 associates and is committed to a "best-in-class" balanced approach to property management. The applicants meet all minimum requirements including criminal background check.

### **Manager**

The General Manager is Donald Cook. Mr. Cook has been working and managing in the food and alcohol service industry, for several hotels, for the last 26 years.

### **Premises**

The Embassy Suites Minneapolis Downtown hotel is located in what was formerly known as the Plymouth Building. There is a total of 360,716 square feet in the hotel. There are twelve floors, above ground. There is a bar area located on the first floor, along the 6<sup>th</sup> Street side of the building. There is a pre-function area, breakfast area, main ballroom area and several meeting rooms located on the second floor. There are a total of 290 guest suites occupying floors three through twelve. The thirteenth floor is a penthouse that houses a mechanical closet for the chiller and is not considered

licensed premises for the hotel. There is a fitness center, a pool and storage areas in the basement level of the hotel. There is no outdoor area.

Parking is available on the first level, basement level and sub-basement levels. Parking areas are not considered licensed premises. Valet services will be offered for hotel guests. This will be contracted through a parking management company.

There is a restaurant/drinking establishment, available for a different tenant, on the first floor, along the Hennepin Avenue side of the building. No application has been made for this space, at the time of this report.

### **Business Plan/Operations**

All employees will be T.I.P.S trained before starting employment. All of the alcohol servers are regularly monitored to ensure compliance with their training. Self-audits are performed by secret shoppers. Negative results could end in discipline or termination.

Room service for beverage alcohol will be available during all legally-permitted hours. This hotel will have a permit to operate until 2:00am, when necessary.

There will be dedicated on-site security personnel making rounds of the interior of the building to include the parking garage areas as well as the outside front entrance area of the hotel. As a general matter, staff will be cross-trained on recognizing security matters and the proper course of action to take to minimize any situations. The lobby and meeting room area will be the only public access areas of the hotel. Access to the guestroom floors will be monitored by hotel-room-card access 24 hours a day via the elevator.

Entertainment will be provided in the form of prerecorded background music unless there is a special event (wedding, private party, retirement party, etc.) that requires up to Class B entertainment. Although noise is not anticipated to be a problem because of their business model, all noise complaints will be followed up by management immediately.

Menu items include breakfast items, soups, salads, sandwiches, burgers, seafood and steak dishes ranging in price from \$5 to \$26.

Litter will be removed at all hours they are open on a daily basis on and within 100 feet of the premises.

The applicant indicates that it will not sponsor sports teams, offer charitable gambling or offer amusement devices on the premises.

### **License Conditions**

None at this time.

### **Public Hearing Summary**

A public hearing is not required for this license application.

### **Police Review**

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicants have provided documentation showing adequate, legal and traceable funding for this venture and have passed the criminal background check. The First Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

### **Recommendation**

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor with Sunday Sales, Class B for Embassy Suites Minneapolis Downtown.