

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

License Numbers: L210-50300, L080-50069, L072-50028, L152-50523 and L153- 50457

Police File Number: 13878

Date of Application: August 25, 2016

Inspector: Michele Harvet, 612-673-5484

Applicant/Legal Entity: RR MPLS Management, LLC

DBA/Trade Name: Radisson Red Minneapolis Downtown

Complete Address: 609 3rd Street South, Minneapolis, MN 55415

Licenses Requested: On-Sale Liquor with Sunday Sales, Class B, Hotel, Theater, Food Caterer and Confectionary

Current License at Location: None

License History of Location: This location has not held a license previously.

Purpose of Application: To obtain new On-Sale Liquor with Sunday Sales, Class B, Hotel, Theater, Food Caterer and Confectionary licenses

Responsible person within 75 miles of Minneapolis City Hall: Ryan Foley

Public Hearing Required: Required

Neighborhood/Ward: Downtown East / 3

Zoning: B4N/DP - This is a permitted use in the Downtown Neighborhood and 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: 80 Seats in the restaurant/bar area

Number of Rooms: 164 Hotel Rooms **Total Hotel Fire Occupancy:** 778

Outdoor Patio: Seating: 48 Maximum Capacity: 48

Hours of operation proposed: Hotel: 24 hours daily
Restaurant: 6:30am to 11:00pm daily
Outdoor Patio: 6:30am to 11:00pm daily

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 the ServeSafe program.

Metropolitan Council Service Availability Charges: In a SAC determination letter dated September 1, 2015, it was determined that 98 SAC units are required for this project. This has already been paid under BINB-2003540.

Applicant

The applicant is RR MPLS Management, LLC, a Maryland limited liability company authorized to transact business in Minnesota on October 1, 2015, under Chapter 322C (File Number 844641000055), having the required restriction on the transfer of shares, and has the following owner/officers:

<u>Name</u>	<u>Title</u>	<u>Shares</u>
Carlson Hotels Management Corporation	Owner	100%
James Peterson	President	0%
Bradley Hall	CFO and Secretary	0%
Jared Garner	Assistant Secretary	0%

The applicants meet all minimum requirements including criminal background check.

Manager

The Curator/General Manager will be Ryan Foley. Mr. Foley has been working and managing in the food and alcohol service industry, for Carlson Hotels, for the last 8 years.

Premises

The Radisson Red Minneapolis Downtown is located on 3rd Street South in between Portland Avenue and Park Avenue. There is a total of 79,714 square feet in the hotel. There are five stories. There is a restaurant and bar, fitness center, offices, meeting rooms and leased tenant space that is not licensed premises for Radisson Red (approximately 7,062 square feet), located on the first floor. There are a total of 164 guest rooms occupying the second through fifth floors.

Exterior

There is an outdoor patio proposed for this location, on private property. It will be along Portland Avenue. This area is approximately 758 square feet. There is seating for 48 patrons at tables and chairs. This outdoor area will not have any entertainment offered that is above Class E. If such

entertainment is desired, a temporary expansion application may be submitted to Business Licensing to request such for a particular date and time frame.

Business Plan/Operations

Radisson Red will utilize the Continual ServeSafe training program and will enforce regular training programs. The hotel will conduct, at a minimum, six (6) annual audits in the form of a "mystery shopper" with a company called Dataquest Investigations, Ltd. All employees are instructed to card anyone appearing at least 40 years of age or under. The hotel does not intend to use electronic ID scanners. Instead, staff will physically verify the name, DOB, physical description and appearance of the customer, prior to serving. The hotel will ensure all staff are made aware and reminded of alcohol policies, to ensure minors are never served alcohol. If that does occur, knowingly and deliberately, it would be grounds for termination. If it were done unknowingly, the hotel would document the incident, counsel and coach the server and there would be ongoing training with that individual. All bartenders and/or servers are expected to monitor the amount of alcohol served to any patron, and observe their behavior to determine appropriate "cut-off." In the event a patron appears to have arrived intoxicated, they will not be served alcohol. The bar and restaurant (Oui Bar & KTCHN) will have a service log available to all bartenders and/or servers, in order to log any customer complaints, and if/when a customer is "cut-off." The log will be monitored by the food and beverage management team.

The hotel has on-site security, in the form of designated security staff, Manager on Duty and/or Engineer on Duty, available 24 hours per day, 365 days per year. Security is called immediately upon any suspicious person or troublesome activity.

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.

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. Piped-in music will be provided inside the hotel around the public space areas, as well as occasionally hosting local artists to play light mixed music such as a disc jockey. The anticipated age group should fall between 25 to 55 years of age. The hotel does not intend for entertainment on a regular basis that would require an on-going process of monitoring the amount of noise, however the on-site security is required to oversee the entertainment and ensure the noise is kept at a reasonable decibel level and inside the building.

There is guest parking on the lower level of the hotel. It is not open to the public.

Menu items include, breakfast items, salads, tuna, pork beef and chicken dishes ranging in price from \$3 to \$24.

Litter will be removed at all hours they are open on a daily basis on and within 100 feet of the premises. Hotel security is responsible for walking the establishment at least three times daily, to maintain an orderly appearance and operation of the premises with respect to litter, graffiti, and refuse control.

The hotel plans to sponsor local artists, commissioning artwork, hosting competitions to highlight local artists, and partnering for various events in the hotel to promote the community.

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

License Conditions

None at this time.

Public Hearing Summary

A public hearing is required for this license application. 80 notices were mailed to residents and property owners within 450 feet of the premises on September 14, 2016. A public hearing notice was emailed to Council Member Frey, the Downtown Minneapolis Neighborhood Association, the Warehouse District Business Association and the East Downtown Council on September 14, 2016. The public hearing will be held on September 27, 2016 at the Community Development & Regulatory Services Committee meeting.

Police Review

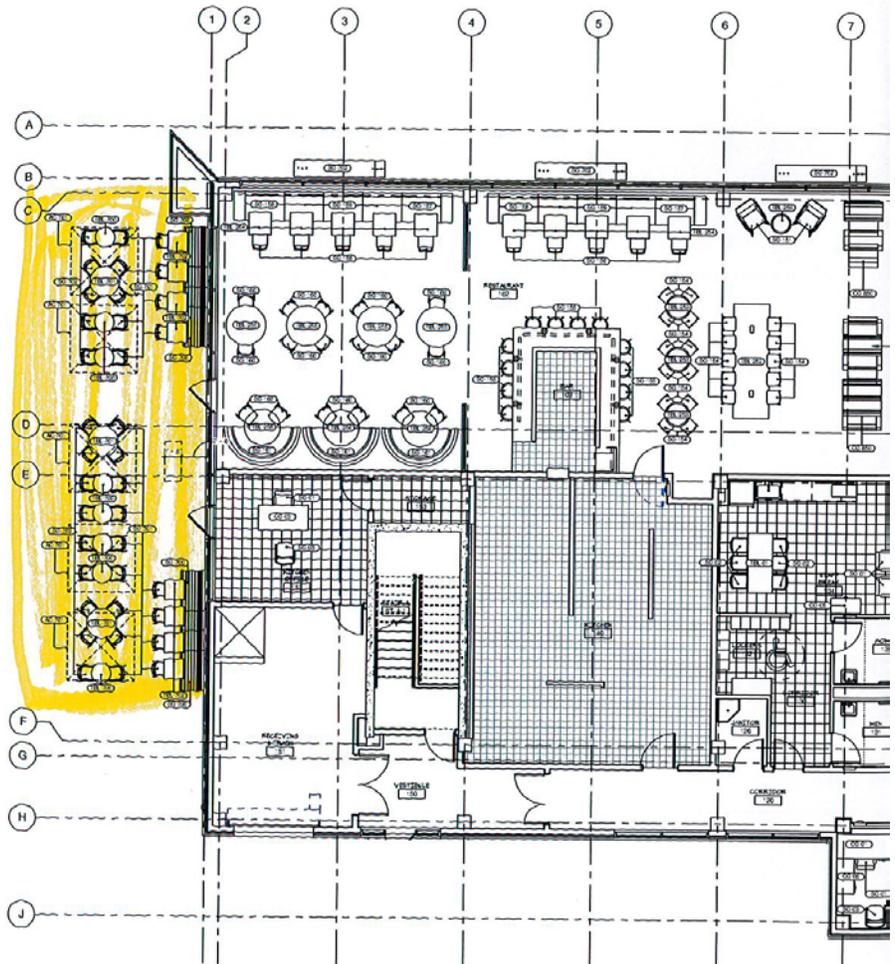
Police Licensing and this inspector have reviewed the expenses and source of funds reported in this application. The applicant has provided documentation showing adequate legal and traceable funding for this venture and has passed criminal background check. The applicant is also undergoing a security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

Recommendation

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor with Sunday Sales, Class B, Hotel, Theater, Food Caterer and Confectionary licenses.

Outdoor Patio Diagram

See next page.



1 FFE PLAN - LEVEL 1
 3.0' x 1.0'