

LICENSES AND CONSUMER SERVICES
LICENSE INSPECTOR'S REPORT

FILE: 13161

WARD: 7

APPLICANT: Sage Restaurant Manager, LLC

ADDRESS: 201 11th Street South

DBA: Hotel Ivy

TYPE OF LICENSES: Hotel On-Sale Liquor Class A with Sunday Sales

PURPOSE OF APPLICATION: The applicant seeks approval as a new owner of an existing hotel with a Class A on-sale liquor license with Sunday sales.

LOCATION HISTORY: The premises has been licensed as a hotel with a Class A on-sale liquor license for approximately 3 1/2 years.

ZONING: B4S-2 Downtown Service District

NEIGHBORHOOD: Downtown West

DATE OF APPLICATION: July 26, 2011

INSPECTOR: Craig Eliason

NOTICE OF PUBLIC HEARING: Notice of public hearing to residents and property owners is not required.

PREMISES

The licensed premises will consist of the same physical space as the currently licensed establishment. The hotel operates a multi level restaurant, named Porter & Frye's, on the main and basement levels of the historic hotel tower. The restaurant has an occupant load of 163 persons. Alcohol service will also be available in the lounge area of the lobby, the adjacent outdoor courtyard (on private property) comprised of 988 square feet with seating for approximately 66 persons, the third level of the hotel consisting of 18,100 square feet of a meeting room/banquet facility and via room service and minibars in the hotel rooms. The hotel consists of two towers offering a total of 136 hotel rooms. The historic tower has 12 floors in the building, including the basement. Floors 4 through 9 house the hotel rooms and suites are located on floors 10 and 11. The adjacent hotel tower consists of 19 floors. Floors 4 through 19 house hotel rooms.

APPLICANT

The applicant is Sage Restaurant Manager, LLC, a Minnesota corporation lawfully organized and registered with the MN Secretary of State's office on November 18, 2009 (filing #3571215-2). The applicant corporation is wholly owned by Walter L. Isenberg of Denver, CO. Company documents include the proper restrictive legend on the transfer of member interests as required by Minneapolis Code.

ON-SITE MANAGER

The general manager is Herve F. Blondel, who has been employed in the hospitality industry since 1999.

LEASE

The applicant was appointed receiver of the property by the Fourth Judicial District Court of the State of Minnesota on July 19, 2009. Therefore, a lease is not needed.

COSTS ASSOCIATED WITH THE PROJECT

The applicant does not plan on any construction/remodeling to occur.

BUSINESS OPERATIONS

The applicant plans to operate in the same manner as the previous licensee. The applicant will operate as a full-service hotel with an on-site restaurant, Porter & Frye's. The restaurant will be open to the public for business daily from 6:30 AM to 2:00 AM, with food service scaled back beginning at approximately 11:00 PM. Room service for food will be available 24 hours per day. Room service for beverage alcohol will be available during all legally-permitted hours. 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 at this time.

SPECIAL ORDINANCE REQUIREMENTS

Because this is an application for a new proprietor with a Class A on-sale liquor license, it is subject to some special as well as general ordinance requirements as follows:

Zoning

The zoning office has certified that the premises zoned B4S-2, a proper classification for the intended use.

Hotel Requirements

Both Minnesota Statute 340A.101 and Minneapolis Code 360.100 require that hotel liquor license applicants must qualify as a hotel with a minimum of 50 guest rooms, a main floor lobby, desk and office for guest registration and a dining room serving meals at tables with a minimum seating capacity of 30 persons. Hotel Ivy exceeds the minimum hotel requirements for a hotel liquor license.

Minneapolis Environmental Health

The Environmental Health Division has certified that the hotel premises and food and beverage preparation, storage and food service areas comply with applicable ordinance requirements. The Environmental Health Division recommends approval of this application.

Notice of Application Requirement

The applicant presented evidence of written notification of the liquor license application on July 12, 2011 to Council Member Goodman's office and the Downtown Minneapolis Neighborhood Association.

Police Department Review

Sgt. Markstrom completed background and financial reviews on July 28, 2011 and has recommended approval of the application.

Craig Eliason, Inspector
Licenses and Consumer Services