

CITY OF MINNEAPOLIS
LICENSES AND CONSUMER SERVICES
350 SOUTH 5TH STREET, ROOM 1-C, CITY HALL
MINNEAPOLIS, MN 55415

BUSINESS LICENSE OPERATING CONDITIONS

CEDAR OIL COMPANY
ATTN: RIZKALLAH AWAD
3333 CEDAR AVE S
MINNEAPOLIS, MN 55407

08-JAN-10

Request Number:10-0740103
Re: L155 50662 CEDAR OIL WINNER
for FOOD GROCERY

- 1) "No Trespassing" signs will remain clearly posted on the exterior of the business. Grocery store staff will immediately ask people that are observed loitering in the immediate vicinity of the store to leave. If loitering activity persists, staff will call 9-1-1 and request police assistance to alleviate the loitering activity. The business agrees to cooperate fully in the prosecution of criminal activity. Minneapolis Ord. 259.250(1) (i) and Minnesota Statute 609.605
- 2) Person asked to leave the premises after they are determined to be loitering shall be issued a letter stating they are trespassing and cannot be on the business premise for a minimum of 90 days. A tracking system shall be maintained of all persons issued trespassing notices as well as their photo.
- 3) The business shall not sell single cigarettes. Minneapolis Code of Ordinance 281.45.
- 4) The business agrees not to sell the following items:
 - a) Any pipes used as a smoking implement.
 - b) Scrubbing pads that do not contain cleaning products.
 - c) Small zip lock bags.
- 5) The business agrees that they will not supply matches to non-tobacco customers.
- 6) The business agrees that all interior and exterior lights will be kept illuminated and in compliance with Minneapolis Code of Ordinances 259.250(8).
- 7) The business agrees that windows will be kept free of signs between the sight lines of 3 to 6 feet in compliance with Minneapolis Ordinance 543.350.

- 8) The business agrees to maintain three exterior surveillance cameras to monitor the exterior for activity on the business property. The interior surveillance camera shall be maintained in compliance with Minneapolis Code of Ordinances 259.230.
- 9) All temporary advertising banners and signs shall be in compliance with all Zoning ordinances.
- 10) The business shall comply with Minneapolis Ordinance 250.125 and remove litter and debris and kept the dumpster area clean.
- 11) Zoning hours of operation shall be strictly maintained. Current hours of operation are Sunday through Thursday 6:00 a.m. to 10:00 p.m. and Friday and Saturday 6:00 a.m. to 11:00 p.m.
- 12) The business agrees that there will be no exterior pay phones.

I have read the conditions listed above. I agree with the conditions and understand that failure on our part, or on the part of my company or employees to adhere to these conditions, may be cause for future adverse license action, including the suspension, revocation, or denial of the renewal of the L155 50662 CEDAR OIL WINNER license. These conditions will be effective for the duration the license operates at these premises, unless otherwise amended by the City Council of Minneapolis.

Based upon the foregoing, this agreement is freely & voluntarily entered into in good faith:

Licensee



Signature

RIZKALLAH AWAD

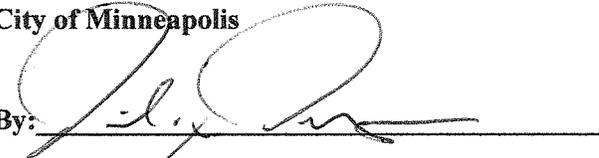
Print Name

PRESIDENT/CEO

Title

Date: 1-13-10

City of Minneapolis

By: 

Ricardo X. Cervantes Deputy Director

Print Name

Dated: Feb 5, 2010

INSPECTOR'S REPORT

Name of Business: Cedar Oil Company
Principal: Rizkallah Awad
DBA: Cedar Oil Winner
Address: 3333 Cedar Avenue
License Number: Grocery-L155-50662
Gasoline Filling Station-L054-50089

Application request: Change to the business license operating conditions

License Inspector: Julie Casey

History of Conditions:

Adam Ali, the owner of On Stop located at 3333 Cedar Avenue, signed business license operating conditions arising out of a license settlement conference in January 2008. The conditions were implemented after documented evidence was presented by Minneapolis Police concerning loitering and drug dealing on the premises.

In March 2009, Rizkallah Awad bought the business and applied for new businesses license for 3333 Cedar Avenue. He applied and was issued licenses for a gasoline filling station, grocery and tobacco dealer. Department policy states that when a business has business license operating conditions for documented violations of the Minneapolis Code of Ordinances, the new ownership is also subjected to the same conditions until at such time proof exists that the new ownership is not experiencing the same problems as the previous ownership. Mr. Awad accepted the same conditions as the previous ownership.

Current State of the Business:

From March 2009, License Inspector Julie Casey has inspected the business at 3333 Cedar Avenue, every 60 days, for compliance with the business license operating conditions and other violation of the Minneapolis Code of Ordinances. No violations have been noted. During the same time, there has not been any neighborhood or Police complaints.

Mr. Awad requested in writing that the following conditions be removed from his business.

1. The requirement for two employees be on duty from 2 p.m. to close each day.
2. The ability to sell single cigars and tobacco rolling papers.
3. Daily hours are extended.
4. The right to have temporary signs on the premises.
5. The right to install an exterior pay phone.

Mr. Awad was notified that we could not alter his hours of operation through the business license operating conditions because a conditional use permit is required to extend hours. He was also informed that temporary signs require zoning permits and he should apply to Zoning for any temporary signs.

Mr. Awad was concerned that the existing conditions would have put him in a competitive disadvantage in competing with a new Holiday Station Store that had recently opened at 3550 Cedar Avenue.

Business licenses staff checked with Minneapolis Police personnel and the Corcoran Neighborhood group to determine if they had any objection to removing any of the requested conditions. They had no objections. Business licenses staff had an objection to allowing an exterior pay phone. The Holiday Station Store does not have an exterior pay phone. Past experience with exterior pay phones is that they are a chief cause of loitering activity at gas station convenience stores. Mr. Awad agreed to the continued prohibition from installing an exterior payphone. Mr. Awad signed a new business license operating conditions agreement with the changes noted above.