

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

**License Number:** L210-50190      **Police File Number:** 13162

**Date of Application:** August 9, 2011

**Inspector:** Michele Olds

**Applicant/Legal Entity:** Island Sash & Door Co., LLC

**DBA/Trade Name:** Nicollet Island Inn

**Complete Address:** 95 Merriam Street Minneapolis, MN 55401

**Responsible person within 75 miles of Minneapolis City Hall:** Larry Abdo

**Public Hearing Requirement:** None Required

**License Conditions:** None

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

**Current License Type:** On-Sale Liquor with Sunday Sales, Class B and Hotel

**Neighborhood/Ward:** Nicollet Island-East Bank/ 3

**Zoning:** R1A/MR/SH – Single Family/Mississippi River Critical Area Overlay/Shoreland Overlay Districts. The Office of the Zoning Administrator has indicated that the premises are not in a proper classification for the intended use, however, when the hotel was originally licensed, it was zoned B4 and was properly classified and therefore this site has grandfather rights for the use.

**7 acre requirement:** See above explanation.

**Off-Street Parking:** There is no additional parking requirement. They currently have 74 spaces for patron parking.

**Churches or schools within 300 feet of the proposed premises:** No

**Seating:** Inside: 194 Seats plus 25 Bar Seats      Outside: 44 Seats  
**Maximum Capacity:** Inside: 250      Outside: 54 people

**Food Service Requirement:** There is no minimum food service requirement.

**Hours of Operation:** Inside: 7:00am to 1:00am on Monday through Sunday  
Outside: 7:00am to 12:00am on Monday through Sunday

**Metropolitan Council Service Availability Charges:** There are no additional SAC units being charged for this new proprietor at an existing establishment.

## **HISTORY OF LOCATION**

Nicollet Island Inn has held a Hotel License and an On-Sale Liquor with Sunday Sales, Class B License since 1982.

Coreyx, LLC (owned by Lawrence Abdo) is the current license holder for this establishment. Island Sash & Door Co., LLC (also owned by Lawrence Abdo) is taking over as the license holder for simplifying Mr. Abdo's accounts.

## **APPLICANT**

The applicant is Island Sash & Door Co., LLC, a Minnesota company formed on October 1, 2004 under Chapter 322B (Charter Number 1096663-3), having the required restriction on the transfer of shares and has the following shareholders:

<b><u>Name</u></b>	<b><u>DOB</u></b>	<b><u>Title</u></b>	<b><u>Shares</u></b>
Lawrence Abdo	11/13/46	Chief Manager, Pres., Treas.	100%

The shareholder has extensive experience in the food and alcohol service industry. The applicants meet all minimum requirements including criminal background check.

## **MANAGER**

The manager of Nicollet Island Inn will be Lawrence Abdo, who has gained extensive experience as the owner and operator of a wide variety of businesses, including the hospitality, hotel, and food service industry. Mr. Abdo has owned and operated the Nicollet Island Inn since 2005. Mr. Abdo also founded "Pocket Pies" which sold pita bread sandwiches, and Pita Gourmet and Big Fat Bacon at the MN State Fair. Mr. Abdo operated Pizza by the Slice in Minneapolis as well as Walkin' Dog, Steep and Brew, Dairy Queen, and the My Burger restaurant. Mr. Abdo has also served as consultant to the Lowell Inn in Stillwater.

## **POLICE LICENSING 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.

## **PREMISES**

The premises will be on three levels. The main level is designated for the main lobby and restaurant area while the top two floors will be for twenty-four guest rooms. The Inn will consist of roughly 40,000 gross square feet between the levels. The restaurant area on the main floor seats 120 in tables and booths. There is also a bar area that seats 25 people. Nic's Bar and Lounge is the trade name for this bar area. The licensed premises are compact and contiguous.

There are two outdoor patios at this establishment; one on the main restaurant level that seats 28 people, and one on the lower level that seats 16 people.

## **BUSINESS PLAN/OPERATIONS**

From Nicollet Island Inn's Business Plan:

“Staff at Nicollet Island Inn will undergo alcohol compliance training annually either on-site or at a qualified off-site training facility; said training is offered by a recognized training provider. All new employees handling alcohol who have received acceptable alcohol compliance training within the last year will be trained by management staff using the materials given during on-site training. New employees who cannot demonstrate acceptable alcohol compliance training within the last year will be required to attend such training offered by the ACS. This training will be provided annually either on-site or at a qualified off-site training facility.”

“The carding policy for Nicollet Island Inn will be that valid ID is required from all patrons requesting alcoholic beverages who appear under the age of 30 years in the judgment of the server/seller.”

“We do not intend to utilize electronic ID devices at this time, but may consider utilizing such at a future point. It is our longstanding policy that while many tools are available to assist in verifying the age of our guests we expect our servers/bartenders to be proficient at carding. It is our position that our employees’ professional knowledge and expertise on carding is both critical and irreplaceable.”

“We will conduct self-audits in the bar once per month. We will hire a qualified outside company to audit if we feel there is need or suspect a problem with the staff sell/serving alcohol to underage persons.”

“At this time, the Nicollet Island Inn offers prerecorded background music. The nature of the background music is typically American classic songbook. Regular live entertainment at the Inn consists of weekly piano bar with vocalist and an occasional small group playing instrumentals such as harpist or vocalist [sic]. During banquets, special events and occasions, a periodic band with amplified music or a DJ and dancing permitted by guests of the event/occasion may be offered and other similar type entertainment befitting of a first class historic hotel and banquet facility.”

“Our award-winning dining menus are available in the dining room, piano bar, and on our outdoor patio. Menus are subject to change at a minimum on a seasonal basis.” Prices range on the dinner entrees from 18 to 49 dollars.

“Litter removal will be performed by a dedicated employee daily prior to opening and during/after evening meal time.”

There will be no charitable gambling or team sponsorships.

The 2<sup>nd</sup> Police Precinct has discussed security issues with the applicant.

### **PUBLIC HEARING SUMMARY**

N/A

### **RECOMMENDATION**

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

### **LICENSE CONDITIONS**

None needed. All concerns have been addressed by the business plan.