

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

**License Number:** L198-50123      **Police File Number:** 13164  
**Date of Application:** August 15, 2011  
**Inspector:** Michele Olds  
**Applicant/Legal Entity:** Noble House Minneapolis, LLC  
**DBA/Trade Name:** University Hotel Minneapolis  
**Complete Address:** 615 Washington Avenue Southeast, Minneapolis, MN  
55414

**Responsible person within 75 miles of Minneapolis City Hall:** Tracy Goman

**Public Hearing Requirement:** None Required

**License Conditions:** None

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

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

**Neighborhood/Ward:** University of Minnesota / 2

**Zoning:** C3A/MR/UA – This is an authorized use in the Community Activity Center/Mississippi River Critical Area Overlay/University Area Overlay Districts.

**7 acre requirement:** Met

**Off- Street Parking:** There is no additional parking required.

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

**Seating:** Inside: 45 Seats plus 6 Bar Seats    Outside: None

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

**Hours of Operation:**  
Restaurant: Mon-Sun 6:00am – 2:00am  
Liquor/Bar: Mon-Sat 8:00am – 2:00am  
Sun 10:00am – 2:00am  
Room Service: Mon-Sun 6:00am – 2:00am

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

## **HISTORY OF LOCATION**

The Radisson Hotel has had an On-Sale Liquor License, a Hotel License, at this location since 1984.

## **APPLICANT**

The applicant is Noble House Minneapolis, LLC, a Minnesota company formed on July 19, 2011 under Chapter 322B (Charter Number 4383381-5), having the required restriction on the transfer of shares and has the following shareholders:

<b><u>Name</u></b>	<b><u>Address</u></b>	<b><u>Shares</u></b>
Noble House Hotels and Resorts Ltd., a Texas limited partnership	600 6 <sup>th</sup> Street South Kirkland, WA 98033	99% 1%
Westgroup Partner, Inc.	600 6 <sup>th</sup> Street South Kirkland, WA 98033	1%

### **Officers of Noble House Minneapolis, LLC**

	<b><u>Title</u></b>
Patrick Colee	Chairman
James Colee	President, Development
John Donoghue	CEO

The shareholders are a limited partnership that has extensive experience in the hotel and resort business.

## **MANAGER**

The manager of University Hotel Minneapolis is Tracy Goman, who has been working as a manager for hotels and resorts since 1998 and has passed the criminal background check.

## **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 licensed premises will include the entire hotel area. It is an eight story hotel with 308 guest rooms. There is one restaurant/lounge in the hotel. It is called the "University Lounge." The first floor of the hotel contains the lobby area, restrooms, an office, a gift shop, the restaurant/lounge area, a kitchen, coolers, and storage. The second floor contains eighteen ballroom type rooms for conferences, parties and weddings. The remaining six floors hold the guest rooms. The entire premises are compact and contiguous. There is no outdoor area at this establishment

## **BUSINESS PLAN/OPERATIONS**

The University Hotel Minneapolis will maintain usage of the TIPS training program for servers and alcohol compliance. All servers will be required to complete this program and be re-certified through this program every three years.

There is an installed video camera and DVR system at each exit and entrance to the premises. Cameras are also installed in the bar and dining room areas. There is also a private security staff on duty 24 hours a day.

There will be infrequent occasions where live entertainment will be provided in the lounge, ballroom or main dining room at the hotel. Small ensembles may include piano players, quartets, or small bands.

The menu offers a large variety of appetizers, sandwiches, salads, and main courses like; The Famous U Lounge Pizza, salads, standard restaurant fare, Thai curry, and steak, with prices ranging from \$9 to \$22 for a meal.

The Hotel assigns housekeeping staff to keep the interior and exterior property clean and free of debris on a daily basis and as needed.

No outdoor music is allowed. Guests of the Hotel are requested to keep noise at a reasonable volume. Hotel employees and management continually monitor noise to ensure it is kept at a reasonable volume.

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 A License.

## **LICENSE CONDITIONS**

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