

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

License Number(s): L206-50288 / L312-50005 / L161-50538

Police File Number: F.13691

Date of Application: May 21, 2015

Inspector: Nicole Anderson

Applicant/Legal Entity: Common Craft Group, LLC

DBA/Trade Name: Able Seedhouse + Brewery

Complete Address: 1121 Quincy Street Northeast
Minneapolis, MN 55413

Licenses Requested: On-Sale Liquor, Taproom, Class E / Off-Sale Malt Liquor,
Growler / Sidewalk Café license

Current License: None

Responsible person within 75 miles of Minneapolis City Hall: Casey Holley

Public Hearing Requirement: Required

Neighborhood/Ward: Logan Park / 01

License Conditions: None

Zoning: I1/ILOD – This is a permitted use in the Light Industrial
District/Industrial Living Overlay District.

7 acre requirement: Met

Off-Street Parking: The Office of the Zoning Administrator has determined that 13
spaces are required to be provided on site.

Schools within 300 feet of the proposed premises: No

Seating: Inside: 130 Seats Outside: 100 seats

Fire Occupancy: Inside: 280 Maximum Capacity Outside: 100

Food Service Requirement: The applicant is exempt from providing minimum food service
per MCO 360.65.

Hours of operation proposed: Inside Taproom/Outdoor Patio:

Sunday 2:00pm-6:00pm, Wednesday – Friday 3:00pm to 11:00pm, and Saturday 12:00 noon -11:00pm

Metropolitan Council Service Availability Charges: 13 SAC charges; these SAC charges have been paid in full.

HISTORY OF LOCATION

This location previously housed the Minneapolis Public School Headquarters.

APPLICANT

The applicant is Common Craft Group, LLC, DBA, Able Seedhouse + Brewery. It was incorporated under Chapter 333 (File Number 772629000028) on August 4, 2014.

The applicant has provided documentation showing adequate, legal, and traceable funding for this venture. They have the required restriction on the transfer of shares and have the following shareholders and officers:

<u>Name</u>	<u>Title</u>	<u>Ownership</u>
Casey Holley	Founder	49.17%
Rick Carlsen	Founder	25.00%
Matt Johnson	Founder	15.42
John Mowery	Founder	10.42%

MANAGER

Able Seedhouse will be managed on a day to day basis by Casey Holley, one of the founders. Mr. Holley has ten years of marketing, networking, and sales experience.

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 the criminal background check. The Second Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

PREMISES

The entire beer brewing facility, on the first floor, consists of about 9,285 total square feet. The taproom is about 2,873 square feet and has seating for 130 people, with seating for 15 people at a bar. The outdoor patio is about 1,500 square feet and has seating for up to 100 people along with a sidewalk café in front of the establishment with seating for a maximum of 20 people on two 14 foot benches. The outdoor patio is located on the south side, adjacent to the taproom. The rest of the premises consist of the barrel room, cold house, storage, and restrooms.

BUSINESS PLAN/OPERATIONS

Able Seedhouse + Brewery employees will go through an alcohol server training program provided by Able Seedhouse managers. They will have a strict carding policy under which they will card everyone who appears to be 35 or under in age. Employees failing to card customers according to the policies and sells alcohol to anyone under 21 years of will be required go through alcohol server training or terminated depending on the circumstances. All customers entering the establishment after 9:00pm will be required to present valid identification. The manager on duty will act as head of security, along with other employees, if necessary. Staff will be trained to be courteous and non-confrontational, yet observant and forceful. Security staff will wear clothing that makes them identifiable as such. Managers on duty will

monitor the outside of the establishment after closing to ensure there is no loitering, loud patrons, or criminal activity.

Able Seedhouse founders indicate the neighborhood is an important part of their business and will take complaints seriously and do what is possible to resolve verified complaints.

Employees will contact the police if there are any situations that need police assistance or for criminal activity. Obviously intoxicated persons will not be allowed on the premises.

Able Seedhouse + Brewery will be open on Sunday from 2:00pm to 6:00pm, Wednesdays through Fridays from 3:00pm to 11:00pm, and Saturdays 12:00 noon to 11:00pm.

Able Seedhouse will not prepare or serve any food but may host a licensed food truck during taproom hours.

They will have speakers inside the taproom that will be kept at a background level of noise that cannot be heard outside the facility; they will take measures to reduce and eliminate any noise pollution. At closing, the sound will be turned off and the lights brought up to a maximum level inside. Patrons will be reminded to be respectful of the neighborhood when exiting.

Litter will be removed on a daily basis within 100 feet of the premises.

Able will not sponsor any teams at this time nor offer charitable gambling activities or mechanical amusement devices.

OUTDOOR PATIO & SIDEWALK CAFE

The seating capacity for the outdoor patio is a maximum of 100 people at community benches surrounded by greenery and tables and chairs. The outdoor patio will be located on the south side of the establishment close to the entrance of the facility. There will not be any speakers on the outside of the establishment and no live entertainment will occur in the outdoor patio unless an application has been made to the City for temporary expansion of entertainment. Hours of operation will be the same as the taproom hours, seasonally. An announcement by staff will be given to customers in the outdoor patio prior to closing.

The sidewalk café will be located in front of the establishment, on the west side of the building and consist of two 14 foot benches with maximum seating for 20 patrons.

PUBLIC HEARING SUMMARY

A public hearing is required for these license applications. 126 notices were mailed to residents and property owners within 600 feet of the premises on June 11, 2015 and emailed to Council Member Reich, the Logan Park Neighborhood Association and the Northeast Minneapolis Chamber of Commerce. 16 multi-residential properties were posted as well. The public hearing will be held on June 23, 2015 at the Community Development & Regulatory Services Committee meeting.

RECOMMENDATION

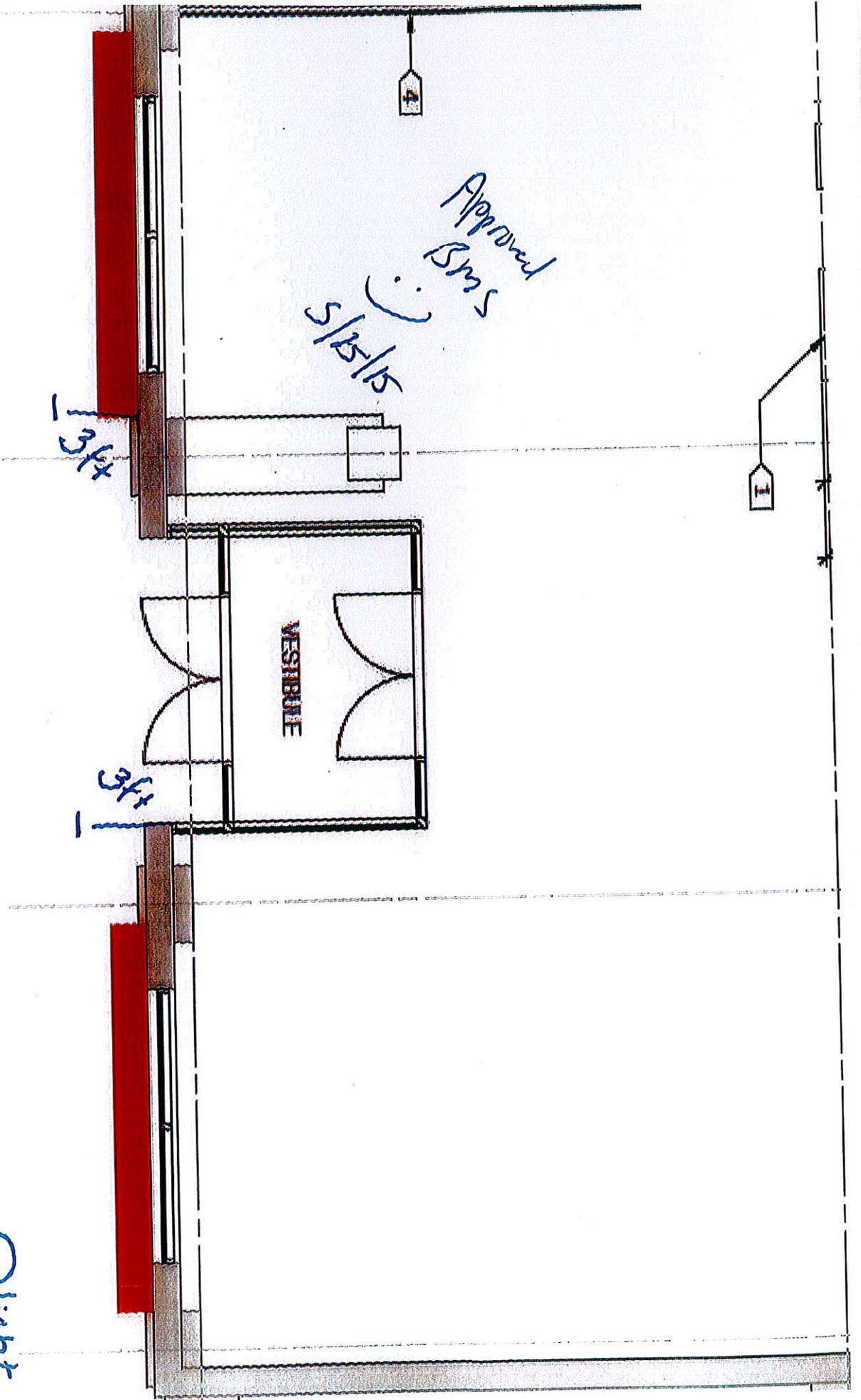
The Licenses and Consumer Services Division recommends approving these applications for an On-Sale Liquor Taproom with Sunday Sales, Class E license, an Off-Sale Malt Liquor with Sunday Sales, Growler license, and a Sidewalk Café license.

LICENSE CONDITIONS

None at this time.

Quincy St. NE - Angle Seal House

○ light pole



OH DOOR

TABLES AND CHAIRS

LAWN FLEX SPACE

