

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

License Number: L170-50022

Police File Number: F. 13900

Date of Application: Sept. 29, 2016

Inspector: Leanne Selander, 612-673-3910

Applicant/Legal Entity: Trader Joe's East, Inc.

DBA/Trade Name: Trader Joe's

Complete Address: 721 Washington Ave S, Minneapolis, MN 55415

License Requested: Off-Sale Liquor

Current License Type: None

Responsible person within 75 miles of Minneapolis City Hall: Andrew LeRoux

Public Hearing Requirement: Required

License Conditions: No

Neighborhood/Ward: Downtown East/3

Zoning: B4N - This is a permitted use in the Downtown Business District

7 acre requirement: N/A

Off-Street Parking: The Zoning office has determined off-street parking is not required; however, parking will be provided.

Churches or schools within 300 feet of the proposed premises: N/A

Hours of Operation: 8:00 AM -10:00 PM Monday-Saturday

Metropolitan Council Service Availability Charges: A SAC determination letter, dated September 21, 2015, states that the grocery store/retail portion of this apartment building project is approximately 5 units out of 187, however, a new SAC determination will be done for the retail portion when permits are issued. All charges will be paid prior to certifying Trader Joe's to the State.

HISTORY OF LOCATION

This location was formerly a parking lot on the corner of Chicago and Washington Ave. S. Trader Joe's intends to occupy the ground floor of a mixed use retail/apartment complex

called East End Apartments which is just beginning construction, and scheduled for completion in 2017.

APPLICANT

The applicant is Trader Joe's East Inc., a Massachusetts corporation legally registered in the state of Minnesota on Oct. 1, 2004, under Chapter 303, (file number 1060951-2), having the required restriction on the transfer of stock. Trader Joe's East, Inc. operates as a subsidiary of Trader Joe's Company, which is the sole stockholder of Trader Joe's East, Inc. The ownership structure is as follows:

<u>Name</u>	<u>Title</u>	<u>Ownership</u>
Trader Joe's Company		100%
Dan Bane	Chairman/CEO	0%
Bryan Palbaum	President/COO	0%
Edward A Seeker	Executive Vice President	0%
Sharon Drabek	Treasurer/Vice President	0%
Colin Field	Clerk/Vice President	0%
Mitchell Nadler	CFO/Senior Vice President	0%

The applicants meet all minimum requirements including criminal background checks.

MANAGER

The manager of Trader Joe's is Andrew Paul LeRoux. He has worked for the company since 2002 and lives within 75 miles of the premises. Mr. LeRoux meets all minimum requirements including a criminal background check.

POLICE REVIEW

Police Licensing and this Inspector have reviewed the expenses and source of funds reported in this application. The applicants have provided documentation showing adequate legal and traceable funding for this venture. The First Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

PREMISES

Trader Joe's intends to operate a 1,642 square foot off-sale liquor store in conjunction with its adjacent 14,397 square foot grocery store. The two stores will share a vestibule on the first floor of an apartment building under construction at the corner of Chicago and Washington Ave. S.; however, they will have separate entrances and be entirely separate in all other respects. The liquor store premises is compact and contiguous, and there is no outdoor area.

BUSINESS PLAN/OPERATIONS

Trader Joe's operates numerous off-sale liquor stores across the country in conjunction with their hundreds of grocery stores. They will have a designated manager on duty at all times the store is open to handle security issues as necessary. The business will be equipped with security cameras and employees will be trained to be aware of suspicious activity and will report such activities. Trader Joe's will endeavor to ensure that patrons exiting the premises do not loiter on the public sidewalk or parking area. They will require proper identification of all patrons wanting to purchase alcohol that appear to be under the age of 30. All employees

within the liquor store will undergo alcohol service training. Since the applicant's business plan comprehensively addresses issues commonly associated with off-sale liquor stores, conditions are not recommended to be placed on this license.

PUBLIC HEARING SUMMARY

39 notices were mailed to property owners and residents within 300 feet of the main door of the establishment on October 13, 2016. The public hearing is scheduled before the Community Development and Regulatory Services Committee on October 25, 2016 at 1:30 p.m. in Room 317, City Hall.

RECOMMENDATION

The Licenses and Consumer Services Division recommends approving this application for an Off-Sale Liquor license.