

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

License Number: L182-50062 & L305-50003

Police File Number: 13764

Date of Application: October 23, 2015

Inspector: Michele Harvet, 612-673-5484

Applicant/Legal Entity: Modist Brewing, LLC

DBA/Trade Name: Modist Brewing Co.

Complete Address: 505 North 3rd Street, Minneapolis, MN 55401

License(s) Requested: On-Sale Liquor with Sunday Sales, Taproom, Class C-2 and Off-Sale Malt Liquor, Growler

Current License at Location: None

License History of Location: No previous City licensing.

Purpose of Application: This brewery wants to obtain a new Taproom and Growler license to sell the beer they brew directly to the public.

Responsible person within 75 miles of Minneapolis City Hall: Eric Paredes

Public Hearing Required: Yes

Neighborhood/Ward: North Loop / 3

Zoning: B4N/DP – This is a permitted use in the Downtown Neighborhood and Downtown Parking Overlay District

7 Acre Requirement: Met

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

Seating: Interior: 99 Exterior: 25

Fire Occupancy: Interior: 215 Maximum Capacity of Exterior: 39

Hours of Operation Proposed: **Interior:** Tuesday – Thursday 4:00pm to 10:00pm
Friday 4:00pm to 12:00am

Saturday 12:00pm to 12:00am
Sunday 11:00am to 8:00pm

Exterior: Tuesday – Thursday 4:00pm to 10:00pm
Friday 4:00pm to 10:00m
Saturday 12:00pm to 10:00pm
Sunday 11:00am to 8:00pm

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

Alcohol Server Training: Training will be provided in-house by Eric Paredes and Keigan Knee. They have been trained through the MLBA program.

Metropolitan Council Service Availability Charges: A SAC determination letter dated August 26, 2015, states that this project has 10 units to be charged. This has already been paid by the applicant under BIRE-3100015.

Applicant

The applicant is Modist Brewing, LLC, a Minnesota company formed on April 2, 2014, under Chapter 322B (File Number 749508000025), having the required restriction on the transfer of shares and has the following members:

<u>Name</u>	<u>DOB</u>	<u>Title</u>	<u>Shares</u>
Eric Paredes	1/22/74	Chief Manager	15%
John Donnelly	10/10/86	Head of Sales	15%
Keigan Knee	6/17/87	Head Brewer	15%
Kale Anderson	8/19/88	Head of Operations	15%

There are 32 other investors that hold under 10% each to total the remaining 40% of shares. The applicants meet all minimum requirements including criminal background check.

Manager

The manager of Modist Brewing will be Eric Paredes. Mr. Paredes has at least ten years of experience in the food and alcohol service industry.

Premises

The entire beer brewing facility and taproom will be located on the first floor of the building at 505 North 3rd Street. It will be approximately 14,824 square feet. The taproom will be approximately 3,230 square feet of the facility. It will have seating for 99 patrons. The rest of the space is for the beer production units, coolers, an office, restrooms and storage. The space is compact and contiguous. There are no undefined areas. There is an outdoor patio in front of the establishment, on private property, along 5th Avenue. It will be approximately 584 square feet and have seating for 25 patrons. There is an office leased out on the second floor that is not operated by Modist and will not be considered licensed premises.

Business Plan/Operations

Modist will provide alcohol server training to staff in-house, by two of the owners. All of the owners have had training through the MLBA program. Any new staff will be trained through the MLBA program before they start serving alcohol. They will also encourage staff to do self-study and online training programs.

All patrons entering the taproom are required to present valid identification to taproom security to verify legal drinking age. All verified patrons will then have their hand stamped for ease of taproom beer server verification. They do not plan to employ the use of electronic ID scanners at this time. Servers that pass a youth alcohol compliance check or deny alcoholic beverage service to minors will be rewarded with documentation on their employee record. Servers that fail a youth alcohol compliance check or serve alcoholic beverages to minors will be put on suspension and possibly face employment termination. Self-audits will be performed on a regular basis to ensure that staff do not sell to people under the age of 21.

Security at Modist will be managerial staff, bar staff and one person working at the main entrance. Respectful enforcement is required of staff. Staff will be trained to refuse service if a patron is displaying unruly behavior or is obviously intoxicated. They will call for police assistance when needed. The taproom manager will perform hourly outdoor inspections to ensure that any patrons are not creating disturbances to the residents and businesses around their building. They will allow party buses and pedal pub type parties as long as the patrons are not visibly intoxicated or disruptive. They will observe all city noise ordinances and install noise dampening panels throughout the taproom area. Noise complaints will be dealt with quickly and efficiently.

Modist plans to provide entertainment that does not go out of the range allowed by the Class C-2 license. They plan to focus mainly on background music in the taproom. They will not pipe any of this background music out to the patio. They do not plan on hosting live entertainment very often; at most, once a month (total 12 times a year). They do not plan on having televisions in the taproom. They will have a projector and screen in case they wish to show a local sports game. But, their philosophy is that their patrons should come in to enjoy conversation with others, so they will seldom broadcast anything on the projector.

There will be no food service at Modist. They will collaborate with local and neighboring food establishments and food trucks for food delivery. Patrons will be allowed to have food delivered to the taproom and/or bring in their own.

Modist will implement and maintain an enclosure around their dumpster and recycling bins that will be locked at all times. Litter will be removed at the end of retail hours on a daily basis on and within 100 feet of the premises.

There will be no sports sponsorships, at this time. They would consider bicycle race teams and ultimate Frisbee, in the future. There will be no charitable gambling.

License Conditions

None at this time.

Public Hearing Summary

A public hearing is required for these license applications. 20 notices were mailed to residents and property owners within 450 feet of the premises on November 16, 2015. A public hearing notice was emailed to Council

Member Frey, the North Loop Neighborhood Association, the Downtown Minneapolis Neighborhood Association and the Warehouse District Business Association on November 13, 2015. Two nearby multi-unit residential buildings were posted with the hearing notice, on November 16, 2015. The public hearing will be held on December 1, 2015 at the Community Development & Regulatory Services Committee meeting.

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 and have passed the criminal background check. The First Precinct of the Minneapolis Police Department has discussed security issues with the applicant.

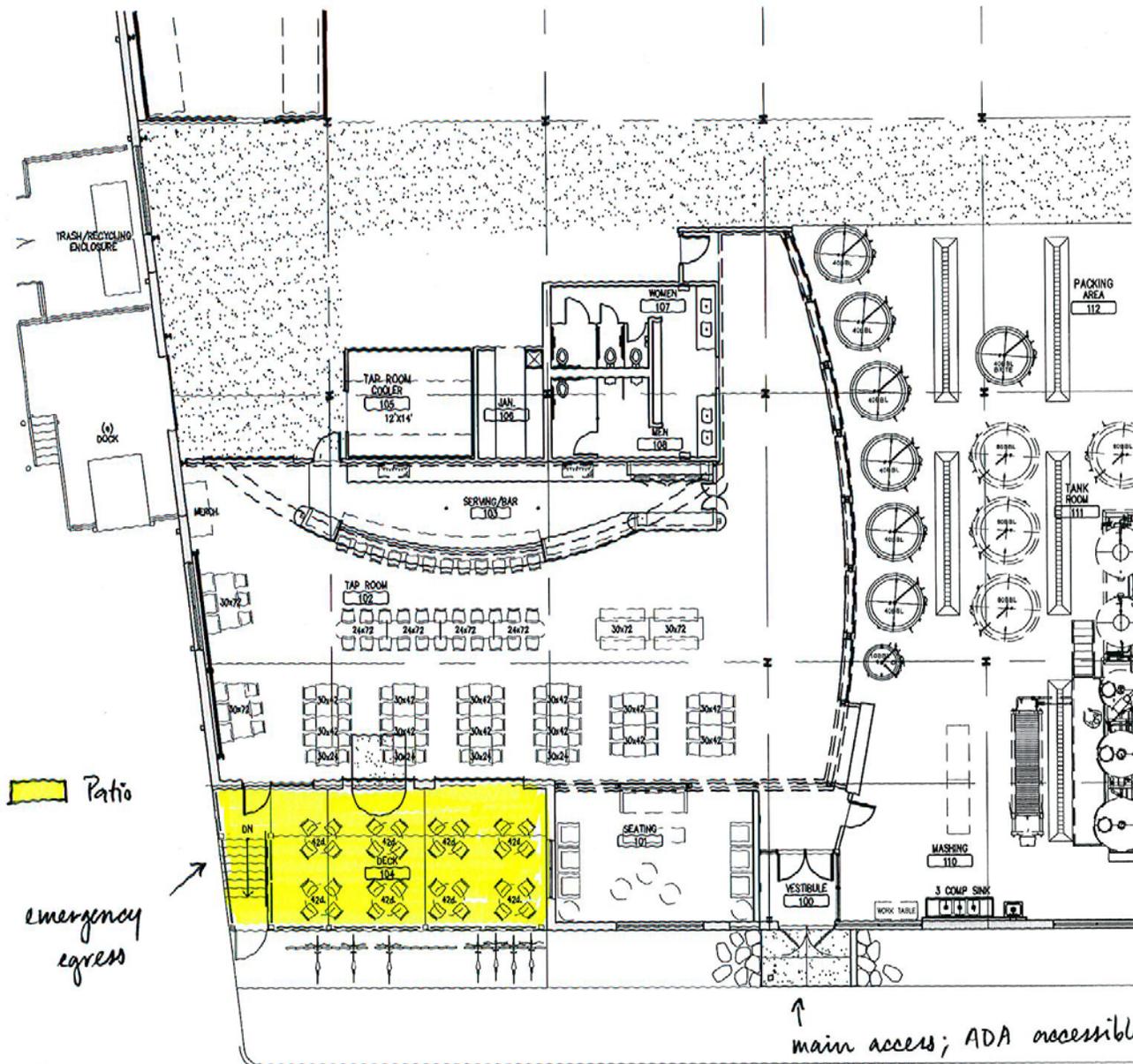
Recommendation

The Licenses and Consumer Services Division recommends approving this application for an On-Sale Liquor, Taproom, Class C-2 license and Off-Sale Malt Liquor, Growler license for Modist Brewing Co.

Diagram

See next page.

PATIO and TAPROOM



Patio

emergency egress

↑ main access; ADA accessible

← 5th AV N →

Address: 505 N 3rd St
 Minneapolis, MN 55401
 612-454-0258

Modist Brewing, LLC d/b/a Modist Brewing Co.

Project Modist Brewing Company	Comm. No. 1549	 <p>HAGEN, CHRISTENSEN & MCILWAIN ARCHITECTS</p>
Title Taproom and Patio	Date	
	Drawing No.	

4201 CEDAR AVENUE SO. • MINNEAPOLIS, MN 55407