

From: [Pastor](#)
To: [Council Comment](#)
Subject: [EXTERNAL] Top Ten Liquors License application
Date: Monday, February 14, 2022 11:42:35 AM

February 14, 2022

Business, Inspections, Housing, and Zoning Committee:

As a long-time member of the Dinkytown neighborhood, University Baptist Church strongly urges the Business, Inspections, Housing, and Zoning Committee to delay approval of the license for Top Ten Liquors at 1440 5th Street SE, in Minneapolis.

To be clear, our objection is not with the presence of a liquor store in this new property. Our objection stems from an obvious and troubling change in the developer's previously-stated commitment, to which they agreed as part of your committee's approval.

Specifically, as part of the initial plan for the 23,000 square footage commercial space, Developer CA Ventures told the community that it would commit to having a grocery store be the anchor tenant. It agreed to this because the community made it clear that a grocery store is a top priority for Dinkytown. Now that the development was approved, it seems to have strayed from its commitment – replacing a grocery store with a 10,000 square foot liquor store as the property's anchor tenant. This is not acceptable.

By its appearance, CA Ventures committed to one thing with the intention of substituting it for something less desirable. The technical term for this is *bait-and-switch*, and when advertisers do it, it's illegal.

If your committee were to approve the license for Top Ten Liquors, it would essentially absolve the developer of his responsibility and would strip the committee of any credibility it has with the Dinkytown community.

The nearly 1,000 additional residents that this property will house, as well as the thousands of people already living in Dinkytown, need a reliable place to get groceries. Further, since there is inadequate parking on the site, residents also need to get those groceries from a place that is within walking distance.

This is a once-in-a-generation opportunity and we stand by the students and other neighborhood residents who raised the concern that Dinkytown is already a food desert. The addition of nearly 1,000 residents without a place to buy groceries is unconscionable.

Once a grocery store is secured for this space as the anchor tenant, we would be happy to support a license for Top Ten Liquors in some of the remaining retail space.

Thank you for your consideration.

Sincerely,

Denise Roy, Congregational President
Rev. Doug Donley, Pastor
University Baptist Church
1219 University Ave SE
Minneapolis, MN 55414

[EXTERNAL] This email originated from outside of the City of Minneapolis. Please exercise caution when opening links or attachments.

From: Patricia Eliason <patriciaeliason@gmail.com>
Sent: Tuesday, February 8, 2022 11:23 AM
To: Business Licenses <BusinessLicenses@minneapolismn.gov>
Subject: [EXTERNAL] Top Ten Liquors in Dinkytown

Dear Inspector Stichter,

I am a resident of Como SE neighborhood, and I am opposed to granting a spot in Dinkytown to Top Ten Liquors or any other liquor store.

What is needed in Dinkytown is a grocery store or food co-op. With most of the student body underage, we do not need easy access to alcohol for them. We do need easy access to food in this area. We are a grocery food desert at the present time. A person living in Dinkytown has a difficult time getting groceries without a car.

Please do not allow this prime real estate to go to a liquor store when other needs are more pressing, and when the main customers in the area are underage students.

Thank you

Patricia Eliason,
2418 Cole Ave SE
612-388-2812

From: Lila M Smith <KASMITHTC@msn.com>
Sent: Tuesday, February 8, 2022 12:48 PM
To: Business Licenses <BusinessLicenses@minneapolismn.gov>
Subject: [EXTERNAL] Top Ten Liquors/ Dinkytown Minneapolis

DBA/Trade Name: Top Ten Liquors **Date of Public Hearing: February 15th, 2022**

Your Name: Lila M Smith Your Address: 2619 Talmage Ave. SE Minneapolis MN 55414

Comments: Dinkytown doesn't need a liquor store, they need a grocery. I am against adding a liquor store to the development of the 1400 block in Dinkytown. In previous community meetings the ideas with the most support were a grocery store and/or affordable housing. Back in the 1970s and 1980s there was a full service grocery store at that location. A grocery store, Co-Op, a deli, coffee shop, café, bike shop, skateboard shop, book store, post office, Ice Cream shop, copy shop, or Bakery would be better for our community.

Lila M Smith
kasmithtc@msn.com
612-331-8875

February 8th, 2022

From: Nic Puzak <puzak@earthlink.net>
Sent: Wednesday, February 2, 2022 3:14 PM

To: Ward 3 <Ward3@minneapolismn.gov>
Cc: Marcy-Holmes Neighborhood Association <chris@marcy-holmes.org>; Business Licenses <BusinessLicenses@minneapolismn.gov>
Subject: [EXTERNAL] 1440 5th street SE

Sir-

Please scrutinize this proposal for off-sale liquor.

Last night's MHNA Land Use Committee had an extended and robust, negative response to the information provided.

Basically scale of the proposed store, as well as the proximity to University athletes and Greek residents are issues. It's basically 2.5 times LARGER than the previous liquor store. Is parking dedicated?

Inevitable livability issues will spill into adjoining residential areas. The panhandling, loitering, trespass, public urinating and overall degradation of Dinkytown amidst young adults is not constructive. Students are learning about themselves, learning to live independently and with various success learning about consuming alcohol. I mention these things having been the closest residential neighbor at 1415 5th street to the previously located Dinkytown Wine & Spirits. They were located at 1414 5th street SE. We were neighbors since 1994. Our high school was Marshall-U.

Having served on neighborhood boards in Seward and Elliot Park, the vulnerability of local people is again here SE the problem. In Seward at Zipp's, the nearby senior MPHA housing was impacted. The issues originating from the former Little Judges Liquor affected North Central University, Augustana Care, as well as HHH MetroDome patrons. This latter disruptive was chronic. Our community does not need this possibility on the doorstep of the U's Athletes Village.

Public safety, site security, inventory control (ban 1/2 pint's & fortified wines) & mandatory community involvement may represent potential ideas to mitigate problems? Probationary hours & peak traffic control could also help? All parking will be consumed at certain times!!

A liquor outlet of anywhere near the size proposed creates tremendous vulnerability and sets a poor example SE.

Thank you for your consideration,

Nic puzak

From: Ardes Johnson <johns779@umn.edu>
Sent: Monday, February 14, 2022 5:06 PM
To: Business Licenses <BusinessLicenses@minneapolismn.gov>
Subject: [EXTERNAL] Top Ten

DBA/Trade Name: Top Ten Liquors
Hearing: February 15, 2022

Date of Public

Your Name: _ardes johnson_

Your Address: ___714 3rd Ave

SE__Minneapolis,55414_____

Comments: _____

_____ I have been a resident in Dinkytown/Marcy-Holmes neighborhood for many years. I am writing to express my deep concern for the proposed Top Ten Liquors proposed for 5th St. SE. I attended the neighborhood meetings with CA Ventures, the developer for the building at this location. CA Ventures repeatedly said they would be able to include a grocery store in the development to meet the needs of the thousands of students living in the area as Dinkytown does not have adequate grocery stores. CA Ventures said they would offer below rate rent for such food stores. Did they offer this rate to the liquor store?

I am not opposed to a liquor store in Dinkytown or at this location. There is no need for the gigantic liquor store and NO grocery store.. If I were a parent bringing my child to the University, I would be very concerned about where they could buy groceries.

CA Ventures has not been honest or dependable in their dealing with the neighborhood and University student residents. I sincerely ask you to delay your decision on licensing until this problem can be explored and dealt with in the neighborhood.

Thank you.

Erich Wunderlich
413 5th St SE
Minneapolis MN 55414
(612) 363-3066
Ward 3, Marcy-Holmes neighborhood

February 15, 2022

Regarding liquor license application: Top Ten Liquors

Dear Chair Goodman and Members of the BIHZ committee,

As an actively engaged member of the community, I am opposed to this liquor license application, at least in current configuration. Not because I am opposed to a liquor store in Dinkytown, but rather because the project's developer, and representatives of the city, and involved community members, heard loud and clear from residents of the community that the most pressing need is for a grocery store.

The project's developer committed to inclusion of a grocery store. Apparently easier said than done, as it seems that there are no grocery stores willing to risk operating at this location due to the lack of parking.

The lack of parking lands squarely back on the city and its 2040 Plan.

How is the 2040 Plan supposed to work? I believe it could be called "proof of concept." What does it take to create walkable communities? Certainly food is amongst the higher priorities, arguably more so than liquor. If there is a neighborhood anywhere in the city that could be expected to support a grocery store, than this area, amongst the most dense and rapidly growing areas of the city, should be able to do so. What steps must the city now take to ensure that plans for a walkable city include food?

It's also noteworthy that 80% of the residents of the "walkable" community are students, and that 75% of the students are underage. It seems that the liquor store is intent on appealing to a wider community, likely creating a burden for their 22 dedicated parking spaces. (insert 2040 Plan feedback here) *sic*

I would be in support of this application if the proposal were for a grocery store that included a liquor store. As a stand-alone liquor store I am opposed.

I ask the committee to reject or put this application on hold, to be reconsidered only in conjunction with a grocery store.



MARCY
HOLMES

HISTORIC NEIGHBORHOOD

MHNA
500 8th Avenue SE
Minneapolis, MN 55414

marcy-holmes.org
612.623.7633

February 10, 2022

Council Member Lisa Goodman
Chair, Business, Inspections, Housing & Zoning Committee
City Hall
350 South 5th Street
Minneapolis, MN 55415
[via kristina.stichter@minneapolismn.gov]

Dear Chair Goodman,

On February 8, 2022, the Marcy-Holmes community met with Jon Halper, owner of Top Ten Liquors, as well as members of the City of Minneapolis' Licenses & Consumer Services department, regarding the application for an off-sale liquor license on the 1400 block of 5th Street SE.

After a robust discussion that conveyed wide-ranging sentiment, the MHNA board of directors approved a motion to support this application—if on-site security needs are met, and problem behavior is addressed as it happens.

As you know, Dinkytown is a particularly unique neighborhood within this city, one that has experienced incredible population growth that turns over each academic year. We support making our community less dependent on motor vehicles to find the products and services it desires. Frankly, we believe that walking to or from a liquor store is safer than driving.

Still, MHNA must acknowledge that concerns were raised that this increasingly walkable community still lacks a walkable grocery option—the most highly valued neighborhood need (beyond affordable rent) demanded by our residents. Despite support for this application, disappointment was expressed that the overall size of Top Ten would preclude any affordable grocer from ever being a possibility at this significantly large development site.

Sincerely,

Chris Lautenschlager
MHNA Executive Director

CC: Jon Halper and Omar Torres, Top Ten Liquors; Howard Roston, Fredrikson & Byron; Council Member Michael Rainville, Ward 3; Randal Gast, Dinkytown Business Alliance



February 14, 2022

To: Lisa Goodman, Chair, and Members of the Business,
Inspections, Housing, and Zoning Committee

Re: Liquor License for Top Ten Liquors

The City has promoted an unparalleled intensity of density in Dinkytown, not only in the surrounding residential area, but also within the four-square blocks of the historic commercial district. The demographic of "Greater Dinkytown," comprising the residential and commercial areas between 35W and 15th Avenue, and University and 8th Street, is 92% students. And the building of student housing continues. Preserve Historic Dinkytown has been part of a neighborhood/University of Minnesota coalition working on a "Roadmap" to sustain the safety and livability of the student community.

During City negotiations with CA Ventures, the Marcy-Holmes neighborhood meetings were packed with students who came to raise the three top issues facing them: housing costs, food insecurity and mental health challenges. Studies show that food insecurity in vulnerable populations, which students are, *directly impacts* academic success and mental health. All sectors of the Dinkytown community supported the students' top priority for the *developer's community benefits package*: a "real grocery store." The CA Ventures project has leveled two-thirds of the northeast block of the four-block commercial district block and is approaching final pre-construction phase this summer. Critical decisions are being made that will influence student health, safety and academic outcomes into the future.

Preserve Historic Dinkytown is not opposed to Top Ten Liquors. What we are concerned about is the substitution of a 10,000 square liquor store for a grocery store and the challenges this will bring to monitoring, particularly for deliveries—the least controllable sales venue. In your deliberations, the City must consider the demographics of Dinkytown: 92% University of Minnesota students with 75% of the undergraduate population underage.

Preserve Historic Dinkytown supports the request and recommendations of the University Baptist Church. Thank you for your careful consideration of these concerns and our mutual responsibility for the welfare of the student population of Dinkytown.

Sincerely yours,

Kristen Eide-Tollefson, Policy Coordinator
Preserve Historic Dinkytown Board
Kathleen Reilly, President

www.preservehistoricdinkytown.org



February 15, 2022

Council Member Lisa Goodman
Chair, Business, Inspections, Housing & Zoning Committee
City Hall
350 South 5th Street
Minneapolis Minnesota 55415

(via kristina.strichter@minneapolismn.gov)

Dear Chair Goodman

On 2/8/2022, the Dinkytown Business Alliance (DBA) board met to discuss the prospect of Tom Ten Liquors regarding the application for an off-sale liquor license on the 14000 block of 5th Street SE.

The DBA does not oppose this application provided on site security needs are met, and related problem behavior is appropriately addressed in a timely manner.

The DBA welcomes responsible business investment in Dinkytown however we request the City consider increased infrastructure investments as the area becomes redeveloped and population density increases.

Sincerely,

Randal W. Gast
President, Dinkytown Business Alliance.

CC: Michael Rainville, Chris Lautenschlager, Kent Kramp