



CITY OF ANN ARBOR REDEVELOPMENT LIQUOR LICENSE PRE-APPLICATION QUESTIONNAIRE

CITY OF ANN ARBOR
CITY CLERK
REC'D

Instructions to Applicants: If you are applying for a City of Ann Arbor Development District License, within the Downtown Development Authority Area (see map), this form must be completed prior to filing with the City of Ann Arbor New Liquor License Application Form. The new application form will not be accepted without a completed pre-application questionnaire. **Please include copies of two pieces of personal identification.**

Please indicate, by checking YES or NO, if your establishment meets the following criteria.

1. Is the business to be licensed within the geographic boundaries of the City of Ann Arbor Downtown Development Authority District? Yes No (Please indicate proposed location on the attached map.)

Complete name and address of business to be licensed Satchel's BBQ II, LLC
Personal Property ID (for existing businesses) 09-90-00-079-664

2. Applicants for development district licenses, must demonstrate to City of Ann Arbor and the Michigan Liquor Control Commission (MLCC), at the time of investigation, that the amount expended for the rehabilitation or restoration of the building that houses the licensed premises shall be not less than \$75,000 over a period of the preceding five years or a commitment for a capital investment of at least that amount in the building that houses the licensed premises, which must be expended before the issuance of the license. At the time of application, can your business demonstrate this requirement?
 Yes No (Please attach supporting financial information for verification.)

3. Will the licensed business engage in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 25 persons? Yes No (Please attach current or proposed floor plan that supports seating capacity.) - see attached

4. Will the licensed business generate 50% or more of its revenue from food and non-alcoholic drink sales? Yes No

5. What type of on-premise sales are you interested in applying for? Check all that apply. (Checking the boxes does not guarantee award of any or all categories.)
 Beer Wine Spirits (hard liquor)

6. Please describe (on an attached sheet) how your business will do the following, if issued a license:
 - i. Prevent deterioration in the DDA district and promote economic growth by: see attached
 - a. creating new employment opportunities
 - b. adding new tax value through the purchase of new equipment and/or building improvements
 - ii. Represents a desired land use as determined by the City's area master plan and zoning requirements.
 - iii. Contribute to the mix of dining/drinking, entertainment and recreational existing establishments (describe unique characteristics)

[Signature]
Signature of Applicant

Date

Hugh J. Morgan
Printed Name

If any of the above questions have been answered NO, the applicant is not eligible to apply for a Development District License as designated under Michigan State Law (Public Act 501 of 2006). Applicants that cannot meet the minimum criteria will not be considered by the City of Ann Arbor. Do NOT fill out an application.

If all of the above questions have been answered YES, the applicant is eligible to apply for a Development District License. The next step in the application process is to fill out the City of Ann Arbor application form. Attach this completed form to the application and submit with \$150 application fee to the Ann Arbor City Clerk, 301 E. Huron St, Ann Arbor, MI 48104. Fax Number – 734-994-8296. Phone No. – 734-794-6140. A \$600 license fee is due upon approval. To inquire about other licensing opportunities, including transfers of existing Class C licenses, please contact the Michigan Liquor Control Commission directly. All transferred licenses begin at the State level. MLCC On-Premises Licensing Division - 517-322-1400.

Revised 3/26/13



DEVELOPMENT DISTRICT LIQUOR LICENSES FACT SHEET

Public Act 501 of 2006 amended the Michigan Liquor Control Code, effective December 29, 2006, to allow the Liquor Control Commission (MLCC) to issue public on-premises licenses, in addition to the population-based quota licenses allowed under the Code, to businesses engaged in activities related to dining, entertainment, and recreation, and located in city development districts.

The City Council of Ann Arbor adopted Resolution R-08-024 on February 4, 2008 establishing the Ann Arbor Downtown Development District as a development district for liquor licensing in accordance with the requirements of Public Act 501 of 2006 and the MLCC. The City of Ann Arbor has filed all required documentation for the certification of the development district by the MLCC (certified copy of Resolution R-08-024, the required map reflecting and outlining the designated development district within the boundaries of the City, and an affidavit from the City Assessor, certified by the City Clerk, stating the total amount of investment in real and personal property within the development district during the preceding five years.) and been advised that it has met the monetary threshold for 807 licenses.

To receive a Development District Liquor License an applicant must be approved by the City and the MLCC. An application for a license will not be authorized for investigation until the MLCC has received a City resolution which approves the applicant at a specific location "above all others."

Applicants must complete a City application and file it with the City Clerk with all required supplemental documentation and the City application fee. Application fees are established by resolution of City Council and the application package can be obtained from the City Clerk's office. The City will review the application and make a determination as to whether the applicant is approved "above all others" at the designed premises. The City may make investigations it considers proper in connection with the approval process or as required by City ordinances.

Upon receipt of the documentation from the City, and all necessary MLCC application forms, other required documents and inspection fees, the application will be authorized for investigation by the MLCC. The initial enhanced license fee for development district licenses is \$20,000.

Applicants for development district licenses must demonstrate, at the time of the investigation by the MLCC, that:

- The amount expended for the rehabilitation or restoration of the building that houses the licensed premises shall be not less than \$75,000 over a period of the preceding five years or a commitment for a capital investment of at least that amount in the building that houses the licensed premises, which must be expended before the issuance of the license.
- That the licensed business is engaging in dining, entertainment or recreation, that is open to the general public, with a seating capacity of not less than 25 persons.

Floorplan

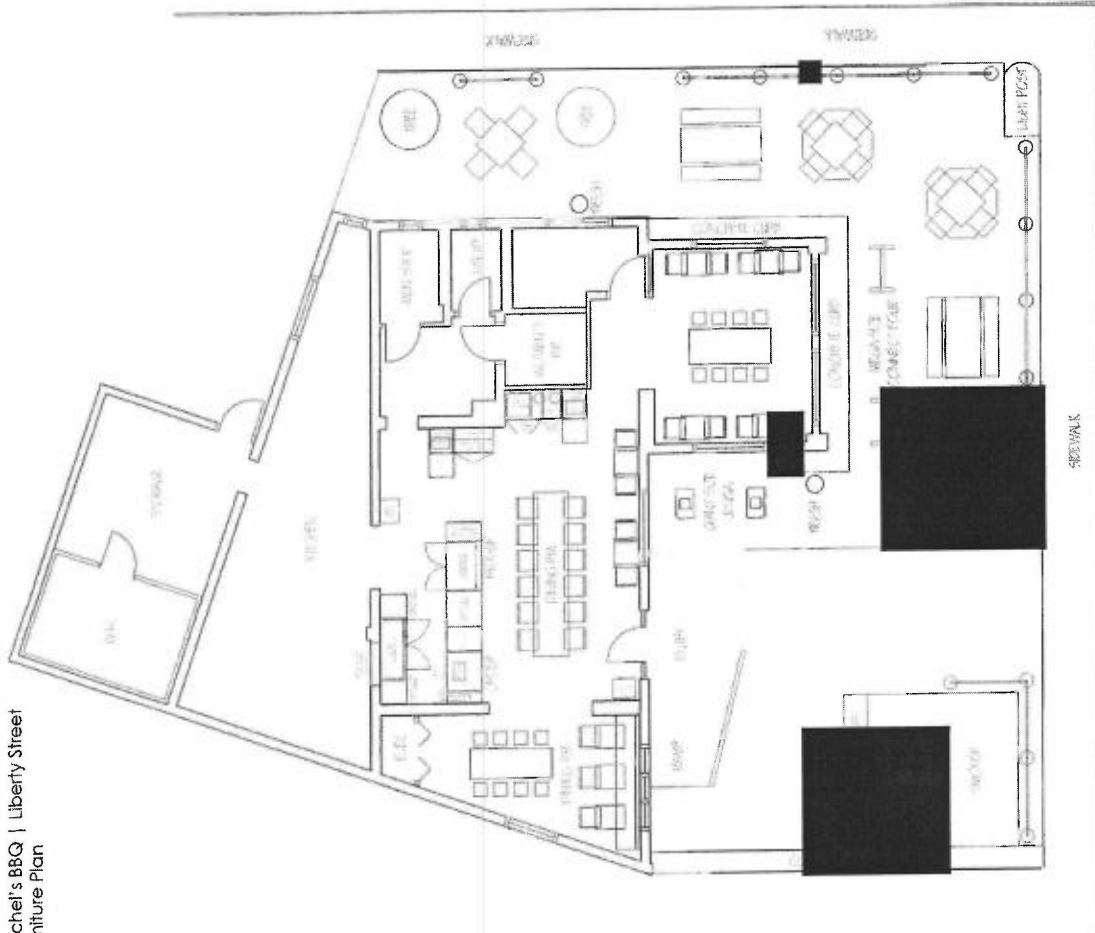
Furniture Plan Information

- 9 | 2'-6" L x 2'-0" W x 30" H Dining Tables (seats 2)
- 1 | 14'-0" L x 3'-0" W x 30" H Dining Table (seats 12)
- 1 | 7'-0" L x 2'-6" W x 42" H Dining Table (seats 8)
- 1 | 7'-0" L x 3'-0" W x 42" H Dining Table (seats 8)

1 | Banquette Style Bench

Total Interior Seats : 46

Total Exterior Seats : 32



Question # 6

Satchel's BBQ will offer downtown patrons a unique dining option: truly authentic southern BBQ offered at an affordable price in a family-friendly setting. As we have seen at our location on Washtenaw, our cuisine brings together people of different ages, races and economic background. They all love BBQ. We would like to bring that same diversity to our downtown location at 221 West Liberty. A liquor license will only enhance our ability to bring a larger, more diverse community of people together. It also will allow us to provide good, well-paying jobs to its staff of 15-20 people, and will enhance our ability to invest in our people, our equipment and our building. Satchel's is happy to take part in the continued revitalization of the area around 1st and Liberty.

Additionally, Satchel's use for its location at 221 West Liberty is consistent with the City's area master plan and zoning requirements. And while we do hope to offer alcohol to our patrons, we have no intention of becoming a "bar". We will be what we have always been: a plain and simple southern-style BBQ restaurant. The only difference will be that at 221 West Liberty, if you would like a bottle of beer with your BBQ, we will be able to offer that.



CITY OF ANN ARBOR
APPLICATION FOR NEW LICENSES

Date: _____

Instructions: This application must be completed and returned with a \$150 application fee for each license before it can be considered. All answers must be typed or printed. Sign the completed form in ink and return to the City Clerk, 301 E. Huron St., Ann Arbor, Michigan 48104. MAKE ALL CHECKS OR MONEY ORDERS PAYABLE TO THE CITY OF ANN ARBOR, MICHIGAN.

| | |
|--|--|
| 1. Applicant identification-all applicants | |
| Name of individual, partnership, corporation or limited liability company who will hold the license: | Contact Person Name: Hugh J. Morgan |
| Business Street Address: 221 West Liberty | Street Address: 558 Glenmoore Drive |
| City/State/Zip Code: Ann Arbor, MI 48104 | City/State/Zip Code: Ann Arbor, MI 48103 |
| Township: | Business Phone No. Home Phone No. 734 355-7159 734 769-0337 |

2. Nature of Application – (Check all that apply)

Retail Applicants
 Manufacturer or Wholesale Applicants

3. Retail Applicants – (Please identify all permits being applied for with this license application)

| | |
|--|--|
| 3a. Check Type of License | 3b. Check Type of Permits |
| <input type="checkbox"/> SDM <input checked="" type="checkbox"/> Class C <input type="checkbox"/> A-Hotel <input type="checkbox"/> B-Hotel <input type="checkbox"/> Tavern <input type="checkbox"/> Club <input type="checkbox"/> SDD <input type="checkbox"/> Redevelopment <input type="checkbox"/> Other: _____ | <input checked="" type="checkbox"/> Sunday Sales <input type="checkbox"/> Add Bar <input type="checkbox"/> Entertainment Sales <input checked="" type="checkbox"/> Outdoor Sales <input type="checkbox"/> Before / After Hours For: _____ _____ |

4. New Manufacturer or Wholesale Applicants

| | | |
|---|--|--|
| <input type="checkbox"/> Wine Maker <input type="checkbox"/> Small Wine Maker <input type="checkbox"/> Wine Maker Tasting Room <input type="checkbox"/> Micro Brewer <input type="checkbox"/> Small Distiller | <input type="checkbox"/> Manufacturer of Spirits <input type="checkbox"/> Industrial Manufacturer <input type="checkbox"/> Warehouse <input type="checkbox"/> Brewpub | <input type="checkbox"/> Outstate Seller of Mixed Spirit Drinks <input type="checkbox"/> Outstate Seller of Wine <input type="checkbox"/> Outstate Seller of Beer <input type="checkbox"/> Other: _____ |
|---|--|--|

5. Proposed Licensed Address:
 Business Address: 221 West Liberty, Ann Arbor, MI 48104
 Mailing Address: 558 Glenmoore Drive, Ann Arbor, MI 48103

6. Briefly describe the business, for example – Drug Store, Restaurant, Party Store, Wholesaler, Wine Maker, etc.

restaurant

9. Limited Partnership Applicants Only - is the limited partnership authorized to do business under the laws of Michigan?

Yes

No

Date authorized: _____

10. Corporate & Limited Liability Company Applicants Only -

Attach copy filed or proposed Articles of Incorporation, last annual report/statement filed & attach copy of stock options.

Corporate/LLC Name:

Satchel's BBQ II, LLC

Incorporation/Organization date:

8/17

Incorporated/Organized in what State?

Michigan

Michigan Authorization date:

8/4/17

Name, Address, Phone Number of Resident Agent:

Hugh J. Morgan, 558 Glenmoore Drive, Ann Arbor, MI 48103
(734) 355-7159

(Check one of each)
Corporation

Profit or

Nonprofit

Public or

Private Corporation

Date last annual report/statement filed with Michigan Corporation and Securities: N/A (Newly formed)

| Corporate Officers | Name | Address | Phone Number |
|--------------------|----------------|--|--------------|
| President | Hugh J. Morgan | 558 Glenmoore Dr. Ann Arbor MI 48103 | 734-355-7159 |
| Vice-President | _____ | _____ | _____ |
| Secretary | _____ | _____ | _____ |
| Treasurer | _____ | _____ | _____ |

11. Corporations and Limited Liability Companies - List all persons, companies and other entities that hold or will hold stock interest or membership in applicant entity.

| | Name | Address | Phone Number | % Interest |
|----|----------------|--|---------------|------------|
| 1. | Hugh J. Morgan | 558 Glenmoore Dr. Ann Arbor MI 48103 | 734-355-7159 | 100 |
| 2. | _____ | _____ | _____ | _____ |
| 3. | _____ | _____ | _____ | _____ |
| 4. | Alice Morgan | same as above | same as above | 0% |
| 5. | _____ | _____ | _____ | _____ |

12. Denial of Application/Revocation of License

(A) Have you, prior to this application, made application(s) for a similar or other license on premises other than described in this application?

Yes No

If yes, please list date, place and disposition of such application(s).

N/A

(B) Have you, prior to this application, been disqualified to receive approval for a license under the laws of the State of Michigan?

Yes No

If yes, please explain.

(C) Have you ever held a liquor license which has been revoked or not renewed?

Yes No

If yes, please state reason.

13. Financial Details – All applicants

(A) Source of funds used to establish business, or which will be used to purchase this business, list name, address and amount of all money lenders.

| Name | Address | Amount |
|---|---|-------------------|
| <u>Hugh J. Morgan</u> <u>(owner)</u> | <u>558 Glenmore Dr.</u> <u>Ann Arbor, MI 48103</u> | <u>\$ 300,000</u> |
| _____ | _____ | \$ _____ |
| _____ | _____ | \$ _____ |

(B) Attorney or representative

| Name | Address | Phone Number |
|------------------------------|--------------|--------------|
| <u>Robert N/A</u> | <u>_____</u> | <u>_____</u> |

14. Premises (Answer either A, B, or C.) Applicant shall attach a building and grounds layout diagram (8-1/2 x 11) showing the entire structure, premises, and grounds, and in particular the specific areas where the license is to be utilized. Plans shall demonstrate adequate off-street parking, lighting, refuse disposal facilities, and where appropriate, adequate plans for screening and notice control.

(A) New Construction

Do you need to build a facility at the residence that will hold the license? Yes No

If yes, do you have building permits? Yes No

If no, when do you plan to get them? N/A

If yes, when do you expect construction will begin? N/A

If yes, when do you expect construction to be completed? N/A

If yes, what is the estimated cost of construction of the facility? \$ N/A

When is your anticipated occupancy date/open for business date? N/A

Would you build the facility at this location if you do not get a license? Yes No N/A

(B) Existing Facility-No Renovation

Is the facility currently occupied? Yes No

If yes, do you intend to be licensed under the existing business at this location? Yes No N/A

If yes, do you intend to be licensed under the same management? Yes No N/A

How long has the existing business be at the location? N/A

Are you currently associated with the business operation on site? Yes No N/A

If yes, in what capacity are you associated? N/A

If no, will you be purchasing the premises? N/A

(C) Existing Facility-Renovation

Do you plan to renovate an existing facility? Yes No
If yes, what is the estimated cost of the renovation? \$ ~~200,000~~ \$150,000 - \$175,000
If yes, when do you expect construction will begin? Immediately
If yes, when do you expect the construction to be completed? 1/1/18
When is your anticipated occupancy date/open for business date? 1/1/18
Is the facility currently occupied? Yes No
If yes, are you currently associated with the business operation on site? Yes No
If yes, in what capacity are you associated? _____
Will it be necessary to temporarily close the facility for renovation? Yes No
If yes, how long will the facility be closed? The building is currently vacant
Are you going to renovate the facility if you do not get a license? Yes No

15. Employment - (All applicants must complete either A or B section)

(A) Existing Business

How large is the current staff? (i.e. 1 full-time bartender)

| Number | Full | or | Part-time | Position |
|------------|--------------------------|----|--------------------------|----------|
| <u>n/a</u> | <input type="checkbox"/> | | <input type="checkbox"/> | _____ |
| <u>n/a</u> | <input type="checkbox"/> | | <input type="checkbox"/> | _____ |
| <u>n/a</u> | <input type="checkbox"/> | | <input type="checkbox"/> | _____ |
| <u>n/a</u> | <input type="checkbox"/> | | <input type="checkbox"/> | _____ |
| <u>n/a</u> | <input type="checkbox"/> | | <input type="checkbox"/> | _____ |

Will you be retaining current staffing levels, expanding current staffing levels, or decreasing current staffing levels if you receive the license? Explain. _____

(B) New Business

How large of a staff do you plan to have? (i.e. 1 full-time bartender)

| Number | Full | or | Part-time | Position |
|-----------|-------------------------------------|----|--------------------------|----------------------|
| <u>3</u> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <u>Managers</u> |
| <u>10</u> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <u>Kitchen staff</u> |
| <u>2</u> | <input checked="" type="checkbox"/> | | <input type="checkbox"/> | <u>cashiers</u> |
| _____ | <input type="checkbox"/> | | <input type="checkbox"/> | _____ |
| _____ | <input type="checkbox"/> | | <input type="checkbox"/> | _____ |

16. Operating Statement – Attach a general operation statement outlining the proposed manner in which the business for which the license being proposed will be operated, including a schedule of the hours of operation, food services, crowd control, and use of facilities.

see attached

17. Personal Statement – (Applicants must complete this requirement)

Please describe how this business will enhance the City of Ann Arbor community. What special considerations should we take into account in evaluating your application? PLEASE LIMIT YOUR ANSWER TO 200 WORDS OR LESS. Please attach a separate sheet of paper if necessary.

see attached

I have read all of the above answers and they are true. I agree to provide all requested information and to fully cooperate with all City Service Areas requesting any and all additional information provided in this application or any attachment thereto. Any changes that occur after the date of this application, applicant will notify the City Clerk, in writing, within 14-days of such change. I understand that the falsification of the information on this form or any false statements made during investigations may constitute grounds for denial of a license.

I warrant that I am not disqualified to receive a liquor license under the ordinances of the City of Ann Arbor or the laws of the State of Michigan. If granted a liquor license I will not violate any federal or state laws or any ordinance of the City of Ann Arbor in the conduct of business.

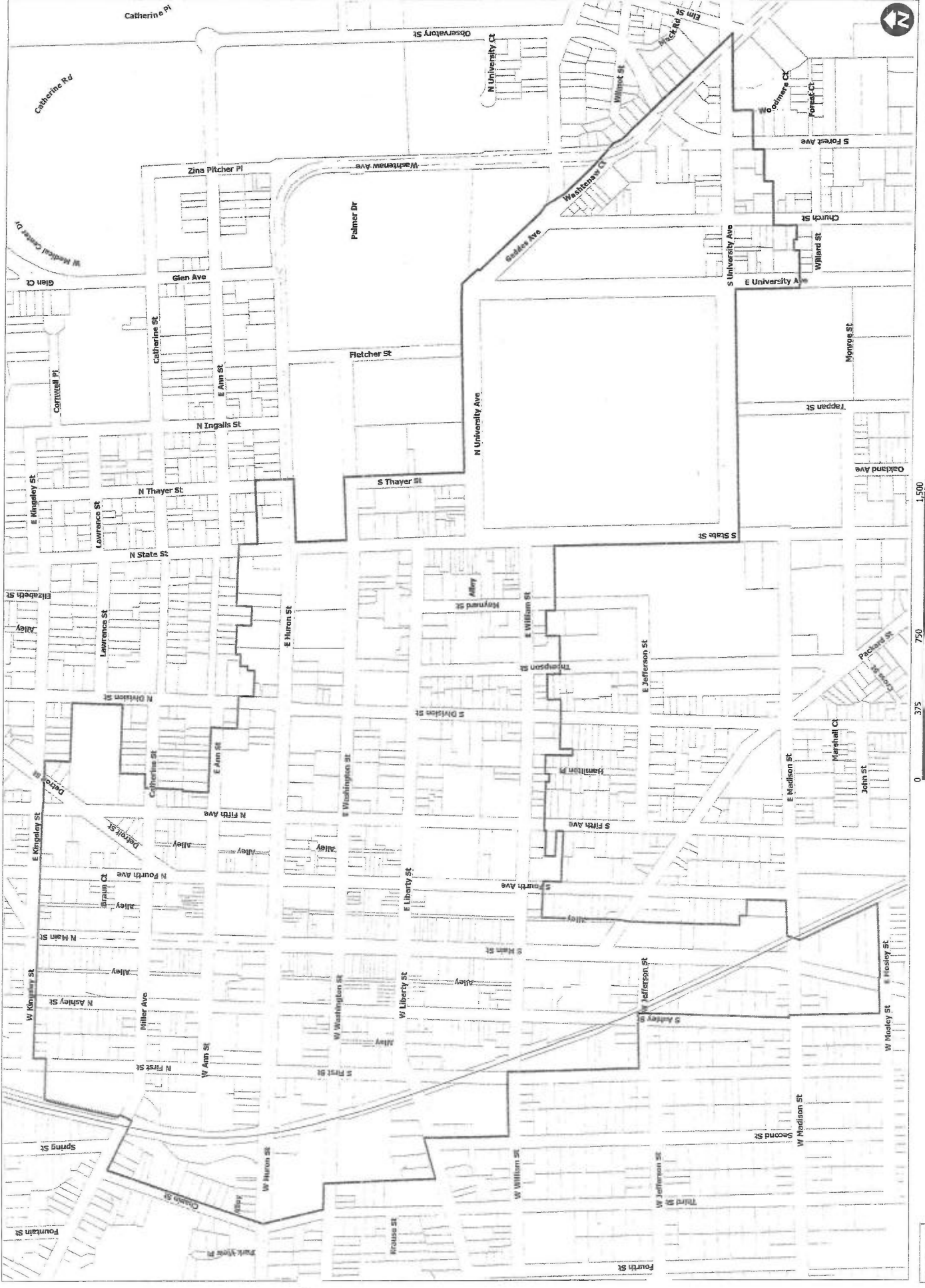
Attested to:

10/12/17
Date of Application


Signature of Applicant
(if applicant is a corporation, include title of signor)

Name of person completing this form if not the applicant

DDA Boundary



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 This map complies with National Map Accuracy Standards for large scale maps. It is not intended for use as a legal instrument. The content of this map is not intended to constitute a contract.

Maps available online:
<http://planning.annarbor.mi.gov/development/development.htm>

Scale: 0 375 750 1,500 Feet

North Arrow

Operating Statement

Satchel's BBQ at 221 West Liberty in Ann Arbor will be a counter-service BBQ restaurant. Customers will place their order at the register. After their food has been prepared, they will take their meal to a table to eat. Hours of operation will be from 11AM till 10PM.

Personal Statement

Satchel's will provide authentic southern-style BBQ in a family-friendly and relaxed setting. It will attempt to emulate the types of BBQ eateries one would find in North Carolina or Texas or any other part of the South. Emphasis will be on simple simple BBQ favorites like pulled pork, cole slaw and ribs, served quickly and affordably by a friendly staff. Unlike other BBQ establishments in our community, Satchel's will not be a BBQ-themed bar. It will be a BBQ restaurant that happens to provide alcohol to those customers who wish to have a drink with their smoked meats. I would expect the vast majority of our revenue and profit to be derived from food sales, not alcohol sales.

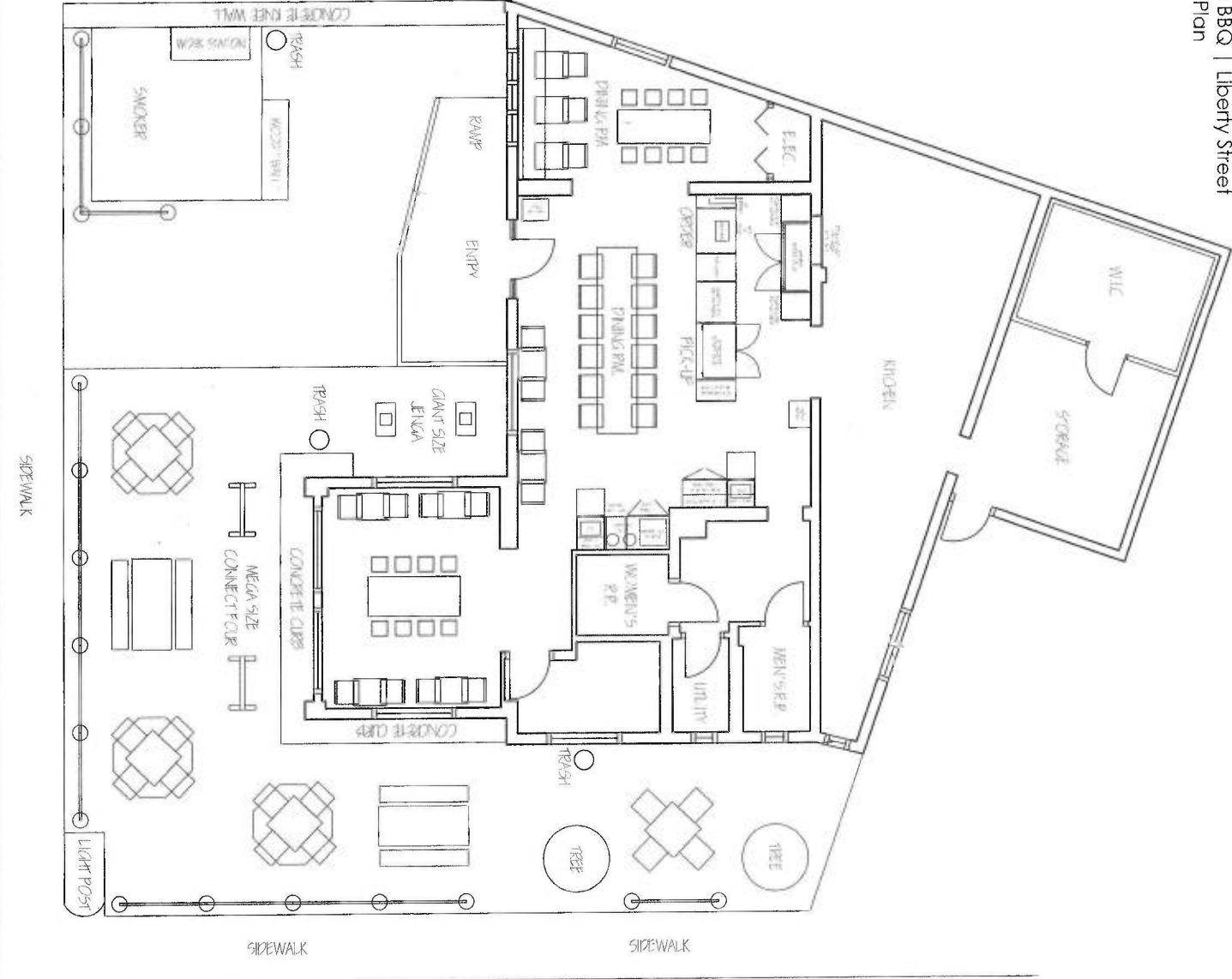


Satchel's BBQ Dining Renovation | Liberty Street

| Description | Amount | Date Ordered | Payment Type | Check No. / Reference No. | Notes |
|---|-------------|--------------|--------------|---------------------------|---|
| KCP - Millwork and Ceiling Tiles | \$28,973.00 | | check | | |
| Amazon - Door Hardware | \$149.00 | | credit card | | |
| Art.com - Banquette Seat Fabric (5 yards) | \$143.00 | | credit card | | |
| Archives - Banquette Back Fabric (5 yards) | \$162.50 | | credit card | | |
| Art.com - Wood Painted Artwork | \$252.46 | | credit card | | |
| Ebay - Artwork | \$100.45 | | credit card | | |
| Etsy - Artwork | \$527.76 | | credit card | | |
| Etsy - Bathroom Mirrors | \$384.00 | | credit card | | |
| Etsy - Custom Cow, Pig, Chicken Artwork | \$335.00 | | credit card | | |
| Etsy - Paper Towel and Toilet Paper Holders | \$870.00 | | credit card | | |
| Etsy - Salt & Pepper Shakers | \$142.95 | | credit card | | |
| East Signs - Menu Board and Cut Vinyl | \$1,463.03 | | credit card | | |
| Francher's Upholstery - Banquette Seat Cushions | \$1,163.66 | | check | | |
| Huron Signs - Exterior Signs | \$7,059.64 | | check | | |
| M. Howard - Demo, New Work, Tables, Banquette, Artwork Install | \$40,545.00 | | check | | *laminate small tables, no column work, no window work, add base work |
| Harystone Awnings - Door Awning Recover | \$945.00 | | check | | |
| MDC - Polished Concrete Flooring + Demo of Existing | \$12,244.00 | | check | | *updated flooring quote |
| MDC - Wall Protection and Trim | \$5,273.85 | | credit card | | |
| MDS - Access Door Flooring | \$1,000.00 | | check | | *updated flooring quote |
| Restaurant Equipex - Small Table Bases | \$292.68 | | credit card | | *updated table base quote |
| S&E - Window Film | \$275.00 | | check | | |
| Sunrise Custom Painting - Interior Paint & Millwork + Exterior Paint | \$29,318.00 | | check | | |
| Surface Materials - Level Digital Millwork | \$4,902.36 | | credit card | | |
| Superior Seating - Bar stools (Many with Shipping) | \$1,894.20 | | credit card | | *updated bar stool quote |
| Symmetry Hardware - Table Bases | \$1,215.00 | | credit card | | |
| Turner Electric - Lighting Updates and Misc. Electrical Demo / New Work | \$19,495.00 | | check | | *removed alternate for column work |
| Uline - Undercounter Storage | \$134.79 | | credit card | | *new, for front counter |
| Web Restaurant Store - Mobile Bus Carts | \$594.06 | | credit card | | |
| Web Restaurant Store - Undercounter Refrigeration | \$3,387.96 | | credit card | | |
| Web Restaurant Store - Trash Cans | \$169.80 | | credit card | | *back counter unit only |
| Y-Living - Dining Chairs | \$3,570.00 | | credit card | | |

Project Total \$167,248.15
 Budget: \$175,000.00
 Remaining Funds \$7,751.85

*Quote not yet received, number is an estimated figure



Furniture Plan Information

- 9 | 2'-6" L x 2'-0" W x 30" H Dining Tables (seats 2)
- 1 | 14'-0" L x 3'-0" W x 30" H Dining Table (seats 12)
- 1 | 7'-0" L x 2'-6" W x 42" H Dining Table (seats 8)
- 1 | 7'-0" L x 3'-0" W x 42" H Dining Table (seats 8)
- 1 | Banquette Style Bench
- Total Interior Seats : 46
- Total Exterior Seats : 32