



CITY OF ANN ARBOR REDEVELOPMENT LIQUOR LICENSE PRE-APPLICATION QUESTIONNAIRE

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 filling out 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.)

221 W. Liberty St.

Complete name and address of business to be licensed **Alo's LLC Ann Arbor, MI 48104**

Personal Property ID (for existing businesses) _____

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.)

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:
 - 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)

	4.9.14	Max Sussman
Signature of Applicant	Date	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 3/26/15**



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.

Individuals considering applying for a development district liquor license should be aware of the following restrictions.

- ❑ A licensee may transfer ownership of the license; however, this type of license may not be transferred to another location.
- ❑ If the licensee goes out of business, the licensee must surrender the license to the MLCC. The City may approve another applicant within the development district to replace the licensee who has surrendered the license to the MLCC.
- ❑ The applicant must state and demonstrate that an attempt to secure an appropriate on-premises escrowed license or quota license which may be available within the city in which the applicant proposes to operate.

This fact sheet has been prepared for informational purposes only. Individuals considering applying for a development district liquor license are advised to contact a lawyer for advice on the application process. General informational inquiries can also be directed to the Michigan Liquor Control Commission.

Effective Date: April 30, 2008

Prepared by: City of Ann Arbor, City Attorney's Office



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: Alo's LLC	Contact Person Name: Max Sussman
Business Street Address: 221 w. liberty	Street Address: 4880 Pratt Rd.
City/State/Zip Code: Ann Arbor, MI 48104	City/State/Zip Code: Ann Arbor MI 48103
Township:	Business Phone No. Home Phone No. 734 330 8330 ()

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 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 checked="" type="checkbox"/> Redevelopment <input type="checkbox"/> Other: _____	<input checked="" type="checkbox"/> Sunday Sales <input checked="" type="checkbox"/> Add Bar <input checked="" 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: _____
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5. Proposed Licensed Address:

221 W. Liberty St., Ann Arbor MI 48104

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

Full service restaurant (See attached)

7. This proposed licensed business will be owned by: (check one)

- Me as the individual owner The named corporation The named liability company

The following partners (indicate limited partners with an "L" before their name)

Partnership Information: (attach additional sheet if necessary)

Name of Partners	Home Address	Telephone Number

* All partners may be required to complete and submit additional information as part of the application review process, by completing this application applicant agrees to comply with any such requests.

8. Personal Information – Individual Applicants and Partnership Members Only

Date of Birth _____ (required to confirm applicant is over 21 years of age)

If you are not a US Citizen – Are you a registered alien? Yes No Or, do you have a Visa? Yes No

Full name of spouse: _____

Have you ever legally changed your name? Yes No If Yes, from _____ to _____

Have you been known by other names? Yes No List Names: _____

Have you ever been convicted of a criminal offense, including alcohol related infractions (exclude traffic citations)?

Yes No If Yes, please list charge, date of conviction, location and disposition below.

(Use additional sheet if necessary.)

CHARGE	DATE	PLACE	DESCRIPTION
_____	_____	_____	_____
_____	_____	_____	_____

List your former occupations for the past 3 years:

DATE (to/from)	OCCUPATION	EMPLOYER NAME AND ADDRESS
_____	_____	_____
_____	_____	_____
_____	_____	_____

I or my spouse previously held or now hold interest in the following licenses for sale of alcoholic beverages as sole licensee, partner or corporation:

NAME OF LICENSE	TYPE OF LICENSE	LOCATION	DATE
_____	_____	_____	_____
_____	_____	_____	_____

Do you or your spouse hold any law enforcement powers including powers of arrest? Yes No

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:

Alo's LLC

Incorporation/Organization date:

4.3.2024

Incorporated/Organized in what State?

Michigan

Michigan Authorization date:

Name, Address, Phone Number of Resident Agent:

Chris Wallaker

(Check one of each)
Corporation

Profit or

Nonprofit

Public or

Private Corporation

Date last annual report/statement filed with Michigan Corporation and Securities:

Corporate Officers

Name

Address

Phone Number

President

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. **see attached sheet**

2. _____

3. _____

4. _____

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).

(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
see attached		\$
		\$
		\$

(B) Attorney or representative

Daniel Cramer	339 East Liberty, Suite 200	(734) 668-2200
Name	Address	Phone Number

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? _____

If yes, when do you expect construction will begin? _____

If yes, when do you expect construction to be completed? _____

If yes, what is the estimated cost of construction of the facility? \$ _____

When is your anticipated occupancy date/open for business date? _____

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

(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

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

How long has the existing business be at the location? _____

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

If yes, in what capacity are you associated? _____

If no, will you be purchasing the premises? **yes**

(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
If yes, when do you expect construction will begin? May 2024
If yes, when do you expect the construction to be completed? August 2024
When is your anticipated occupancy date/open for business date? August 2024
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? _____
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
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<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>see attached</u>	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<input type="checkbox"/>		<input type="checkbox"/>	_____
_____	<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 – (App 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)

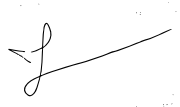
I have read all of the above answers and they are true. I agree to provide all requested information and to fully cooperate with all City Service Areas requesting any and all additional information provided in this application or any attachment thereto. Any changes that occur after the date of this application, 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:

4.29.2024

Date of Application

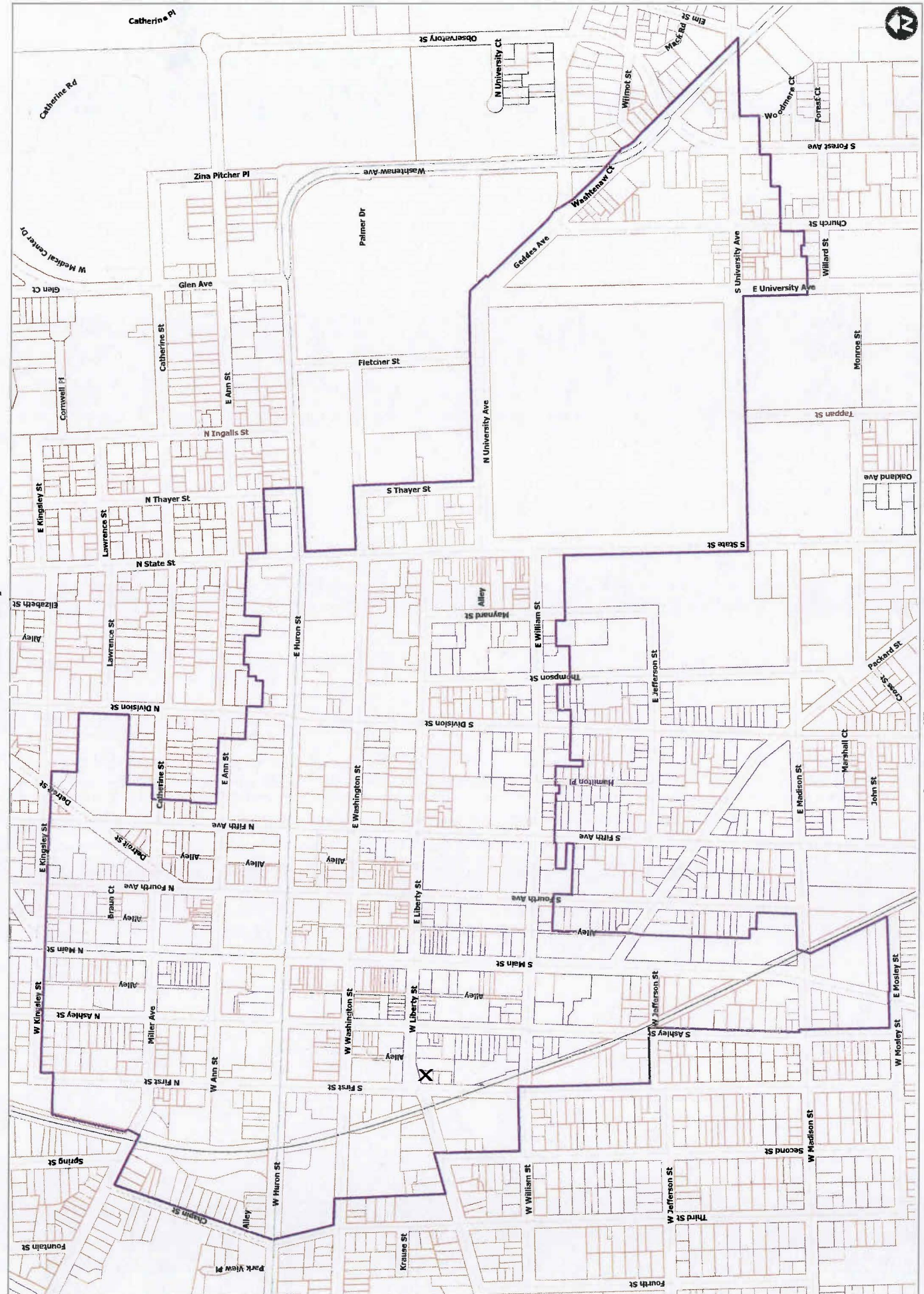


Signature of Applicant
(if applicant is a corporation, include title
of signor)

Max Sussman

Name of person completing this
form if not the applicant

DDA Boundary



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0 375 750 1,500 Feet



Map available online:
<http://planning.washenaw.org/webstar/map/washenaw/>

Map Legend

- Railroads
- DDA
- Parcels

**ALO'S LLC
221 W. LIBERTY
ATTACHMENT TO CITY OF ANN ARBOR
REDEVELOPMENT LIQUOR LICENSE APPLICATION**

CITY OF ANN ARBOR
REDEVELOPMENT LIQUOR LICENSE PRE-APPLICATION QUESTIONNAIRE

Question 6:

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:

a. creating new employment opportunities

Alo's will employ over 25 full time staff. We will employ a mix of salaried and hourly employees. Our salaried full-time employees will include a General Manager, Floor Manager, Beverage Director, a Chef de Cuisine and 2 Sous Chefs. We will also be hiring cooks, servers, food runners, and dishwashers.

b. adding new tax value through the purchase of new equipment and/or building improvements

We will be spending \$300,000 to renovate and improve the building and its facilities. Our plan includes \$200,000 in building improvements including roof and foundation repair. We will also be spending \$100,000 on FF&E.

ii. Represents a desired land use as determined by the City's area master plan and zoning requirements.

The master plan Guiding Values call for Diversity of Use- A balanced mix of office, retail, housing, cultural, and entertainment uses will be promoted in order to draw people downtown in sufficient numbers to create a lively atmosphere and a profitable business setting.

Alo's will be a full service restaurant, filling a cultural and entertainment category as well as offering an important amenity to workers and residents. We will be a family-welcoming establishment with an accessible and enticing menu available during the day and night.

The Guiding Values also call for Balance- New downtown development will be encouraged; but at the same time, existing assets and valued downtown characteristics will be conserved and

strengthened. This balance between conservation and change will be fostered by emphasizing the use of incentives and guidelines.

We are taking an existing building with tremendous unique character and preserving this character as well as adding to it. The structure is a single story stand-alone building, with a unique red tile roof and a stucco exterior. We will be maintaining and preserving these elements. The outdoor area is currently functioning as a parking lot. We will be improving this part of the lot to function as outdoor dining space which will make this area much more inviting and desirable.

iii. Contribute to the mix of dining/drinking, entertainment and recreational existing establishments (describe unique characteristics)

Alo's will offer a truly unique culinary experience in the downtown Ann Arbor market. Owner and Executive Chef Max Sussman is an award-winning chef and restaurateur who has published four cookbooks. Max grew up in Michigan and worked at Zingerman's Deli and later as the Chef de Cuisine at eve in Ann Arbor. After moving to New York, Max worked at the Michelin-starred The Breslin, before moving to Roberta's. Max was Chef de cuisine at the renowned pizzeria when it received two New York Times stars.

Alo's will be a showcase for Max's culinary talents as well as a place for socializing. Our outdoor garden will be an accessible, 3 seasons facility for enjoying Ann Arbor's downtown. We will also have a private dining room available for all to rent.

CITY OF ANN ARBOR
APPLICATION FOR NEW LICENSES

Question 11

Name	Address	Phone	% Interest
Max Sussman			16.67
Kate McCabe			16.67
Eli Sussman			16.67
Maya Sussman			16.67
Anat Brinkman			16.67
Mark Brinkman			16.67

Question 13 (see attached):

Capital contribution from members: \$100,000 (based on percentage ownership as listed in the answer to Question 11 above)

Anticipated bank loan: \$200,000

Question 15 (b)			
Number	Full Time	Part Time	Position
3 x			Cook
5 x			Servers
2 x			Managers
2 x			Dishwashers
2 x			Bartenders
1 x			Barback
2 x			Food Runners

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.

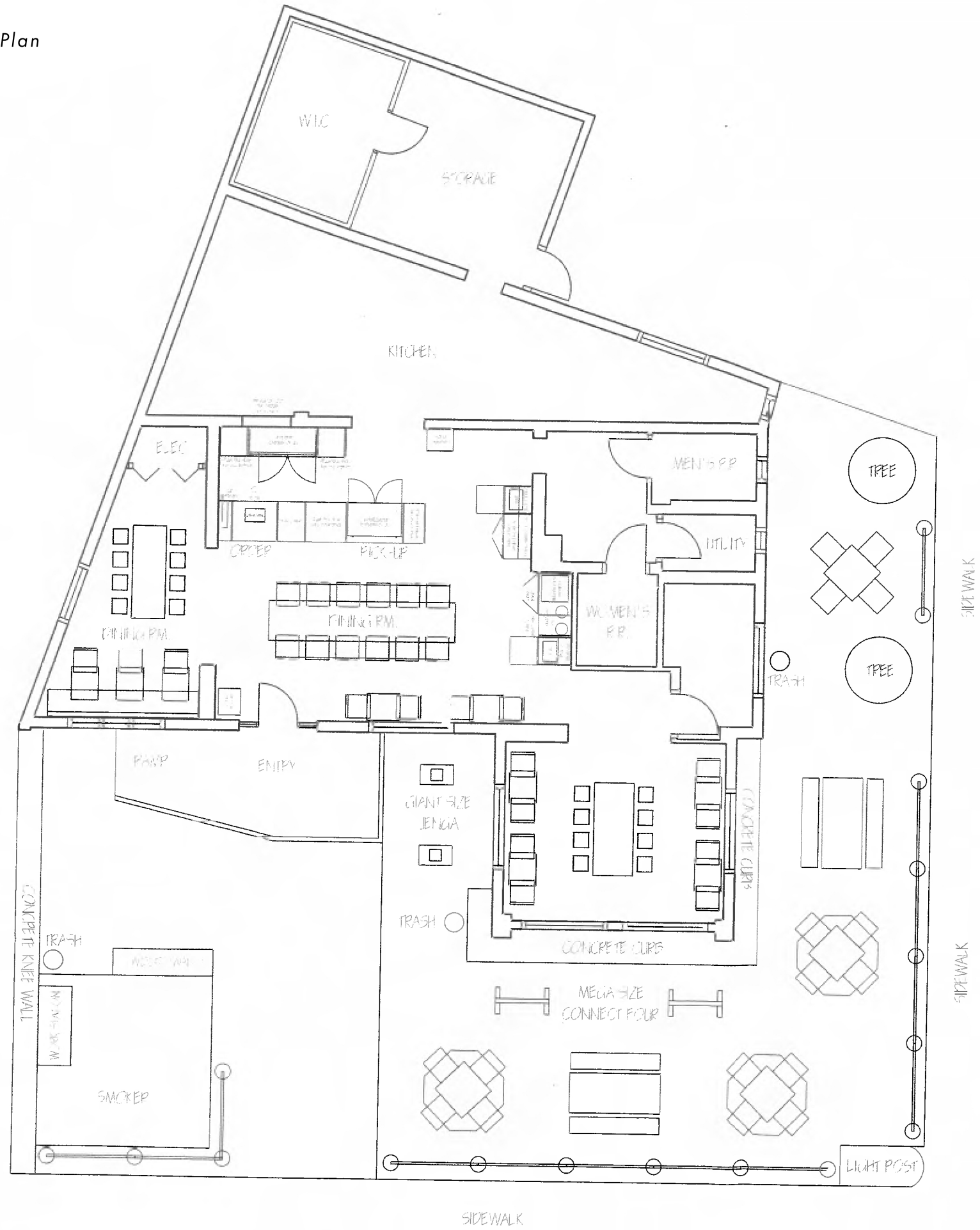
Alo's LLC will be a full service restaurant, open 7 days a week from 12pm-10pm. We will offer a full range of menu options of Italian-inspired cuisine, including appetizers, pasta, entrees, pizza, and desserts. Alo's will also serve a full range of beverages, including wine, beer, mixed drinks, and non-alcoholic beverages. Alo's will have indoor and outdoor seating for guests.

Question 17 – Personal Statement

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.

The mission of Alo's is to provide excellent food and drink in a fun, welcoming and inclusive environment. We aim to become an indispensable member of Ann Arbor's restaurant scene. Geographically, we will contribute greatly to the already exciting dining options in the Liberty St. Corridor. We aim to unlock this lot's great potential by activating the space with great food and a beautiful, welcoming outdoor patio. This space will provide a resource for gathering as well as eating and drinking. We will be working with other local businesses to host events such as special dinners with visiting authors and chefs. As U of M graduates, we will aim to forge a connection between the University, from faculty to students, and the town. Alo's will procure local produce directly via farmers and at the Farmers Market and will use local suppliers wherever possible, like Roos Roast. We will have a very strong sustainability commitment. We are already working with the 2030 Districts Network and the Sustainable Food Business Coalition to ensure that our growth happens in tandem with a commitment to clean energy and water.

Alo's Floor and Seating Plan
 221 W. Liberty St
 Ann Arbor MI 48104



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