

IAF C&E LLC
30 E. 7th St., Suite 3550
St. Paul, MN 55101

March 4, 2011

City of Saint Paul Department of Safety and Inspections
Legislative Hearing Officer
310 City Hall
15 West Kellogg Blvd.
Saint Paul, MN 55102

Re: Pool and Billiard Hall License Application for Huong Ly, doing business as Khai Hoan Billiards

Dear Legislative Hearing Officer:

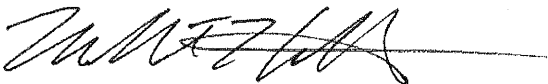
We are the owner of the building commonly known as the Chittenden & Eastman Building (C&E Building), the 7-story building located at 2402 University Avenue, next door to the building where the applicant for a pool and billiard hall license is proposing to operate at 2422 University Avenue. In addition, last month we obtained approval from the City of Saint Paul Heritage Preservation Commission for a historical rehabilitation of the C&E Building to convert it to 104 units of new apartments, which will bring new residents to the neighborhood and create additional tax base for the community.

Based on the prior documented license violations of the previous operator of this billiard establishment, as a neighbor in close proximity to the location where the applicant intends to operate, we have concerns about allowing a billiard hall to operate under a city license in the neighborhood. We understand that the previous license holder for this business has been cited numerous times over the past four years for allowing smoking within the establishment, and in December 2009, he was cited for multiple violations of license conditions, including gambling, alcohol, and smoking violations. These violations resulted in imposition of a fine and temporary suspension of the license.

If this license application is granted, at a minimum adopting the list of 14 Recommended License Conditions set forth on the License Application Notification would be absolutely necessary. Reviewing this lengthy list of conditions, however, leads us to ask why a license should be granted for a pool and billiard hall if so many conditions are necessary to safeguard the patrons and the surrounding neighborhood. With construction of the Central Corridor Light Rail Line having begun, the City has recognized that the neighborhood is evolving toward a larger mix of uses, including more housing that will attract residents who want to utilize the flexibility of transportation options that will be provided by the light rail line. Granting a license to a pool and billiard hall with a history of repeat violations is not compatible with the type of neighborhood being promoted by constructing the Central Corridor line.

Please let us know if you have any questions about this letter. Thank you.

Very truly yours,



Michael T. Hatting
for IAF C&E LLC