Melanie Zastrow

From: *CI-StPaul_LH-Licensing
Sent: Monday, July 6, 2026 4:01 PM
To: Melanie Zastrow
Subject: FW: 1545 7th St W

Greg Weiner
Executive Assistant – City Council
Saint Paul City Council
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He/him/his

From: Berkeley Rentals <dominic@berkeley.rentals>
Sent: Sunday, June 28, 2026 10:25 AM
To: *CI-StPaul_LH-Licensing <LH-Licensing@ci.stpaul.mn.us>
Subject: 1545 7th St W

Dear Department of Safety and Inspections (DSI),

I am writing to address the liquor license transfer at Dabbler Depot. As the immediate property owner of the existing liquor store, I am experiencing daily challenges that are likely to escalate with the sale of the business.

Firstly, the daily deliveries involve semi-trucks parking on Palmer Place (the street behind the liquor store), where no parking signs are posted. When this occurs for 30 minutes, it not only obstructs parking for my apartment building, making it nearly impossible for my residents to exit in their vehicles, but it also blocks the entire street, forcing drivers to navigate through my parking lot.

Secondly, I question how a business can hold a liquor or tobacco license when property taxes remain unpaid. Since its opening three years ago, the property has had overdue taxes for all three years. In 2024, property taxes were paid on July 1 and December 10, while in 2025, they were paid on May 27, and the 2026 taxes are currently unpaid. It is my belief that a city and state liquor license should mandate timely payment of property taxes to maintain its validity.

Thirdly, I am concerned about how the new owner intends to operate the property effectively. It appears that Ramsey County and the City of Saint Paul have undervalued the property. The City of Saint Paul requires additional revenue through property taxes. Accurately assessing this property at its true value would alleviate some of the financial burden on renters and homeowners, potentially lowering their taxes. The current business acquired the dilapidated building for $665,000 and subsequently undertook a complete renovation of the vacant structure. This renovation included the installation of solar panels, an aquaponic cooling system, electrical upgrades, a coffee shop, and a full exterior remodel (roof, siding, doors, signage, etc.) and much more. The assessed value of $995,000 seems disproportionately low. If the current owner sells the property or business for an amount exceeding the assessed value, the County will likely increase the valuation and property taxes, which the current owner has struggled to pay on time. How will the new owner ensure the business's success? Will they increase sales volume by lowering prices, thereby exacerbating foot and vehicle traffic in the area?

Thank you for your consideration,

Dominic Eisenzimmer | **Berkeley Rentals**
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