Received

APR 0 8 2025

City of Saint Paul - DSI

PETITION TO CREATE OR EXPAND A COMMERCIAL DEVELOPMENT DISTRICT

City Clerk
Room 170 City Hall
15 West Kellogg Boulevard
Saint Paul, MN 55102
266-8989

Staff use only
File no.
Fee
Tentative hearing date

APPLICANT

Property Owner Nufue Chang
Address 1626 White Bear Ave N
City St. Paul St. MN Zip 55106 Daytime phone 6512782452
Contact person (if different)

PROPERTY LOCATION

Address/Location 1626 & 1624 White Bear Ave N
Legal description HILLCREST CENTER SUBJ TO AVE & ESMTS; W 1/2 OF GARY PLACE VAC ADJ & EX N 265 1/3 FT LOT 1 BLK 4
(attach additional sheet if necessary)

TO THE HONORABLE MAYOR AND CITY COUNCIL:
Pursuant to Section 17.07.1 of the City Charter and to Section 409.20 of the Saint Paul Legislative Code, the owners of property within the proposed new or area of the expanded commercial development district hereby petition you to create or expand a commercial development district to include the above described property for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

- ☐ Required map showing boundaries of proposed district
- ☐ Consent petition of owners of property within proposed district
- ☐ Consent petition of adjoining property owners
- ☐ Affidavit of petitioner
- ☐ Affidavit of person circulating consent petition(s)

(attach additional sheet(s) explaining the proposal if necessary)

Subscribed and sworn to before me this 8 day of April, 2025

Notary Public

By: Nufue Chang
Fee owner of property

Title: owner

Stephanie Lynn Harrington-Hillker
Notary Public
Minnesota
My Commission Expires January 31, 2029

PETITION TO CREATE OR EXPAND
A COMMERCIAL DEVELOPMENT DISTRICT
AFFIDAVIT OF PETITIONER

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

The petitioner, Nuhe Chang, being first duly sworn, deposes and states that the consent petition contains signatures from at least two-thirds (⅔) of all eligible properties within 100 feet of all property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; petitioner is informed that the consent petition must contain signatures from each and all owners of jointly-owned property in order to constitute consent from that property and that failure to obtain consent from each and all owners could invalidate the consent petition; petitioner believes that the consent petition was signed by each of said owners and that the signatures are the true and correct signatures of each and all of the parties so described.

Nuhe Chang
NAME

7799 23rd ST. circle N
Oakdale MN 55128
ADDRESS

651-895-4870
TELEPHONE NUMBER

Subscribed and sworn to before me
this 8 day of April, 2025

NOTARY PUBLIC

Stephanie Lynn Harrington-Hillker
Notary Public
Minnesota
My Commission Expires January 31, 2029

AFFIDAVIT
OF PERSON CIRCULATING THE CONSENT PETITION

STATE OF MINNESOTA)

: SS

COUNTY OF RAMSEY)

Nufue Chang, being first duly sworn, deposes and states that he/she is the person who circulated the consent petition consisting of 4 pages; that affiant represents that the parties described on the consent petition are all the respective owners of the properties placed immediately before each name; that affiant is informed and believes that each of the parties described on the consent petition is an owner of the property which is within 100 feet of any property owned, purchased, or sold by petitioner within one (1) year preceding the date of this petition which is contiguous to the property described in the petition; that none of the parties described in the consent petition has purchased or is purchasing property from the petitioner that is contiguous to the property described on the consent petition within one (1) year of the date of the petition; that this consent was signed by each of said owners in the presence of this affiant, and that the signatures are the true and correct signatures of each and all of the parties so described.

Nufue Chang
NAME

7799 Jarl St. circle N.
Oakdale MN 55128
ADDRESS

651-895-4870
TELEPHONE NUMBER

Subscribed and sworn to before me
this 8 day of April, 2025

NOTARY PUBLIC

Stephanie Lynn Harrington-Hillker
Notary Public
Minnesota
My Commission Expires January 31, 2029

8/3/99

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT

We, the undersigned, owners of the property within 100 feet of the total contiguous description of real estate owned, purchased, or sold by THE PETITIONER within one year preceding the date of this petition acknowledge that we have been presented with the following:

1. A copy of the petition of Nufue Chang, Amazeel group llc DBA Cupsandcheers (name of petitioner) to create or expand a commercial development district on property located at 1626 & 1624 White Bear Ave, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

2. A copy of Section 17.07 of the City Charter and Section 409.20 of the Saint Paul Legislative Code; and acknowledge that we are aware that there is no limitation on the number of on-sale intoxicating liquor licenses in a commercial development district, except as set forth in Section 17.07.2(6) of the City Charter. We hereby consent to the petition of: Nufue Chang (name of petitioner) to create/expand a commercial development district.

We consent to the approval of this commercial development district as it is explained to us by the applicant or his/her representative.

ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
222922110160	Boiler Car Wash & Detail Center, LLC	[signature]	2/12/25

NOTE: This petition shall not be considered as officially filed until the lapse of seven (7) working days after it is received by the City Clerk. Any signator of this petition may withdraw his/her name therefrom by written request within that time.

CITY OF SAINT PAUL

CONSENT OF ADJOINING PROPERTY OWNERS FOR CREATION
OR EXPANSION OF A COMMERCIAL DEVELOPMENT DISTRICT

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(name of petitioner)
to create or expand a commercial development district on property located at 1626 White Bear Ave N, for the purpose of removing the property from restrictions on the number of on-sale intoxicating liquor licenses allowed within the liquor patrol limit.

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Nufue Chang, Amazed Group LLC dba Cups and Cheers to create/expand a commercial development district.
(name of petitioner)

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ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
232922220049	Hillcrest Center LLC	[signature]	4/7/25
232922220048	Hillcrest Center LLC	[signature]	4/7/25
232922220047	Hillcrest Center LLC	[signature]	4/7/25
232922220046	Hillcrest Center LLC	[signature]	4/7/25

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(name of petitioner)

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ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
1627 White Bear	Marcon LLC	[signature]	02/22/2025

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CITY OF SAINT PAUL

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Nufue Chang, Amazed Group LLC dba Cups and Cheers to create/expand a commercial development district.
(name of petitioner)

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ADDRESS OR P.I.N. #	RECORD OWNER	SIGNATURE	DATE
1645 White Bear	Marcon LLC		2/21/25

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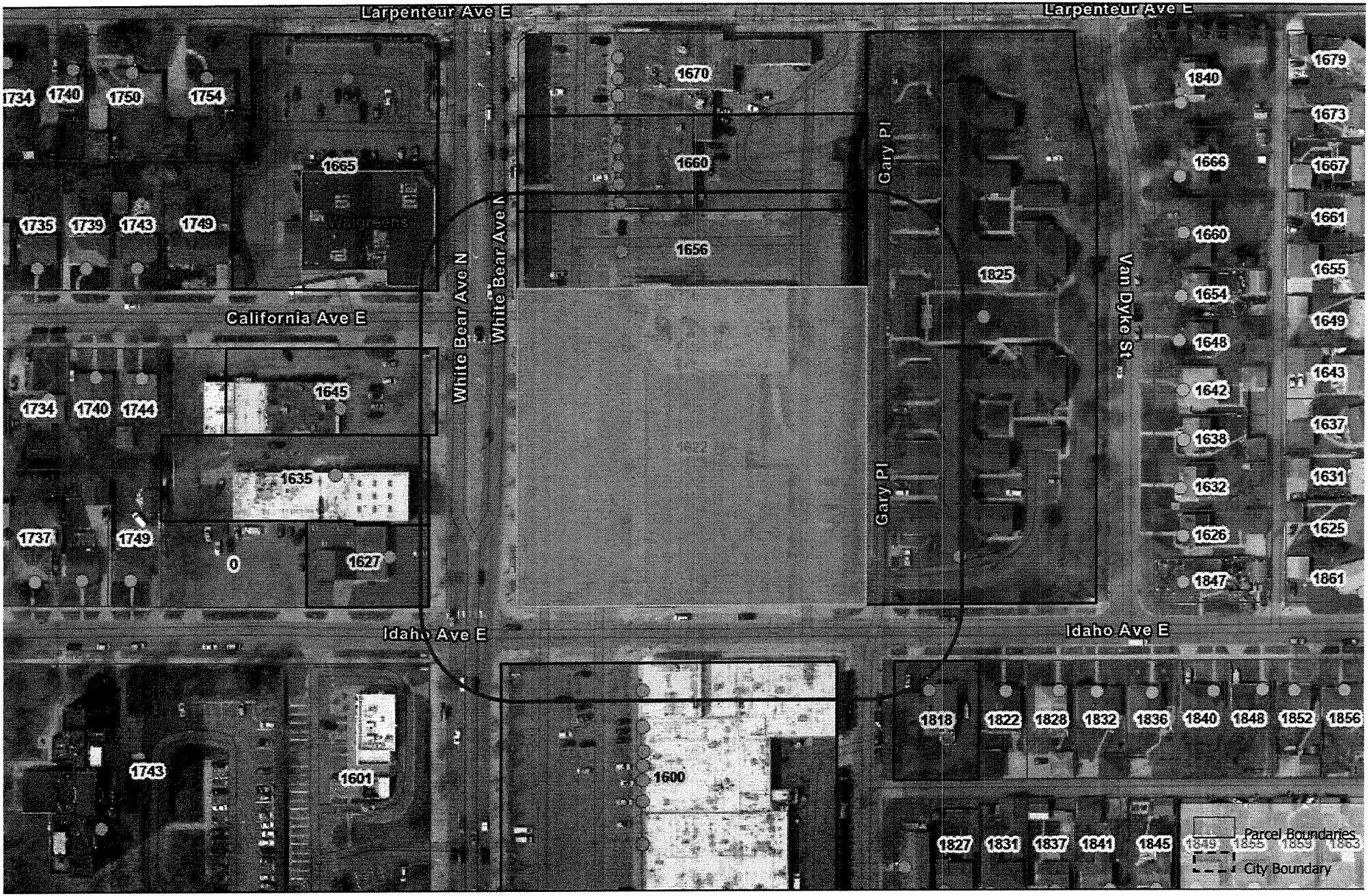

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, City of Saint Paul - Public Works.

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he Geographic Information System (GIS) Data to which this notice is attached are made available pursuant to the Minnesota Government Data Practices Act (Minnesota Statutes Chapter 13). The GIS Data are provided to you "AS IS" and without an warranty as to their performance, merchantability, or fitness for any particular purpose. The GIS Data were developed by the City of Saint Paul for its own internal business purposes. The City of Saint Paul does not represent or warrant that the GIS data or the data documentation are error-free, complete, current, or accurate. You are responsible for any consequences resulting from your use of the GIS Data or your reliance on the GIS Data. You should consult the data documentation for this particular GIS Data to determine the limitations of the GIS Data and the precision with which the GIS Data may depict distance, direction, location, or other geographic features. If you transmit or provide the GIS Data (or any portion of it) to another

HILLCREST CENTER LLC
375 JACKSON ST STE 700W
SAINT PAUL MN 55101-1810
232922220049

SAN T VO DUNG NGUYEN
3291 CHARLESTON DR
ST PAUL MN 55129-5605
232922220120

BOLER CAR WASH & DETAIL CENTER LLC
4419 EXCELSIOR BLVD
SAINT LOUIS PARK MN 55416-2716
222922110160

MARS 1 LLC
500 84TH CIR NW
COON RAPIDS MN 55433-6048
222922110018

MARCON LLC
6703 13TH ST N
OAKDALE MN 55128-5803
222922110159

NS RETAIL HOLDINGS LLC
PO BOX 1159
DEERFIELD IL 60015-6002
222922110154

HILLCREST CENTER LLC
375 JACKSON ST STE 700W
SAINT PAUL MN 55101-1810
232922220048

HILLCREST CENTER LLC
375 JACKSON ST STE 700W
SAINT PAUL MN 55101-1810
232922220046

HILLCREST HOUSING LIMITED PARTNERSHIP
162 MISSISSIPPI RIVER BLVD S STE 1
SAINT PAUL MN 55105-1110
232922220044

HILLCREST CENTER LLC
375 JACKSON ST STE 700W
SAINT PAUL MN 55101-1810
232922220047