

Brandon Mason
2038 Pinehurst Avenue
Saint Paul, Minnesota 55116

December 4, 2017

Legislative Hearing Officer
310 City Hall
15 West Kellogg Boulevard
Saint Paul, Minnesota 55102

via email to LH-Licensing@ci.stpaul.mn.us

Regarding: **File No. SR 17-173 | License No. 0016211 | 2051 Ford Parkway (Tiffany Sports Lounge)**

Ladies and Gentlemen:


After receiving the neighborhood notification for the expansion license application referenced above, I submitted a very brief comment in support of granting the application by email on October 5. I have since learned an objection to the expansion has been raised by the owner and lessee of an adjacent property, so I am writing now to expand on my initial comment. I would like to attend in person, but I don't think my schedule will allow it. In case it is relevant, please note that this letter is entirely unsolicited. I don't know the owner of Tiffany Sports Lounge personally and have not had any contact with him or his staff about this expansion application. I am simply writing as an interested neighbor who received the neighborhood notification.

My wife and I own a home at 2038 Pinehurst Avenue, where we and our two small boys live (and have lived for several years). Our property is less than 100 feet from Tiffany Sports Lounge. We regularly walk there to enjoy family meals, and especially enjoy the outdoor patio space where we can enjoy brunch, lunch or dinner during outdoor dining season. It's a real amenity for the neighborhood, and the active sidewalk use adds to the livability, vitality, and safety of the Highland Village shopping area even for those who are just walking by. Of course, we're not the only families who stop to enjoy it. Often it's hard to find a spot—something the proposed expansion could help with.

Being so close, we also know very well that customers of Tiffany's can sometimes enjoy themselves a little *too* much. In our experience, this is the exception and not the norm. When issues do arise from time to time, my neighbors and I have found the owner to be available and highly responsive in addressing them. I believe Tiffany's is a responsible establishment with responsible ownership and certainly don't see any reason why isolated incidents involving some individual customers should be blown out of proportion or blamed on the restaurant.

Tiffany Sports Lounge is a local, family-owned business that has been a fixture in our neighborhood since 1971. It was here long before the Half Price Books store came to town, and I expect that it will be here long after Half Price Books (a Texas-based chain) and its landlord (a California-based real estate investor) have moved on. I respect the desire of Half Price Books and its landlord to protect their economic interests, but in this case, I believe their efforts to prevent a local entrepreneur from growing his business and investing in our community are misguided and wrong. Indeed, as a neighbor myself with a vested economic interest in property values on the block as well as the safety and vitality of my community, I support granting the expansion license application. I especially support the expansion of the outdoor service area.

Thanks, and regards,


Brandon C. Mason